



Decision Letter

Toronto Preservation Board

Meeting No. 37
Meeting Date Monday, August 8, 2022
Start Time 9:30 AM
Location Video Conference
Contact Ellen Devlin, Committee Administrator
Phone 416-392-7033
E-mail hertpb@toronto.ca
Chair Sandra Shaul

PB37.4	ACTION	Adopted		Ward: 19
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Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 1684-1702 Queen Street East

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the application to alter the designated heritage property at 1702 Queen Street East and approve the alterations to the designated heritage property at 1702 Queen Street East under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (July 25, 2022) from the Senior Manager Heritage Planning and with such alterations substantially in accordance with the plans and drawings dated April 26, 2022 prepared by Graziani + Corazza Architects Inc. for Queen Kingston Holdings Inc. and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 29, 2022 on file with the Senior Manager, Heritage Planner, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design and subject to the following conditions:

a. That the related site specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 1684-1702 Queen Street East substantially in accordance with plans and drawings dated April 26, 2022

prepared by Graziani + Corazza Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 1684-1702 Queen Street East, prepared by ERA Architects Inc., dated April 29, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for lifting of the Holding Provision included in the related site specific Zoning By-law Amendment on the subject property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to Site Plan approval for the property located at 1684-1702 Queen Street East, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 1684-1702 Queen Street East, 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 Planning the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, 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 Planning.
3. Provide a Letter of Credit, including provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.
4. Provide full documentation of the existing Imperial Bank of Canada building, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, the owner shall:

1. 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, Heritage Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.
2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 1684-1702 Queen Street East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 1684-1702 Queen Street East.

Decision Advice and Other Information

Michael Seaman, Manager, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 1684-1702 Queen Street East.

Origin

(July 25, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on August 8, 2022, the Toronto Preservation Board considered Item [PB37.4](#) and made recommendations to City Council.

Summary from the report (July 25, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed alterations for the heritage property at 1702 Queen Street East (designated under Part IV of the Ontario Heritage Act) in connection with the development of the site at 1684 -1702 Queen Street East.

The development site at 1684-1702 Queen Street East contains one designated heritage property, the former Imperial Bank of Canada building (built 1911-12), a two storey brick building, located at 1702 Queen Street East. The building is currently occupied as a restaurant/bar known as Murphy's Law Pub.

The development application proposes a 6-storey mixed use building that incorporates the existing former bank building as a whole structure. The exterior heritage attributes of the former bank building are proposed to be restored with minor modifications to facilitate the continuation of the commercial/restaurant/bar use upon completion of the proposed development. The proposed alterations conserve the onsite heritage building and are consistent with the policy framework including the Official Plan. The heritage impacts of the development are appropriately mitigated through the overall conservation strategy.

This report also recommends that City Council grant authority for the City to enter into a Heritage Easement Agreement with the owner of this property.

Background Information

(July 25, 2022) Report and Attachments 1-6 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 1684-1702 Queen Street East
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bqrd/backgroundfile-229055.pdf>)

(August 5, 2022) Staff Presentation - 1684-1702 Queen Street East -Alterations to a Heritage Property Designated under Part IV of the Ontario Heritage Act and Authority to enter into a Heritage Easement Agreement
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bqrd/backgroundfile-229165.pdf>)

Speakers

Michael McClelland, ERA Architects