

June 6, 2014

**To:** Toronto and East York Community Council

**From:** Toronto Preservation Board

**Subject:** Alterations to a Designated Heritage Property, Amendment of Designating By-law and Authority for a Heritage Easement Agreement – 1 Spadina Crescent

**Recommendations:**

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

- 1. City Council approve the alterations to the heritage property at 1 Spadina Crescent, in accordance with Section 33 of the Ontario Heritage Act, with such alterations to the property at 1 Spadina Crescent to be substantially in accordance with the drawings prepared by Adamson Associates Architects, dated November 19, 2013 and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated November 19, 2013 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 final site plan approval, the owner shall:**
    - i. 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 property located at 1 Spadina Crescent, dated November 19, 2013, and all to the satisfaction of the Manager, Heritage Preservation Services.**
    - ii. Provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.**
    - iii. Enter into a Heritage Easement Agreement with the City for the property at 1 Spadina Crescent to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor.**
  - b. Prior to the issuance of any permit for the property at 1 Spadina Crescent, including a heritage permit or a building permit, but excluding permits for repairs, maintenance or restoration of the existing heritage building, 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 a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.**
      - ii. **Provide a Lighting Plan that describes how the former Knox College will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.**
      - iii. **Provide an Interpretation Plan for 1 Spadina Crescent, to the satisfaction of the Manager, Heritage Preservation Services.**
      - iv. **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 Interpretation Plan.**
    - c. **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 interpretive work has been completed in accordance with the approved Interpretation Plan, all to the satisfaction of the Manager, Heritage Preservation Services.**
- 2. City Council state its intention to amend former City of Toronto By-law No. 89-76 to revise the Reasons for Designation in accordance with the Statement of Significance: 1 Spadina Crescent (Knox College) attached as Attachment No. 8 to the report (May 26, 2014) from the Director, Urban Design, City Planning Division to explain the cultural heritage value or interest of the property and describe its heritage attributes.**
- 3. If there are no objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council amending designating By-law No. 89-76.**
- 4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.**
- 5. If the proposed amendment 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 to amend the designating by-law.**
- 6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 1 Spadina Crescent (Knox College).**
- 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 1 Spadina Crescent (Knox College).**

**Background:**

The Toronto Preservation Board on June 5, 2014, considered a report (May 26, 2014) from the Director, Urban Design, City Planning Division, regarding Alterations to a Designated Heritage Property, Amendment of Designating By-law and Authority for a Heritage Easement Agreement – 1 Spadina Crescent.

The following persons addressed the Toronto Preservation Board:

Andrew Pruss, Planner, ERA Architects Inc.

Claudina Sula, Partner, Adamson Associates

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB32.2>