April 2, 2013

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Construction of a Replacement Structure within the Queen Street West Heritage Conservation District – 375-381 Queen Street West

Recommendations:

The Toronto Preservation Board:

1. Submits the report (March 18, 2013) from the Director, Urban Design, City Planning Division, to the Toronto and East York Community Council, without recommendation.

2. Requests the Toronto and East York Community Council to direct:

   a. The Acting Manager, Heritage Preservation Services, to continue working with the applicant to fine tune issues dealing with the second and third floor windows and the corner turret (including a public art plan incorporating a clock).

   b. The City Solicitor to submit a report directly to City Council on May 7, 2013 on:

      i. The implications of exceeding 16m in height within the Queen Street Heritage Conservation District.

      ii. How to establish 16m in height as an objective instead of a guideline for all non-corner buildings within the Queen Street Heritage Conservation District, and, include similar recommendations to bring the angular plane guidelines forward as objectives.

Background:

The Toronto Preservation Board on March 27, 2013, considered the following:

1. Report (March 18, 2013) from the Director, Urban Design, City Planning Division – Construction of a Replacement Structure within the Queen Street West Heritage Conservation District – 375-381 Queen Street West.
2. Letter (March 25, 2013) from Michael R. Emory, President & CEO, Allied Properties REIT (PB.Supp.PB21.3.1).

3. E-mail (March 26, 2013) from Kim K. Kovar, Aird & Berlis LLP (PB.Supp.PB21.3.2)

4. E-mail (March 26, 2013) from Michael McClelland, Principal, E.R.A. Architects Inc. (PB.Supp.PB21.3.3)

5. Submission (March 27, 2013) from Dermot Sweeny, Sweeny Sterling Finlayson & Co Architects Inc. (PB.Supp.PB21.3.4)

The following persons addressed the Toronto Preservation Board:

- Kim Kovar, Aird Berlis LLP
- Dermot Sweeny, Sweeny Sterling Finlayson & Co Architects Inc. (Submission Filed)

For City Clerk

Janette Gerrard

c. Interested Persons