

September 7, 2011

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29 of the Ontario Heritage Act – 399-403 King Street East

Recommendations:

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

- 1. City Council approve the alterations to the heritage buildings at 399 - 403 King Street East substantially in accordance with the Heritage Impact Assessment (HIA) for 399 - 403 King Street East revised May 16, 2011, and Addendum No. 1 dated June 14, 2011, prepared by E.R.A. Architects Inc., and Plans No. A1.1, A2.1, A2.2, A3.1 and A4.1, dated June 17, 2011, prepared by du Toit Architects Ltd. 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. a detailed Conservation Plan for the conservation work described in the HIA, prepared by a qualified heritage consultant, detailing recommended interventions and conservation work, a plan for repair and retention of existing fabric, reproduction or restoration of missing or damaged elements, repair of masonry and parging, and estimated costs for all conservation work including the fabrication of a Heritage Toronto plaque;**
 - ii. a comprehensive structural analysis by a qualified engineer with heritage conservation experience confirming retention of the north, east and west walls in situ during construction;**
 - iii. final site plans and drawings, including the detailed landscape plan;**
 - iv. a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the heritage conservation work and Heritage Toronto plaque in accordance with the estimated costs included in the Conservation Plan.**

- b. Prior to the issuance of any heritage permit for the heritage buildings located at 399-403 King Street East, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
 - i. building permit drawings including detailed descriptions/specifications for the proposed heritage conservation work.****
- c. Prior to the release of the Letter of Credit, the owner shall;
 - i. complete the heritage conservation work satisfactory to the Manager, Heritage Preservation Services;**
 - ii. provide a Letter of Completion for the conservation work signed by the project architect and heritage consultant.****
- 2. City Council state its intention to designate the properties at 399-403 King Street East under Part IV, Section 29 of the Ontario Heritage Act.**
- 3. If there are no objections to the designation in accordance with Section 29(6) of 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 Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed 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 properties.**

Background:

The Toronto Preservation Board on September 7, 2011, considered the report (August 16, 2011) from the Acting Director, Policy and Research, City Planning Division, respecting Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29 of the Ontario Heritage Act – 399-403 King Street East.

For City Clerk

Maria Kolominsky