



Decision Letter

Toronto Preservation Board

Meeting No.	7	Contact	Carlie Turpin, Committee Administrator
Meeting Date	Thursday, June 20, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall		

PB7.3	ACTION	Adopted		Ward: 10
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Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 2 Strachan Avenue - Automotive Building

Board Decision

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

1. City Council approve the alterations to the designated heritage property at 2 Strachan Avenue (Automotive Building) in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings dated May 24, 2019, prepared by NORR Architects and Engineers Limited, on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects dated February 28, 2019 and HIA addendum dated May 24, 2019, on file with the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services, Urban Design, City Planning and subject to the following conditions:

a. That prior to final Site Plan Approval for the property located at 2 Strachan Avenue (Automotive Building) the owner shall:

1. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 2 Strachan Avenue (Automotive Building), prepared by ERA Architects dated February 28, 2019, and HIA addendum dated May 24, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning;
2. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1 above to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
3. Register an amending Heritage Easement Agreement to update Schedule "B" photographs on the existing Heritage Easement Agreement registered on title for 2 Strachan Avenue (Automotive Building), Instrument No. AT2012487, dated September 12, 2008.

b. That prior to the issuance of any permit for all or any part of the property at 2 Strachan Avenue (Automotive Building), 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, Urban Design, City Planning, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 2 Strachan Avenue (Automotive Building) in accordance with the plans and drawings dated May 24, 2019, prepared by NORR Architects and Engineers Limited 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.1 above, all to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning, including registration of such amending agreement to the satisfaction of the City Solicitor, as required in Recommendation 1.a.3 above.
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.1 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, Urban Design, City Planning;
3. 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 Automotive Building at 2 Strachan Avenue prepared by ERA Architects, dated February 28, 2019 with HIA addendum dated May 24, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

2. City Council authorize the City Solicitor to amend the Heritage Easement Agreement registered on title to the Automotive Building property at 2 Strachan Avenue (Automotive Building), Instrument No. AT2012487, dated September 12, 2008.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

Origin

(May 29, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the alterations to the designated heritage property at 2 Strachan Avenue (Automotive Building) in connection with a Site Plan Application to construct an enclosed elevated pedestrian walkway over Newfoundland Road connecting the Automotive Building and Hotel X, and that Council grant authority to amend the existing Heritage Easement Agreement.

Background Information

(May 29, 2019) Report and Attachments 1-7 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 2 Strachan Avenue - Automotive

Building

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133968.pdf>