

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. Intersted Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PB21.3>