

Motion of the Toronto Preservation Board from its meeting of May 15, 2003, and considered by the Policy and Finance Committee on July 10, 2003 and City Council on July 22, 23 and 24, 2003.

Motion

Item No. 15

1 Front Street East (O'Keefe Centre, now Hummingbird Centre)

The Toronto Preservation Board and Heritage Preservation Services staff support, in principle, the restoration, rehabilitation and redevelopment of the property at 1 Front Street East (O'Keefe Centre, now Hummingbird Centre) subject to the following conditions:

- (1) City Council state its intention to designate the property at 1 Front Street East (O'Keefe Centre, now Hummingbird Centre) under Part IV of the *Ontario Heritage Act*;
- (2) the alterations to the heritage building known as the O'Keefe Centre, now the Hummingbird Centre, 1 Front Street East substantially as shown schematically in the drawings prepared by Kuwabara Payne McKenna Blumberg Architects dated April 2003 on file with the Manager, Heritage Preservation Services be approved in principle subject to the applicant providing:
 - (a) final plans for this development:
 - (i) conforming to the April 2003 drawings,
 - (ii) being sympathetic to the heritage elements to be retained,
 - (iii) being subject to further review by the Toronto Preservation Board, and
 - (iv) being to the satisfaction of the Manager, Heritage Preservation Services;
 - (b) an Undertaking to the City prior to any planning approvals for the site agreeing to:
 - (i) protect the heritage features of this site, subject to such alterations as may be permitted in the final approved plans;
 - (ii) prepare a Conservation Plan for the heritage building, and
 - (iii) to provide financial security to implement the conservation plan; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.