April 17, 2014

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 1183 Dufferin Street (Dufferin Street Presbyterian Church)

Recommendations:

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

1. City Council approve the proposed alterations to the existing church building and construction of a new rear addition on the heritage property at 1183 Dufferin Street substantially in accordance with the Heritage Impact Assessment (HIA) prepared by James Bailey Architect dated March 1, 2012 and Addendum dated March 24, 2014 including the drawings prepared by Torplan Consultants Incorporated dated January 16, 2014, subject to the following conditions:

   a. Prior to the introduction of the necessary Bills in Council for the Zoning By-law Amendment, the owner shall:

      i. Enter into a Heritage Easement Agreement with the City for the property at 1183 Dufferin Street, to be registered on title.

      ii. Provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Statement dated March 1, 2012 and Addendum dated March 24, 2014 for the property at 1183 Dufferin Street prepared by James Bailey Architect, to the satisfaction of the Manager, Heritage Preservation Services.

   b. That prior to final Site Plan Approval:

      i. The owner shall provide final site plan drawings including drawings related to the approved conservation plan to the satisfaction of the Manager, Heritage Preservation Services.

      ii. Provide a detailed landscape plan for the subject property.

      iii. Submit a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Manager, Heritage Preservation Services.
iv. The owner shall complete all heritage related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control.

v. The related Zoning By-law amendment shall be in full force and effect.

c. That prior to the issuance of any heritage permit the owner shall:

i. 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, to be 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 Plan, Lighting Plan and Landscape Plan.

d. That prior to the release of the Letter of Credit, the owner shall provide a letter of substantial completion prepared and signed by a qualified 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.

2. City Council state its intention to designate the property at 1183 Dufferin Street (Dufferin Street Presbyterian Church) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1183 Dufferin Street (Reasons for Designation) attached as Attachment No. 4 to the report (March 25, 2014) from the Director, Urban Design, City Planning Division.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the designation is 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 on the designation of the property.

6. 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 1183 Dufferin Street (Dufferin Street Presbyterian Church).

7. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 1183 Dufferin Street (Dufferin Street Presbyterian Church).
Background:

The Toronto Preservation Board on April 16, 2014, considered a report (March 25, 2014) from the Director, Urban Design, City Planning Division, respecting Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 1183 Dufferin Street (Dufferin Street Presbyterian Church).

For City Clerk

J. Gerrard

c. Interested Persons