

**City Council****Notice of Motion**

MM24.11	ACTION			Ward:29
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**550 Bayview Avenue - Alterations to a Heritage Property - by Councillor Mary Fragedakis, seconded by Councillor Joe Mihevc**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

*\* This Motion has been deemed urgent.*

**Recommendations**

Councillor Mary Fragedakis, seconded by Councillor Joe Mihevc, recommends that:

1. City Council adopt the following recommendations contained in the attached report (January 12, 2017) from the Chief Planner and Executive Director, City Planning:

1. City Council approve the alterations to the heritage property at 550 Bayview Avenue (The Don Valley Brick Works), in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to Building 16, on the lands known municipally in the 2017 as 550 Bayview Avenue, with such alterations substantially in accordance with plans and drawings prepared by LGA Architectural Partners, dated December 16, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated January 6, 2017 and date-stamped received by the City Planning Division on January 6, 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 the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 550 Bayview 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, the tenant shall:

1. 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 550 Bayview Avenue prepared by ERA Architects Inc., dated January 6, 2017, to the satisfaction of 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 in the report January 12, 2017 from the Chief Planner and 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;

3. Provide an Interpretation Plan for Building 16, 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

4. Provide an opinion letter from a consulting archaeologist to the satisfaction of the Senior Manager, Heritage Preservation Services on the potential for any subsoil disturbance caused by the proposal to impact archaeological resources;

b. Notwithstanding the requirements of Recommendation 1.a in the report January 12, 2017 from the Chief Planner and Executive Director, City Planning Division, prior to the issuance of any permits for the work related to the in-floor heating, including a heritage permit or a building permit the tenant shall:

1. Provide a Conservation Plan limited to the in-floor heating work prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 550 Bayview Avenue prepared by ERA Architects Inc., dated January 6, 2017, that includes the final extent of the area to be heated, an analysis of how the flooring will function during and after flooding, and any recommendations for mitigation required to ensure that pooling water does not accelerate the deterioration of the building's heritage fabric to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide a detailed Interpretation Strategy describing how the interior rail network that will be concealed by the new floor will be interpreted to the satisfaction of the Senior Manager, Heritage Preservation Services; and

3. Provide full building permit drawings for the in-floor heating work, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1 in the report January 12, 2017 from the Chief Planner and 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; and

c. Within 90 days of the completion of the alterations permitted in Recommendation 1 in the report January 12, 2017 from the Chief Planner and Executive Director, City Planning Division the tenant 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.

## **Summary**

The Chief Planner and Executive Director, City Planning is bringing forward a report (January 12, 2017) recommending that City Council approve proposed alterations to the property at 550 Bayview Avenue, the Don Valley Brickworks, under Section 33 of the Ontario Heritage Act. 550 Bayview Avenue is managed by the City, but subject to a long-term lease agreement with Evergreen. The proposed alterations are to Building 16 and will allow Evergreen to enhance the building's accessibility, extend its seasonal use, and to expand its programming. This request is urgent because the project is dependent on time sensitive funding from an upper level of government.

## **Background Information (City Council)**

Member Motion MM24.11

(January 12, 2017) Report from the Chief Planner and Executive Director, City Planning Division on 550 Bayview Avenue - Alterations to a Heritage Property

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-100532.pdf>)