

May 7, 2013

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property, Amendment of Designation
By-law – 15 Shuter Street/178 Victoria Street (Massey Music Hall)

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 15 Shuter Street / 178 Victoria Street (Massey Hall), including the removal of the Albert Building, to allow for the construction of a six storey addition with a two level basement and a two level mechanical penthouse on the south side of the existing concert hall substantially in accordance with the plans and drawings prepared by Kuwabara Payne McKenna Blumberg Architects dated September 28, 2012 and date stamped received by the City Planning Division October 4, 2012 for Site Plan Application No. 12 256738 STE 27 SA, and in accordance with the HIA Assessment (HIA) prepared by Goldsmith Borgal and Company Ltd. Architects dated April 8, 2013, subject to the following conditions:**
 - a. **That prior to Final Site Plan approval the owner shall:**
 - i. **Provide a Phase 1 Conservation Plan detailing all conservation work required to the property at 15 Shuter Street / 178 Victoria Street as pertaining to the removal of the Albert Building, the stabilization of the south wall of Massey Hall following the removal of the Albert Building, construction of the new two storey basement and partial at-grade back of house, including a detailed estimate of costs for 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 15 Shuter Street / 178 Victoria Street and describes the evolution of the site including proposed methods of commemorating the Albert Building, to the satisfaction of the Manager, Heritage Preservation Services.**

- vi. Obtain any consents to sever required by the Planning Act for the conveyance and easement(s) required in Recommendation 1b) iv. and v. above.
 - vii. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the Phase 1 Conservation work, and to be held by the City as a rolling Letter of Credit until the completion of all subsequent phases of the Conservation Plan in accordance with the HIA prepared by Goldsmith Borgal and Company Ltd. Architects dated April 8, 2013.
- 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 15 Shuter Street / 178 Victoria 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 as generally described in the HIA prepared by Goldsmith Borgal and Company Ltd. Architects dated April 8, 2013 and as detailed in the Conservation Plan to be submitted and approved by the Manager, Heritage Preservation Services, in phases, has been completed in accordance with these documents and to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council amend By-law No. 501-75 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 15 Shuter Street / 178 Victoria Street and describe its heritage values.
 3. City Council authorize the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the Massey Hall Lands, The Corporation of Massey Hall and Roy Thomson Hall, known municipally as 15 Shuter Street / 178 Victoria Street.
 4. City Council authorize the City Solicitor to introduce any necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the Massey Hall lands.

Background:

The Toronto Preservation Board on May 2, 2013, considered a report (April 10, 2013) from the Director, Urban Design, City Planning Division, respecting Alterations to a Designated Heritage Property, Amendment of Designation By-law – 15 Shuter Street/178 Victoria Street (Massey Music Hall).

The following persons addressed the Toronto Preservation Board:

- Sharon Vattay, Goldsmith Borgal and Company Architects Limited
- Colleen Smith, The Corporation of Massey Hall and Roy Thompson Hall

For City Clerk

Janette Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PB22.3>