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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
20 FRONT STREET WEST
NOTICE OF DECISION**

RECEIVED
2024/07/29
(YYYY/MM/DD)
Ontario Heritage Trust

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5H 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that the Council of the City of Toronto on July 25, 2024, has considered an application under Section 42 of the Ontario Heritage Act to alter, erect, demolish or remove, or permit the alteration, erection, demolition or removal of a building and/or structure on the Property included within a Heritage Conservation District designated under Part V of the Ontario Heritage Act for the Property municipally known as 20 Front Street West.

This notice is being served to the Owner of the Property, 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 consent to the application to alter the designated property at 20 Front Street West with conditions, under Part V, Section 42 of the Ontario Heritage Act to allow for the construction of a new mixed-use building with the alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by Core Architects dated May 3, 2024, on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated May 8, 2024 also 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.
2. City Council direct that its consent of the application to alter the designated property at 20 Front Street West under Part V, Section 42 of the Ontario Heritage Act is also subject to the following conditions:
 - a. That the related Official Plan Amendment and Zoning By-law Amendment requiring the proposed alterations have been enacted by City Council and have come into full force and effect.

b. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. Amend the Heritage Easement Agreement registered on title as Instrument No. CT920105 on December 21, 1987 with the City for the property at 20 Front Street West in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc. dated May 8, 2024 and the Conservation Plan required in Recommendations 1 and 2.b.2 including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation and demolition/reconstruction strategies set out in the Heritage Impact Assessment prepared by ERA Architects Inc. dated May 8, 2024 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 property at 20 Front Street West, 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 of the subject property shall:

1. Provide a Heritage Lighting Plan that describes how the exterior of the property at 20 Front Street West 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.

2. Provide an Interpretation Plan for the property located at 20 Front Street West 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. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

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

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.5 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the 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 alter, erect, demolish or remove a building and/or structure on 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 (30) days of July 29, 2024, which is August 28, 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:

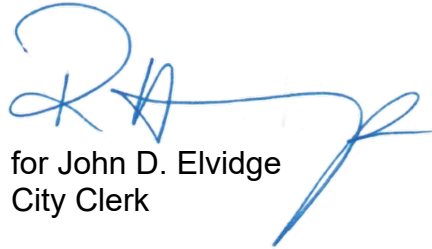
Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 42 of the Ontario Heritage Act. The appeal may only be made where City Council has consented to an application to alter, erect, demolish or remove a building and/or structure on a Property with certain terms or conditions, or refuses the application to alter, erect, demolish or remove the building and/or structure on 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=2024.TE15.21>.

Dated at the City of Toronto on July 29, 2024.

A handwritten signature in blue ink, appearing to be 'John D. Elvidge', written over a light blue circular stamp.

for John D. Elvidge
City Clerk