

March 12, 2020

Dear Chair and Members of Toronto and East York Community Council,

Re: 481 University Avenue (Including 210 Dundas Street West) – Amendment to Pre-approval Conditions for Alterations to a Heritage Property

At its meeting of August 25, 2014 City Council adopted Item 2014.TE34.29 approving the Zoning Amendment application for the property 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street. Concurrent with the zoning approval was Item 2014.TE34.30, the consideration of alterations pursuant to the Ontario Heritage Act to the 481 University Avenue and 210 Dundas Street West located on the development site. The Council decision required that a number of conditions be satisfied prior to the issuance of any heritage alteration permit.

The applicant has requested that the pre-approval conditions be amended to allow them to begin construction prior to the issuance of final Site Plan approval and to allow them to obtain a building permit prior to the submission of full building permit drawings for the entire project.

The applicant's Site Plan application has been submitted and is under review by City staff. The City's interests are being secured through other means, including designation under Part IV of the Ontario Heritage Act, which occurred through the passing of By-laws 1393-2017 and 1394-2017. In addition, a Heritage Easement Agreement is being executed by the applicant prior to final Site Plan approval. The applicant is also being required to provide a Letter of Credit to the City to secure the full amount of the heritage conservation work prior to the issuance of a permit.

Recommendations

The Toronto and East York Community Council:

1. Recommends City Council amend its decision on Item 2014.TE34.30 by:
 - a. deleting the following Part 1.d.ii. in its entirety
 - b. amending Part 1.d.iii. by deleting the word "full" so that Part 1.d.iii. now reads as follows:

"1.d. iii. Provide **full** building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes to be prepared by the project architect, a qualified heritage consultant and a qualified art conservator, all to the satisfaction of the Manager, Heritage Preservation Services."

Thank you,



Councillor Mike Layton
Ward 11, University-Rosedale