April 2, 2013

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property, Amending of Designating By-law and Authority to Enter into a Heritage Easement Agreement – 2-8 Gloucester 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 heritage property at 2-8 Gloucester Street, including the demolition of the structure on 6 Gloucester Street, to allow for the construction of a 34-storey residential condominium building substantially in accordance with the plans and drawings prepared by Hariri Pontarini Architects Inc. dated November 21, 2012, the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated June 10, 2011 with final revisions/addendums dated July 30, 2012, and the Condition Assessment, 8 and 12 Gloucester Street, prepared by ERA Architects Inc. as revised July 30, 2012 subject to the following conditions:

   a. That prior to Final Site Plan approval the owner shall:

      i. Provide a detailed Conservation Plan detailing all conservation work required in accordance with the HIA and the Condition Assessment referenced in Recommendation 1 above, for the heritage property at 2-8 Gloucester Street including a detailed estimate of costs associated with this conservation work, to be prepared by a qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.

      ii. Submit an Interpretation Plan that interprets the cultural heritage value of the property at 2-8 Gloucester Street and describes the evolution of the site, to the satisfaction of the Manager, Heritage Preservation Services.

      iii. Submit a Lighting Plan that describes how the Yonge Street elevation of the heritage property at 2-8 Gloucester Street will be sensitively illuminated at night to enhance the building’s heritage character and
landmark status to the satisfaction of the Manager, Heritage Preservation Services.

b. That 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.

iii. Enter into a Heritage Easement Agreement with the City for the heritage property at 2-8 Gloucester Street.

c. That prior to the release of the Letter of Credit, the owner shall:

i. Provide replacement Schedule B photographs for the Heritage Easement Agreement for the heritage property at 2-8 Gloucester Street to the satisfaction of the Manager, Heritage Preservation Services.

ii. Provide 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 authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 2-8 Gloucester Street using substantially the form of easement agreement prepared by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division.

3. City Council amend By-law No. 532-82 of the former City of Toronto under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the property at 2-8 Gloucester Street and describe its heritage values.

4. City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 532-82 of the former City of Toronto pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.

5. City Council authorize the City Solicitor to introduce any necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 2-8 Gloucester Street.

Background:

The Toronto Preservation Board on March 27, 2013, considered the report (March 4, 2013) from the Director, Urban Design, City Planning Division – Alteration of a Designated Heritage Property, Amending of Designating By-law and Authority to Enter into a Heritage Easement Agreement – 2-8 Gloucester Street.
The following persons addressed the Toronto Preservation Board:

- Kevin Jewison, Eighteen Gloucester Holdings Ltd.
- Andrew Pruss, E.R.A. Architects Inc.

For City Clerk

Janette Gerrard

c. Interested Persons