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City Clerk's Office

ONTARIO HERITAGE TRUST

JUL 25 2014

RECEIVED

Ulli S. Watkiss  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**2 STATION ROAD**

**NOTICE OF DECISION**

Wesley Mimico United Church  
2 Station Road  
Toronto, Ontario  
M8V 2P5

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto on July 8, 9 10 and 11, 2014, having considered an Application to Alter a Designated Structure under Part IV of the Ontario Heritage Act for 2 Station Road, decided among other things, to:

- I. Approve the alterations to the heritage property at 2 Station Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a multi-use facility that includes a new worship area, community uses and 30 seniors' apartments provided the existing church building is retained in situ, conserved and is subject to a Heritage Easement Agreement with the City, with such alterations to the property at 2 Station Road to be substantially in accordance with the plans and drawings prepared by Robert Reimers Architect Ltd. dated February 19, 2014 and the Heritage Impact Assessment (HIA) prepared by Martindale Planning Services dated February 2014, both on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:
  - a. the related Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.
  - b. prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall have:

- i. entered into a Heritage Easement Agreement for the property at 2 Station Road in accordance with the above referenced Heritage Impact Assessment and subject to and in accordance with the herein required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
  - ii. provided such Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the property located at 2 Station Road dated February 2014, and all to the satisfaction of the Manager, Heritage Preservation Services; and
  - iii. completed and registered a Section 37 Agreement (pursuant to the Planning Act) to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Manager, Heritage Preservation Services;
- c. prior to Final Site Plan approval for the property at 2 Station Road:
  - i. the owner shall complete all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services;
  - ii. the owner shall provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services; and
  - iii. the related Zoning By-law giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.
- d. prior to the issuance of any permit for the property at 2 Station Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the owner shall:
  - i. obtain final approval for the necessary by-law amendment required for the alterations to the property at 2 Station Road, such amendment to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services;



- ii. have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;
  - iii. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services;
  - iv. provide a Lighting Plan that describes how the Wesley Mimico United Church will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services;
  - v. provide an Interpretation Plan for 2 Station Road, to the satisfaction of the Manager, Heritage Preservation Services; and
  - vi. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and the approved Interpretation Plan.
- e. prior to the release of the Letter of Credit the owner shall:
- i. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services; and
  - ii. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

#### **Appeal to the Conservation Review Board:**

The Ontario Heritage Act states that where a Council consents to an application to alter a designated property with certain terms or conditions, or refuses the application, the owner may, within thirty days after receipt of this notice, apply to the Council for a hearing before the Review Board.

The owner may request a hearing before the Conservation Review Board in this matter, by writing to the City Clerk: Attention: Rosemary MacKenzie, Administrator, Etobicoke York Community Council, Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, ON M9C 2Y2, by 4:30 p.m. on or before August 27, 2014.

Dated at Toronto this 28th day of July, 2014.

A handwritten signature in dark ink, appearing to read "R. Madden". The signature is fluid and cursive, with a long horizontal stroke at the end.

for

Ulli S. Watkiss  
City Clerk