

March 21, 2017

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property and Amendment of Existing Heritage Easement Agreement - 131 Farnham Avenue and 45 Oaklands Avenue**

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 131 Farnham Avenue and 45 Oaklands Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of nineteen (19) townhouse units on the lands known municipally in the year 2017 as 131 Farnham Avenue and 45 Oaklands Avenue, with such alterations substantially in accordance with plans and drawings, dated October 22, 2016 by Richard Wengle Architect Inc., and with the Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc., dated March 7, 2017, and on file with the Senior Manager, Heritage Preservation Services, subject to the following additional conditions:
 - a. That the related zoning by-law amendment and site plan approval giving rise to the proposed alterations shall be in full force and affect in a form and with content acceptable to the City Solicitor;
 - b. That prior to any Ontario Municipal Board Order issuing in connection with the Zoning By-law Amendment and Site Plan Approval Application appeal (OMB Case no. PL150753), the owner shall:
 1. That the City's pre-approval conditions for the Site Plan Control application shall be satisfied;
 2. Amend the existing Heritage Easement Agreement for the property at 131 Farnham Avenue and 45 Oaklands Avenue in accordance with plans and drawings dated October 22, 2016 by Richard Wengle Architect Inc., and the Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc., dated March 7, 2017 and on file with the Senior Manager, Heritage Preservation Services, including registration of such amending agreement to the satisfaction of the City Solicitor;
 3. Submit an addendum to the Conservation Plan dated March 7, 2017, which specifies the restoration and necessary repair measures for the historic gates, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. Prior to the issuance of any permit for all or any part of the building known as the Gatekeeper's Cottage and the structures known as the Stone Gates at 131 Farnham Avenue and 45 Oaklands Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The owner shall provide full building permit drawings including notes and specifications for the alterations and conservation including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. The owner shall provide a Letter of Credit, including provisions for upward 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 Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue, prepared by ERA Architects Inc. dated March 7, 2017;

d. Prior to the release of the Letter of Credit, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc. dated March 7, 2017, and that an appropriate standard of conservation has been maintained, 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.

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 to a Designated Heritage Property and Amendment of Existing Heritage Easement Agreement - 131 Farnham Avenue and 45 Oaklands Avenue.

Communications

(March 23, 2017) Letter from Philip Evans, ERA Architects (PB.Supp.PB21.3.1)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-68017.pdf>)

Speakers

Philip Evans, ERA Architects

For City Clerk

L. Bettencourt