

December 17, 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 - 450 Yonge Street (Oddfellows Hall)**

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 450 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a five-storey rooftop addition and interior alterations to the existing building on the lands known municipally in 2015 as 450 Yonge Street, with such alterations substantially in accordance with the Heritage Impact Assessment dated May 8, 2015, prepared by E.R.A. Architects Inc., date-stamped received by Heritage Preservation Services on May 27, 2015, and on file with the Senior Manager, Heritage Preservation Services subject to the following conditions:

- a. Prior to the issuance of Final Site Plan Approval for the property at 450 Yonge Street, the owner shall:
 - i. enter into a Heritage Easement Agreement with the City for the property at 450 Yonge Street substantially in accordance with the plans and drawings dated May 8, 2015 prepared by E.R.A. Architects Inc., date stamped received by Heritage Preservation Services on May 27, 2015 and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan, required in Recommendation 1. a. ii. in the report (November 18, 2015) from the Chief Planner and Executive Director, City Planning, to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor;
 - ii. Provide a Conservation Plan and an Interpretation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out by ERA Architects Inc. dated May 8, 2015, to the satisfaction of the Senior 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 Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

iv. provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1. a. ii. in the report (November 18, 2015) from the Chief Planner and Executive Director, City Planning, to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. Prior to the issuance of a heritage permit for the designated property at 450 Yonge Street pertaining to the rooftop addition and interior alterations, but excluding permits for interior work not affecting the heritage attributes of the property, repairs, maintenance and usual and minor works to the property as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

i. have obtained final site plan approval for the property, issued by the Chief Planner and Executive Director, City Planning;

ii. provide full building permit drawings including notes and specifications for the conservation, stabilization and protective measures keyed to the approved Conservation Plan required in recommendation 1 a. ii. in the report (November 18, 2015) from the Chief Planner and Executive Director, City Planning, 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;

iii. 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. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 450 Yonge Street in a form and content satisfactory to the Chief Planner and Executive Director and City Solicitor.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement for the property at 450 Yonge Street.

Background:

The Toronto Preservation Board December 15, 2015, considered a report (November 18, 2015) from Chief Planner and Executive Director, City Planning Division, regarding Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 450 Yonge Street (Oddfellows Hall).

Speakers

Philip Evans, ERA Architects Inc.

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB10.4>