

June 8, 2011

**To:** Toronto and East York Community Council

**From:** Toronto Preservation Board

**Subject:** Alterations to a Designated Heritage Property – 7 Austin Terrace and Authority to Enter into a Heritage Easement Agreement

**Recommendations:**

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

- 1. City Council approve the alteration to the heritage property at 7 Austin Terrace based on the conservation strategy proposed by the applicant and described in the Heritage Impact Assessment prepared by ERA Architects dated May 3, 2011 and on file with the Manager of 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 drawings and specifications for materials and finishes) for the rehabilitation and restoration work described in the May 3, 2011 Heritage Impact Assessment, to be prepared by a qualified heritage consultant, detailing recommended interventions, exterior restoration, building protection measures during construction (including an engineer's report on the proposed strategy for shoring, excavation and protections related to the provision of underground parking and the new addition), estimated costs of all restoration work and a schedule of short and long term maintenance requirements; and**
    - iii. a final detailed landscape plan that supports the heritage character of the heritage building.**



The following persons addressed the Toronto Preservation Board:

- Michael McClelland, E.R.A. Architects Inc.
- Councillor Joe Mihevc, Ward 21 St. Paul's
- Vera Lukic

For City Clerk

Margaret Sexton

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