



Toronto Preservation Board

Meeting No.	3	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, February 27, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall		

PB3.1	ACTION	Adopted		Ward: 11
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Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 150 College Street

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 150 College Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building on the lands known municipally as 150 College Street, with such alterations substantially in accordance with plans and drawings prepared by RDHA Architects Inc., dated December 14, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated January 10, 2019, 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 the issuance of any permit for all or any part of the property at 150 College 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 150 College Street in accordance with the plans and drawings dated December 14, 2018, prepared by RDHA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, 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 150 College Street, prepared by ERA Architects Inc.

and dated January 10, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. 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.

4. 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.

5. 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.

6. 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.

b. That prior to the release of the Letter of Credit required in Recommendation 1.a.6. 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 150 College Street, Instrument No. CA803389, dated June 18, 2003, and on file with the Senior Manager, Heritage Preservation Services, in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement for the property at 150 College Street.

Origin

(February 5, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 150 College Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 150 College Street is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing to renovate the Fitzgerald Building for continued academic/administrative use. The proposed alterations consist of a full interior renovation and minor exterior alteration which include: 1) An expanded entry from College Street at the southwest corner of the building; 2) Enclosure of a courtyard at the southeast portion of the building (non-street facing) to provide a new interior atrium space; and, 3) a fourth floor terrace and addition. 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

(February 5, 2019) Report and Attachments 1-4 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 150 College Street (<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-129498.pdf>)