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June 8, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Heritage Property, Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement - 628, 634, and 636 Church 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 properties at 628, 634, and 636 Church Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands known municipally in 2016 as 628, 634, 636, and 638 Church Street, with such alterations substantially in accordance with plans and drawings dated September 19, 2014 and revised March 1, 2016, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 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 the properties at 628, 634, and 636 Church Street be designated under Part IV, Section 29 of the Ontario Heritage Act.
- b. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by the City Council and has come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.
- c. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the properties at 628, 634, and 636 Church Street in accordance with the plans and drawings dated September 19, 2014 and revised March 1, 2016, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 2016, and in accordance with the Conservation Plan required in Recommendation 1.c.ii in the report of May 11, 2016 from the Chief Planner & 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 628, 634, and 636 Church Street prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

iii. Enter into and register on the properties at 628, 634, and 636 Church Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

d. That prior to final Site Plan approval for the proposed development for the properties located at 628, 634, and 636 Church Street, the owner shall:

i. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.c.ii in the report of May 11, 2016 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

ii. The related Zoning By-law amendments giving rise to the proposed acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

iii. Provide a Heritage 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 and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and

iv. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.

e. That prior to the issuance of any permit for all or any part of the properties at 628, 634, and 636 Church Street, 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, the owner shall:

i. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 628, 634, and 636 Church Street, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

ii. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;

iii. 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.c.ii in the report of May 11, 2016 in the report from the Chief Planner & Executive Director, City Planning Division, 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;

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, Heritage Lighting Plan, and Interpretation Plan;

v. Provide an Interpretation Plan for the subject properties, 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;

vi. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services; and

vii. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services;

f. That prior to the release of the Letter of Credit required in Recommendation 1.e.iv. in the report May 11, 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, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all 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 628, 634, and 636 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

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 properties at 628, 634, and 636 Church Street.

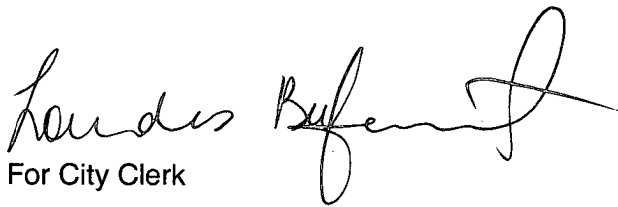
4. City Council state its intention to designate the property at 628 Church Street (the Manhattan Apartments) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 628 Church Street (Reasons for Designation) attached as Attachment No. 5 to the report (May 11, 2016) from Chief Planner & Executive Director, City Planning Division.
5. City Council state its intention to designate the properties at 634 and 636 Church Street (the Bernard Haldan Houses) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 634 and 636 Church Street (Reasons for Designation) attached as Attachment No. 6 to the report (May 11, 2016) from Chief Planner & Executive Director, City Planning Division.
6. If there are no objections to the designations of the properties at 628, 634, and 636 Church Street in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
7. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations of the properties at 628, 634, and 636 Church Street to Conservation Review Board.
8. If the designations of the properties at 628, 634, and 636 Church Street 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 designations of the properties.

Background:

The Toronto Preservation Board on June 2, 2016, considered a report (May 11, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Alterations to a Heritage Property, Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement - 628, 634, and 636 Church Street

Speakers

Philp Goldsmith
Les Klien



For City Clerk

L. Bettencourt