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City Clerk's Office

ONTARIO HERITAGE TRUST  
MAY 25 2017

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

**Ulli S. Watkiss**  
City Clerk

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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  
131 FARNHAM AVENUE AND 45 OAKLANDS AVENUE  
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 April 26, 27 and 28, 2017, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 131 Farnham Avenue and 45 Oaklands Avenue, decided among other things, to:

1. Approve the alterations to the heritage property at 131 Farnham Avenue and 45 Oaklands Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of nineteen (19) townhouse units on the lands known municipally in the year 2017 as 131 Farnham Avenue and 45 Oaklands Avenue, with such alterations substantially in accordance with plans and drawings, dated October 22, 2016 by Richard Wengle Architect Inc., and with the Gatekeeper's Cottage & Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc., dated March 7, 2017, and on file with the Senior Manager, Heritage Preservation Services, subject to the following additional conditions:

a. That the related zoning by-law amendment and site plan approval giving rise to the proposed alterations shall be in full force and affect in a form and with content acceptable to the City Solicitor;

b. That prior to any Ontario Municipal Board Order issuing in connection with the Zoning By-law Amendment and Site Plan Approval Application appeal (OMB Case no. PL150753), the owner shall:

1. That the City's pre-approval conditions for the Site Plan Control application shall be satisfied;

2. Amend the existing Heritage Easement Agreement for the property at 131 Farnham Avenue and 45 Oaklands Avenue in accordance with plans and drawings dated October 22, 2016 by Richard Wengle Architect Inc., and the Gatekeeper's Cottage & Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc., dated March 7, 2017 and on file with the Senior Manager, Heritage Preservation Services, including registration of such amending agreement to the satisfaction of the City Solicitor;

3. Submit an addendum to the Conservation Plan dated March 7, 2017, which specifies the restoration and necessary repair measures for the historic gates, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. Prior to the issuance of any permit for all or any part of the building known as the Gatekeeper's Cottage and the structures known as the Stone Gates at 131 Farnham Avenue & 45 Oaklands Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The owner shall provide full building permit drawings including notes and specifications for the alterations and conservation including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. The owner shall provide a Letter of Credit, including provisions for upward 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 Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue, prepared by ERA Architects Inc. dated March 7, 2017;

d. Prior to the release of the Letter of Credit, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the Gatekeeper's Cottage and Stone Gates Conservation Plan - 131 Farnham Avenue prepared by ERA Architects Inc. dated March 7, 2017, and that an appropriate standard of conservation has been maintained, to the satisfaction of the Senior Manager, Heritage Preservation Services.

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 June 23, 2017.

Dated at Toronto this 24<sup>th</sup> day of May, 2017.



Ulli S. Watkiss  
City Clerk

