July 18, 2014

To: Etobicoke York Community Council

From: Toronto Preservation Board

Subject: Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements – 30 and 31 Powerhouse Street

**Recommendations:**

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

1. City Council approve the alterations to the properties at 30 Powerhouse Street (Building No. 15, Office Building) and 31 Powerhouse Street (Building No 10, Powerhouse), in accordance with Section 33 of the Ontario Heritage Act, to allow for the rehabilitation of each property in accordance with the Conservation Plans prepared by Architects Rasch Eckler Associates Ltd. both dated June 23, 2014, on file with the Manager, Heritage Preservation Services and subject to the following conditions:

   a. Prior to Registration of Plan of Condominium for Phase 5, the owner shall:

      i. Enter into Heritage Easement Agreements with the City for the properties at 30 and 31 Powerhouse Street substantially in accordance with and subject to the Conservation Plans prepared by Architects Rasch Eckler Associates Ltd. both dated June 23, 2014, to the satisfaction of the Manager, Heritage Preservation Services, including registration of such agreements to the satisfaction of the City Solicitor.

   b. Prior to the issuance of Heritage Permits, the owner shall:

      i. Provide full building permit drawings, including notes and specifications keyed to the approved Conservation Plans, including a description of materials and finishes, prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.

      ii. Provide a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the Conservation Plans.

      iii. Provide an Interpretation Plan for the properties to the satisfaction of the Manager, Heritage Preservation Services.
c. Prior to the release of the Letter of Credit, the owner shall:

   i. Provide letters of substantial completion prepared and signed by the heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plans and has maintained an appropriate standard of conservation, to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council grant authority for the execution of Heritage Easement Agreements under Section 37 of the Ontario Heritage Act with the owner of the properties at 30 Powerhouse Street and 31 Powerhouse Street.

3. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the Heritage Easement Agreements.

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 23, 2014) from the Director, Urban Design, City Planning Division, regarding Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements – 30 and 31 Powerhouse Street.

For City Clerk

J. Gerrard

c. Interested Persons

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.6