

March 26, 2015

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 1006 Bloor Street West (Paradise Theatre)

**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 1006 Bloor Street West, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a one-storey addition to the east wing and conservation of the theatre building on the lands known municipally in 2015 as 1006 Bloor Street West, with such alterations substantially in accordance with plans and drawings, dated February 23, 2015, prepared by Ware Malcomb, date-stamped received by Heritage Preservation Services on February 25, 2015, and on file with the Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by E.R.A. Architects Inc., dated February 23, 2015, date-stamped received by Heritage Preservation Services, February 25, 2015, and on file with the Manager, Heritage Preservation Services, subject to the following conditions:**

**a. Prior to the issuance of Final Site Plan Approval for the property at 1006 Bloor Street West, the owner shall:**

**i. Provide a Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 1006 Bloor Street West prepared by ERA Architects Inc., dated February 23, 2015, to the satisfaction of the Manager, Heritage Preservation Services.**

**ii. Enter into a Heritage Easement Agreement with the City for the property at 1006 Bloor Street West substantially in accordance with the plans and drawings, dated February 23, 2015, prepared by Ware Malcomb, date stamped received by City Planning February 25, 2015 and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated February 23, 2015, and in accordance with the Conservation Plan, required in Recommendation 1. a. i. in the report (March 4, 2015) from the Director, Urban Design, City Planning, to the satisfaction of the Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor.**

iii. Complete all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.

iv. Provide Final Site Plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1. a. i. in the report (March 4, 2015) from the Director, Urban Design, City Planning, to the satisfaction of the Manager, Heritage Preservation Services.

b. Prior to the issuance of a heritage permit for the designated property at 1006 Bloor Street West pertaining to the addition and the rehabilitation of the east wing and the conservation of the exterior of the theatre building, but excluding permits for interior alterations/work as is necessary and acceptable to the Manager, Heritage Preservation Services, the owner shall:

i. Provide full building permit drawings including notes and specifications for the conservation, stabilization and protective measures keyed to the approved Conservation Plan required in Recommendation 1 a. i. in the report (March 4, 2015) from the Director, Urban Design, City Planning, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.

ii. Provide a Letter of Credit, including provisions for upward indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the approved Conservation Plan.

c. Prior to the release of the Letter of Credit, the owner shall:

i. 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 Conservation Plan and that an appropriate standard of conservation has been maintained, to the satisfaction of the Manager, Heritage Preservation Services.

ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 1006 Bloor Street West in a form and content satisfactory to the Chief Planner and City Solicitor.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement for the property at 1006 Bloor Street West.

#### **Background:**

The Toronto Preservation Board on March 24, 2015, considered a report (March 4, 2015) from the Director, Urban Design, City Planning Division, regarding Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 1006 Bloor Street West (Paradise Theatre).

Michael McClelland, ERA Architects Inc., addressed the Toronto Preservation Board.

For City Clerk

J.Gerrard

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB3.5>