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SecretariatRosemary MacKenzie, Administrator
Etobicoke York Community Council
Etobicoke Civic Centre
Main Floor, South Block
399 The West Mall
Toronto, Ontario M9C 2Y2**Tel:** 416-394-8101**Fax:** 416-394-5600**e-mail:** etcc@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**

260 HIGH PARK AVENUE**NOTICE OF DECISION**

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

Take notice that the Council of the City of Toronto on July 4, 5, 6 and 7, 2017, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 260 High Park Avenue, decided among other things, to:

1. Approve the alterations to the heritage property at 260 High Park Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new addition and alterations to the existing heritage building on the lands known municipally in the year 2017 as 260 High Park Avenue, with such alterations substantially in accordance with plans and drawings dated April 20, 2017, prepared by Turner Fleischer Architects Inc., date-stamped received by the City Planning Division April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 2, 2017, date-stamped received by the City Planning Division March 6, 2017, in conjunction with the Heritage Impact Assessment addendum, prepared by ERA Architects Inc., dated April 21, 2017, date-stamped received by the City Planning Division April 21, 2017, 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 related site-specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has 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 Senior Manager, Heritage Preservation Services.

b. Prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 260 High Park Avenue in accordance with plans and drawings dated April 20, 2017, prepared by Turner Fleischer Architects Inc., date-stamped received by the City Planning Division April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 2, 2017, date-stamped received by the City Planning Division March 6, 2017, in conjunction with the Heritage Impact Assessment addendum, prepared by ERA Architects Inc., dated April 21, 2017, date-stamped received by the City Planning Division April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.b.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor;

2. 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 260 High Park Avenue prepared by ERA Architects Inc., dated March 2, 2017 and the Heritage Impact Assessment addendum, dated April 21, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. Prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 260 High Park Avenue, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2. above to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The related Zoning By-law amendments giving rise to the proposed alterations shall be in 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 Senior Manager, Heritage Preservation Services;

3. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

4. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services;

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

d. Prior to the issuance of any permit for all or any part of the property at 260 High Park Avenue, 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:

1. The related Zoning By-law amendments giving rise to the proposed alterations shall be in 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 Senior Manager, Heritage Preservation Services;

2. 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.b.2 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;

3. 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;

e. Prior to the release of the Letter of Credit required in Recommendation 1.d.3 in the report dated April 21, 2017 from the Chief Planner and Executive Director, City Planning, the owner shall:

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

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

3. 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 Rosemary MacKenzie, Administrator, Etobicoke York Community Council, Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, Ontario, M9C 2Y2, by 4:30 p.m. on or before August 16, 2017.

Dated at Toronto this 17th day of July 2017.



for Ulli S. Watkiss
City Clerk