

May 29, 2015

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property and Authority to Amend Existing Heritage Easement Agreement - 176 Yonge Street (Robert Simpson Company Building)**

### **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 176 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the alterations to the heritage building on the lands known municipally in the year 2015 as 176 Yonge Street, with such alterations substantially in accordance with the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated April 24, 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 May 25, 2015, at 176 Yonge Street, 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, the owner shall:
    - i. Amend the existing Heritage Easement Agreement (HEA) for the property at 176 Yonge Street in accordance with the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated April 24, 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.
    - iii. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Manager Heritage Preservation Services;

- iv. Provide photo documentation of the interior and exterior of the southeast corner vestibule of the heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map to the satisfaction of the Manager, Heritage Preservation Services.
    - v. Provide a removal, storage, conservation plan as needed, and re-location plan for the War Memorial that currently occupies a portion of the south-east entrance lobby of 176 Yonge Street, with the new location to be prominently and publically accessible, all to the satisfaction of the Manager, Heritage Preservation Services.
  2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 176 Yonge Street, Instrument No. CT991633 dated November 18, 1988 and on file with the Manager, Heritage Preservation Services.
  3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

**Background:**

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

1. (May 14, 2015) Report from the Director, Urban Design, City Planning, regarding Alterations to a Designated Heritage Property and Authority to Amend Existing Heritage Easement Agreement – 176 Yonge Street

The following person addressed the Toronto Preservation Board:

Sharon Vattay, Associate, Goldsmith Borgal & Company Ltd. Architects

For City Clerk

L. Bettencourt