

April 17, 2014

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Heritage Property – 111 St. Clair Avenue West

Recommendation:

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

1. **City Council approve the proposed alteration of the designated heritage property at 111 St. Clair Avenue West under Section 33 of the Ontario Heritage Act contained within the drawings by Landini Associates, dated October 29th, 2013 and date stamped received January 8th, 2014, and drawings by Fiorino Design, dated October 2013 and date stamped received on January 8th, 2014, and on file with Heritage Preservation Services, subject to the following conditions:**
 - a. **Prior to site plan approval, the applicant will provide a Conservation Plan and final site plan drawings to the satisfaction of the Manager, Heritage Preservation Services.**
 - b. **Prior to the release of any heritage permit for the retail conversion, the applicant will 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.**
 - c. **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.**

- d. **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.**

Background:

The Toronto Preservation Board on April 16, 2014, considered a report (March 10, 2014) from the Director, Urban Design, City Planning Division, respecting Alterations to a Heritage Property – 111 St. Clair Avenue West.

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB30.3>