

## City Council

### Motion without Notice

MM31.53	ACTION			Ward:20
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**497, 505 and 511 Richmond Street West - Alterations to Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - by Councillor Joe Cressy, seconded by Councillor John Filion**

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

*\* This Motion is subject to a re-opening of Item TE22.17. A two-thirds vote is required to reopen that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

### Recommendations

Councillor Joe Cressy, seconded by Councillor John Filion, recommends that:

1. City Council amend its decision on Item TE22.17, adopted March 9, 2017, by adding new part 1.f which shall read as follows:

"f. Notwithstanding Part 1.d above, permits for demolition and staging work (including façade retention), and for shoring and excavation, as are acceptable to the Senior Manager, Heritage Preservation Services, may be issued prior to the satisfaction of all of the requirements of Part 1.d, on condition that prior to the issuance of any such permits the owner shall:

1. obtain final approval for the necessary Zoning by-law Amendment giving rise to the proposed alterations, as required by Part 1.d.1;
2. amend the Heritage Easement Agreement required by Part 1.c.1, including registration of such amending agreement to the satisfaction of the City Solicitor;
3. provide the Conservation Plan as required by Part 1.c.2;
4. provide full building permit drawings, as required by Part 1.d.3, for the work to be permitted by any such demolition, staging, excavation or shoring permits;
5. provide the Letter of Credit required by Part 1.d.4; and
6. provide the full documentation, as required by Part 1.d.6, of the buildings or portions thereof at 497, 505 and 511 Richmond Street West to be demolished or

altered by any such demolition, staging, excavation or shoring permits;

all to the satisfaction of the Senior Manager, Heritage Preservation Services. In addition and notwithstanding the above, a permit to allow construction of a concrete foundation system to support the future façade retention structure, with no physical impact to the Richmond or Maud Street elevations of the building, may be issued prior to the satisfaction of Part 1.f.1, provided that the balance of Part 1.f has been fully satisfied."

## **Summary**

At its meeting on March 9, 2017, City Council adopted Item TE22.17 approving alterations in accordance with Section 33 of the Ontario Heritage Act for the designated heritage property located at 497, 505 and 511 Richmond Street West to permit the construction of a 13 storey mixed use building.

The proposed development will result in the restoration and conservation of the historic Waterworks building, and will create a community hub on the property with a unique mix of uses, including a new 54,000 square foot YMCA, 15 new affordable housing units administered by Artscape, market housing, an expanded St. Andrew's Playground, a new food hall, and commercial uses. Given the public interest in ensuring the quick delivery of much needed community and recreation space, as well as the affordable housing, the proposed amendment to Item TE22.17 would enable the applicant to commence the early stages of its construction while it satisfies the pre-approval conditions for the permits required for above-grade construction.

## **REQUIRES RE-OPENING:**

Toronto and East York Community Council Item TE22.17 - City Council meeting March 9, 2017

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

Member Motion MM31.53