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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
2 QUEEN STREET WEST**

NOTICE OF DECISION

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST

AUG 18 2017

Take notice that the Council of the City of Toronto on July 4, 5, 6 and 7, 2017, having considered an application to alter a structure designated under Part IV of the Ontario Heritage Act for 2 Queen Street West, decided among other things, to:

1. 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 Division 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 Division 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;

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


Appeal to the Conservation Review Board:

The Ontario Heritage Act states that where a Council consents to an application to alter a designated property with certain terms or conditions, or refuses the application, the owner may, within thirty days after receipt of this notice, apply to the Council for a hearing before the Conservation Review Board.

The owner may request a hearing before the Conservation Review Board in this matter, by writing to the City Clerk: Attention Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, West, Toronto, Ontario, M5H 2N2, by 4.30 p.m. on or before September 18, 2017.

Dated at Toronto this 18th day of August, 2017.



 Ulli S. Watkiss
City Clerk