



Decision Letter

Toronto Preservation Board

PB6.7	ACTION	Adopted		Ward: 3
-------	--------	---------	--	---------

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 1 Blue Goose Street

Board Decision

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

1. City Council approve the alterations to the heritage property at 1 Blue Goose Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of 12 dwelling units and modifications to the existing heritage building in conjunction with an application to amend the Zoning By-law with such alterations substantially in accordance with plans and drawings prepared by Thomas Payne Architect dated October 12 and 15, 2018 and December 12, 2018 and by AA Frias Architect dated December 12 and 17, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated December 17, 2018, all 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. Prior to the introduction of the Bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 1 Blue Goose Street substantially in accordance with plans and drawings prepared by Thomas Payne Architect dated October 12 and 15, 2018 and December 12, 2018 and by AA Frias Architect dated December 12 and 17, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated December 17, 2018 subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor.

2. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 1 Blue Goose Street dated December 17, 2018 to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 1 Blue Goose Street the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.2. above and landscape drawings, 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 Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. Prior to the issuance of any permit for all or any part of the property at 1 Blue Goose Street, 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, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 1 Blue Goose Street, such amendments to have been enacted by City Council and to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above 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.

3. 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, Lighting and Interpretation Plans.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3. above the owner shall:

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

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

2. City Council state its intention to designate the property at 1 Blue Goose Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1 Blue Goose Street (Reasons for Designation) attached as Attachment 4 to the report (May 3, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning Division.

3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the 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 designation of the property.
6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 1 Blue Goose Street in a form and with content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning Division.
7. 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 1 Blue Goose Street.

Origin

(May 3, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 1 Blue Goose Street in connection with the proposed townhouse redevelopment on the property, state its intention to designate 1 Blue Goose Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement.

Background Information

(May 3, 2019) Report and Attachments 1-5 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 1 Blue Goose Street
<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133221.pdf>

Communications

- (May 17, 2019) E-mail from Michael Harrison (PB.Supp.PB6.7.1)
- (May 17, 2019) E-mail from Irene Jones (PB.Supp.PB6.7.2)
- (May 21, 2019) E-mail from A. H. Harry Oussoren (PB.Supp.PB6.7.3)

Speakers

Thomas Payne, Thomas Payne Architect Inc.
Emad Ghattas, GBCA Architects