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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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JUL 02 2014



RECEIVED

City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

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

NOTICE OF DECISION

111 St. Clair Avenue West Investments Inc.
95 St. Clair Avenue West, Suite 1608
Toronto, Ontario
M4V 1N6

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

Attention: Annie Leung, Camrost Felcorp Inc.

Take notice that the Council of the City of Toronto on June 10, 11, 12 and 13, 2014, having considered an Application to Alter a Designated Structure under Part IV of the Ontario Heritage Act for 111 St. Clair Avenue West, decided among other things, to:

1. Approve the proposed alteration of the designated heritage property at 111 St. Clair Avenue West under Section 33 of the Ontario Heritage Act contained within the drawings by Landini Associates, dated October 29th, 2013 and date stamped received January 8, 2014, and drawings by Fiorino Design, dated October 2013 and date stamped received on January 8, 2014, and on file with Heritage Preservation Services, subject to the following conditions:
 - a. Prior to site plan approval, the applicant will provide a Conservation Plan and final site plan drawings to the satisfaction of the Manager, Heritage Preservation Services.
 - b. Prior to the release of any heritage permit for the retail conversion, the applicant will 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 heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
 - c. Prior to the issuance of any heritage permit the owner shall:
 - i. 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

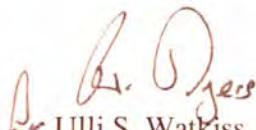
- project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
- ii. Provide a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan.
 - d. Prior to the release of the Letter of Credit, the owner shall provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation, 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 Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor West, Toronto, Ontario, M5H 2N2, by 4.30 p.m. on or before July 30, 2014.

Dated at Toronto this 30th day of June, 2014.


Ulli S. Watkiss
City Clerk