

May 5, 2011

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 17 Prince Arthur Avenue – Alterations to a Heritage Property Within the East Annex Heritage Conservation District

**Recommendations:**

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

1. **City Council approve the alterations to the heritage building at 17 Prince Arthur Avenue substantially in accordance with the Heritage Impact Assessment (HIA) prepared February 2011 by Goldsmith Borgal Ltd. Architects and plans prepared by Diamond and Schmitt Architects received by Heritage Preservation Services February 16, 2011, 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 HIA, to be prepared by a qualified heritage consultant, detailing recommended interventions, exterior restoration and estimated costs and a schedule of short and long term maintenance requirements;**
    - iii. **a final landscape plan that enhances the heritage character of the heritage building and conforms to the District Plan to the satisfaction of the Manager, Heritage Preservation Services;**
    - 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 building permit for the heritage property located at 17 Prince Arthur Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall provide the following:**
  - i. 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;**
  - 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 May 5, 2011, considered the report (May 4, 2011) from the Acting Director, Policy and Research, City Planning, respecting 17 Prince Arthur Avenue – Alterations to a Heritage Property Within the East Annex Heritage Conservation District.

Kim Kovar, Aird & Berlis addressed the Toronto Preservation Board.

For City Clerk

Margaret Sexton

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