

April 22, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property - 40 Hanna Avenue (22 Liberty Street)**

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 April 18, 2016, prepared by WZMH Architects and on file with the Senior Manager, Heritage Preservation Services subject to the following conditions:

- a. Prior to the issuance of any permit for all or any part of the building known as the Boiler House at 40 Hanna Avenue (22 Liberty Street) including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the heritage property as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
 - i. Provide an addendum to the Conservation Plan dated October 27, 2015, prepared by a qualified heritage consultant, that is consistent with the plans and drawings prepared by WZMH Architects dated April 18, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide full building permit drawings including notes and specifications for the alterations and conservation 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 addendum to the Conservation Plan required in recommendation 1.a.i. in the April 18, 2016 report from the Chief Planner and Executive Director, City Planning Division;
- b. 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 addendum to the Conservation Plan required in recommendation 1.a.i. in the April 18, 2016 report from the Chief Planner and Executive Director 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.3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Background:

The Toronto Preservation Board on April 21, 2016, considered a report (April 18, 2016) Report from the Chief Planner and Executive Director, City Planning Division regarding Alterations to a Designated Heritage Property - 40 Hanna Avenue (22 Liberty Street)

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB14.3>