

May 29, 2015

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 704 Queen Street East (Broadview Hotel)**

Recommendations:

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

1. City Council approve the alterations to the heritage property at 704 Queen Street East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a rooftop addition on the heritage building on the lands known municipally in the year 2015 as 704 Queen Street East, with such alterations substantially in accordance with plans and drawings dated May 1, 2015, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services May 4, 2015, and on file with the Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 3, 2014, date-stamped received by City Planning on September 15, 2014, and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That prior to Final Site Plan approval for the alterations to the property located at 704 Queen Street East the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the property at 704 Queen Street East in accordance with the plans and drawings dated May 1, 2015, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services May 4, 2015 and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated September 3, 2014, and in accordance with the Conservation Plan required in Recommendation 1a.ii in the report May 8, 2015 from the Director, Urban Design, City Planning Division to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.
 - ii. Provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 704 Queen Street East, prepared by ERA Architects Inc., dated September 3, 2014, to the satisfaction of the Manager, Heritage Preservation Services.

Background:

The Toronto Preservation Board on May 28, 2015, considered the following:

1. (May 8, 2015) Report from the Director, Urban Design, City Planning, regarding Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 704 Queen Street East

The following persons addressed the Toronto Preservation Board:

Andrew Pruss, ERA Architects Inc.
Michael McClelland, ERA Architects Inc.

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB5.6>