

Toronto Preservation Board

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| 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 |

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| PB26.2 | ACTION | Adopted | | Ward:29 |
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Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 14 Dewhurst Boulevard

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 14 Dewhurst Boulevard in accordance with Section 33 of the Ontario Heritage Act, to construct a rear addition to the existing 1925 church building on the lands known municipally in the year 2017 as 14 Dewhurst Boulevard, with such alterations substantially in accordance with plans and drawings prepared by George Popper Architect, dated September 20, 2017, date-stamped received by City Planning September 25, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 26, 2017, date-stamped received by City Planning on September 27, 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 the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have come into 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, in consultation with the Senior Manager, Heritage Preservation Services.

b. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 14 Dewhurst Boulevard with approved alterations in accordance with the plans and drawings dated September 20, 2017, prepared by George Popper Architect, date-stamped received by City Planning September 25, 2017, and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.b.2 in the report September 27, 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 14 Dewhurst Boulevard, prepared by ERA Architects Inc., dated September 26, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. That prior to Final Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the property located at 14 Dewhurst Boulevard:

1. The owner shall provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.2 in the report dated September 27, 2017 from the Chief Planner and Executive Director, City Planning to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The related By-law amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

3. The owner shall 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. The owner shall provide an 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;

d. That prior to the issuance of any permit for all or any part of the property at 14 Dewhurst Boulevard, including a heritage permit or a building permit, but excluding permits for interior work not affecting the heritage attributes of the property, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 14 Dewhurst Boulevard, such amendments to have been enacted by City Council and to have come into 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, in consultation with 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.b.2 in the report dated September 27, 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;

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3 in the report dated September 27, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:

1. Have obtained final site plan approval for such property, 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;
3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. 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 14 Dewhurst Boulevard in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 14 Dewhurst Boulevard.

Origin

(September 27, 2017) Report from the Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council approve the proposed alterations to the designated heritage property at 14 Dewhurst Boulevard and give authority to enter into a Heritage Easement Agreement (HEA) with the owner of the property. The property at 14 Dewhurst Boulevard is designated under Part IV of the Ontario Heritage Act. The applicant is proposing to retain the front portion of the existing 1925 church building and to construct a new four-storey addition. City Council's approval of the proposed alterations to the heritage property and authority to enter into the HEA is required under the Ontario Heritage Act.

Background Information

(September 27, 2017) Revised Report and Attachments - 1 - 7 from the Chief Planner and Executive Director, City Planning - Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 14 Dewhurst Boulevard
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-107215.pdf>)

(August 24, 2017) Report and Attachments - 1 - 7 from the Chief Planner and Executive Director, City Planning - Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 14 Dewhurst Boulevard
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-106910.pdf>)