

Toronto Preservation Board

Meeting No.	26	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, September 28, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB26.1	ACTION	Adopted		Ward:19
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Alterations to a Designated Heritage Property - 2 Strachan 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 2 Strachan Avenue in accordance with Section 33 of the Ontario Heritage Act, to allow for the installation of a new elevator and related modifications on the lands known municipally in the year 2017 as 2 Strachan Avenue, with such alterations substantially in accordance with plans and drawings dated June 8, 2017 prepared by ERA Architects Inc., on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated August 18, 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 the issuance of any permit for all or any part of the property at 2 Strachan 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:

1. Enter into a Heritage Easement Agreement with the City for the property at 2 Strachan Avenue in accordance with the plans and drawings dated June 8, 2017, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 18, 2017, and in accordance with the Conservation Plan required in Recommendation 1.a.2 in the report September 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 a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 2 Strachan Avenue prepared by ERA Architects Inc., dated August 18, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Lighting Plan that describes how the heritage property 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;
4. Provide a Heritage 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;
5. 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 Heritage Interpretation Plan; and
6. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 in the report September 6, 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.

2. That prior to the release of the Letter of Credit required in Recommendation 1.a.5 in the report September 6, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:

- a. 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 Heritage Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
- b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

Origin

(September 6, 2017) Report from the 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 2 Strachan Avenue (Officers' Quarters, Stanley Barracks). The current tenant is seeking to alter the Officers' Quarters to allow for the installation of an interior elevator and to modify one of the exterior bridges over the dry moat to allow for universal accessibility. The property is owned by the City of Toronto, but under a long-term lease agreement to Library Hotel Collection.

Background Information

(September 6, 2017) Report and Attachments 1 - 4 from the Chief Planner and Executive Director, City Planning - Alterations to a Designated Heritage Property - 2 Strachan Avenue (<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106907.pdf>)