

City Council

Motion without Notice

MM28.32	ACTION			Ward:30
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Alterations to Heritage Properties and Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act - 650, 658 and 660 Broadview Avenue - by Councillor Paula Fletcher, seconded by Councillor Mary Fragedakis

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to a re-opening of Item TE15.14. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Mary Fragedakis, recommends that:

1. City Council revise its decision of May 3, 4 and 5, 2016, on Item TE15.14, by deleting Part 1. of such decision and substituting the following in its place:

1. City Council approve the alterations to the heritage properties at 650, 658 and 660 Broadview Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition on the lands known municipally in the year 2016 as 650, 658 and 660 Broadview Avenue, with such alterations substantially in accordance with plans and drawings dated February 10, 2016, prepared by Montgomery Sisam Architects Inc, date-stamped received by Heritage Preservation Services February 19, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated October 21, 2015, date-stamped received by City Planning on November 27, 2015, 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. prior to Final Site Plan approval for the alterations to the properties located at 650, 658 and 660 Broadview the owner shall:

i. provide final site plan drawings related to the approved Conservation Plan required in Part 1.b.ii. below, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

b. prior to the issuance of any permit for all or any part of the properties at 650, 658

and 660 Broadview Avenue, including a heritage permit or a building permit, but excluding permits for interior work not affecting the heritage attributes of the property, repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services:

- i. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.b.ii. below, including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - 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 650, 658 and 660 Broadview Avenue, prepared by Goldsmith Borgal & Company Ltd. Architects, dated October 21, 2015, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - iii. provide a 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
 - 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; and
- c. prior to the release of the Letter of Credit required in Part 1.b.iv above, the owner shall:
- i. have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning; and
 - ii. 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 that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

Summary

At its meeting on May 3, 4 and 5, 2016, City Council adopted Item TE15.14 approving the alterations to the designated heritage buildings at 650, 658 and 660 Broadview Avenue, pursuant to the Ontario Heritage Act. The Council decision required that a number of conditions be satisfied prior to the issuance of any heritage alteration permit, including final site plan approval. The applicant, Montcrest School, has requested that the conditions be amended so that they can move ahead with a conditional permit to begin above-grade work. This will allow them to meet a construction deadline so that the work on the site can continue during the summer months while students are away. The applicant's Site Plan application has been submitted and is under review by City staff. The City's interests are being secured through other means, including the designation of the properties under Part IV of the Ontario Heritage

Act and a Conservation Plan. This Motion is deemed urgent as the applicant needs to begin work on the Site during the summer school break.

REQUIRES RE-OPENING:

Toronto and East York Community Council Item TE15.14 - May 3, 4 and 5, 2016 City Council Meeting.

Background Information (City Council)

Member Motion MM28.32