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October 3, 2016

To: Planning and Growth Management Committee

From: Toronto Preservation Board

Subject: **Amendment to Toronto Municipal Code, Chapter 103 - Heritage Property Tax Rebate Program**

**Recommendations:**

The Toronto Preservation Board recommends to the Planning and Growth Management Committee that:

1. City Council direct staff to amend Municipal Code, Chapter 103, Article VII, Heritage Tax Rebate Program as follows:

- a. By amending the definition of Eligible Maintenance and Conservation Work to include work required to repair, restore, preserve, rehabilitate and stabilize the identified heritage attributes, as well as any of the following structural elements or actions that support or protect identified heritage attributes: exterior walls and façades, roofs, foundations, chimneys, exterior windows and doors, exterior stairs.
- b. To provide that eligible properties must retain the designated heritage property, including all façades facing a street or open space and a minimum 50% of gross floor area related to or supporting the heritage attributes.
- c. To provide that where a project proposal is related to development, interior or exterior structural alterations, or any alterations affecting the gross floor area of an eligible heritage property, 50 percent of the existing gross floor area related to or supporting the heritage attributes must be retained; and 50 percent of the existing exterior walls plus all façades facing a right of way or open space must be retained as exterior walls.
- d. To provide that work is ineligible if it is begun prior to receiving written approval of the work through the Heritage Property Tax Rebate Program.
- e. To provide that Eligible Maintenance and Conservation Work does not include the types of work set out in Schedule A of Chapter 103, or any work resulting from the types of work set out in Schedule A of Chapter 103.
- f. To provide that Eligible Maintenance and Conservation Work does not include work required by the City of Toronto in accordance with an existing s.37 agreement, or within an existing zoning by-law amendment, or secured in an existing Heritage Easement Agreement and required as a condition of zoning by-law approval.

g. To provide that, where applicable, upon completion of Eligible Maintenance and Conservation Work the owner or applicant must provide a letter from a qualified heritage consultant confirming that the authorized Eligible Maintenance and Conservation Work was completed according to the requirements of the Statement of Authorized Eligible Expenses.

2. The City Solicitor be authorized to introduce the necessary bill in Council to amend Chapter 103, Article VII of the Municipal Code to give effect to Council's decision.

**Background:**

The Toronto Preservation Board on September 28, 2016, considered a report (September 15, 2016) from the Chief Planner and Executive Director, City Planning Division regarding the Amendment to Toronto Municipal Code, Chapter 103 - Heritage Property Tax Rebate Program.

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB17.5>