



STAFF REPORT ACTION REQUIRED

Authority to Enter into a Heritage Easement Agreement – 62 and 64 Charles Street East

Date:	January 28, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 27, Toronto Centre – Rosedale
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15017

SUMMARY

This report recommends that Toronto City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act for the properties at 62 and 64 Charles Street East and that Council authorize the City Solicitor to introduce any necessary bill in Council to this effect. The subject properties are included as part of proposed development that would allow for the construction of a new 55 storey residential tower and an 8 storey office building. A Heritage Easement Agreement will allow for the protection of the designated heritage properties in perpetuity.

RECOMMENDATIONS

The City Planning Division Recommends that:

1. City Council authorize the City Solicitor to enter into a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owners of 62 Charles Street East and 64 Charles Street East in a form and content satisfactory to the Chief Planner and City Solicitor.
2. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the heritage easement agreement for the properties at 62 Charles Street East and 64 Charles Street East.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of August 25, 26, 27, and 28, 2014 Toronto City Council adopted a report from the Director of Community Planning, Final Report - 50-60 and 62-64 Charles Street East and 47 and 61 Hayden Street - Zoning Amendment Application that allowed for the redevelopment of the subject properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.23>

At its meeting of August 25, 26, 27, and 28, 2014 Toronto City Council adopted a report from the Director of Urban Design, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 62-64 Charles Street East that will allow for the designation of the subject properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.24>

ISSUE BACKGROUND

The properties at 62 Charles Street East and 64 Charles Street East, the Thomas Smith and Arthur Coleman Houses, are subject to an intention to designate under Part IV, Section 29, of the Ontario Heritage Act. The semi-detached houses were included in the rezoning application that will allow for the construction of a new 55 storey residential tower and an 8 storey office building with residential at grade. The new development will be built adjacent to the heritage buildings and the heritage buildings will continue to function as commercial office space. The property owner will restore the heritage buildings and a small one-storey rear addition that does not have heritage value will be removed.

COMMENTS

As a condition of the rezoning application, Toronto City Council requires that the owner of the subject properties enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act. A Heritage Easement is a legal agreement that is entered into between the property owner and the City and is registered on title. This agreement will identify the heritage attributes of the properties that are to be retained in perpetuity. The applicant is required to enter into this agreement by June 1, 2015.

Before the applicant can enter into this agreement the Toronto Preservation Board must be consulted and Council must grant staff authority to enter into the agreement and introduce the necessary bill.

CONTACT

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SIGNATURE

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