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City Clerk's Office

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Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

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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  
544 AND 550 QUEEN STREET EAST  
NOTICE OF DECISION**

**RECEIVED**  
2022/10/04  
(YYYY/MM/DD)  
Ontario Heritage Trust

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that the Council of the City of Toronto on September 28, 2022, 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 Property municipally known as 544 and 550 Queen Street East.

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 property at 544 and 550 Queen Street East in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new multi-storey mixed-use development on the lands known municipally as 544 and 550 Queen Street East and 28 River Street with such alterations substantially in accordance with the revised with prejudice settlement offer dated June 8, 2022 (the "Revised Proposal") including plans and drawings dated May 6, 2022 prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Planning and with the Heritage Impact Assessment, prepared by ERA Architects, dated August 9, 2021, 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 and subject to the following conditions:

- a. Should the Ontario Land Tribunal ("OLT") approve the Zoning By-law Amendment application, City Council authorize the City Solicitor to request the OLT to withhold the issuance of the final Order on the Zoning By-law Amendment appeal until such time as:

1. The owner has provided a detailed Conservation Plan for the property at 544 and 550 Queen Street East prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects, dated August 9, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

2. The owner has entered into a Heritage Easement Agreement with the City for the properties at 544 and 550 Queen Street East, substantially in accordance with plans and drawings dated May 6, 2022 prepared by Quadrangle Architects Limited and with the Heritage Impact Assessment, prepared by ERA Architects, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.1., to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

b. Prior to Final Site Plan approval for the Lands, or any part of the Lands, the owner shall:

1. Provide final Site Plan drawings, including drawings related to the approved Conservation Plan required in Recommendation 1.a.1. to the satisfaction of the Senior Manager, Heritage Planning.

2. 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.

3. Provide a Heritage Lighting Plan that describes how the buildings on the subject 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. Prior to the issuance of any permit for all, or any part of the Lands, including a heritage permit, demolition 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:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. 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.

2. 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, Heritage Lighting Plan and Interpretation Plan.

d. Prior to the release of the Letter of Credit required in Recommendation 1.c.2.the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation, lighting and interpretation has been completed in accordance with the relevant approved plans 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.

**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](mailto:hertpb@toronto.ca) within thirty days of October 4, 2022, which is November 3, 2022.

**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 object to the decision of Council of the City of Toronto and refer the matter 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=2022.CC50.12>

Dated at the City of Toronto on October 4, 2022.



 John D. Elvidge  
City Clerk