

January 9, 2015

To: North York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property and Authority to Enter Into a Heritage Easement Agreement – 262 Bessborough Drive

Recommendations:

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

1. **City Council approve the proposed alterations, substantially in accordance with the Conservation Management Plan prepared by ERA Architects Inc. dated December 16, 2014 subject to the following conditions:**
 - a. **That 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 Conservation Management Plan dated December 16, 2014 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 December 16, 2014 Conservation Management Plan.**
 - b. **That prior to the issuance of a heritage permit for the alterations as set out in the report (January 5, 2015) from the Director, Urban Design, City Planning Division, the owner shall have an executed and registered on title a Heritage Easement Agreement with the City for the property at 262 Bessborough Drive prior to severance.**
 - c. **That 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 December 16, 2014 Conservation Management Plan and has maintained an appropriate standard of conservation, to the satisfaction of the Manager, Heritage Preservation Services.**
2. **City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 262 Bessborough Drive.**

3. **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 262 Bessborough Drive.**

Background:

The Toronto Preservation Board on January 9, 2015, considered the following:

1. (January 5, 2015) Report from the Director, Urban Design, City Planning Division, regarding Alterations to a Designated Heritage Property and Authority to Enter Into a Heritage Easement Agreement – 262 Bessborough Drive.
2. (January 9, 2015) Submission from Andrew Pruss, ERA Architects Inc. (PB.New.PB1.1.1)

The following persons addressed the Toronto Preservation Board:

Andrew Pruss, ERA Architects Inc.
Matthew Garnett, Renaissance Fine Homes

For City Clerk

J. Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB1.1>