

November 30, 2012

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 25 Ontario Street

Recommendations:

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

1. **City Council approve the proposed alterations to the existing Drug Trading Company Administrative Office to allow for the construction of the new mixed use building on the site substantially in accordance with the drawings prepared by Burka Architects Inc. dated November 8, 2011 and revised August 9, 2012 subject to the following conditions:**
 - a. **Prior to the Zoning By-law coming into force and effect, the owner shall enter into a Heritage Easement Agreement with the City for the heritage property at 25 Ontario Street, to be registered on title;**
 - b. **Prior to Final Site Plan approval, the owner shall:**
 - i. **Provide a detailed Conservation Plan for the conservation work described in the HIA, prepared by a qualified heritage consultant detailing all recommended interventions, and estimated costs for all conservation work satisfactory to the Manager, Heritage Preservation Services;**
 - ii. **Submit final landscape plans and drawings, satisfactory to the Manager, Heritage Preservation Services;**
 - iii. **Submit an Interpretation Plan that fully interprets the heritage values of the Drug Trading Company Administrative Office to the satisfaction of the Manager, Heritage Preservation Services;**
 - iv. **Submit a Lighting Plan that describes how the building will be sensitively illuminated at night to enhance the building's heritage character to the satisfaction of the Manager, Heritage Preservation Services;**
 - c. **Prior to the issuance of any heritage permit the owner shall:**

- i. **Submit final building permit plans and drawings for the alterations and new construction, satisfactory to the Manager, Heritage Preservation Services;**
 - ii. **Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the approved conservation work;**
 - d. **Prior to the release of the Letter of Credit, the owner shall provide replacement Heritage Easement Agreement photographs and a certificate of 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 Manager, Heritage Preservation Services.**
2. **City Council state its intention to designate the property at 25 Ontario Street under Part IV, Section 29 of the Ontario Heritage Act.**
 3. **If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.**
 4. **If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.**
 5. **If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.**
 6. **City Council grant the authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.**
 7. **City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement.**

Background:

The Toronto Preservation Board on November 26, 2012, considered a report (November 7, 2012) from the Director, Urban Design, City Planning, respecting Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 25 Ontario Street.

For City Clerk

Janette Gerrard