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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
201 GUILDWOOD PARKWAY

NOTICE OF DECISION

Toronto and Region Conservation Authority
c/o Steve Heuchert
5 Shoreham Drive
Toronto, ON
M3N 1S4

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

Take notice that the Council of the City of Toronto on August 25, 26, 27 and 28 2014, having considered an Application to Alter a Designated Structure under Part IV of the Ontario Heritage Act for 201 Guildwood Parkway, decided among other things, to:

1. Approve the alterations to the heritage property at 201 Guildwood Parkway, in accordance with Section 33 of the Ontario Heritage Act, to allow for the adaptive reuse of the Guild Inn as a restaurant, banquet hall, and conference and event centre substantially in accordance with plans and drawings dated April 25, 2014, and revised June 17, 2014, prepared by Queen's Quay Architects International Inc., date-stamped received by City Planning on June 20, 2014, and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith Architect, dated June 19, 2014, date-stamped received by City Planning on June 23, 2014, and 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. Prior to Site Plan Approval the applicant shall:
 - i. Complete all pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control.
 - b. Prior to the issuance of any permit for the property at 201 Guildwood Parkway, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the applicant 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. Enter into a Heritage Easement Agreement with the City for the property 201 Guildwood Parkway to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor including registration of such amending agreement to the satisfaction of the City Solicitor.
 - iii. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the properties located at 201 Guildwood Parkway, dated June 19, 2014, to the satisfaction of the Manager, Heritage Preservation Services.
 - iv. Provide an Interpretation Strategy for 201 Guildwood Parkway to the satisfaction of the Manager, Heritage Preservation Services.
 - v. Provide a detailed landscape plan for the subject property, satisfactory to the Manager, Heritage Preservation Services.
 - vi. 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, and showing the preservation of the central third floor dormer on the south elevation, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.
 - vii. Provide a Lighting Plan that describes how the Guild Inn will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
 - viii. Provide an Interpretation Plan for 201 Guildwood Parkway, to the satisfaction of the Manager, Heritage Preservation Services.
 - ix. 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.
- c. That prior to the release of the Letter of Credit the applicant 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.
 - ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the 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 Review Board.

The owner may request a hearing before the Conservation Review Board in this matter, by writing to the City Clerk: Attention: Yvonne Davies, Administrator, Scarborough Community Council, Scarborough Civic Centre, 3rd floor, 150 Borough Drive, Toronto, Ontario, M1P 4N7, within thirty days of October 7, 2014, which is November 5, 2014.

Dated at Toronto this 7th day of October, 2014.

Ulli S. Watkiss
City Clerk