

City Council**Motion without Notice**

MM29.37	ACTION			Ward:29
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Amendment to MM24.11 (2017) - 550 Bayview Avenue - Alterations to a Heritage Property - by Councillor Mary Fragedakis, seconded by Councillor John Filion

** This Motion has been deemed urgent by the Chair.*

** This Motion is subject to a re-opening of Item MM24.11. 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 Mary Fragedakis, seconded by Councillor John Filion, recommends that:

1. City Council amend its decision on Item MM24.11, adopted January 31, 2017, by deleting Part 1.c. and replacing it with the following:

c. Notwithstanding the requirements of Parts 1.a.1. and 1.a.2. of MM24.11, and in addition to Parts 1.a.3. and 1.a.4. of MM24.11, prior to the issuance of any permits for the work related to the exterior envelope or interior washroom 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, that includes all aspects of the conservation strategy, with the exception of the work pertaining to the proposed classrooms, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

2. Provide full building permit drawings for the exterior envelope work and new washrooms, 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;

d. Within 90 days of the completion of the alterations permitted in Part 1 of Item MM24.11, 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

At its meeting of January 31, 2017, City Council adopted Item MM24.11 conditionally approving alterations in accordance with Section 33 of the Ontario Heritage Act for the designated heritage property located at 550 Bayview Avenue ("The Don Valley Brick Works"). The property is owned by the Toronto and Region Conservation Authority and managed by the City of Toronto. It is currently under lease to Evergreen (the tenant). Evergreen's conditional approval allows for the alteration of Building 16, one of the historic industrial buildings on the property, in order to enhance accessibility, extend its seasonal use, and to expand its programming.

Since Council's adoption of Item MM24.11, Evergreen has fulfilled Council's pre-approval conditions for the in-floor heating work in Building 16 and commenced construction of this portion of the project. However, prior to undertaking additional work they are required to complete the remainder of Council's pre-approval conditions. Evergreen is unable to complete these conditions as they are currently working through a re-design of the two new classrooms they have proposed to construct within the building. The amendments to Item MM24.11 proposed in this motion would allow Evergreen to begin exterior envelope work, and work on the new interior washrooms provided that they complete the pre-approval conditions to the satisfaction of the Senior Manager, Heritage Preservation Services. In addition to Council approval, the tenant will also need to obtain the approval of the Ontario Heritage Trust as this property is subject to a Heritage Conservation Easement with the Trust.

This motion is urgent because Evergreen is seeking to complete the exterior envelope work on the new washrooms prior to their prime fall event season.

REQUIRES RE-OPENING:

Item MM24.11 - January 31, 2017 City Council meeting.

Background Information (City Council)

Member Motion MM29.37