



STAFF REPORT

**135 Milton St. Committee of Adjustment Application No.
B0058/18EYK; A0513/18EYK; A0512/18EYK
February 7, 2019**

Date:	January 29, 2019
To:	Chair and Committee Members, Etobicoke York District
From:	Mary L. MacDonald, Senior Manager, Heritage Preservation Services
Wards:	Ward 3
Reference:	B0058/18EYK; A0513/18EYK; A0512/18EYK

RECOMMENDATION

Should the Committee of Adjustment approve the requested consent and variance applications, Heritage Preservation Services (HPS) respectfully requests that approval be subject to the following condition(s):

Prior to the issuance of the Certificate of Official by the Manager and Deputy Secretary Treasurer, Committee of Adjustment:

1. The applicant shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport, under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1-2 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the 2011 Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.
2. Should the archaeological assessment process continue beyond a Stage 1-2 assessment, any recommendations for Stage 3-4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation.
3. The consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk. All

archaeological assessment reports will be submitted to the City of Toronto for approval concurrent with their submission to the Ministry of Tourism, Culture and Sport.

4. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Tourism, Culture and Sport (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

APPLICATION

The applicant is seeking to obtain consent to sever the property into two undersized residential lots, and relief from provisions of the applicable Zoning By-law(s) to construct a new detached dwelling with an integral garage on each lot.

COMMENTS

Heritage Preservation Services has reviewed revised plans and drawings dated November 26, 2018, prepared by Lemcad Consultants, and the Draft R-Plan dated June 21, 2018, and surveyor's real property report dated February 7, 2017, both prepared by Vladimir Dosen Surveying, Ontario Land Surveyors.

Site and Context

The property is located in an area of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan.

Policy Framework

The proposed consent and variances should result in a development that identifies, protects and manages archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. Therefore, the proposal should conform to the City's Official Plan heritage policies and Archaeological Management Plan. The proposal should have regard for the heritage policies under part 1, section 2(d) of the Planning Act, it should be consistent with the heritage policies in the Provincial Policy Statement, and it should conform to the heritage policies in the Growth Plan.

Analysis and Rationale

Heritage Preservation Services identifies that any soil disturbance activity associated with the redevelopment of the property has the potential for impacting archaeological resources. As such, an archaeological assessment is required to be undertaken in accordance with the Ontario Heritage Act.

CONTACT

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SIGNATURE

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