

**City Council****Notice of Motion**

MM11.8	ACTION			Ward: 11
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**628, 634 and 636 Church Street - Amendment to Pre-approval Conditions for Alterations to a Heritage Property - by Councillor Mike Layton, seconded by Councillor Kristyn Wong-Tam**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Mike Layton, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council amend its decision on Item 2016.TE17.28 by:

a. deleting the following Part 1.e.ii in its entirety:

1.e.ii. have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;

and

b. amending Part 1.e.iii by deleting the word "full" so that Part 1.e.iii now reads as follows:

1.e. iii. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.c.ii 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.

**Summary**

At its meeting of July 12, 2016, City Council adopted Item TE17.13 approving the Zoning Amendment application for the property at 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street. Concurrent with the zoning approval was Item 2016.TE17.28, the consideration of alterations pursuant to the Ontario Heritage Act to the designated heritage buildings located on the development site. The Council decision required that a number of conditions be satisfied prior to the issuance of any heritage alteration permit.

The applicant has requested that the pre-approval conditions be amended to allow them to

begin construction prior to the issuance of final Site Plan approval and to allow them to obtain a building permit prior to the submission of full building permit drawings for the entire project.

The reason for the requested change in the conditions is to allow the applicant to meet construction deadlines and to commence work on these buildings that are currently vacant. The applicant's Site Plan application has been submitted and is under review by City staff. The City's interests are being secured through other means, including a Heritage Easement Agreement, which has been executed by the applicant and has been registered. The applicant is also be required to provide a Letter of Credit to the City to secure the full amount of the heritage conservation work prior to the issuance of a permit.

### **Background Information (City Council)**

Member Motion MM11.8