

July 18, 2014

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 481 University Avenue (Including 210 Dundas Street West)

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 481 University Avenue and 210 Dundas Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 55-storey residential tower including a 10-storey commercial office/retail base provided that 481 University Avenue and 210 Dundas Street West are designated and subject to a Heritage Easement Agreement with the City, with such alterations to the properties to be substantially in accordance with the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 12, 2013 and revised September 6, 2013, and the drawings prepared by B+H Architects, dated February 12, 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. That the related Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Manager, Heritage Preservation Services.**
 - b. That prior to the introduction of the bills for the Zoning By-law Amendment by City Council, the owner shall:**
 - i. Enter into a Heritage Easement Agreement for the property at 481 University Avenue and 210 Dundas Street West in accordance with the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 12, 2013 and revised September 6, 2013 to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.**

7. **The Chief Planner and Executive Director, City Planning, or her designate, be authorized to enter into a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 481 University Avenue in a form and content satisfactory to the Chief Planner and City Solicitor.**

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 26, 2014) from the Director, Urban Design, City Planning Division, regarding Alteration of a Designated Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 481 University Avenue (Including 210 Dundas Street West).

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.8>