

March 25, 2010

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 226 Queen Street West – Demolition and Replacement of a Structure within the Queen Street West Heritage Conservation District

Recommendations:

The Toronto Preservation Board recommends to the Toronto and East York Community Council adoption of the recommendations in the report (March 8, 2010) from the Acting Director, Policy and Research, City Planning Division, amended to now read as follows:

- 1. City Council approve the proposed replacement building for the property at 226 Queen Street West, substantially in accordance with the plans and drawings prepared by Robert Chang Architect Inc., dated March 3, 2010; subject to the following conditions:**
 - a. Prior to the issuance of any building permit for the replacement structure located at 226 Queen Street West, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall:**

Continue to work with Heritage Preservation Services regarding refinement of the final façade design along both street frontages, including, but not limited to, providing building permit drawings incorporating the following design elements:

Redesign and visually break the multi-level window and steel wall systems (contained within the individual building bays) to further define individual floor levels and be suitably compatible with exterior materials and traditional window openings (smaller, vertical proportioned windows “punched” into walls) that characterize the district;

Provide horizontal articulation or architectural detailing, such as a belt course, cornice or canopy to distinguish the ground level from the upper levels of the proposed structure, in order to frame the pedestrian space of the sidewalk, at the Queen Street West frontage;

Provide horizontal articulation or architectural detailing, such as cornice or sunshades, by way of a setback, at top of street wall façades to emphasize the street wall height and further frame the pedestrian zone;

Provide satisfactory exterior materials with compatible details and finishes (i.e. masonry clad spandrels instead of proposed recessed steel);

Provide storefront and entry elevations with materials and details notated;

Include architectural detail, such as vertical mullions to break large window surfaces, minimally 2” wide at ground level storefront and more prominent at upper levels. Butt-jointed storefront and window systems to be prohibited;

Include a water table or masonry base element to the storefront (below storefront framing).

- b. All drawings and information provided shall be satisfactory to the Manager, Heritage Preservation Services.**
- 2. City Council approve the issuance of a demolition permit for the building at 226 Queen Street West within the Queen Street West Heritage Conservation District subject to the applicant obtaining a building permit for the replacement structure.**

Background:

The Toronto Preservation Board on March 25, 2010, considered the report (March 8, 2010) from the Acting Director, Policy and Research, City Planning Division, respecting 226 Queen Street West – Demolition and Replacement of a Structure within the Queen Street West Heritage Conservation District.

For City Clerk

Margaret Sexton

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