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JUL 25 2014



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July 17, 2014

**INTERESTED PERSONS:**

**Item EY34.6, Alteration of a Designated Heritage Property - 2 Station Road  
Adopted by City Council on July 8, 9, 10 and 11, 2014**

City Council on July 8, 9, 10 and 11, 2014, adopted the following:

1. City Council approve the alterations to the heritage property at 2 Station Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a multi-use facility that includes a new worship area, community uses and 30 seniors' apartments provided the existing church building is retained in situ, conserved and is subject to a Heritage Easement Agreement with the City, with such alterations to the property at 2 Station Road to be substantially in accordance with the plans and drawings prepared by Robert Reimers Architect Ltd. dated February 19, 2014 and the Heritage Impact Assessment (HIA) prepared by Martindale Planning Services dated February 2014, both on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:
  - a. the related Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into 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 Manager, Heritage Preservation Services;
  - b. prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall have:
    - i. entered into a Heritage Easement Agreement for the property at 2 Station Road in accordance with the above referenced Heritage Impact Assessment and subject to and in accordance with the herein required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;



- ii. provided such Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the property located at 2 Station Road dated February 2014, and all to the satisfaction of the Manager, Heritage Preservation Services; and
  - iii. completed and registered a Section 37 Agreement (pursuant to the Planning Act) to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Manager, Heritage Preservation Services;
- c. prior to Final Site Plan approval for the property at 2 Station Road:
  - i. the owner shall complete all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services;
  - ii. the owner shall provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services; and
  - iii. the related Zoning By-law 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 Manager, Heritage Preservation Services.
- d. prior to the issuance of any permit for the property at 2 Station Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the owner shall:
  - i. obtain final approval for the necessary by-law amendment required for the alterations to the property at 2 Station Road, such amendment to have been enacted by City Council and to have 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 Manager, Heritage Preservation Services;
  - ii. have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;
  - iii. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of

materials and finishes, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.

- iv. provide a Lighting Plan that describes how the Wesley Mimico United Church will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services;
  - v. provide an Interpretation Plan for 2 Station Road, to the satisfaction of the Manager, Heritage Preservation Services; and
  - vi. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and the approved Interpretation Plan;
- e. 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 and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services; and
  - ii. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 2 Station Road in a form and content satisfactory to the Chief Planner and Executive Director, City Planning and City Solicitor.
3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 2 Station Road.

You can view this item and any background information on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY34.6>



for City Clerk