

March 29, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to Heritage Properties and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 650, 658 and 660 Broadview 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 properties at 650, 658 and 660 Broadview Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition on the lands known municipally in the year 2016 as 650, 658 and 660 Broadview Avenue, with such alterations substantially in accordance with plans and drawings dated February 10, 2016, prepared by Montgomery Sisam Architects Inc, date-stamped received by Heritage Preservation Services February 19, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated October 21, 2015, date-stamped received by City Planning on November 27, 2015, 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 properties located at 650, 658 and 660 Broadview 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 650, 658 and 660 Broadview Avenue, prepared by Goldsmith Borgal and Company Ltd. Architects, dated October 21, 2015, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.a.i in the report (March 2, 2016) from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 - iii. Provide a Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character 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 properties at 650, 658 and 660 Broadview Avenue, including a heritage permit or a building permit, but excluding permits for interior work not affecting the heritage attributes of the property, repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services;

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

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 (March 2, 2016) from the Chief Planner and Executive Director, City Planning, including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 650 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 650 Broadview Avenue (Reasons for Designation) attached as Attachment 7 to the report (March 2, 2016) from the Chief Planner and Executive Director, City Planning Division.

3. City Council state its intention to designate the property at 658 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 658 Broadview Avenue (Reasons for Designation) attached as Attachment 8 to the report (March 2, 2016) from the Chief Planner and Executive Director, City Planning Division.

4. City Council state its intention to designate the property at 660 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 660 Broadview Avenue (Reasons for Designation) attached as Attachment No. 9 to the report (March 2, 2016) from the Chief Planner and Executive Director, City Planning Division.

5. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties at 650, 658 and 660 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act.

6. If there are objections to the designations in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

7. If the designations are 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 properties at 650, 658 and 660 Broadview Avenue.

Background:

The Toronto Preservation Board on March 24, 2016, considered a report (March 2, 2016) from Chief Planner and Executive Director, City Planning Division, regarding Alterations to Heritage Properties and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 650, 658 and 660 Broadview Avenue.

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB13.3>