

10 St. Mary St., Suite 801  
Toronto, Canada, M4Y 1P9  
416 963.4497 T  
416 963.8761 F

**E.B.A.**  
Architects Inc.

September 6, 2011

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Toronto City Hall, Suite A18  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Re: Conditions of Site Plan Approval, Letter of Credit, 56 Blue Jays Way

Dear Mary MacDonald,

We are writing to respond to the Staff Report issued by Heritage Preservation Services, August 17, 2011 (and made public August 29) regarding the proposal for the George Crookshank house façade at 56 Blue Jays Way. We wish to outline a modest amendment to a proposed condition of City Council's consent as outlined in this Report and to discuss a timeline for submitting the Conservation Plan and Letter of Credit.

*Amendment to Proposed Condition*

The condition 1.C.ii proposed in the Staff Report would require final Site Plan Approval to be granted before a Heritage Permit could be issued. This schedule would prevent the timely release of a below-grade permit that regularly is sought between conditional Site Plan Approval and final Site Plan Approval, a process that allows shoring and excavation to commence while the details of the above-grade building permit are being resolved.

We understand Heritage Preservation Services seeks the upmost assurance that designated elements of the George Crookshank House will be duly protected and conserved, as outlined in the submitted Heritage Impact Assessment. Further, as explained in the HIA, the heritage conservation component of the project relates most directly to the excavation and shoring of the site.

To insure the heritage elements are secured and to maintain an established process of site and permit approval, we suggest that the proposed condition 1.C.ii be amended so that a letter of credit be required and the heritage permit application be considered on conditional Site Plan approval.

We suggest 1.C.ii be amended as: 'the owner shall have obtained site plan Notice of Approval Conditions from the Chief Planner and Executive Director, City Planning.'

This would allow the heritage permit to be issued concurrent with the Site Plan Approval process and allow the City to secure a letter of credit for heritage work before it finalizes Site Plan approval and issues the above-grade building permits.

*Letter of Credit and the Conservation Plan*

Having the heritage permit considered at conditional Site Plan Approval, our client would at that time provide a letter of credit as requested in the Staff Report, equal to the scope of work outlined in the approved Conservation Plan.

The Conservation Plan can be submitted in late September and will recommend the letter of credit amount, as requested in the Staff Report. The timing of this submission of the Conservation Plan will provide time during the late fall to move the heritage façade safely from the site before site shoring and excavation work commences.

I would be happy provide any further information required or discusses this proposal in more detail.

Yours truly,

Michael McClelland, Principal  
E.R.A. Architects Inc

CC: Councillor Vaughan, Ward 20 Trinity-Spadina  
Dan Nicholson, City Planning  
Adam Brown, Sherman Brown  
Brian Brown, Lifetime Developments  
Mathew Laing, Lifetime Developments