

October 3, 2016

To: North York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and authority to Enter Into a Heritage Easement Agreement - 10 Buchan Court**

Recommendations:

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

1. City Council approve the alterations to the heritage property at 10 Buchan Court, in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building and landscape on the lands known municipally in the year 2016 as 10 Buchan Court, with such alterations substantially in accordance with architectural plans and drawings A1.01, A1.03, A1.05, A1.06, A1.07, A1.10, A1.11, A1.12, A2.01, A2.02, A2.03, A2.05, A4.01, A4.02, A5.01 dated February 19, 2016, revised September 9, 2016, and SG1 ("Site Grading Plan") dated February 25, 2016, revised September 9, 2016, prepared by Montgomery Sisam Architects Inc., date-stamped received by the City Planning Division September 12, 2016, and on file with the Senior Manager, Heritage Preservation Services; landscape plans and drawings L001, L002, L101, L900, L901, L902, L903, L904 ("Landscape Plans") dated June, 2015, revised September 9, 2016 prepared by Scott Terrance Landscape Architect Inc., date-stamped received by the City Planning Division September 12, 2016, and on file with the Senior Manager, Heritage Preservation Services; landscape plans and drawings L100 and L102 ("Landscape Plans") dated June, 2015, revised September 15, 2016 prepared by Scott Terrance Landscape Architect Inc., date-stamped received by the City Planning Division September 16, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 2, 2016, revised September 9, 2016, date-stamped received by the City Planning Division on September 12, 2016 and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That prior to final Site Plan approval for the alterations to the property located at 10 Buchan Court, 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 10 Buchan Court prepared by ERA Architects Inc., dated February 2, 2016, revised September 9, 2016, and the Landscape Plans prepared by Scott Terrance Landscape Architect Inc., dated June 25, 2015, revised September 15, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;

ii. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.i. in the report (September 20, 2016) from the Chief Planner and Executive Director, City Planning Division, to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. That prior to the issuance of any permit for all or any part of the property at 10 Buchan Court, 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 Senior Manager, Heritage Preservation Services, the owner shall:

i. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;

ii. 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.i in the report (September 20, 2016) from the Chief Planner and Executive Director, 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 Senior Manager, Heritage Preservation Services;

iii. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and the approved Landscape Plans;

c. That prior to the release of the Letter of Credit required in recommendation 1.b.iii. in the report (September 20, 2016) from the Chief Planner and Executive Director, 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 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 Senior Manager, Heritage Preservation Services;

2. City Council state its intention to designate the property at 10 Buchan Court under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10 Buchan Court (Reasons for Designation) attached as Attachment 6 to the report (September 20, 2016) from the Chief Planner and Executive Director, City Planning Division.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property at 10 Buchan Court under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation of the property at 10 Buchan Court to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property at 10 Buchan Court.

6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 10 Buchan Court in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
7. 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 10 Buchan Court.

Background:

The Toronto Preservation Board on September 28, 2016, considered a report (September 20, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and authority to Enter Into a Heritage Easement Agreement - 10 Buchan Court.

Communications

(September 27, 2016) Letter from Glenn Bonnetta, President, North York Historical Society (PB.Supp.PB17.4.1)

(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-63380.pdf>)

(September 14, 2016) Letter from Geoff Kettel, Chair, North York Community Preservation Panel (PB.Supp.PB17.4.2)

(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-63404.pdf>)

(September 27, 2016) Letter from Dan Eylon, ERA Architects Inc. (PB.Supp.PB17.4.3)

(September 27, 2016) Letter from Julie Boarder, Interim President, Sheppard-Leslie Homeowners Association (PB.Supp.PB17.4.4)

(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-63398.pdf>)

Speakers

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For City Clerk

L. Bettencourt