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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
150 SYMES ROAD

NOTICE OF DECISION

Tom Ehrlich
Tanurb Developments Inc.
10 King Street East, Suite 800
Toronto, Ontario
M5C 1C3

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

Take notice that the Council of the City of Toronto on August 25, 26, 27 and 28 2014, having considered an Application to Alter a Designated Structure under Part IV of the Ontario Heritage Act for 150 Symes Road, decided among other things, to:

1. Approve the alterations to the property at 150 Symes Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the rehabilitation of the property in accordance with the plans and drawings prepared by Jedd Jones Architect Ltd. dated June 5, 2014 and the Heritage Impact Assessment (HIA) prepared by Philip Goldsmith Architect dated May 23, 2013, both on file with the Manager, Heritage Preservation Services, and subject to the following conditions:
 - a. Prior to the issuance of Final Site Plan approval, the owner shall have:
 - i. Entered into and registered a Heritage Easement Agreement for the property at 150 Symes Road substantially in accordance with the Heritage Impact Assessment prepared by Philip Goldsmith Architect dated May 23, 2013 and subject to and in accordance with the herein required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor;
 - ii. Provided a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 150 Symes Road prepared by Philip Goldsmith Architect dated May 23, 2013 to the satisfaction of the Manager, Heritage Preservation Services;

- iii. Completed all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services;
 - iv. Provided Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - v. The related Zoning By-law and Official Plan amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services;
- b. Prior to the issuance of a Heritage Permit, the owner shall have:
- i. Provided full building permit drawings, including notes and specifications for the protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services; and
 - ii. Provided a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan;
- c. Prior to the release of the Letter of Credit, the owner shall have:
- i. Provided a letter of substantial completion prepared and signed by the heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation, to the satisfaction of the Manager, Heritage Preservation Service; and
 - ii. Provided replacement Heritage Easement Agreement photographs to the satisfaction of the 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 Review Board.

The owner may request a hearing before the Conservation Review Board in this matter, by writing to the City Clerk: Attention: Rosemary MacKenzie, Administrator, Etobicoke York Community Council, Etobicoke Civic Centre, Main Floor, 399 The West Mall, Toronto, ON M9C 2Y2 within thirty days of September 15, 2014, which is October 15, 2014.

Dated at Toronto this 15th day of September, 2014.



Ulli S. Watkiss
City Clerk

Copy to: Mary L. MacDonald, Acting Manager, Heritage Preservation Services
Jasmine Stein, Municipal Law Unit, Legal Division
Deputy Chief Building Official and Director, Building Division- Etobicoke York