

December 17, 2015

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property - 40 Hanna Avenue (99 Atlantic Avenue)**

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 40 Hanna Avenue, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans and drawings dated October 28, 2015, prepared by WZMH Architects, approved by the Ontario Municipal Board November 9, 2015, and the Heritage Conservation Plan, prepared by E.R.A. Architects Inc., issued April 16, 2015 and revised to October 27, 2015, both on file with the Senior Manager of Heritage Preservation Services subject to the following conditions:

- a. prior to final Site Plan approval for the property located at 40 Hanna Avenue, the owner shall:
 - i. provide final site plan drawings including drawings related to the approved Conservation Plan dated October 27, 2015 and the plans and drawings dated October 28, 2015, prepared by WZMH Architects.
- b. That prior to the issuance of any permit for all or any part of the property at 40 Hanna Avenue, 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. provide full building permit drawings including notes and specifications for the conservation, stabilization and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior 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 Senior 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 Senior Manager, Heritage Preservation Services.

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

2. That the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to City Council and consistent with the OMB Order issued November 9, 2015.

Background:

The Toronto Preservation Board December 15, 2015, considered a report (November 25, 2015) from Chief Planner and Executive Director, City Planning Division, regarding Alterations to a Designated Heritage Property - 40 Hanna Avenue (99 Atlantic Avenue).

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB10.2>