



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
489 KING STREET WEST**

**NOTICE OF DECISION**

489 King Street West Inc.  
c/o Allied Properties Reit  
520 King Street West, Suite 300  
Toronto ON M5V1L7  
Attn: Hugh Clark

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

489 King Street West Inc.  
c/o Allied Properties  
255 Adelaide Street West  
Toronto, Ontario  
M5H 1X9

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 489 King Street West, decided among other things to:

1. Approve the alterations to the property at 489 King Street West, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a twelve-storey building on and adjacent to the heritage property in accordance with the plans and drawings prepared by Sweeny & Co. Architects Inc. dated June 13, 2014 and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated June 20, 2014, both on file with the Manager, Heritage Preservation Services and subject to the following conditions:
  - a. Prior to the introduction of the bills for such Zoning By-law Amendment by City Council the owner shall:
    - i. Enter into a Heritage Easement Agreement for the property at 489 King Street West substantially in accordance with the plans and drawings prepared by Sweeny & Co. Architects Inc. dated June 13, 2014 and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated June 20, 2014, 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. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 489 King Street West prepared by ERA Architects Inc. dated June 20, 2014 to the satisfaction of the Manager, Heritage Preservation Services.
- b. Prior to the issuance of Final Site Plan Approval, the owner shall:
  - i. 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. Provide Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
- c. Prior to the issuance of Final Site Plan Approval the related Zoning By-law amendments 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 a Heritage Permit, the owner shall:
  - i. Provide full building permit drawings, including notes and specifications for the protective measures keyed to the approved Conservation 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.
  - ii. 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 Conservation 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 the heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation, to the satisfaction of the Manager, Heritage Preservation Services.

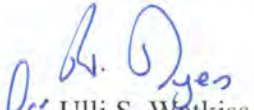
- ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

**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 21, 2014**.

Dated at Toronto this 22nd day of October, 2014

  
Ulli S. Watkiss  
City Clerk