

October 3, 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 - 100 Queen's Park**

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 100 Queen's Park, in accordance with Section 33 of the Ontario Heritage Act, to alter the existing landing and stairs and construct a new accessibility ramp at the east entrance of the ROM on the lands known municipally in the year 2016 as 100 Queen's Park, with such alterations substantially in accordance with plans and drawings dated August 3, 2016 prepared by Hariri Pontarini, date-stamped received by the City Planning Division August 19, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 6, 2016, date-stamped received by the City Planning Division on September 6, 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 100 Queen's Park, 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. 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 100 Queen's Park prepared by ERA Architects Inc., dated September 6, 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, 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;

iii. 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;

b. That prior to the release of the Letter of Credit required in Recommendation 1.a.iii in the report September 6, 2016 from the Director, Urban Design, City Planning Division the owner shall:

i. Amend the existing Heritage Easement Agreement for the property at 100 Queen's Park in accordance with the plans and drawings dated August 3, 2016, prepared by ERA Architects Inc., date-stamped received by the City Planning Division August 19, 2016, and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the approved Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor.

ii. 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 approved Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and

iii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 100 Queen's Park, Instrument No. AT347470 dated November 28, 2003 and on file with the Senior Manager, Heritage Preservation Services.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council to amend the Heritage Easement Agreement.

Background:

The Toronto Preservation Board on September 28, 2016, considered a report (September 6, 2016) 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 - 100 Queen's Park.

For City Clerk

L. Bettencourt

