

March 21, 2017

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations and Removal of a Heritage Property, Intention to Designate under the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements - 738-746 Bathurst Street, 585 Bloor Street West and 581-597 and 588-606 and 610 Markham Street**

Recommendations:

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

1. City Council approve the alterations to the heritage properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street and to 604-606 Markham Street upon relocation of the building from 610 Markham Street to 604-606 Markham Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the redevelopment of the site bounded generally by Bathurst, Markham and Lennox Streets and Bloor Street West, with such alterations substantially in accordance with plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated March 6, 2017, date-stamped received by Heritage Preservation Services March 6, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan(s) satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street be designated under Part IV, Section 29 of the Ontario Heritage Act;
- b. That the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations shall have been enacted by City Council and have 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;
- c. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. Enter into Heritage Easement Agreements with the City for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street in accordance with the plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2017, and in accordance with the Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services and the City Solicitor, such agreements to be registered on title to the subject properties prior to the earlier of the coming into force of the Zoning By-law and Official Plan Amendments giving rise to the proposed alterations and the issuance of any permit for all or any part of the properties, including a heritage permit or a building permit, but excluding permits for (i) such repairs and maintenance and usual and minor works for the existing heritage buildings and (ii) interior alterations that do not affect the exterior building features as are acceptable to the Senior Manager, Heritage Preservation Services.

2. Provide a Conservation Plan(s), prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street including a detailed building relocation strategy for the heritage building at 610 Markham Street, to 604-606 Markham Street, prepared by ERA Architects Inc., dated March 6, 2017 to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into one or more agreements with the City pursuant to Section 37 of the Planning Act for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such agreement(s) to include those facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations, and to be registered on title to the subject properties prior to the earlier of the coming into force of the Zoning By-law and Official Plan Amendments giving rise to the proposed alterations and the issuance of any permit for all or any part of the subject properties including a heritage permit or a building permit, but excluding permits for (i) such repairs and maintenance and usual and minor works for the existing heritage buildings and (ii) interior alterations that do not affect the exterior building features as are acceptable to the Senior Manager, Heritage Preservation Services.

d. That prior to final Site Plan approval for the properties located at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street:

1. The owner shall provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.c.2 in the report dated

March 7, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations shall have been enacted by City Council and have 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;

3. The owner shall 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 thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and

4. The owner shall provide a detailed landscape plan for the subject properties, satisfactory to the Senior Manager, Heritage Preservation Services.

e. Prior to the issuance of any permit for all or any part of the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street, Services, including a heritage permit or a building permit, but excluding permits for: (i) such repairs and maintenance and usual and minor works for the existing heritage buildings and (ii) interior alterations that do not affect the exterior building features as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The owner shall have obtained final Site Plan approval for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street issued by the Chief Planner and Executive Director, City Planning;

2. The owner shall provide full building permit drawings for the subject phase of development, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning, 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. The owner shall provide Interpretation Plan(s) for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street (as to be relocated to 604-606 Markham Street) to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan(s) to the satisfaction of the Senior Manager, Heritage Preservation Services; and

4. The owner shall provide letter(s) 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 Interpretation Plan.

f. Notwithstanding the requirements of Recommendation 1.e above, prior to the issuance of any heritage permit or building permit for:

1. (i) the removal of rear additions to the properties at 581, 583, 585, 591, 593, 595, 597, 588, 590, 592, 594, 600 and 602 Markham Street, and (ii) the demolition of the buildings on the properties at 599 and 601 Markham Street and 760 Bathurst Street:

- a. The owner shall have registered the heritage easement agreements required in accordance with Recommendation 1.c.1 and the Section 37 agreement required in accordance with Recommendation 1.c.3, on title to the subject properties;
- b. The related Official Plan Amendment and Zoning By-law Amendment 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;
- c. Notice of Approval Conditions for site plan approval for the alterations permitted in Recommendation 1 shall have been issued by the Chief Planner and Executive Director, City Planning in consultation with the Senior Manager, Heritage Preservation Services;
- d. The owner shall provide an acknowledgement in writing satisfactory to the Chief Planner and Executive Director, City Planning, acknowledging the owner's acceptance and agreement with the terms of such Notice of Approval Conditions, subject to such amendments as are satisfactory to the Chief Planner and Executive Director, City Planning;
- e. The owner shall provide full building permit drawings for such alterations and removals including notes and specifications for the protective measures keyed to the approved conservation plan, satisfactory to the Senior Manager, Heritage Preservation Services;
- f. The owner shall 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 the safety of the buildings during such alterations and removals to 581, 583, 585, 591, 593, 595, 597, 588, 590, 592, 594, 600 and 602 Markham Street included in the approved Conservation Plan; and
- g. The owner shall provide full documentation of the existing buildings at 599-601 Markham Street and 760 Bathurst Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. (i) shoring, excavation and foundation work (the "Foundation Works"), (ii) the removal of portions of the building at 585 Bloor Street West, and (iii) the removal and relocation of the building at 610 Markham Street:

a. The owner shall have registered the heritage easement agreements required accordance with Recommendation 1.c.1 on title to the properties.

b. The related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have 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;

c. The owner shall have entered into and registered the related site plan agreement pursuant to S. 114 of the City of Toronto Act, 2006, for the alterations approved in accordance with recommendation 1 to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

d. The owner shall have provided full building permit drawings for the Foundation Works, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s), 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;

g. That prior to the release of the letter(s) of credit required in Recommendation 1.e.4:

1. The owner shall provide a letter of substantial completion for the subject phase of work 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(s) and Interpretation Plan(s) and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and

2. The owner shall provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council approve the removal of the heritage building on the property at 610 Markham Street to allow for its relocation to the property at 604-606 Markham Street in accordance with Section 34 of the Ontario Heritage Act, with such removal to take place in accordance with plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated March 6, 2017, date-stamped received by the City Planning Division March 6, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with the Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning and subject to the following additional conditions:

- a. That upon relocation of the heritage building currently located on the property at 610 Markham Street to 604-606 Markham Street, 604-606 Markham Street be designated under Part IV, Section 29 of the Ontario Heritage Act; and
 - b. That upon relocation of the heritage building currently located on the property at 610 Markham Street to 604-606 Markham Street in accordance with the plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2017, and in accordance with the Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services and the City Solicitor, the owner enter into a heritage easement agreement with the City for the property at 604-606 Markham Street to replace the heritage easement agreement for the property at 610 Markham Street.
3. If Council's decision with respect to the removal of the building situated on the property 610 Markham Street is appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Ontario Municipal Board in support of Council's decision.
 4. City Council authorize the entering into of heritage easement agreements under Section 37 of the Ontario Heritage Act with the owner of 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
 5. Upon relocation of the heritage building currently located at 610 Markham Street, to 604-606 Markham Street, City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 604-606 Markham Street to replace the heritage easement agreement for the property at 610 Markham Street and the City Solicitor be authorized to consent to the removal of the heritage easement agreement from title to the property at 610 Markham Street following registration of the Heritage Easement Agreement on title to the property at 604-606 Markham Street.
 6. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the heritage easement agreements for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street
 7. City Council state its intention to designate the property at 738 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
 8. City Council state its intention to designate the property at 740 Bathurst Street (which is an entrance address for 742 Bathurst Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.

9. City Council state its intention to designate the property at 742 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
10. City Council state its intention to designate the property at 744 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
11. City Council state its intention to designate the property at 746 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
12. City Council state its intention to designate the property at 585 Bloor Street West (including the entrance address at 612 Markham Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 585 Bloor Street West (Reasons for Designation) attached as Attachment 27 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
13. City Council state its intention to designate the property at 581 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 581-583 Markham Street (Reasons for Designation) attached as Attachment 28 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
14. City Council state its intention to designate the property at 583 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 581-583 Markham Street (Reasons for Designation) attached as Attachment 28 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
15. City Council state its intention to designate the property at 585 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 585 Markham Street (Reasons for Designation) attached as Attachment 29 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
16. City Council state its intention to designate the property at 587 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 587-589 Markham Street (Reasons for Designation) attached as Attachment 30 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
17. City Council state its intention to designate the property at 588 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
18. City Council state its intention to designate the property at 589 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 587-589 Markham Street (Reasons for Designation) attached as Attachment 30 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.

19. City Council state its intention to designate the property at 590 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
20. City Council state its intention to designate the property at 591 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 591 Markham Street (Reasons for Designation) attached as Attachment 32 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
21. City Council state its intention to designate the property at 592 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
22. City Council state its intention to designate the property at 593 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 593-595 Markham Street (Reasons for Designation) attached as Attachment 33 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
23. City Council state its intention to designate the property at 594 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
24. City Council state its intention to designate the property at 595 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 593-595 Markham Street (Reasons for Designation) attached as Attachment 33 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
25. City Council state its intention to designate the property at 596 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 596-598 Markham Street (Reasons for Designation) attached as Attachment 34 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
26. City Council state its intention to designate the property at 597 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 597 Markham Street (Reasons for Designation) attached as Attachment 35 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
27. City Council state its intention to designate the property at 598 Markham Street (which is an entrance address for 596 Markham Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 596-598 Markham Street (Reasons for Designation) attached as Attachment 34 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.
28. City Council state its intention to designate the property at 600 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 600-602 Markham Street (Reasons for Designation) attached as Attachment 36 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.

29. City Council state its intention to designate the property at 602 Markham Street (which is an entrance address for 600 Markham Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 600-602 Markham Street (Reasons for Designation) attached as Attachment 36 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.

30. City Council state its intention to designate the property at 610 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 610 Markham Street (Reasons for Designation) attached as Attachment 37 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.

31. Upon relocation of the heritage building currently located at 610 Markham, to 604-606 Markham Street, City Council state its intention to designate the property at 604-606 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 604-606 Markham Street (Reasons for Designation) attached as Attachment 38 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning.

32. Upon relocation of the heritage building originally located at 610 Markham to 604-606 Markham Street, City Council repeal the designation by-law from 610 Markham Street and remove the property from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

33. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bills in Council.

34. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

35. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

Background:

The Toronto Preservation Board on March 23, 2017, considered a report (March 7, 2017) from the Chief Planner and Executive Director, City Planning regarding Alterations and Removal of a Heritage Property, Intention to Designate under the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements - 738-746 Bathurst Street, 585 Bloor Street West and 581-597 and 588-606 and 610 Markham Street.

Communications

(March 22, 2017) Letter from Donna McFarlane, Mirvish Village Task Group
(PB.Supp.PB21.1.1)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67772.pdf>)

(March 22, 2017) Letter from Sue Dexter, Harbord Village Residents' Association Board
(PB.Supp.PB21.1.2)

(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67773.pdf>)

(March 23, 2017) Letter from Alexis Cohen, ERA Architects Inc. (PB.Supp.PB21.1.3)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67814.pdf>)

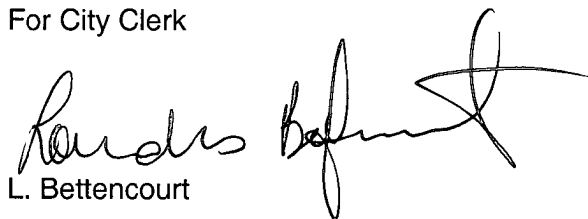
Speakers

Scott Weir, Principal, ERA Architects Inc.

Paul Maclean, Chair, Mirvish Village Task Group

Jonah Lefovsky, West Bank

For City Clerk

A handwritten signature in black ink, appearing to read "L. Bettencourt". The signature is fluid and cursive, with a large, stylized initial "L" and a long, sweeping horizontal stroke at the end.

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB21.1>