



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**.

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**.

RECEIVED
2021/03/26
(YYYY/MM/DD)
Ontario Heritage Trust

Secretariat
Ellen Devlin
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-392-8022
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
38 CAMDEN STREET
NOTICE OF DECISION**

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

Take notice that the Council of the City of Toronto on March 10, 2021, having considered among other things, an application to alter a heritage property designated under Part IV of the Ontario Heritage Act municipally known as 38 Camden Street, and decided to:

1. Approve the alterations to the heritage property at 38 Camden Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed use building on the lands known municipally in the year 2020 as 465-471 Richmond Street West and 38 Camden Street, with such alterations substantially in accordance with plans and drawings dated January 12, 2021 prepared by Sweeny & Co. Architects, and on file with the Senior Manager, Heritage Planning and in Confidential Appendix B to the report (March 1, 2021) from the City Solicitor; and the Revised Heritage Impact Assessment, prepared by ERA Architects, dated January 20, 2021, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. Should the Local Planning Appeal Tribunal approve the Zoning By-law Amendment application, City Council authorize the City Solicitor to request the Local Planning Appeal Tribunal to withhold the issuance of the final Order on the Zoning By-law Amendment appeal until such time as:

1. the owner has entered into a Heritage Easement Agreement, pursuant to Section 37 of the Ontario Heritage Act, with the City for the property at 38 Camden Street, substantially in accordance with plans and drawings prepared by prepared by Sweeny & Co. Architects dated January 12, 2021, and the Revised Heritage Impact Assessment prepared by ERA Architects Inc. dated January 20, 2021, subject to and in accordance with the approved Conservation Plan required in 1. a 2. below, all to the satisfaction of the

Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. the owner has provided a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Revised Heritage Impact Assessment for the Lands dated January 20, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

3. the owner has withdrawn their appeal(s) of:

i. the request to demolish the designated heritage property at 38 Camden Street pursuant to Section 34 of the Ontario Heritage Act.

2. City Council direct that prior to Final Site Plan approval for the Lands, or any part of the Lands, the owner shall:

a. provide final site plan drawings, including drawings related to the approved Conservation Plan required in 1. a. 2. above to the satisfaction of the Senior Manager, Heritage Planning.

b. provide an Interpretation Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. provide a Heritage Lighting Plan that describes how the building on the subject heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council direct that prior to the issuance of any permit for all, or any part of the Lands, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

a. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in 1. a. 2. above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

b. provide a Letter of Credit, including provision for upwards indexing in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

4. City Council direct prior to the release of the Letter of Credit required in 3.b. above, the owner shall:

- a. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation, lighting and interpretation has been completed in accordance with the relevant approved plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.
- b. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.


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 Ellen Devlin, 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 April 23, 2021.

Dated at Toronto this 24th day of March, 2021.



 John D. Elvidge
Interim Clerk