

May 29, 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 - 158 Sterling Road**

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 158 Sterling Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the alterations to the existing heritage building on the lands known municipally in the year 2015 as 158 Sterling Road, with such alterations substantially in accordance with the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated November 26, 2014, and on file with the Manager, Heritage Preservation Services; and the Heritage Window Package prepared by ERA Architects Inc., dated April 22, 2015 and date-stamped received April 29, 2015, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That prior to the issuance of a Certificate of Consent for the severance of the property at 158 Sterling Road the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the property at 158 Sterling Road in accordance with the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated November 26, 2014, and on file with the Manager, Heritage Preservation Services; and the Heritage Window Package prepared by ERA Architects Inc., dated April 22, 2015 and date-stamped received April 29, 2015, all subject to and in accordance with an approved Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.
 - ii. 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 158 Sterling Road, prepared by ERA Architects Inc., dated November 26, 2014; and with the Heritage Window Package prepared by ERA Architects Inc., dated April 22, 2015 and date-stamped received April 29, 2015, to the satisfaction of the Manager, Heritage Preservation Services.
 - iii. Prior to the completion of the Conservation Plan, the Toronto Preservation Board requests that the applicant continue to explore the feasibility of rehabilitating the existing steel windows instead of replacing them.

- b. That prior to the issuance of any permit for all or any part of the property at 158 Sterling Road, including a heritage permit or a 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:
 - i. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.ii in the report May 8, 2015 from the Director, Urban Design, City Planning Division, 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.
 - ii. Provide a Letter of Credit, including provision for upwards 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. That prior to the release of the Letter of Credit required in Recommendation 1.b.ii in the report May 8, 2015 from the Director, Urban Design, City Planning Division the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all 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 158 Sterling Road 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 a heritage easement agreement for the property at 158 Sterling Road.

Background:

The Toronto Preservation Board on May 28, 2015, considered the following:

1. (May 8, 2015) Report from the Director, Urban Design, City Planning, regarding Alterations to a Designated Heritage Property and Authority to Enter Into a Heritage Easement Agreement – 158 Sterling Road

The following person addressed the Toronto Preservation Board:

Andrew Pruss, ERA Architects Inc.

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB5.3>