

Toronto Preservation Board

Meeting No.	23	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, May 18, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB23.6	ACTION	Adopted		Ward:27
--------	--------	---------	--	---------

Demolition and Reconstruction of a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 2 Queen Street West

Board Decision

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

1. City Council approve the request to demolish the existing building on the heritage property at 2 Queen Street West, in accordance with Section 34 of the Ontario Heritage Act, to allow for the reconstruction of the existing building and the construction of a new three-storey addition, on the lands known municipally in the year 2017 as 2 Queen Street West, alterations substantially in accordance with plans and drawings dated April 19, 2017, prepared by Zeidler Partnership Architects, date-stamped received by the City Planning April 25, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated April 24, 2017, date-stamped received by the City Planning Division on April 25, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. That prior to final Site Plan approval for the property located at 2 Queen Street West, the owner shall:
 - 1. Provide final Site Plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - 2. Provide an Interpretation Plan for property at 2 Queen Street West, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - 3. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the

satisfaction of the Senior Manager Heritage Preservation Services;

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. That prior to the issuance of any permit for all or any part of the property at 2 Queen Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 2 Queen Street West in accordance with the plans and drawings dated April 19, 2017, prepared by Zeidler Partnership Architects, date-stamped received by the City Planning April 25, 2017, and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor;

2. 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 2 Queen Street West, prepared by ERA Architects Inc., dated April 24, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan;

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4 above, the owner shall:

1. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;

2. 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; and

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

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 2 Queen Street West, Instrument No. CT809726 with the City of Toronto dated August 20, 1986, and on file with the Senior Manager, Heritage Preservation Services.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council to amend the Heritage Easement Agreement.
4. City Council pass a by-law to repeal the designation by-law for the property at 2 Queen Street West upon the demolition of the heritage building and remove the property from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

Origin

(April 28, 2017) Report from the Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council approve the proposed demolition of the designated heritage property at 2 Queen Street West and give authority to repeal the existing designating by-law and amend the existing Heritage Easement Agreement with the owner. The property at 2 Queen Street West is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement with the City. The applicant is proposing to dismantle and reconstruct the designated building's streetwalls and to construct a new three-storey addition on top of the reconstructed building.

City Council's approval of the proposed demolition of the heritage property and authority to repeal the existing designating by-law and amend the existing Heritage Easement Agreement is required under the Ontario Heritage Act.

Background Information

(April 28, 2017) Report and Attachments 1 - 6 from the Chief Planner and Executive Director, City Planning Division - Demolition and Reconstruction of a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 2 Queen Street West
(<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-103621.pdf>)

Communications

(May 17, 2017) Letter from Annabel Vaughan, ERA Architects Inc. (PB.Supp.PB23.6.1)
(<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-69422.pdf>)