

October 23, 2012

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to Heritage Properties – 321-327 (333) King Street West

Recommendations:

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

- 1. City Council approve the proposed dismantling and reconstruction of the heritage buildings at 323-325 King Street West and the alterations to 321 and 327 (333) King Street West subject to the following conditions:**
 - a. prior to the Ontario Municipal Board issuing an Order for final approval of the zoning amendment, the owner shall:**
 - i. Withdraw his appeal to the Conservation Review Board with respect to the City's Intention to Designate the properties at 321-325 King Street West and 327 (333) King Street West.**
 - ii. Enter into a Heritage Easement Agreement with the City for the designated heritage properties at 321-325 King Street West and 327 (333) King Street West.**
 - iii. Provide a Conservation Plan detailing all restoration, repair, dismantling, reconstruction, shoring and stabilization; a façade retention strategy; details of new construction associated with the project and an estimate of all costs related to work contained in the Conservation Plan, to the satisfaction of the Acting Manager, Heritage Preservation Services.**
 - b. prior to Site Plan Approval, the applicant shall provide site plans and drawings in accordance with the approved Conservation Plan.**
 - c. prior to issuance of any heritage permit, including a permit for demolition, shoring or excavation, the applicant shall:**
 - i. Provide a Letter of Credit to secure all conservation work set out in the Conservation Plan.**

- ii. **Submit building permit drawings, including plans, elevations and details in accordance with the approved Conservation Plan, to the satisfaction of the Acting Manager of Heritage Preservation Services.**
 - d. **prior to the release of the Letter of Credit, the applicant shall provide a certificate of project completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation Plan to the satisfaction of the Acting Manager, Heritage Preservation Services.**
- 2. **City Council grant the authority for the execution of the Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.**

Background:

The Toronto Preservation Board on October 23, 2012, considered the following

- 1. report (October 5, 2012) from the Director, Urban Design, City Planning, respecting Alterations to Heritage Properties – 321-327 (333) King Street West; and
- 2. submission (Undated) from Eileen Costello, Aird and Berlis LLP.

For City Clerk

Margaret Sexton