

October 22, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. **City Council support the demolition and reconstruction of the 2 walls of 251 King Street East and 37 Sherbourne Street, in accordance with Section 30(2) and 34 (1) of the Ontario Heritage Act, and further that this demolition and reconstruction be secured in the same fashion as the demolition and reconstruction of 832 Bay Street, with Letters of Credit and Heritage Easement Agreement.**
2. **If the refusal of the demolition permit under the Ontario Heritage Act is appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in support of City Council's refusal.**
3. **Should City Council approve the proposed rezoning application No. 08 186000 STE 28 OZ for the development of lands at 251-255 King Street East and 37 Sherbourne Street, including the demolition of the entire heritage structure at 251 King Street East and the reconstruction of the north and west facades, the following conditions be required prior to the submission of the Bill to City Council for enactment:**
 - a. **applicant shall retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and Guidelines for Consulting Archaeologists, September 2006, Ministry of Culture;**

- b. should the archaeological assessment process continue beyond a Stage 1 assessment, any recommendations for Stages 2 - 4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation;**
- c. the consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk;**
- d. no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.**

Background:

The Toronto Preservation Board on October 22, 2009, considered the following reports

- a. (October 5, 2009), from the Director, Policy and Research, City Planning Division, respecting 251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property; and
- b. (October 20, 2009) from the Director, Policy and Research, City Planning Division, respecting 251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property- Supplemental.

Kim Kovar, Aird & Berlis LLP, addressed the Toronto Preservation Board.

City Clerk
Margaret Sexton

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