

September 7, 2011

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alteration to a Designated Heritage Property and Amendment to a Heritage Easement Agreement - 56 Blue Jays Way

Recommendations:

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

- 1. City Council consent to the alteration of the designated heritage property at 56 Blue Jays Way, including the temporary relocation, reinstallation and restoration of the heritage façade (east elevation) of the building subject to the following terms and conditions:**
 - a. Prior to the introduction of the Bill in Council for the zoning amendment, the owner shall enter into an agreement with the City to amend the existing Heritage Easement Agreement for 56 Blue Jays Way, to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor, with the amended agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor to reflect the changes as described in this report, including a revised Conservation Plan for the temporary relocation of the heritage façade to the City right of way, reinstallation to its current location and restoration of the east (primary) elevation of the George Crookshank House, in accordance with the Heritage Impact Assessment prepared by E.R.A. Architects Inc., dated May 19, 2011, and an estimate of costs to reflect any restoration increases, shoring and protective measures, all of which shall be satisfactory to the Manager, Heritage Preservation Services.**
 - b. Prior to final Site Plan Approval, the owner shall provide site plan drawings to the satisfaction of the Manager, Heritage Preservation Services.**
 - c. Prior to the issuance of any heritage permit pursuant to the Ontario Heritage Act, including a permit for alteration to the building, any structure on the subject property, and including any permit for shoring or excavation on the subject property, or any portion of such property:**
 - i. the related zoning by-law amendment shall be in full force and effect;**

- ii. the owner shall have obtained approval from Right of Way Management, Transportation Services, for the temporary relocation of the heritage façade to city property abutting the subject property;
 - iii. the owner shall have obtained approval from the General Manager, Transportation Services or Community Council, for construction staging on Blue Jays Way and shall have satisfied all terms and conditions as may be required;
 - iv. the owner shall have submitted site plan drawings satisfactory to the Chief Planner and Executive Director, City Planning Division (the Chief Planner) and shall have received a Notice of Approval Conditions (NOAC) for Site Plan Control from the Chief Planner;
 - v. the owner shall have provided written confirmation of their agreement to all of the conditions contained in the NOAC, to the satisfaction of the Chief Planner;
 - vi. the owner shall have satisfied all pre-approval site plan conditions contained within the NOAC, to the satisfaction of the Chief Planner; and
 - vii. the owner shall provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services, to secure the temporary relocation, re-installation and all restoration work contained in the approved Conservation Plan.
 - d. Prior to any above grade permit issuing pursuant to s. 8 of the Building Code Act:
 - i. Site Plan Approval shall have issued by and to the satisfaction of the Chief Planner and to the satisfaction of the Manager, Heritage Preservation Services; and
 - ii. The owner shall submit final plans and drawings to the satisfaction of the Manager, Heritage Preservation Services.
 - e. Prior to the release of the Letter of Credit required in (vii), the owner shall provide a Letter of Substantial completion for the re-installation and restoration work, signed by the project architect and heritage consultant, to the satisfaction of the Manager, Heritage Preservation Services.
- 2. City Council grant authority for the City Solicitor to amend the Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.
 - 3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Background:

The Toronto Preservation Board on September 7, 2011, considered the report (August 17, 2011) from the Acting Director, Policy and Research, City Planning Division, respecting Alteration to a Designated Heritage Property and Amendment to a Heritage Easement Agreement - 56 Blue Jays Way.

The following persons addressed the Toronto Preservation Board:

- Michael McClelland, E.R.A. Architects Inc.
- Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors

For City Clerk

Maria Kolominsky

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