



## Decision Letter

### Toronto Preservation Board

<b>Meeting No.</b>	25	<b>Contact</b>	Lourdes Bettencourt, Committee Secretary
<b>Meeting Date</b>	Thursday, August 24, 2017	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 2, City Hall	<b>Chair</b>	Jennifer Rieger

PB25.1	ACTION	Adopted	Ward:20
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#### Alterations to a Designated Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 263 Adelaide Street West

#### Board Decision

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 263 Adelaide Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the redevelopment of the site situated on the south side of Adelaide Street West, east of John Street, with such alterations substantially in accordance with plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, date-stamped received by Heritage Preservation Services May 15, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated July 28, 2017, date-stamped received by Heritage Preservation Services July 28, 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 prior to issuance of an Ontario Municipal Board Order (Case No. PL160318) in connection with the Zoning By-law Amendment appeal for the property at 263 Adelaide Street West:

1. The property at 263 Adelaide Street West shall be designated under Part IV, Section 29 of the Ontario Heritage Act;

2. The owner shall enter into a Heritage Easement Agreement with the City for the property at 263 Adelaide Street West in accordance with plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, date-stamped received by Heritage Preservation Services May 15, 2017, and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.a.3 in the report dated July 24, 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;

3. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 263 Adelaide Street West prepared by ERA Architects Inc. dated July 28, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

4. The owner shall enter into and register on the property at 263 Adelaide Street West one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the property at 263 Adelaide Street West, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.3 in the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;

3. Provide an Interpretation Plan for the subject properties, 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 Heritage 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;

5. Submit a Signage 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 property at 263 Adelaide Street West, including a heritage permit or a building permit but excluding permits for repairs, maintenance and usual and minor works acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;

2. Provide building permit drawings for the specific phase of work for which the permit is being sought, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.3 in the report dated July 24, 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 qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. 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 and the Interpretation Plan;

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 in the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:

1. Have obtained final site plan approval for the subject properties, issued by the Chief Planner and Executive Director, City Planning;

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

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

2. City Council state its intention to designate the property at 263 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 263 Adelaide Street West (Reasons for Designation) attached as Attachment 10 to the report dated July 24, 2017 from the Chief Planner and Executive Director, City Planning.

3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

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

5. If the designation 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.

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 263 Adelaide Street West in a form and with content satisfactory to the Chief Planner and Executive Director, City Planning and City Solicitor.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the property at 263 Adelaide Street West.

## **Origin**

(July 24, 2017) Report from Chief Planner and Executive Director, City Planning Division

## **Summary**

This report recommends that City Council approve the proposed alterations for the heritage property at 263 Adelaide Street West in connection with the proposed redevelopment of the subject property, state its intention to designate 263 Adelaide Street West under Part IV,

Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement for the property. The applicant proposes to retain and conserve the primary elevation of the building on the property and integrate it into a new mixed use development.

### **Background Information**

(July 24, 2017) Report and Attachments 1 -11 from the Chief Planner and Executive Director, City Planning Division - Alterations to a Designated Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 263 Adelaide Street West

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105960.pdf>

(August 18, 2017) Revised Page Three (3) - Alterations to a Designated Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 263 Adelaide Street West

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106167.pdf>