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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
481 UNIVERSITY AVENUE**

**NOTICE OF DECISION**

481 Uni Investments Inc.  
c/o David Hofstedter  
4576 Yonge Street, Suite 700  
Toronto, Ontario  
M2N 6N4

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

Take notice that the Council of the City of Toronto on August 25, 26, 27 and 28, 2014, having considered an Application to Alter a Designated Structure under Part IV of the Ontario Heritage Act for 481 University Avenue, decided among other things to:

1. Approve the alterations to the heritage property at 481 University Avenue and 210 Dundas Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 55-storey residential tower including a 10-storey commercial office/retail base provided that 481 University Avenue and 210 Dundas Street West are designated and subject to a Heritage Easement Agreement with the City, with such alterations to the properties to be substantially in accordance with the Heritage Impact Assessment, prepared by ERA Architects Inc., dated February 12, 2013 and revised September 6, 2013, and the drawings prepared by B+H Architects dated February 12, 2013 and 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. That 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. That prior to the introduction of the bills for the Zoning By-law Amendment by City Council, the owner shall:

- i. Complete and register 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, requiring, inter alia, that:
  - a. provided the property at 481 University Avenue and 210 Dundas Street West is designated under Part IV, Section 29 of the Ontario Heritage Act prior to the issuance of Notice of Approval Conditions for the proposed development, then prior to final Site Plan approval the Owner shall enter into a Heritage Easement Agreement generally in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated February 12, 2013, and revised September 6, 2013; and
  - b. the Owner shall not object to the designation of said property as recommended in the Report from the Director, Urban Design, City Planning, to the Toronto Preservation Board and Toronto and East York Community Council dated June 26, 2014.
- c. That prior to Site Plan Approval for the property at 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street the owner shall:
  - i. Provide a Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the properties located at 481 University Avenue and 210 Dundas Street West dated February 12, 2013 and revised September 6, 2013, and includes a removal, storage, relocation and restoration plan for the Elizabeth Wyn Wood bas-reliefs to be prepared by a qualified art conservator with a specialization in bas relief sculpture, and all to the satisfaction of the Manager, Heritage Preservation Services.
  - ii. 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.
  - iii. Provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
- d. That prior to the issuance of any permit for the property at 481 University Avenue and 210 Dundas Street West, 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 properties at 481 University Avenue and 210 Dundas

Street West, such amendments 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, a qualified heritage consultant and a qualified art conservator, all to the satisfaction of the Manager, Heritage Preservation Services.
  - iv. Provide a Lighting Plan that describes how the Maclean Publishing Company Building and the Maclean-Hunter Building will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
  - v. Provide an Interpretation Plan for 481 University Avenue, 210 Dundas Street West, 70 Centre Avenue and 137 Edward Street, to the satisfaction of the Manager, Heritage Preservation Services.
  - 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, including work related to the relocation and restoration of the Elizabeth Wyn Wood bas-reliefs and the approved Interpretation Plan.
- e. That 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.
  - ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

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

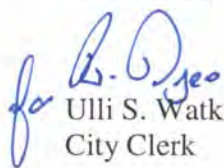
The Ontario Heritage Act states that where a Council consents to an application to alter a



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 Conservation 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 **November 20, 2014**.

Dated at Toronto this 21st day of October, 2014

  
Ulli S. Watkiss  
City Clerk