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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
551 MOUNT PLEASANT ROAD
NOTICE OF DECISION**

RECEIVED
2023/07/25
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that the Council of the City of Toronto on July 19 and 20, 2023, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 551 Mount Pleasant Road.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council consent to the application to alter the designated heritage property at 551 Mount Pleasant Road under Part IV, Section 33 of the Ontario Heritage Act, with such alterations to be substantially in accordance with the plans and drawings dated January 30, 2023, prepared by Hariri Pontarini Architects and NORR Architects and Engineering Ltd. and the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 2, 2022, revised January 30, 2023, with an addendum dated June 15, 2023 on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and the following conditions:

a. That prior to final Site Plan approval for the property located at 551 Mount Pleasant Road, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Heritage Lighting Plan that describes how the exterior of the property will be sensitively illuminated to enhance its heritage attributes 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. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. 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.

b. That prior to the issuance of any permit for all or any part of the property at 551 Mount Pleasant Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide evidence of conformity with the City of Toronto Zoning By-law 569-2013 to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Conservation Plan, prepared by a qualified heritage consultant substantially in accordance with the conservation strategy set out in approved Heritage Impact Assessment for 551 Mount Pleasant Road prepared by ERA Architects Inc., dated November 2, 2022, revised January 30, 2023, with an addendum dated June 15, 2023, with the following revisions to be incorporated to the conservation strategy and related drawings, to the satisfaction of the Senior Manager, Heritage Planning as follows:

A. Conserve the 'teardrop' forms on the extant stone capitals at the north and south edges of the building's principal façade.

B. Conserve the original plaster ceiling with details of the sun, stars, flowers, and astrological symbols through recasting of the ceiling in a prominent location on the interior of the theatre.

3. Enter into a Heritage Easement Agreement with the City for the property at 551 Mount Pleasant Road in accordance with the approved Conservation Plan and revised drawings required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

4. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, 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.

5. 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.

6. Provide full documentation of the existing heritage property, 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 and 600 dpi resolution 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 Senior Manager, Heritage Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.5, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, exterior lighting and signage and the required interpretive work has been completed in accordance with the approved Conservation, Lighting, Signage and Interpretation Plans, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Notice of an appeal of the decision of City Council on the application to alter the Property may be served on the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty days of July 25, 2023, which is August 24, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms>.

Who Can File An Appeal:

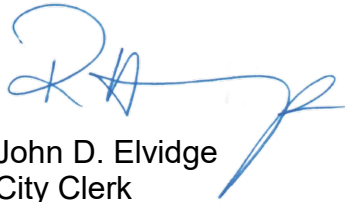
Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions, or refuses the application to alter a property.

Getting Additional Information:

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC8.25>

Dated at the City of Toronto on July 25, 2023.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', with a long, sweeping flourish extending to the right.

John D. Elvidge
City Clerk