

## Toronto Preservation Board

<b>Meeting No.</b>	8	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Monday, August 26, 2019	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 2, City Hall	<b>Chair</b>	Sandra Shaul

PB8.5	ACTION	Amended		Ward: 16
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### Alterations to a Designated Heritage Property at 1299 Don Mills Road and Authority to Enter into a Heritage Easement Agreement

#### Board Decision

The Toronto Preservation Board recommends to the North York Community Council that:

1. City Council approve the alterations to the heritage building at 1299 Don Mills Road, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans prepared by Makow Associates Architect Inc., dated June 20, 2019, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects, dated June 21, 2019 and on file with the Senior Manager, Heritage Preservation Services and subject to the following conditions:

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

1. Enter into a Heritage Easement Agreement with the City for the property at 1299 Don Mills Road in accordance with the plans prepared by Makow Associates Architect Inc., dated June 20, 2019, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects, dated June 21, 2019 and on file with the Senior Manager, Heritage Preservation Services and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, 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 detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 1299 Don Mills Road prepared by ERA Architects, dated June 21, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. That prior to site plan approval, the owner shall:

1. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services, and

2. 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.

c. That prior to the issuance of any permit for all or any part of the property at 1299 Don Mills Road, including a heritage permit or a building permit, but excluding 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. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
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.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;
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.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c. 3 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.

## **Origin**

(August 5, 2019) Report from the Senior Manager, Heritage Preservation Services, City Planning

## **Summary**

This report recommends Council approve the proposed alterations at the existing two-storey house at 1299 Don Mills Road and enter into a Heritage Easement Agreement. The subject property at 1299 Don Mills Road - the George Gray House - is designated under Part IV of the Ontario Heritage Act, comprising a farmhouse built prior to 1894.

This application proposes to permit the creation of three new lots for three new detached dwellings and a retained lot for the existing George Gray heritage house, which will be retained in-situ. The new lots would be located at the corner of Don Mills Road and Legato Court, and front onto Don Mills Road for one lot, and Legato Court for the two other lots on the property currently known as 1299 Don Mills Road. The address of 1299 Don Mills Road would be maintained for the existing heritage dwelling, and new addresses for the proposed lots are to be assigned.

The proposal is to retain the original house and its 1920s two-storey eastern addition in-situ and to demolish the 1950s single-storey rear additions and the one-storey sunroom at the

southwest. A new single-storey addition containing garage and residential space is proposed at the east elevation, along with a two-storey addition at the north, a new single-storey sun room and the alteration of the existing roof height at the existing rear addition. Landscape alterations include lowering the existing fence height along Don Mills Road, allowing for greater visibility of the property's primary western elevation. The proposed alterations would have a minimal impact on the heritage character of the existing building and are considered to be sensitive and appropriate.

### **Background Information**

(August 5, 2019) Report and Attachments 1-4 from the Senior Manager, Heritage Preservation Services, City Planning - Alterations to a Designated Heritage Property at 1299 Don Mills Road and Authority to Enter into a Heritage Easement Agreement  
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-136513.pdf>)

### **Speakers**

Graeme Stewart, Partner, ERA ARCHITECTS  
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