

March 21, 2017

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Demolition and Reconstruction of a Designated Heritage Property - 484 Spadina Avenue (The Silver Dollar Room)**

Recommendations:

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

1. City Council approve the request to demolish the heritage property at 484 Spadina Avenue in accordance with Section 34 of the Ontario Heritage Act, to allow for the construction of a 15-storey mixed use building that includes the reconstruction of the Silver Dollar Room, including the conservation and commemoration of heritage attributes of the Silver Dollar Room as set out in the terms of the decision issued by the Ontario Municipal Board on May 27, 2015, substantially in accordance with plans and drawings dated October 21, 2016, prepared by Kirkor Architects + Planners, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment and Conservation Strategy (HIA), prepared by Goldsmith Borgal and Company Ltd., dated January 24, 2017 (final revised submission), on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation / Reconstruction Plan satisfactory to the Senior Manager, Heritage Preservation Services and the following additional conditions:

- a. The related zoning by-law amendment giving rise to the proposed demolition shall be in 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 Division, in consultation with the Senior Manager, Heritage Preservation Services;
- b. That prior to any Ontario Municipal Board Order issuing in connection with the Zoning By-law Amendment and Site Plan Approval Application appeal:
 1. The City's Notice of Approval Conditions for the Site Plan Control application shall be finalized and any pre-approval conditions satisfied;
 2. The owner shall enter into and register on the property at 484 Spadina Avenue one or more agreements pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor;
 3. The owner shall provide a Conservation / Reconstruction Plan, prepared by a qualified heritage consultant, that is consistent with the Heritage Impact Assessment and Conservation Strategy for the heritage property located at 484 Spadina Avenue prepared by Goldsmith Borgal and Company Ltd., dated January 24, 2017 (final

revised submission), to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. The owner shall provide an Interpretation / Commemoration 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.

c. That prior to the issuance of any permit for all or any part of the heritage designated property located at 484 Spadina Avenue, including a heritage permit, a building permit, or a permit related to the demolition, shoring and excavation of the subject property the owner shall:

1. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation / Reconstruction Plan required in Recommendation 1.b.3 in the report of February 9, 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.

2. Provide a Letter of Credit, including provision 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 approved Conservation / Reconstruction Plan and Interpretation / Commemoration Plan.

3. Provide full documentation of the existing heritage property at 484 Spadina Avenue, 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 keyed to a location map, elevations and measured drawings as may be available, copies of all interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.2. in the Report of February 9, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation and reconstruction work and interpretive work has been completed in accordance with the Conservation / Reconstruction Plan and the Interpretation / Commemoration Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council pass a by-law to repeal the designation by-law for the property at 484 Spadina Avenue upon the demolition of the heritage building and remove the property from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

Background:

The Toronto Preservation Board on March 23, 2017, considered a report (February 9, 2017) from the Chief Planner and Executive Director, City Planning regarding Demolition and Reconstruction of a Designated Heritage Property - 484 Spadina Avenue (The Silver Dollar Room).

Communications

(March 23, 2017) Letter from Emad Ghattas, GBCA Architects, Part 1 of 3 (PB.Supp.PB21.7.1) (<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67816.pdf>)

(March 23, 2017) Letter from Emad Ghattas, GBCA Architects, Part 2 of 3 (PB.Supp.PB21.7.1) (<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67817.pdf>)

(March 23, 2017) Letter from Emad Ghattas, GBCA Architects, Part 3 of 3 (PB.Supp.PB21.7.1) (<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-67818.pdf>)

Speakers

Emad Ghattas, GBCA

Marisa Keating, Davies Howe Partners LLP

Christopher Borgal, GBCA Architects

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB21.7>