

December 17, 2015

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property - 1001 Queen Street West**

**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 1001 Queen Street West in accordance with Section 33 of the Ontario Heritage Act to allow for alterations to the south wall, with such alterations in accordance with the Conservation Plan prepared by ERA Architects Inc. dated October 14, 2015, and on file with the Senior Manager, Heritage Preservation Services, subject to the following conditions:
  - a. Prior to the issuance of Final Site Plan Approval for the property at 1001 Queen Street West, the owner shall:
    - i. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Conservation Plan for the property at 1001 Queen Street West prepared by ERA Architects Inc. dated October 14, 2015, with the Conservation Plan to include an Interpretation Plan and a restoration strategy to address the removal of cement parking from the northeast corner wall end at Queen Street West and Shaw Street and all associated costs for conservation and interpretive work, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
    - ii. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.i. in the report dated November 18, 2015 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;
  - b. Prior to the issuance of any permit for all or any part of the property at 1001 Queen Street West, the applicant shall:
    - i. Provide a Letter of Credit, including provisions for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services, to secure all conservation and interpretation work included in the approved Conservation Plan;

c. Prior to the release of the Letter of Credit required in Recommendation 1.b.i. in the report dated November 18, 2015 from the Director, Chief Planner and Executive Director, City Planning Division, the owner shall:

i. Provide a letter of substantial completion, prepared and signed by a qualified heritage consultant, confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

**Background:**

The Toronto Preservation Board December 15, 2015, considered a report (November 18, 2015) from Chief Planner and Executive Director, City Planning Division, regarding Alterations to a Designated Heritage Property - 1001 Queen Street West.

**Speakers**

Eric Turcotte, Urban Strategies

Andrew Pruss, ERA Architects Inc. (Submission Filed)

Edward Janiszewski, Volunteer Community Board Member, Friends of the CAMH Archives

Shirley Morriss, Volunteer Community Board Member, Friends of the CAMH Archives

**Communications**

(December 14, 2015) Presentation from Eric Turcotte, Urban Strategies Inc.

(PB.Supp.PB10.3.1)

<http://www.toronto.ca/legdocs/mmis/2015/pb/comm/communicationfile-57821.pdf>

(December 14, 2015) Presentation from Andrew Pruss, ERA Architects (PB.Supp.PB10.3.2)

<http://www.toronto.ca/legdocs/mmis/2015/pb/comm/communicationfile-57824.pdf>

(December 14, 2015) Letter from Volunteer Community Board Members of the Friends of the CAMH Archives - Edward Janiszewski, Sydney Jones and Shirley Morriss (PB.Supp.PB10.3.3)

(December 14, 2015) E-mail from Geoffrey Reaume (PB.Supp.PB10.3.4)

(December 15, 2015) Submission from Andrew Pruss, ERA Architects (PB.Supp.PB10.3.5)

For City Clerk

L. Bettencourt