



## 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

PB25.5	ACTION	Adopted		Ward:29
--------	--------	---------	--	---------

#### Alterations to a Heritage Property - 550 Bayview Avenue

##### 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 550 Bayview Avenue (The Don Valley Brick Works), in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to Building 16, on the lands known municipally in the year 2017 as 550 Bayview Avenue, with such alterations substantially in accordance with plans and drawings prepared by LGA Architectural Partners, dated July 7, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated July 17, 2017 and date-stamped received by the City Planning on July 17, 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 the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 550 Bayview Avenue, 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 tenant shall:

1. 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 550 Bayview Avenue prepared by ERA Architects Inc., dated July 17, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1 in the report July 17, 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;

b. Within 90 days of the completion of the alterations permitted in Recommendation 1 in the report January 17, 2017 from the Chief Planner and Executive Director, City Planning

the tenant provide a letter of substantial completion 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 and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation.

## **Origin**

(July 31, 2017) Report from Chief Planner and Executive Director, City Planning Division

## **Summary**

This report recommends that City Council approve the conservation strategy generally described for the heritage property located at 550 Bayview Avenue ("The Don Valley Brick Works"). The current tenant is seeking to alter Building 16, one of the historic industrial buildings on the property, to allow for the construction of new collaboration studio structures within the building. This proposal is a revision to a previously approved proposal. The property is owned by the Toronto and Region Conservation Authority and managed by the City of Toronto. It is currently under lease to Evergreen.

## **Background Information**

(July 31, 2017) Report and Attachments 1 - 5 from the Chief Planner and Executive Director, City Planning Division - Alterations to a Heritage Property - 550 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105963.pdf>

(August 15, 2017) Revised Page Two (2) - Alterations to a Heritage Property - 550 Bayview Avenue

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106048.pdf>