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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
497, 505 AND 511 RICHMOND STREET WEST  
NOTICE OF DECISION**

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

ONTARIO HERITAGE TRUST

APR 25 2017

RECEIVED

Take notice that the Council of the City of Toronto on March 9, 2017, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 497, 505 and 511 Richmond Street West, decided among other things, to

1. City Council approve the alterations to the heritage properties at 497, 505 and 511 Richmond Street West, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands known municipally as 497, 505 and 511 Richmond Street West with such alterations substantially in accordance with plans and drawings dated December 5, 2016, prepared by Diamond Schmitt Architects Inc. and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment, prepared by ERA Architects Inc., issued July 20, 2016 and revised January 20, 2017, and on file with the Senior Manager, Heritage Preservation Services, and subject to the following additional conditions:
  - a. the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;
  - b. prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:
    1. provide a letter from a professional engineer describing how the north and west heritage elevations will be shored and braced during construction and how the new addition will be structurally supported overtop of the heritage building to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - c. prior to final Site Plan approval for the proposed development for the property located at 497, 505 and 511 Richmond Street West, the owner shall:
    1. amend the existing Heritage Easement Agreement for the property at 497, 505 and 511 Richmond Street West in accordance with the plans and drawings dated December 5, 2016, prepared by Diamond Schmitt Architects Inc., date-stamped

received by the City Planning Division January 3, 2017, and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Part 1.c.2. below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor;

2. 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 497, 505 and 511 Richmond Street West prepared by ERA Architects Inc., issued July 20, 2016 and revised January 20, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. provide final site plan drawings including drawings related to the approved Conservation Plan required in Part 1.c.2. above to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and

5. provide a detailed Landscape Plan for the Subject Property satisfactory to the Senior Manager, Heritage Preservation Services;

d. prior to the issuance of any permit for all or any part of the property at 497, 505 and 511 Richmond 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 buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. obtain final approval for the necessary Zoning by-law Amendment giving rise to the proposed alterations to the property at 497, 505 and 511 Richmond Street West, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

2. have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;

3. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.c.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 Preservation Services;

4. 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 Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan;

5. provide an Interpretation Plan for the property at 497, 505 and 511 Richmond Street West, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

6. provide full documentation of the heritage property at 497, 505 and 511 Richmond Street West, 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 Preservation Services; and

7. submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services; and

c. prior to the release of the Letter of Credit required in Part 1.d.4. 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, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and

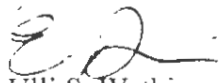
2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

**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 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 May 25, 2017.

Dated at Toronto this 20<sup>th</sup> day of April, 2017.



Ulli S. Watkiss  
City Clerk

