

Toronto Preservation Board

Meeting No.	7	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Friday, September 25, 2015	Phone	416-392-1147
Start Time	9:30 AM	E-mail	lbetten2@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB7.1	ACTION	Adopted		Ward:20
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Alterations to a Designated Heritage Property and Authority to Amend Existing Heritage Easement Agreement - 178 St. George Street

Board Recommendations

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage property at 178 St. George Street, in accordance with Section 33 of the Ontario Heritage Act, substantially in accordance with plans and drawings dated July 27, 2015, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services July 27, 2015, and on file with the Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated June 30, 2015 and date-stamped received by Heritage Preservation Services July 2, 2015, and on file with the Manager, Heritage Preservation Services, subject to the following additional conditions:

a. That prior to the issuance of any heritage permit for the alterations as set out in the report from the Director, Urban Design, City Planning Division, dated August 10, 2015, at 178 St. George Street, including a heritage permit or building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Manager, Heritage Preservation Services, the owner shall:

i. Amend the existing Heritage Easement Agreement (HEA) for the property at 178 St. George Street in accordance with plans and drawings dated July 27, 2015, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services July 27, 2015, and on file with the Manager, Heritage Preservation Services; and with the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated June 30, 2015 and date-stamped received by Heritage Preservation Services July 2, 2015, and on file with the Manager, Heritage Preservation Services, to the satisfaction of the Manager, Heritage Preservation Services;

- ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services;
2. The owner be required to provide replacement HEA photographs for the amended HEA to the satisfaction of the Manager, Heritage Preservation Services within ninety (90) days of the completion of the alterations as set out in the report dated August 10, 2015 from the Director, Urban Design, City Planning Division.
3. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 178 St. George Street, Instrument No. CT632346 dated November 23, 1983 and on file with the Manager, Heritage Preservation Services.
4. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Origin

(August 10, 2015) Report from the Director, Urban Design, City Planning Division

Communications

(September 25, 2015) E-mail from Andrew Pruss, E.R.A Architects Inc. (PB.Supp.PB7.1.1)
(<http://www.toronto.ca/legdocs/mmis/2015/pb/comm/communicationfile-56053.pdf>)

Speakers

Andrew Pruss, ERA Architects Inc.