

February 23, 2015

To: City Council

From: Toronto Preservation Board

Subject: Demolition of a Structure on a Designated Heritage Property – 500 Lake Shore Boulevard West
(See also TE4.15)

Recommendations:**The Toronto Preservation Board recommends to City Council that:**

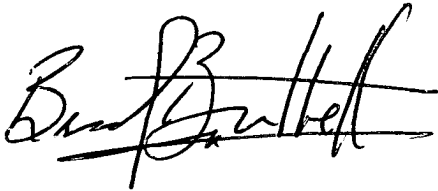
1. **City Council consent to the demolition of the designated property at 500 Lake Shore Boulevard West under Section 34 of the Ontario Heritage Act subject to the following terms and conditions:**
 - a. **Prior to introduction of Bills in Council for Official Plan and Zoning By-law Amendment Application File No.13 204585 STE 20 OZ, the owner shall:**
 - i. **Enter into and register a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property located at 500 Lake Shore Boulevard West to the satisfaction of the Manager of Heritage Preservation Services and the City Solicitor. The HEA will secure all of the conditions contained in this report.**
 - ii. **Provide a detailed Dismantling, Storage and Reconstruction Plan, satisfactory to the Manager of Heritage Preservation Services, to be prepared by a qualified heritage consultant that:**
 - a. **Details the dismantling, storage and reconstruction of the south and west elevations with partial reconstruction of the east elevation of the Loblaw Groceteria Building in accordance with the February 5, 2015 Heritage Impact Assessment prepared by ERA Architects Inc. and includes photo-documentation of the as-found condition of the heritage structure.**
 - b. **Include a detailed cost estimate with descriptions and specifications for the work for the purpose of an indexed Letter of Credit to be secured within the Heritage Easement Agreement.**

- b. Prior to final Site Plan Approval for Official Plan and Zoning By-law Amendment Application File No.13 204585 STE 20 OZ, the owner shall prepare and provide the following to the satisfaction of the Manager, Heritage Preservation Services and in accordance with the approved Heritage Impact Assessment prepared by ERA Architects Inc. dated February 5, 2015 and the approved Dismantling, Storage and Reconstruction Plan:**
- i. Site plans and drawings.**
 - ii. A detailed Landscape Plan that supports the architectural style of the heritage building including reference to materials and finishes.**
 - iii. A Lighting Plan including building and site lighting.**
 - iv. A Signage Plan for first party signage.**
 - v. An Interpretation Plan including interpretive elements regarding the property's heritage values, site history and archaeological resources s may be applicable, an implementation schedule and a budget.**
 - vi. A letter of credit to secure the implementation of the approved Interpretation Plan.**
 - vii. A record of the as-found condition of the building including architectural drawings and photographs keyed to plans and elevations of all visible interiors and exteriors.**
- c. Prior to the issuance of any heritage permit for the proposal, including a heritage permit related to dismantling, demolition, shoring, excavation and rebuilding of any building or structure on the subject property:**
- i. The owner shall have received approval from City Council for the related Official Plan Amendment and Zoning By-law Amendment, and satisfied all of the conditions contained in Recommendation 1(a) in the report (February 12, 2015) from the Director, Urban Design, City Planning Division.**
 - ii. The owner shall provide a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning, to secure all work included in the implementation of the approved Dismantling, Storage and Reconstruction Plan.**
 - iii. The owner shall provide an archaeological monitoring and mitigation strategy prepared by a licensed consultant archaeologist to ensure that any deeply buried archaeological features associated with the property are documented fully during the excavation process.**
 - iv. The owner shall provide a Construction Management Plan satisfactory to the Manager, Heritage Preservation Services that details the protection of all municipal infrastructure on the subject property, to be implemented with the commencement of the first permit release.**
- d. Prior to the release of the Letters of Credit, the owner shall:**

- i. **Implement the Dismantling, Storage and Reconstruction Plan, including the Interpretation Plan, Lighting Plan and Signage Plan, subject to the review and approval of the Manager of Heritage Preservation Services.**
 - ii. **Provide a Letter of Substantial Completion for the reconstruction of 500 Lake Shore Boulevard West, and for the implementation of the Interpretation Plan, signed by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.**
2. **City Council require the owner to withdraw its appeal of the demolition permit currently before the Ontario Municipal Board and, in the event that the owner does not withdraw its appeal of the demolition permit on the basis of Council's proposed consent on the terms and conditions specified in Recommendation No. 1 in the report (February 12, 2015) from the Director, Urban Design, City Planning Division, City Council direct the City Solicitor to request that the Ontario Municipal Board dismiss the appeal or that identical terms and conditions be required in any Order of the Board requiring that the municipality consent to the demolition or removal of a building or structure pursuant to the Ontario Heritage Act.**
3. **City Council grant authority for execution of a Heritage Easement Agreement to secure heritage matters related to 500 Lake Shore Boulevard West under Section 37 of the Ontario Heritage Act and authorize the City Solicitor to introduce any necessary bill in Council.**

Background:

The Toronto Preservation Board on February 20, 2015, considered a report (February 12, 2015) from the Director, Urban Design, City Planning Division, regarding Demolition of a Structure on a Designated Heritage Property – 500 Lake Shore Boulevard West (See also TE4.15).



For City Clerk

B. Bartlett

c. Interested Persons