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City Clerk's Office

ONTARIO HERITAGE TRUST

AUG 01 2014

RECEIVED

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
68-70 SHUTER STREET**

NOTICE OF DECISION

Dalhousie Residences Inc.
c/o Centrecourt Developments Inc.,
Attn: Andrew Hoffman
208 Adelaide Street East, Unit 300
Toronto, ON
M5H 1W7

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

Take notice that the Council of the City of Toronto on July 8, 9, 10 and 11, 2014, having considered a request to demolish the property at 68-70 Shuter Street, decided among other things, to:

1. Approve the request to demolish the heritage building at 68-70 Shuter Street in accordance with Section 34 of the Ontario Heritage Act as proposed in Site Plan Application No. 14 107073 SA substantially in accordance with the Heritage Impact Statement for the subject property at 68-70 Shuter Street prepared by Goldsmith Borgal and Company Limited Architects dated May 6, 2014 and date stamped received by City Planning on May 14, 2014, subject to the following conditions:
 - a. Prior to Site Plan Approval the owner shall complete all pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control.
 - b. Prior to the issuance of any permit under the Ontario Heritage Act for the proposed development the owner shall:
 - i. Have executed and registered a Site Plan Agreement for the development to the satisfaction of the Chief Planner and Executive Director, City Planning, or her designate.
 - ii. Provide a Reconstruction Plan prepared by a qualified heritage consultant that is consistent with the strategy set out in the Heritage Impact Statement for 68-70 Shuter Street prepared by Goldsmith Borgal and Company Limited Architects, dated May 6, 2014, to the satisfaction of the Manager, Heritage Preservation Services that describes how the south elevation will be an exact reconstruction.

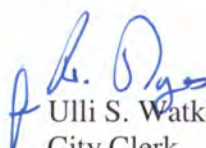
- iii. Provide final Site Plan drawings including drawings related to the approved Reconstruction Plan to the satisfaction of the Manager, Heritage Preservation Services.
 - iv. Submit a Lighting Plan that describes how the reconstructed heritage elevation will be sensitively illuminated to the satisfaction of the Manager, Heritage Preservation Services.
 - v. Provide full building permit drawings for the proposed development, including notes and specifications for the protective measures and reconstruction work keyed to the approved Reconstruction Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
 - vi. Provide a Commemoration Plan that fully communicates the heritage values and heritage context of the Gillespie Houses and Edward Cooper Houses to the satisfaction of the Manager, Heritage Preservation Services.
 - vii. Provide a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Reconstruction Plan and the approved Commemoration Plan.
 - viii. Provide full documentation of the existing heritage properties at 64-66 Shuter Street, and at 68-70 Shuter Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Services.
- c. Prior to the release of the Letter of Credit the owner provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that all of the reconstruction and commemoration work has been completed in accordance with the Reconstruction Plan and the Commemoration Plan all to the satisfaction of the Manager, Heritage Preservation Services.

Notice of Appeal:

The Ontario Heritage Act states that where Council consents to an application, subject to terms and conditions specified by the Council, the owner of the property who wishes to appeal the decision of the Council of a municipality shall, within 30 days of the day the owner received notice of the Council's decision, give notice of appeal to the Ontario Municipal Board and to the Clerk of the municipality, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, City Hall, 2nd Floor West, 100 Queen Street West, Toronto, ON M5H 2N2. A notice of appeal must be received on or before **September 4, 2014**.

A notice of appeal shall set out the reasons for objection to the decision of the Council of the municipality and be accompanied by the fee prescribed (\$125.00) under the Ontario Municipal Board Act.

Dated at Toronto this 5th day of August, 2014.


Ulli S. Watkiss
City Clerk