

June 14, 2012

To: City Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property and Demolition of a Listed Property  
– 571 Jarvis Street and 119 Isabella Street  
[To be considered with Item TE17.12]

**Recommendations:****The Toronto Preservation Board recommends that:**

1. **City Council approve the alteration to the heritage property at 571 Jarvis Street based on the conservation strategy proposed by the applicant and described in the Heritage Impact Assessment prepared by ERA Architects Inc. dated February 24, 2012 and drawings preparing by Hariri Pontarini Architects dated March 29, 2012, both on file with the Acting 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 Acting Manager, Heritage Preservation Services:**
    - i. **an as-found record of the existing buildings at 571 Jarvis Street and 119 Isabella Street, including photographs keyed to plans, floor plans and elevations of all the visible exteriors and interiors;**
    - ii. **a detailed Conservation Plan (including drawings and specifications for materials and finishes related to the heritage building and all new construction) for the rehabilitation and restoration work as described by the February 24, 2012 Heritage Impact Assessment and March 29, 2012 drawings, to be prepared by a qualified heritage consultant, detailing recommended interventions, exterior restoration, building protection measures during construction, 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.**
  - c. **Prior to final site plan approval the owner shall enter into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property, subject to the approved alterations, to the satisfaction of the Acting Manager, Heritage Preservation Services.**

- d. Prior to final site plan approval the owner shall provide a Letter of Credit, in a form and an amount satisfactory to the Acting Chief Planner and Executive Director, City Planning Division, to secure all restoration work included in the detailed Conservation Plan.
  - e. Prior to the issuance of any permit pursuant to the Ontario Heritage Act for the heritage property located at 571 Jarvis Street the owner shall provide the following:
    - i. full building permit drawings, including notes and specifications for the rehabilitation, restoration and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Acting Manager, Heritage Preservation Services.
  - f. Prior to the issuance of a demolition permit for the heritage property located at 119 Isabella Street, the owner shall:
    - i. obtain final site plan approval; and
    - ii. provide full documentation of the existing coach house, including archival quality photographs of all exterior elevations and features keyed to a location map, all existing interior floor plans and copies of original drawings as may be available.
  - g. Prior to the release of the Letter of Credit, the owner shall:
    - i. complete the heritage rehabilitation and restoration work to the satisfaction of the Acting Manager, Heritage Preservation Services;
    - ii. provide a Letter of Substantial Completion for the heritage rehabilitation and restoration work signed by the project architect and heritage consultant to the satisfaction of the Acting Manager, Heritage Preservation Services;
    - iii. submit final as-built photographs of the exterior and interior of the heritage building at 571 Jarvis Street to the satisfaction of the Acting Manager, Heritage Preservation Services.
2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of 571 Jarvis Street for the property at 571 Jarvis Street.
  3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of the Heritage Easement Agreement.

Background:

The Toronto Preservation Board on June 14, 2012, considered the following:

1. report (May 18, 2012) from the Director, Urban Design, City Planning, respecting Alteration of a Designated Heritage Property and Demolition of a Listed Property – 571 Jarvis Street and 119 Isabella Street; and
2. presentation from Mary MacDonald, Acting Manager, Heritage Preservation Services, City Planning on the Alteration of a Designated Heritage Property and Demolition of a Listed Property – 571 Jarvis Street and 119 Isabella Street.

The following persons addressed the Toronto Preservation Board:

- Stephanie Karapita, Chief Executive Officer, Casey House
- Michael McClelland, Principal, E.R.A. Architects Inc.
- Siamak Hariri, Partner, Hariri Pontarini Architects

For City Clerk

Margaret Sexton

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