

March 21, 2017

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 1433 Bathurst Street (Wychwood Library)**

Recommendations:

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

1. City Council approve the alterations to the heritage property at 1433 Bathurst Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition to the existing heritage building on the lands known municipally in March 2017 as 1433 Bathurst Street, with such alterations substantially in accordance with plans and drawings dated December 12, 2016 prepared by Shoalts and Zaback Architects Ltd., date-stamped received by the City Planning Division January 10, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith, dated March 3, 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 a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That the property at 1433 Bathurst Street be designated under Part IV, Section 29 of the Ontario Heritage Act;

b. That prior to final Site Plan Approval for the proposed re-development for the heritage property located at 1433 Bathurst Street, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 1433 Bathurst Street in accordance with the plans and drawings dated December 12, 2016, prepared by Shoalts and Zaback Architects Ltd., date-stamped received by the City Planning Division January 10, 2017, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment prepared by Philip Goldsmith, dated March 3, 2017, and in accordance with the Conservation Plan required in Recommendation 1.b.3 in the report dated March 6, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.3 in the report of March 6, 2017 from the Chief

Planner and Executive Director, City Planning, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. 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 the heritage property located at 1433 Bathurst Street prepared by Philip Goldsmith, dated March 3, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Lighting Plan that describes how the heritage property at 1433 Bathurst Street will be sensitively illuminated to enhance its 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

5. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the heritage property located at 1433 Bathurst Street, 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 owner shall:

1. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division; and

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.b.3 in the report of March 6, 2017 from the Chief Planner and Executive Director, City Planning, including a description of the 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 the subject property, 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;

4. 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, Lighting Plan and Interpretation Plan;

f. That prior to the release of the Letter of Credit required in Recommendation 1.c.4 in the report March 6, 2017 from the Chief Planner and Executive Director, City Planning Division the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan, and Interpretation Plan and that an

appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 1433 Bathurst Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 1433 Bathurst Street.

4. City Council state its intention to designate the property at 1433 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1433 Bathurst Street (Reasons for Designation) Attachment 6, attached to the report dated March 6, 2017 from the Chief Planner and Executive Director, City Planning.

5. If there are no objections to the designation of the property at 1433 Bathurst Street in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

6. If there are objections to the designation of the property at 1433 Bathurst Street in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

7. If the designation of the property at 1433 Bathurst Street is 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.

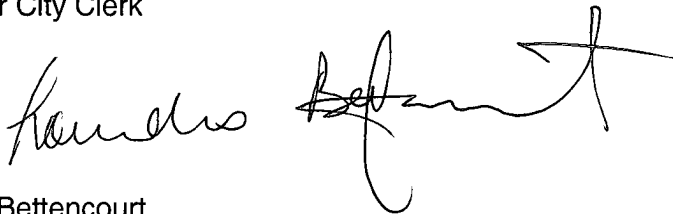
Background:

The Toronto Preservation Board on March 23, 2017, considered a report (March 6, 2017) from the Chief Planner and Executive Director, City Planning regarding Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 1433 Bathurst Street (Wychwood Library).

Speakers

Philip Goldsmith, P.G Architects

For City Clerk

A handwritten signature in black ink, appearing to read 'L. Bettencourt', with a long horizontal stroke extending to the right.

L. Bettencourt