

October 23, 2012

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property – 70 East Liberty Street (Central Prison Chapel)

Recommendations:

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

1. City Council approve the alterations to the heritage building at 70 East Liberty Street substantially in accordance with the Heritage Impact Assessment (HIA) dated September 2012 by Goldsmith Borgal & Company Ltd. Architects containing plans prepared by Stephen Pile Architect Inc. issued September 19, 2012, 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 building interior and exterior including scaled architectural drawings and photographs keyed to plans and elevations of all the visible exteriors and interiors;
 - ii. a detailed Conservation Plan, in accordance with the approved HIA, to be prepared by a qualified heritage consultant, including a condition assessment and recommended interventions such as detailed specifications for the conservation of exterior and interior heritage features, new construction, an interpretation plan, estimated costs and a schedule of short and long term maintenance requirements;
 - iii. site plan drawings in accordance with the approved HIA; and
 - iv. a final landscape plan that enhances the heritage character of the heritage building to the satisfaction of the Acting Manager, Heritage Preservation Services;
 - b. a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all restoration work included in the detailed Conservation Plan;

- c. **prior to the issuance of any heritage permit for the heritage property located at 70 East Liberty Street, the owner shall provide the following:**
 - i. **building and sign permit drawings, in accordance with the approved Conservation Plan and including specifications for heritage conservation work to the satisfaction of the Acting Manager, Heritage Preservation Services.**
- d. **prior to the release of the Letter of Credit, the owner shall:**
 - i. **complete the heritage conservation work to the satisfaction of the Acting Manager, Heritage Preservation Services; and**
 - ii. **provide a Letter of Substantial Completion for the heritage conservation work signed by the project architect and Heritage Consultant to the satisfaction of the Acting Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on October 23, 2012, considered a report (October 9, 2012) from the Director, Urban Design, City Planning, respecting Alteration of a Designated Heritage Property – 70 East Liberty Street (Central Prison Chapel).

For City Clerk

Margaret Sexton