

April 22, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 158 Sterling Road**

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 158 Sterling Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the alterations to the existing heritage building on the lands known municipally in the year 2016 as 158 Sterling Road, with such alterations substantially in accordance with plans and drawings dated February 8, 2016, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services February 8, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 8, 2016, 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 the issuance of any permit for all or any part of the property at 158 Sterling Road, 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:
 - i. Provide an updated Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 158 Sterling Road, prepared by ERA Architects Inc., dated February 8, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - 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 dated March 30, 2016 from the Senior Manager, Heritage Preservation Services, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement for which authority was given by City Council on July 7, 2015, between the City and the property owner of 158 Sterling Road.

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 7, 2016) Report from the Chief Planner and Executive Director, City Planning Division regarding Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 158 Sterling Road

Communications

(April 18, 2016) Presentation from Philip Evans, ERA Architects Inc (PB.Supp.PB14.2.1)
(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-59926.pdf>)

Speakers

Philip Evans, Principal, ERA Architects Inc.

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB14.2>