

June 6, 2014

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Demolition of a Designated Heritage Property 68-70 Shuter Street and
Demolition of a Listed Heritage Property 64-66 Shuter Street

Recommendations:

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

- 1. City Council approve the request to demolish the heritage building at 68-70 Shuter Street in accordance with Section 34 of the Ontario Heritage Act as proposed in Site Plan Application No. 14 107073 SA substantially in accordance with the Heritage Impact Statement for the subject property at 68-70 Shuter Street prepared by Goldsmith Borgal and Company Limited Architects dated May 6, 2014 and date stamped received by City Planning on May 14, 2014, subject to the following conditions:**
 - a. Prior to Site Plan Approval the owner shall complete all pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control.**
 - b. Prior to the issuance of any permit under the Ontario Heritage Act for the proposed development the owner shall:**
 - i. Have executed and registered a Site Plan Agreement for the development to the satisfaction of the Chief Planner and Executive Director, City Planning, or her designate.**
 - ii. Provide a Reconstruction Plan prepared by a qualified heritage consultant that is consistent with the strategy set out in the Heritage Impact Statement for 68-70 Shuter Street prepared by Goldsmith Borgal and Company Limited Architects, dated May 6, 2014, to the satisfaction of the Manager, Heritage Preservation Services that describes how the south elevation will be an exact reconstruction.**
 - iii. Provide final Site Plan drawings including drawings related to the approved Reconstruction Plan to the satisfaction of the Manager, Heritage Preservation Services.**

- iv. **Submit a Lighting Plan that describes how the reconstructed heritage elevation will be sensitively illuminated to the satisfaction of the Manager, Heritage Preservation Services.**
 - v. **Provide full building permit drawings for the proposed development, including notes and specifications for the protective measures and reconstruction work keyed to the approved Reconstruction Plan, 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.**
 - vi. **Provide a Commemoration Plan that fully communicates the heritage values and heritage context of the Gillespie Houses and Edward Cooper Houses to the satisfaction of the Manager, Heritage Preservation Services.**
 - vii. **Provide a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Reconstruction Plan and the approved Commemoration Plan.**
 - viii. **Provide full documentation of the existing heritage properties at 64-66 Shuter Street, and at 68-70 Shuter Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Services.**
- c. **Prior to the release of the Letter of Credit the owner provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that all of the reconstruction and commemoration work has been completed in accordance with the Reconstruction Plan and the Commemoration Plan all to the satisfaction of the Manager, Heritage Preservation Services;**
2. **City Council authorize the City Solicitor and the appropriate staff to introduce the necessary bill in Council repealing the designation of the property at 68 – 70 Shuter Street under Part IV of the Ontario Heritage Act, as required by Section 34 (3) of the Ontario Heritage Act, following the demolition of the heritage property.**

Background:

The Toronto Preservation Board on June 5, 2014, considered a report (May 12, 2014) from the Director, Urban Design, City Planning Division, Demolition of a Designated Heritage Property 68-70 Shuter Street and Demolition of a Listed Heritage Property 64-66 Shuter Street.

Chris Borgal addressed the Toronto Preservation Board.

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB32.4>