

July 18, 2014

To: Scarborough Community Council

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property, Amendment of Designating By-laws, and Authority to Enter into a Heritage Easement Agreement, 201 Guildwood Parkway, the Guild Inn

Recommendations:

The Toronto Preservation Board recommends to the Scarborough Community Council that:

1. **City Council approve the alterations to the heritage property at 201 Guildwood Parkway, in accordance with Section 33 of the Ontario Heritage Act, to allow for the adaptive reuse of the Guild Inn as a restaurant, banquet hall, and conference and event centre substantially in accordance with plans and drawings dated April 25, 2014, and revised June 17, 2014, prepared by Queen's Quay Architects International Inc., date-stamped received by City Planning on June 20, 2014, and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith Architect, dated June 19, 2014, date-stamped received by City Planning on June 23, 2014, and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:**
 - a. **Prior to Site Plan Approval the applicant shall:**
 - i. **Complete all pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control.**
 - b. **Prior to the issuance of any permit for the property at 201 Guildwood Parkway, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the applicant shall:**
 - i. **Have executed and registered a Site Plan Agreement for the development to the satisfaction of the Chief Planner and Executive Director, City Planning, or her designate.**
 - ii. **Enter into a Heritage Easement Agreement with the City for the property 201 Guildwood Parkway to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor including**

registration of such amending agreement to the satisfaction of the City Solicitor.

- iii. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the properties located at 201 Guildwood Parkway, dated June 19, 2014, to the satisfaction of the Manager, Heritage Preservation Services.
 - iv. Provide an Interpretation Strategy for 201 Guildwood Parkway to the satisfaction of the Manager, Heritage Preservation Services.
 - v. Provide a detailed landscape plan for the subject property, satisfactory to the Manager, Heritage Preservation Services.
 - vi. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, and showing the preservation of the central third floor dormer on the south elevation, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.
 - vii. Provide a Lighting Plan that describes how the Guild Inn will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
 - viii. Provide an Interpretation Plan for 201 Guildwood Parkway, to the satisfaction of the Manager, Heritage Preservation Services.
 - ix. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the approved Conservation Plan, and the approved Interpretation Plan.
- c. That prior to the release of the Letter of Credit the applicant shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.
 - ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council authorize the Chief Planner and Executive Director, City Planning, or her designate, to enter into a heritage easement agreement under Section 37 of the Ontario Heritage Act for 201 Guildwood Parkway in a form and content satisfactory to the Chief Planner and City Solicitor.

3. **City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 201 Guildwood Parkway.**
4. **City Council state its intention to repeal former City of Scarborough By-law No. 19126 and to amend City of Toronto By-law No. 266-1999 by adding the Osterhaut Cabin currently designated under By-law 19126 and identified as 191 Guildwood Parkway to revise the Reasons for Designation in accordance with the Statement of Significance included as Attachment No. 8 to the report to explain the cultural heritage value or interest of the property and describe its heritage attributes.**
5. **If there are no objections to the proposed repeal or amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bills in Council repeal and amending the designating by-laws.**
6. **If there are objections to the proposed repeal or amendment in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed repeal or amendment to the Conservation Review Board.**
7. **If the proposed repeal or amendment are 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 to amend the designation by-law and repeal By-law 19126.**

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 27, 2014) from the Director, Urban Design, City Planning Division, regarding Alterations to a Designated Heritage Property, Amendment of Designating By-laws, and Authority to Enter into a Heritage Easement Agreement, 201 Guildwood Parkway, the Guild Inn.

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.1>