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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**704 QUEEN STREET EAST**

**NOTICE OF DECISION**



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

Take notice that the Council of the City of Toronto on July 7, 8 and 9, 2015, having considered an application to alter a designated structure under Part IV of the Ontario Heritage Act for 704 Queen Street East, decided among other things, to:

1. Approve the alterations to the heritage property at 704 Queen Street East, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a rooftop addition on the heritage building on the lands known municipally in the year 2015 as 704 Queen Street East, with such alterations substantially in accordance with plans and drawings dated May 1, 2015, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services May 4, 2015, and on file with the Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 3, 2014, date-stamped received by City Planning on September 15, 2014, and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions:
  - a. That prior to Final Site Plan approval for the alterations to the property located at 704 Queen Street East the owner shall:
    - i. Enter into a Heritage Easement Agreement with the City for the property at 704 Queen Street East in accordance with the plans and drawings dated May 1, 2015, prepared by ERA Architects Inc., date-stamped received by Heritage Preservation Services May 4, 2015 and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by

ERA Architects Inc., dated September 3, 2014, and in accordance with the Conservation Plan required in Part 1.a.ii. above to the satisfaction of the Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.

- ii. 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 704 Queen Street East, prepared by ERA Architects Inc., dated September 3, 2014, to the satisfaction of the Manager, Heritage Preservation Services.
  - iii. Provide final site plan drawings related to the approved Conservation Plan required in Part 1.a.ii. above to the satisfaction of the Manager, Heritage Preservation Services.
  - iv. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Manager, Heritage Preservation Services.
- b. That prior to the issuance of any permit for all or any part of the property at 704 Queen Street East, including a heritage permit or a building permit, but excluding permits for interior work not affecting the heritage attributes of the property, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Manager, Heritage Preservation Services:
- i. Have obtained final site plan approval for such property, issued by the Chief Planner and Executive Director, City Planning.
  - ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.a.ii. including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
  - iii. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the 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 Part 1.b.iii. above, the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been

completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.

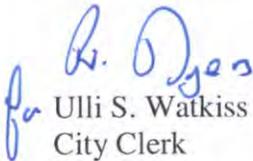
- ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.

**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 Rosalind Dyers, 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 **August 26, 2015**.

Dated at Toronto this 27th day of July, 2015

  
for Ulli S. Watkiss  
City Clerk