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**N THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
80 AND 84 QUEEN'S PARK
NOTICE OF DECISION**

2021 09 30

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



TAKE NOTICE that the Council of the City of Toronto on July 14, 15 and 16, 2021, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Properties municipally known as 80 and 84 Queen's Park.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council approve the alterations to the heritage properties at 80 and 84 Queen's Park in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 80 and 84 Queen's Park with such alterations substantially in accordance with the Revised Heritage Impact Assessment, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, subject to the following conditions:

a. prior to the issuance of the final Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) in connection with the Zoning By-law Amendment application appeal, the owner shall:

1. enter into a Heritage Easement Agreement(s) with the City for the properties at 80 and 84 Queen's Park, substantially in accordance with plans and drawings as set out in Appendix B to the report (July 2, 2021) from the City Solicitor; and the Heritage Impact Assessment dated March 18, 2020 and Heritage Addendum, dated May 19, 2021 prepared by ERA Architects Inc., attached as Appendix C to the report (July 2, 2021) from

the City Solicitor, (together being the "Revised Heritage Impact Assessment"), on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning.

2. provide a detailed Conservation Plan(s) prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Revised Heritage Impact Assessment, on file with the Senior Manager, Heritage Planning, for 80 and 84 Queen's Park, all to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council direct that prior to final site plan approval for the Lands, or any part of the Lands at 78-90 Queen's Park, the owner shall:

a. provide final site plan drawings substantially in accordance with the approved Conservation Plan(s) required in Part 1.a. 2. above, to the satisfaction of the Senior Manager, Heritage Planning.

b. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their 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.

c. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

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

3. City Council direct that prior to the issuance of any permit for all, or any part of the Lands at 78-90 Queen's Park, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

a. have obtained final approval for the necessary Zoning By-law Amendment required for the Site, such Amendment to have come into full force and effect.

b. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s) required in Part 1.a. 2. 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 Planning.

c. 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 Planning to secure all work included in the approved Conservation Plan(s), and approved Interpretation Plan.

d. provide full documentation of the existing heritage properties at 80 and 84 Queen's Park, 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 CD 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.

4. City Council direct that prior to the release of the Letter of Credit required in Part 3.c. above, the owner shall:

a. 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(s) and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

b. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

IF YOU WISH TO REFER THE MATTER TO THE ONTARIO LAND TRIBUNAL:

Notice of an objection of the decision of City Council on the application to alter the Property may be served on the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: hertpb@toronto.ca within thirty days of September 30, 2021, which is November 1, 2021.

A Notice of Objection must:

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.

Who Can File An Appeal:

Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions, or refuses the application to alter a property.

Getting Additional Information:

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC35.12>

Dated at the City of Toronto on September 30, 2021.



John D. Elvidge
City Clerk