

September 7, 2011

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

**From:** Toronto Preservation Board

**Subject:** Demolition of a Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 500 Lake Shore Boulevard West

**Recommendations:**

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

- 1. City Council consent to the demolition of the designated property at 500 Lake Shore Boulevard West subject to the following terms and conditions:**
  - a. Prior to the Ontario Municipal Board issuing an Order for final approval of the zoning amendment and site plan approval, the owner shall:**
    - i. Enter into and register a Heritage Easement Agreement with the City for the heritage property located at 500 Lake Shore Boulevard West to the satisfaction of the Manager of Heritage Preservation Services and the City Solicitor; and**
    - ii. Provide a detailed Conservation Plan, satisfactory to the Manager of Heritage Preservation Services prepared by a qualified heritage consultant that:**
      - a. details the dismantling, storage and rebuilding of the south and west elevations of the Loblaw Groceteria Building in accordance with in the November 2010 Heritage Impact Assessment and Synopsis of Dismantling Rationale document prepared by E.R.A. Architects Inc. and dated March 2011, and that includes documentation through photographs of the as found condition of the heritage structure, detailed Landscape Plan, an exterior Lighting Plan, Signage Plan and Interpretative Plan; and**
      - b. includes a detailed cost estimate with descriptions and specifications for the work for the purpose of an indexed Letter of Credit to be secured within the Heritage Easement Agreement.**

- b. Prior to the Ontario Municipal Board issuing an Order for final Site Plan Approval, the owner shall prepare and provide the following to the satisfaction of the Manager, Heritage Preservation Services:**
  - i. a revised site plans and drawings that include revisions in accordance with comments from Heritage Preservation Services dated August 11, 2011;**
  - ii. a detailed Landscape Plan that supports the architectural style of the heritage building including reference to materials and finishes;**
  - iii. a Lighting Plan including building and site lighting;**
  - iv. a Signage Plan including building and site signage;**
  - v. an Interpretation Plan including interpretive elements regarding the property's heritage values, site history and archaeological resources as may be applicable, an implementation schedule and a budget; and**
  - vi. a record of the as-found condition of the building including architectural drawings and photographs keyed to plans and elevations of all visible interiors and exteriors.**
- c. Provide an updated Stage 1 Archaeological Assessment report as an addendum to the original report;**
- d. Prior to the issuance of any heritage permit for the proposal, including a heritage permit related to demolition, shoring, excavation and rebuilding of any building or structure on the subject property:**
  - i. the owner shall have received final approval for the zoning amendment and final site plan approval; and**
  - ii. the owner shall provide a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work including the implementation of the approved Conservation Plan, including the Signage Plan, Lighting Plan and Interpretation Plan.**
- e. Prior to the release of the Letter of Credit, the owner shall:**
  - i. implement the Conservation Plan, including the Interpretation Plan, Lighting Plan and Signage Plan, subject to the review and approval of the Manager of Heritage Preservation Services; and**
  - ii. provide a Letter of Substantial Completion for the rebuild of the south and west walls signed by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.**

- 2. City Council require the owner to withdraw its appeal of the demolition permit currently before the Board and in the event that the owner does not withdraw its appeal of the demolition permit on the basis of Council's proposed consent on the terms and conditions specified in Recommendation No. 1, City Council direct the City Solicitor to request that the Ontario Municipal Board dismiss the appeal or that identical terms and conditions be required in any Order of the Board requiring that the municipality consent to the demolition or removal of a building or structure pursuant to the Ontario Heritage Act.**
- 3. City Council direct the City Solicitor to request that the Ontario Municipal Board withhold its order on zoning amendment and site plan approval pending being advised by the City Solicitor completion of the requirements set out in Recommendation 1a.**
- 4. City Council grant authority for execution of a Heritage Easement Agreement to secure heritage matters related to 500 Lake Shore Boulevard West under section 37 of the Ontario Heritage Act and authorize the City Solicitor to introduce any necessary bill in Council.**

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 Demolition of a Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 500 Lake Shore Boulevard West.

The following persons addressed the Toronto Preservation Board:

- Michael McClelland, E.R.A. Architects Inc.
- Adam J. Brown, Sherman Brown Dryer Karol, Barristers and Solicitors

For City Clerk

Maria Kolominsky