

March 29, 2016

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 - 175 Jones 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 175 Jones Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the alterations to and adaptive re-use of the existing church building on the lands known municipally in the year 2016 as 175 Jones Avenue, with such alterations substantially in accordance with plans and drawings dated February 5, 2016, prepared by Open Architects Inc., date-stamped received by Heritage Preservation Services February 26, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Architects Rasch Eckler Associates Ltd., dated July 31, 2015, date-stamped received by City Planning on September 30, 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 property located at 175 Jones Avenue the owner shall:
  - i. Enter into a Heritage Easement Agreement with the City for the property at 175 Jones Avenue in accordance with the plans and drawings dated February 5, 2016, prepared by Open Architects Inc., date-stamped received by Heritage Preservation Services February 26, 2016, 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 (March 2, 2016) from the Chief Planner and Executive Director, City Planning Division, 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 prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 175 Jones Avenue, prepared by Architects Rasch Eckler Associates Ltd., dated

July 31, 2015, to the satisfaction of the Senior Manager, Heritage Preservation Services;

iii. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.a.ii in the report (March 2, 2016) from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services; and

iv. 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.

b. That prior to the issuance of any permit for all or any part of the property at 175 Jones 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 building 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;

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.ii in the report (March 2, 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 qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

iii. Provide an Interpretation Plan for the subject property, 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; and

iv. 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.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.iv in the report (March 2, 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; and

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 175 Jones Avenue in a form and content satisfactory to the Chief Planner and Executive Director, City Planning Division and City Solicitor.

3. 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 175 Jones 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 a Designated Heritage Property and Authority to Enter Into a Heritage Easement Agreement - 175 Jones Avenue.

**Speakers**

David Eckler, Area Architects Ltd.

**Declared Interests**

The following member(s) declared an interest:

Bernard Rasch - in that he is a former partner of Architects Rasch Eckler Associates Limited.

For City Clerk

L. Bettencourt