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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**

158 STERLING ROAD

ONTARIO HERITAGE TRUST

JUN 29 2016

NOTICE OF DECISION

John C. O'Keefe Jr.
c/o Castlepoint Studio Partners
225 Commissioners Street, Suite 203
Toronto, Ontario
M4M 0A1

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 158 Sterling Road, decided among other things, to:

1. Approve the alterations to the heritage property at 158 Sterling Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the alterations to the existing heritage building on the lands known municipally in the year 2016 as 158 Sterling Road, with such alterations substantially in accordance with plans and drawings dated February 8, 2016, prepared by E.R.A. Architects Inc., date-stamped received by Heritage Preservation Services February 8, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 8, 2016, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That prior to the issuance of any permit for all or any part of the property at 158 Sterling Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services:
 - i. Provide an updated Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 158 Sterling Road, prepared by E.R.A Architects Inc., dated February 8, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.i in the report dated March 30, 2016 from the Senior Manager, Heritage Preservation Services, including a description of

materials and finishes, to be prepared by the project architect and a qualified heritage consultant 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

