



Decision Letter

Toronto Preservation Board

Meeting No.	23	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, May 18, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB23.1	ACTION	Adopted		Ward:13
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Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 260 High Park Avenue

Board Decision

The Toronto Preservation Board recommends to the Etobicoke York Community Council that:

1. City Council approve the alterations to the heritage property at 260 High Park Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition and alterations to the existing heritage building on the lands known municipally in the year 2017 as 260 High Park Avenue, with such alterations substantially in accordance with plans and drawings dated April 20, 2017, prepared by Turner Fleischer Architects Inc., date-stamped received by the City Planning April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 2, 2017, date-stamped received by the City Planning March 6, 2017, in conjunction with the Heritage Impact Assessment addendum, prepared by ERA Architects Inc., dated April 21, 2017, date-stamped received by the City Planning Division April 21, 2017, 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 related site-specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has 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, in consultation with the Senior Manager, Heritage Preservation Services.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 260 High Park Avenue in accordance with plans and drawings dated April 20, 2017, prepared by Turner Fleischer Architects Inc., date-stamped received by the City Planning April 21, 2017, and on file with the Senior Manager, Heritage Preservation

Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 2, 2017, date-stamped received by the City Planning Division March 6, 2017, in conjunction with the Heritage Impact Assessment addendum, prepared by ERA Architects Inc., dated April 21, 2017, date-stamped received by the City Planning April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.b.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor;

2. 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 260 High Park Avenue prepared by ERA Architects Inc., dated March 2, 2017 and the Heritage Impact Assessment addendum, dated April 21, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 260 High Park Avenue, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The related Zoning By-law amendments giving rise to the proposed alterations shall be in 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, in consultation with the Senior Manager, Heritage Preservation Services;

3. 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;

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

5. 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;

d. That prior to the issuance of any permit for all or any part of the property at 260 High Park Avenue, 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:

1. The related Zoning By-law amendments giving rise to the proposed alterations shall be in 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, in consultation with the Senior Manager, Heritage Preservation Services;

2. 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.b.2 above 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;
 3. 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;
- e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3 in the report dated April 21, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:
1. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;
 2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation 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; and
 3. 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 260 High Park Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 260 High Park Avenue.

Origin

(April 21, 2017) Report from from the Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council approve the proposed alterations to the property at 260 High Park Avenue and give authority to enter into a Heritage Easement Agreement with the property owner. The applicant has submitted Zoning By-Law Amendment and Site Plan applications to the City for the rehabilitation and adaptive re-use of the existing property and the construction of a new addition.

Background Information

(April 21, 2017) Report and Attachments 1 - 7 from the Chief Planner and Executive Director, City Planning Division - Alterations to a Designated Heritage Property and Authority to Enter

into a Heritage Easement Agreement - 260 High Park Avenue
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-103579.pdf>)

Speakers

Jasmine Frolick, ERA Architects

Tina Leslie, West Toronto Junction Historical Society