

November 7, 2013

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

**From:** Toronto Preservation Board

**Subject:** Alterations to Heritage Property; Demolition of Heritage Property; Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act; Authority to Enter into Heritage Easement Agreements – 603, 605-607 Sherbourne Street, 6-16 Glen Road, 4 Howard Street, 76 Howard Street (North St. James Town)

**Recommendations:**

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

- 1. City Council approve the proposed alterations to the heritage properties at 603, 605-607 Sherbourne Street, 6-16 Glen Road and 76 Howard Street substantially in accordance with the plans and drawings prepared by Architects Alliance dated July 5, 2013, date stamped received by the City Planning Division July 15, 2013, and on file with the Manager, Heritage Preservation Services, and the Heritage Impact Assessments (HIA) prepared by ERA Architects Inc. for each of the above-noted properties with final revisions dated: 603 Sherbourne Street (December 20, 2012); 605-607 Sherbourne Street (June 10, 2013); 6-16 Glen Road (June 8, 2011); and 76 Howard Street (June 21, 2013), all on file with the Manager, Heritage Preservation Services, subject to the following conditions:**
  - a. That prior to the introduction of the bills in City Council for the Official Plan Amendment and Zoning By-law Amendment the owner shall:**
    - i. Provide a detailed Conservation Plan for each of the properties at 603, 605-607 Sherbourne Street, 6-16 Glen Road and 76 Howard Street detailing all conservation work required in accordance with the HIAs referenced in Recommendation 1 in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, including a detailed estimate of costs associated with this conservation work, to be prepared by a qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.**
    - ii. Execute a Heritage Easement Agreement with the City for each of the properties at 603, 605-607 Sherbourne Street, 6-16 Glen Road, and 76 Howard Street to the satisfaction of the Manager, Heritage Preservation Services.**

- b. That prior to the issuance of any heritage permit for the properties referenced in Recommendation 1 in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, the owner shall:
    - i. Provide full building permit drawings, including notes and specifications for the rehabilitation, restoration and protective measures to be taken, keyed to the approved Conservation Plans referenced in Recommendation 1.a. i. in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
    - ii. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the conservation work included in the Conservation Plans referenced in Recommendation 1. a. i. in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division.
    - iii. Provide full documentation of the existing heritage property at 4 Howard Street including two (2) printed sets of archival quality 8"x10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as maybe available to the satisfaction of the Manager, Heritage Preservation Services.
  - c. That prior to the release of the Letter of Credit, the owner shall:
    - i. Provide replacement Heritage Easement Agreement photographs for the heritage properties referenced in Recommendation 1.a. ii. in the report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, to the satisfaction of the Manager, Heritage Preservation Services.
    - ii. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation Plans and that the work has maintained an appropriate standard of conservation to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner for each of the heritage properties at 603 Sherbourne Street, 605-607 Sherbourne Street, 6-16 Glen Road, and 76 Howard Street.
  3. City Council authorize the City Solicitor to introduce any necessary bill in Council authorizing the entering into of the Heritage Easement Agreements for the properties at 603 Sherbourne Street, 605-607 Sherbourne Street, 6-16 Glen Road, and 76 Howard Street.

4. **City Council state its intention to designate the property at 76 Howard Street under Part IV, Section 29 of the Ontario Heritage Act.**
5. **City Council state its intention to designate the property at 605 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act.**
6. **City Council state its intention to designate the property at 607 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act.**
7. **If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.**
8. **If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.**
9. **If the designations are 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 designations of the properties.**

Background:

The Toronto Preservation Board on November 5, 2013, considered the following:

1. Report (September 11, 2013) from the Acting Director, Urban Design, City Planning Division, respecting Alterations to Heritage Property; Demolition of Heritage Property; Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act; Authority to Enter into Heritage Easement Agreements – 603, 605-607 Sherbourne Street, 6-16 Glen Road, 4 Howard Street, 76 Howard Street (North St. James Town).
2. Communications:  
E-mail (October 26, 2013) from Sally Gibson (PB.Supp.PB26.3.1)  
E-mail (November 4, 2013) from Linda Brett, President, Bloor Street East Neighbourhood Association (PB.Supp.PB26.3.2)

The following persons addressed the Toronto Preservation Board:

- Scott Weir, ERA Architects Inc.
- Linda Warth, Director, Planning and Development, Lanterra Developments
- Linda Brett, President, Bloor Street Neighbourhood Association
- Councillor Pam McConnell

For City Clerk

J. Gerrard

c. Interested Persons