



## Toronto Preservation Board

**Meeting No.** 36

**Meeting Date** Monday, July 11, 2022

**Start Time** 9:30 AM

**Location** Video Conference

**Contact** Ellen Devlin, Committee Administrator

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**Chair** Sandra Shaul

PB36.4	ACTION	Adopted		Ward: 10
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### Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 575 Queen Street West

#### Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the exterior alterations to the heritage property at 575 Queen Street West, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings dated June 10, 2022, prepared by Battaglia Architect Inc. and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 575 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 property as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide building permit drawings, a description of materials and finishes including specifications of the products and techniques to be used to be prepared by the heritage architect to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

#### Decision Advice and Other Information

Erin Smith, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 575 Queen Street West.

## **Origin**

(June 17, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on July 11, 2022, the Toronto Preservation Board considered Item [PB36.4](#) and made recommendations to City Council.

Summary from the report (June 17, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed alterations to the heritage property at 575 Queen Street West under Part V, Section 42 of the Ontario Heritage Act in connection with the proposed redevelopment of the property as a mixed use commercial and residential building.

The subject property is categorized as a contributing building in the Queen Street West Heritage Conservation District (QSWHCD) Plan and comprises a three-storey Italianate style commercial building constructed c. 1884-1892.

In connection with a minor variance application, the development proposal involves the addition of a fourth storey with partial fifth storey loft stepped back 4.6 metres above the existing three storey building. The addition will result in a total building height of approximately 17 metres, which is 1 metre above what is permitted in the QSWHCD Plan. The existing, non-original storefront will be replaced with a new storefront that is consistent with the QSWHCD Plan. The existing paint will be gently removed from the building's historic brick and historically appropriate wood windows will be installed. The proposal also involves several alterations which are not visible from the public realm along Queen Street West, and as such do not require permission under Section 42 of the Ontario Heritage Act.

Staff are supportive of the proposal to rehabilitate the property at 575 Queen Street West and are satisfied that the additional height is appropriately mitigated. The instatement of an improved storefront and historically appropriate wood windows, along with the restoration of the building's historic brick, will conserve the cultural heritage values, attributes and character of the on-site heritage resource and enhance the heritage character of the Queen Street West Heritage Conservation District.

## **Background Information**

(June 17, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 575 Queen Street West

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227955.pdf>)

(July 8, 2022) Staff Presentation - Alterations to a Heritage Property Designated under Part V of the Ontario Heritage Act - 575 Queen Street West

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228585.pdf>)

**Communications**

(July 8, 2022) Letter from Adam Wynne (PB.Supp)

**Speakers**

Giorgio Lolos