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**ONTARIO HERITAGE TRUST****MAY 31 2017****Secretariat**  
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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  
60 MILL STREET (RACK HOUSE D)  
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 April 26, 27 and 28, 2017, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 60 Mill Street (Rack House D), decided among other things, to:

1. Approve the alterations to the heritage property at 60 Mill Street (Rack House D) in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings dated March 20, 2017, prepared by Saucier + Perotte Architectes, on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated April 10, 2017 and also 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. prior to issuance of an Ontario Municipal Board Order (Case No. PL15116) in connection with the Official Plan and Zoning By-law Amendment application appeals for the property at 60 Mill Street:

1. the owner shall amend the existing Heritage Easement Agreement with the City for the property at 60 Mill Street in accordance with plans and drawings dated March 20, 2017, prepared by Saucier + Perlotte Architectes, on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Part 1.a.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. the owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 60 Mill Street prepared by ERA Architects Inc. dated April 10, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

3. the owner shall enter into and register on the property at 60 Mill Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations;

b. prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the property at 60 Mill Street, the owner shall:

1. provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Part 1.a.2. above to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
3. 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;
4. provide a Heritage Lighting Plan that describes how the exterior of 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; and
5. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. prior to the issuance of any permit for all or any part of the property at 60 Mill Street, including a heritage permit or a building permit but excluding permits for repairs, maintenance and usual and minor works acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
2. provide building permit drawings including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.a.2. above including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services; and

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 and the Interpretation Plan; and

d. prior to the release of the Letter of Credit required in Part 1.c.3. above, the owner shall:

1. have obtained final site plan approval for the subject 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 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; and

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 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 June 29, 2017.

Dated at Toronto this 30<sup>th</sup> day of May, 2017.



 Ulli S. Watkiss  
City Clerk