

June 8, 2011

To: Etobicoke York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property
691 Scarlett Road

Recommendations:

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

1. **City Council approve the alterations to the designated heritage property at 691 Scarlett Road, substantially in accordance with the plans and drawings contained in Appendix 2a of the Heritage Impact Assessment prepared by Bill Greer, in association with Takashi Tsuji Architects (November 2010) for the Sukyo Religious Organization of Canada, on file with the Manager, Heritage Preservation Services subject to the following conditions:**
 - a. **Prior to final site plan approval the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:**
 - i. **an as-found record of the existing building including photographs keyed to plans and elevations of all the visible exteriors and interiors;**
 - ii. **a detailed Conservation Plan, including a condition assessment, for the conservation work described in the November 2010 Heritage Impact Assessment, to be prepared by a qualified heritage consultant, detailing recommended interventions, exterior restoration, estimated costs and a schedule of short and long term maintenance requirements;**
 - iii. **a final landscape plan that supports the heritage character of the heritage building; and**
 - iv. **a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all restoration work included in the detailed Conservation Plan.**

- b. Prior to the issuance of any heritage permit for the heritage property located at 691 Scarlett Road, the owner shall provide the following:**
 - i. full building permit drawings, including specifications for heritage conservation work prepared by the heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.**
- c. Prior to the release of the Letter of Credit, the owner shall:**
 - i. complete the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services; and**
 - ii. provide a Letter of Substantial Completion for the heritage conservation work signed by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on June 8, 2011, considered the report (May 26, 2011) from the Acting Director, Policy and Research, City Planning, respecting Alterations to a Designated Heritage Property 691 Scarlett Road.

For City Clerk

Margaret Sexton

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