

APPENDIX 3

Extract from Schedule B-1 of Subdivision Agreement

41. Prior to the Registration of the Plan of Subdivision, the Owner shall submit to the satisfaction of City Planning, heritage conservation guidelines for the properties listed on the City of Toronto's Heritage Inventory. The heritage conservation guidelines are to be prepared by a qualified heritage conservation consultant. The objective of the guidelines is to establish an overall approach to the conservation of the listed properties and to guide decisions pertaining to proposed changes to the resource. The guidelines will reference appropriate conservation principles such as "The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada" (2003), and the Ontario Ministry of Culture's "Eight Guiding Principles in Conservation of Historic Properties" (1997) and will:

- i. identify heritage attributes and conservation objectives for the properties listed on the City of Toronto Heritage Inventory;
- ii. make recommendations for development on the property and on adjacent property, including massing, setbacks, podium heights, additions and alterations;
- iii. include consideration of new buildings mass in a comprehensive fashion to ensure the built form of the area as a whole, including heritage properties, is complementary and cohesive and;
- iv. make recommendations for appropriate heritage protection mechanisms as part of the development process.

42. Prior to the issuance of any building permit or prior to any work that could alter heritage attributes, for the listed heritage properties, the Owner shall provide building permit drawings or alteration drawings and additionally, a Heritage Impact Assessment, if it is determined that the heritage attributes may be affected by the planned alterations, to the satisfaction of the Manager, Heritage Preservation Services.