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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
26 LOMBARD STREET**

NOTICE OF DECISION

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M9B 3X3

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 26 Lombard Street, decided among other things to:

1. Approve the alterations to the heritage property at 26 Lombard Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a residential tower incorporating the heritage buildings on the lands known municipally as 26 Lombard Street, substantially in accordance with plans and drawings dated June 28, 2013 and revised July 7, 2014, prepared by Architects Alliance, and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated June 28, 2013 and revised July 8, 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. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations is supported by City Council, and comes 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.
 - b. That prior to any Ontario Municipal Board Order issuing in connection with the Zoning By-law Amendment appeal, the owner shall:
 - i. Enter into a Heritage Easement Agreement for the properties at 20 and 26 Lombard Street and 25 Richmond Street East, in accordance with the

- Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated June 28, 2013 and revised July 8, 2014, drawings dated June 28, 2013 and revised July 7, 2014, prepared by Architects Alliance and on file with the Manager, Heritage Preservation Services, and subject to and in accordance with an approved 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. 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 26 Lombard Street, dated June 28, 2013 and revised July 8, 2014, and that is to the satisfaction of the Manager, Heritage Preservation Services.
 - iii. Enter into and register on the properties at 20 and 26 Lombard Street and 25 Richmond Street East 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 Division and the Manager, Heritage Preservation Services, to further secure the facilities, services and matters set forth in Parts c. and d. above, 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.
- c. That prior to Final Site Plan approval and prior to any permit issuing for the properties at 20 and 26 Lombard Street and 25 Richmond Street East, including a heritage permit or a building permit but excluding permits for repairs and maintenance of the existing heritage building:
- i. The owner shall provide final Site Plan drawings including drawings related to an approved Conservation Plan required in Part b.ii. above.
 - ii. The related Zoning By-law Amendment 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. That prior to the issuance of any permit for the properties at 20 and 26 Lombard Street and 25 Richmond Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage buildings, the owner shall:
- i. Obtain final approval for the necessary Zoning By-law amendment required for the alterations to the property at 26 Lombard Street, such amendments 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.

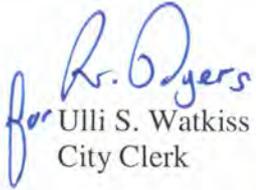
- ii. Have obtained final Site Plan approval for such properties, issued by the Chief Planner and Executive Director, City Planning, required in Part b.ii. above and to the satisfaction of such Manager.
 - iii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part b.ii. above, 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 26 Lombard Street will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
 - v. Provide an Interpretation Plan for 26 Lombard Street, to the satisfaction of the Manager, Heritage Preservation Services.
 - vi. Provide a Letter of Credit, including provision for upward 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 required in Parts b.ii. and d.v. above.
- e. That 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.
 - 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 Conservation Review Board.

The owner may request a hearing before the Conservation Review Board in this matter by writing to the City Clerk: Attention Rosalind Dyers, 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 **November 20, 2014**.

Dated at Toronto this 21st day of October, 2014


for Ulli S. Watkiss
City Clerk