



Toronto Preservation Board

PB36.4	ACTION	Adopted		Ward:27
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Alterations to a Heritage Property and Amendment of a Heritage Easement Agreement - 51 Bond Street

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage property at 51 Bond Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building on the lands known municipally in the year 2018 as 51 Bond Street, with such alterations substantially in accordance with plans and drawings prepared by ERA Architects Inc., dated March 8, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated June 1, 2018, 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 final Site Plan approval for the property located at 51 Bond Street, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 51 Bond Street in accordance with the plans and drawings dated March 8, 2018, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor.

2. 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 the property at 51 Bond Street, prepared by ERA Architects Inc. and dated June 1, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide a Heritage Lighting Plan that describes how the exterior of 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.

5. 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.

b. That prior to the issuance of any permit for all or any part of the property at 51 Bond Street, including a heritage permit or a building permit, but excluding interior alterations not impacting identified interior attributes, 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 owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 51 Bond Street in accordance with the plans and drawings dated March 8, 2018, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor, as required in Recommendation 1.a.1 above.

2. 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 the property at 51 Bond Street, prepared by ERA Architects Inc. and dated June 1, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services, as required in Recommendation 1.a.2 above.

3. 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 above, 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.

4. 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 Interpretation Plan.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4 above, the owner shall:

1. 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 Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction

of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 51 Bond Street, Instrument No. AT1687114, dated May 1, 2007, and on file with the Senior Manager, Heritage Preservation Services.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Origin

(June 27, 2018) Report from the Director, Urban Design, City Planning

Summary

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 51 Bond Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 51 Bond Street is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing conservation work, exterior alterations, interior alterations and the construction of an east side addition to support the programming of a commercial event venue and to comply with the Ontario Building Code and Accessibility for Ontarians with Disabilities Act (AODA). City Council's approval of the proposed alterations to the heritage property and authority to amend the existing Heritage Easement Agreement is required under the Ontario Heritage Act.

Background Information

(June 27, 2018) Report and Attachments 1-6 from the Director, Urban Design, City Planning - Alterations to a Heritage Property and Amendment of a Heritage Easement Agreement - 51 Bond Street
(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-117943.pdf>)