

## Toronto Preservation Board

**Meeting No.** 33  
**Meeting Date** Tuesday, April 5, 2022  
**Start Time** 9:30 AM  
**Location** Video Conference

**Contact** Ellen Devlin, Committee Administrator  
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**Chair** Sandra Shaul

PB33.2	ACTION	Adopted		Ward: 19
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### 1702 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

#### Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1702 Queen Street East (Reasons for Designation) attached as Attachment 3 to the report (March 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

#### Decision Advice and Other Information

Loryssa Quattrociocchi, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 1702 Queen Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

#### Origin

(March 14, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

#### Summary

At its meeting on April 5, 2022, the Toronto Preservation Board considered Item [PB33.2](#) and made recommendations to City Council.

Summary from the report (March 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act.

The property at 1702 Queen Street East is located on the northwest corner of Queen Street East and Kingston Road in the Woodbine Beach precinct of the Woodbine Corridor neighbourhood. It contains the Imperial Bank of Canada Building, a two-storey bank building on a raised basement with a one-storey wing at the southwest corner.

The property was constructed in 1911-12 as a branch of the Imperial Bank of Canada according to the designs of the well-known Toronto architects Sharp & Brown. The property is ornamented with classical details. The property continued as a banking institution for much of the 20th century before becoming Murphy's Law Pub in 2001.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, staff have determined that the property at 1702 Queen Street East merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design and physical, historical and associative, and contextual values.

The property is currently the subject of a Zoning By-law amendment application and a Site Plan Approval application to permit a 6-storey mixed-use development on the site. The Imperial Bank of Canada Building will be integrated into the new development while respecting its basic scale, form, and massing.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the amended legislation coming into force.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

### **Background Information**

(March 14, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 1702 Queen Street East - Notice of Intention to Designate a

Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-223008.pdf>)  
(April 1, 2022) Staff Presentation - 1702 Queen Street East - Notice of Intention to Designate a  
Property under Part IV, Section 29 of the Ontario Heritage Act  
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-223836.pdf>)