

Conditions of Approval

That the approval of the application be subject to the following conditions:

1. A Building Permit shall be obtained, as necessary;
2. Heritage Services staff shall be circulated the drawings and design specifications tied to the Building Permit application for review and approval to ensure consistency with the scope of the Heritage Permit sought by this application;
3. Guard rails shall be installed at the top of the retaining walls, and details relating to the guard rails shall be submitted to Heritage Services staff, prior to installation, for review and approval, to ensure they complement the heritage character and attributes of the property;
4. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
5. Any replacement masonry units shall be sourced to match, as close as possible, in colour, size and profile with the existing;
6. Any salvageable materials from the existing stairs or retaining wall shall be used in the rebuild;
7. That a means of egress/exiting from the building shall remain in place if the building is to remain occupied through construction;
8. The applicant shall ensure that staging of equipment, materials, vehicles, etc. are not within critical root zones of existing tree coverage;
9. That tree preservation and protection measures are in place should works encroach within 1.5 meters of existing canopy limits on on-site trees;
10. Utility locates shall be obtained prior to any digging; and
11. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.