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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**

40 HANNA AVENUE

ONTARIO HERITAGE TRUST

JUN 29 2016

NOTICE OF DECISION

Design District Properties Inc.
800 Rue de la Gauchetiere O, Suite 240
Montreal, QC H5A 1K6

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

Take notice that the Council of the City of Toronto on June 7, 8 and 9, 2016, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 40 Hanna Avenue, decided among other things, to:

1. Approve the alterations to the heritage property at 40 Hanna Avenue, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans and drawings dated April 18, 2016, prepared by WZMH Architects and on file with the Senior Manager, Heritage Preservation Services subject to the following conditions:
 - a. Prior to the issuance of any permit for all or any part of the building known as the Boiler House at 40 Hanna Avenue (22 Liberty Street) including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the heritage property as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
 - i. Provide an addendum to the Conservation Plan dated October 27, 2015, prepared by a qualified heritage consultant, that is consistent with the plans and drawings prepared by WZMH Architects dated April 18, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide full building permit drawings including notes and specifications for the alterations and conservation including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.
 - iii. Provide a Letter of Credit, including provisions for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the addendum to the Conservation Plan required in recommendation 1.a.i. in

the April 18, 2016 report from the Chief Planner and Executive Director,
City Planning Division;

b. 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 has been completed in accordance with the addendum to the Conservation Plan required in recommendation 1.a.i. in the April 18, 2016 report from the Chief Planner and Executive Director and that an appropriate standard of conservation has been maintained, to the satisfaction of the Senior Manager, Heritage Preservation Services.
- ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior 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 Ellen Devlin, 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 29, 2016.

Dated at Toronto this 29th day of June, 2016.



 Ulli S. Watkiss
City Clerk