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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
1871 WESTON ROAD AND 1879-1885 WESTON ROAD**

RECEIVED
2023/12/20
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF DECISION

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that the Council of the City of Toronto on December 13, 14 and 15, 2023, has considered an application under Section 34(1)1 of the Ontario Heritage Act to demolish or remove, or permit the demolition or removal of a heritage attribute of the Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 1871 Weston Road and 1879-1885 Weston Road.

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

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

1. City Council approve the alterations to the heritage properties at 1871 Weston Road and 1879-1885 Weston Road, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of two new mixed use towers with a 3-storey base building on the lands known municipally as 1871 Weston Road and 1879-1885 Weston Road, with such alterations substantially in accordance with plans and drawings dated August 29, 2023, prepared by SvN, and on file with the Senior Manager, Heritage Planning; the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, and with the Conservation Plan prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related site-specific Zoning By-law Amendment for the related proposed redevelopment has been enacted by City Council and has come into full force and effect as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to Site Plan approval for the proposed redevelopment of the properties located at 1871 Weston Road and 1879-1885 Weston Road, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide Heritage Lighting Plans that describe how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide detailed landscape plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide Interpretation Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager, Heritage Planning.
5. Submit Signage Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the properties at 1871 Weston Road and 1879-1885 Weston 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 buildings as are acceptable to the Senior Manager, Heritage Planning the owner shall:

1. Provide 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 to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
2. Enter into Heritage Easement Agreements with the City of Toronto for the properties at 1871 Weston Road and 1879-1885 Weston Road, in accordance with the plans and drawings dated August 29, 2023, prepared by SvN, and on file with the Senior Manager, Heritage Planning; the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, and with the Conservation Plan prepared by ERA Architects Inc., dated August 30, 2023 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration on title of such agreements to the satisfaction of the City Solicitor.

3. Provide one or more Letters 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 itemized and individually costed work included in the approved Conservation Plans and Interpretation Plans.

4. 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 USB flash drive 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.

d. That prior to the release of the Letter(s) of Credit, in whole or in part, required in Recommendation 1.c.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required itemized conservation work and the required interpretive work has been completed in accordance with the approved Conservation Plan and Interpretation Plan 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 demolish or remove a heritage attribute(s) on the Property may be served on the City Clerk, Attention: Administrator, 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 December 20, 2023, which is January 19, 2024.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the decision;
- (2) set out the reasons in support of the objection to the decision; and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1,100 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

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 34.1 of the Ontario Heritage Act, and only where City Council has consented to an application to demolish or remove a heritage attribute(s) with certain terms or conditions, or refuses the application to demolish or remove the heritage attribute(s) of 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.EY9.12>

Dated at the City of Toronto on December 20, 2023.



John D. Elvidge
City Clerk