July 18, 2014

To: Etobicoke York Community Council
From: Toronto Preservation Board
Subject: Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 150 Symes Road

Recommendations:

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

1. City Council approve the alterations to the property at 150 Symes Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the rehabilitation of the property in accordance with the plans and drawings prepared by Jedd Jones Architect Ltd., dated June 5, 2014, and the Heritage Impact Assessment (HIA) prepared by Philip Goldsmith Architect, dated May 23, 2013, both on file with the Manager, Heritage Preservation Services and subject to the following conditions:

   a. Prior to the issuance of Final Site Plan approval, the owner shall have:

   i. Entered into and registered a Heritage Easement Agreement for the property at 150 Symes Road substantially in accordance with the Heritage Impact Assessment prepared by Philip Goldsmith Architect, dated May 23, 2013, and subject to and in accordance with the herein required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor.

   ii. Provided a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 150 Symes Road prepared by Philip Goldsmith Architect, dated May 23, 2013, to the satisfaction of the Manager, Heritage Preservation Services.

   iii. Completed all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.

   iv. Provided Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
v. The related Zoning By-law and Official Plan amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Manager, Heritage Preservation Services.

b. Prior to the issuance of a Heritage Permit, the owner shall have:

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

ii. Provided 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 Plan.

c. Prior to the release of the Letter of Credit, the owner shall have:

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

ii. Provided replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 150 Symes Road.

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

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 19, 2014) from the Director, Urban Design, City Planning Division, regarding Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 150 Symes Road.

For City Clerk

J. Gerrard

c. Interested Persons