



Decision Letter

Toronto Preservation Board

Meeting No.	31	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, February 8, 2018	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall	Chair	Jennifer Rieger

PB31.4	ACTION	Adopted		Ward:28
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Alterations to a Heritage Property, Amendment of a Designation By-Law and Authority to Amend a Heritage Easement Agreement - 85 Richmond 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 85 Richmond Street West 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 85 Richmond Street West, with such alterations substantially in accordance with plans and drawings prepared by +VG Architects, dated January 15, 2018, date-stamped received by City Planning January 17, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by +VG Architects, dated January 15, 2018, date-stamped received by City Planning January 17, 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 85 Richmond Street West, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 85 Richmond Street West in accordance with the plans and drawings dated January 15, 2018, prepared by +VG Architects, date-stamped received by City Planning January 17, 2018 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 85 Richmond Street West, prepared by +VG Architects and dated January 15, 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 85 Richmond Street West, 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 85 Richmond Street West in accordance with the plans and drawings dated January 15, 2018, prepared by +VG Architects, date-stamped received by City Planning January 17, 2018 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 85 Richmond Street West, prepared by +VG Architects and dated January 15, 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 85 Richmond Street West, Instrument No. CA691409, dated October 3, 2000, 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.
4. City Council amend By-law No. 960-88, designating the property at 85 Richmond Street West under Part IV of the Ontario Heritage Act, to update and revise the Reasons for Designation in accordance with the Statement of Significance: 85 Richmond Street West (Revised Reasons for Designation) attached as Attachment 7 to the report dated January 22, 2018 from the Chief Planner and Executive Director, City Planning Division.
5. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend By-law No. 960-88.
6. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
7. 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 on the designation of the property.

Origin

(January 22, 2018) Report from the Acting Chief Planner and Executive Director, City Planning

Summary

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 85 Richmond Street West, amend the designation by-law for the property, and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 85 Richmond Street West is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing to alter the existing lightwell, provide thermal and energy-efficiency upgrades, and to remove and replace in-kind the common brick on the west and south elevations of the existing building. City Council's approval of the proposed alterations to the heritage property and authority to amend the designation by-law and existing Heritage Easement Agreement is required under the Ontario Heritage Act.

Background Information

(January 22, 2018) Report and Attachments 1-9 from the Acting Chief Planner and Executive Director, City Planning - Alterations to a Designated Heritage Property, Amendment of a Designation By-Law and Authority to Amend a Heritage Easement Agreement - 85 Richmond Street West

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-112356.pdf>

(January 22, 2018) Report from the Acting Chief Planner and Executive Director, City Planning - Alterations to a Heritage Property, Amendment of a Designation By-Law and Authority to Amend a Heritage Easement Agreement - 85 Richmond Street West - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-111836.pdf>

Communications

(February 8, 2018) Submission from David Ecclestone, Partner, +VG Architects (PB.Supp.PB31.4.1)

Speakers

David Ecclestone, Partner, +VG Architects (Submission Filed)