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ONTARIO HERITAGE TRUST

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November 22, 2016

**Alterations to a Heritage Property, Intention to Designate Under Part IV,
Section 29 of the Ontario Heritage Act, and Authority to Enter into a
Heritage Easement Agreement - 10 Buchan Court
(Ward 33 – Don Valley East)**

**Item NY17.31 – Adopted by City Council
on November 8 and 9, 2016**

City Council, at its meeting on the above date:

1. Approved the alterations to the heritage property at 10 Buchan Court, in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building and landscape on the lands known municipally in the year 2016 as 10 Buchan Court, with such alterations substantially in accordance with architectural plans and drawings A1.01, A1.03, A1.05, A1.06, A1.07, A1.10, A1.11, A1.12, A2.01, A2.02, A2.03, A2.05, A4.01, A4.02, A5.01 dated February 19, 2016, revised September 9, 2016, and SG1 ("Site Grading Plan") dated February 25, 2016, revised September 9, 2016, prepared by Montgomery Sisam Architects Inc., date-stamped received by the City Planning Division September 12, 2016, and on file with the Senior Manager, Heritage Preservation Services; landscape plans and drawings L001, L002, L101, L900, L901, L902, L903, L904 ("Landscape Plans") dated June, 2015, revised September 9, 2016 prepared by Scott Terrance Landscape Architect Inc., date-stamped received by the City Planning Division September 12, 2016, and on file with the Senior Manager, Heritage Preservation Services; landscape plans and drawings L100 and L102 ("Landscape Plans") dated June, 2015, revised September 15, 2016 prepared by Scott Terrance Landscape Architect Inc., date-stamped received by the City Planning Division September 16, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 2, 2016, revised September 9, 2016, date-stamped received by the City Planning Division on September 12, 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. the prior to final Site Plan approval for the alterations to the property located at 10 Buchan Court, 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 10 Buchan Court prepared by ERA Architects Inc., dated February 2, 2016, revised September 9, 2016, and the Landscape Plans prepared by Scott Terrance Landscape Architect Inc., dated June 25, 2015, revised September 15, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

ii. provide final site plan drawings including drawings related to the approved Conservation Plan required in Part 1.a.i. above.

b. prior to the issuance of any permit for all or any part of the property at 10 Buchan Court, 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, the owner shall:

i. have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;

ii. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.a.i above, 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; and

iii. provide a Letter of Credit, including provision for upwards 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 approved Conservation Plan and the approved Landscape Plans.

c. that prior to the release of the Letter of Credit required in Part 1.b.iii above, the owner shall:

i. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Stated its intention to designate the property at 10 Buchan Court under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10 Buchan Court (Reasons for Designation) attached as Attachment 6 to the report (September 20, 2016) from the Chief Planner and Executive Director, City Planning.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, authorized the City Solicitor to introduce the bill in Council designating the property at 10 Buchan Court under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, directed the City Clerk to refer the designation of the property at 10 Buchan Court to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, authorized the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property at 10 Buchan Court.

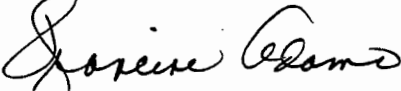
6. Authorized the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 10 Buchan Court in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. Authorized the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 10 Buchan Court.

You can view this Decision and any background information related to this item on the City's Website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.31>

Yours truly,



City Clerk

Francine Adamo
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Copy: John Livey, Deputy City Manager
City Solicitor
Chief Planner and Executive Director, City Planning
Director, Community Planning, North York District
Senior Manager, Heritage Preservation Services
Toronto Preservation Board
Interested Persons