

April 26, 2017

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Heritage Property, Designation of a Heritage Property and Authority to Enter into a Heritage Easement Agreement- 4 Avenue Road (Park Plaza Hotel)**

Recommendations:

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

1. City Council approve the alterations to the heritage property at 4 Avenue Road, substantially in accordance with plans and drawings dated March 20, 2017 prepared by KPMB Architects, date stamped received by Heritage Preservation Services March 28, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated March 20, 2017, dated stamped received by Heritage Preservation Services March 28, 2017 and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That prior to final Site Plan approval for the proposed redevelopment of the heritage property located at 4 Avenue Road, the owner shall:
 1. Provide final Site Plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.3 in the report dated April 3, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services;
 2. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
 3. Provide a Lighting Plan that describes how the heritage property at 4 Avenue Road will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services;
 4. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services;
- b. Prior to the issuance of any permit for all or any part of the property at 4 Avenue Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The property at 4 Avenue Road be designated under Part IV, Section 29 of the Ontario Heritage Act.

2. The owner shall enter into a Heritage Easement Agreement with the City for the property at 4 Avenue Road in accordance with the plans and drawings dated March 20, 2017 prepared by KPMB Architects, date-stamped received by Heritage Preservation Services March 28, 2017 and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc. dated March 20, 2017 and in accordance with the Conservation Plan required in Recommendation 1.b.3 in the report dated April 3, 2017;

3. The owner shall provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 4 Avenue Road, prepared by ERA Architects Inc. dated March 20, 2017 to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. The owner shall provide full building permit drawings for the subject property, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.3 in the report dated April 3, 2017 from the Chief Planner and Executive Director, City Planning, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

5. The owner shall provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan;

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.5 in the report dated April 3, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:

1. Have obtained final Site Plan approval for such property issued by the Chief Planner and Executive Director, City Planning;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 4 Avenue Road in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 4 Avenue Road.
4. City Council state its intention to designate the property at 4 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 4 Avenue Road (Reasons for Designation) attached as Attachment 4 to the report April 3, 2017 from the Chief Planner and Executive Director, City Planning.
5. If there are no objections to the designation of the property at 4 Avenue Road in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
6. If there are objections to the designation of the property at 4 Avenue Road in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
7. If the designation of the property at 4 Avenue Road 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.

Background:

The Toronto Preservation Board on April 20, 2017, considered a report (April 3, 2017) from the Chief Planner and Executive Director, City Planning regarding Alterations to a Heritage Property, Designation of a Heritage Property and Authority to Enter into a Heritage Easement Agreement- 4 Avenue Road (Park Plaza Hotel).

Communications

(April 19, 2017) Letter from Dan Eylon, ERA Architects Inc. 1 of 2 (PB.Supp.PB21.1.1)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-68859.pdf>)

(April 19, 2017) Letter from Dan Eylon, ERA Architects Inc. 2 of 2 (PB.Supp.PB21.1.1)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-68860.pdf>)

Speakers

Andrew Pruss, ERA Architects Inc.
Kevin Bridgman, KPMB Architects

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB22.1>