

April 30, 2010

**To:** Toronto and East York Community Council

**From:** Toronto Preservation Board

**Subject:** 175 Jones Avenue - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement

**Recommendations:**

**The Toronto Preservation Board recommended to the Toronto and East York Community Council that:**

- 1. City Council approve the alterations to the property at 175 Jones Avenue, substantially in accordance with the plans and drawings prepared by Turner Fleischer Architects Inc. dated March 18, 2010, date stamped received by the City Planning Division on May 22, 2010 and including revised drawings A-7 and A-10 dated March 18, 2010, date stamped received by the City Planning Division March 26, 2010, and the Heritage Impact Assessment titled "St Clements Anglican Church 169-175 Jones Avenue", prepared by John Blumenson Preservation Consultant, revised April 6, 2010, dated stamped received by Heritage Preservation Services April 6, 2010, all on file with the Manager, Heritage Preservation Services subject to the owner:**
  - a. Prior to Site Plan approval:**

providing a Conservation Plan, prepared by a qualified heritage consultant, detailing the alterations and heritage conservation work including, but not limited to, drawings of all church building façades at 1:50 scale and a budget estimate for the heritage conservation scope of work to the satisfaction of the Manager of Heritage Preservation Services;

entering into a Heritage Easement Agreement for the property at 175 Jones Avenue with the City;
  - b. Prior to the issuance of any building permit for 175 Jones Avenue including a permit for the demolition, excavation and/or shoring on the subject property:**

providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the heritage conservation work included in the Conservation Plan;

**providing building permit drawings including detailed descriptions / specifications for the proposed heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;**

**c. Prior to the release of the Letter of Credit:**

**completing the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;**

**providing a Letter of Substantial Completion for the conservation work signed by the project architect and heritage consultant;**

**providing heritage interpretation, such as a heritage plaque through the Heritage Toronto Plaques and Markers Program, to the satisfaction of the Manager, Heritage Preservation Services;**

- 2. City Council include the property at 175 Jones Avenue (St. Clement's Anglican Church) on the City of Toronto Inventory of Heritage Properties;**
- 3. City Council state its intention to designate the property at 175 Jones Avenue (St. Clement's Anglican Church) under Part IV, Section 29 of the Ontario Heritage Act;**
- 4. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;**
- 5. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board;**
- 6. If the proposed designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the proposed designation of the property.**
- 7. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property;**
- 8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.**

Background:

The Toronto Preservation Board on April 30, 2010, considered the report (April 12, 2010) from the Acting Director, Policy and Research, City Planning, respecting 175 Jones Avenue - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement.

The following persons addressed the Toronto Preservation Board:

- William Tessler, P. Eng., Sonterlan Corporation.
- John Blumensen.

For City Clerk

**Margaret Sexton**

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