

October 22, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 606 – 618 Yonge Street, 5 – 9 St. Joseph Street, and 15 – 25 St. Nicholas Street – Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

1. **City Council approve the alterations to the heritage properties at 606-618 Yonge Street, 5 - 9 St. Joseph Street and 15 - 25 St. Nicholas Street, substantially in accordance with the plans and drawings prepared by ERA Architects dated September 15, 2009, and on file with the Manager, Heritage Preservation Services subject to the following conditions:**
 - a. **prior to Zoning By-Law Amendment approval, the owner shall:**

submit a Conservation Plan to include drawings, to the satisfaction of the Manager of Heritage Preservation Services that provide “blow-up” elevations and sections of all heritage building façades at 1:50 scale including, but not limited, to the following: (1) storefront design; (2) window specifications for all heritage facade elevations; (3) reconstruction plan for roof dormer/parapet/cornice details; (4) return side wall details; etc.
 - b. **prior to Site Plan approval, the owner shall:**

provide additional information to be submitted, based on the proposed Conservation Strategy, to include documentation substantially in accordance with that outlined within Section 8.0 (page 44) of the submitted Heritage Impact Statement. Specifically, a detailed plan shall also be submitted to outline mitigations measures that address construction impacts relative to the on-site heritage structures.

enter into a Heritage Easement Agreement for the properties at 606 – 618 Yonge Street with the City.

amend the existing Heritage Easement Agreement registered on the site, Instrument No. E171218 dated June 1, 1998, at 5 St. Joseph Street and 9 – 15 St Nicholas Streets, to address the proposed construction and permitted alterations;

- c. prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property, the owner shall:

provide a Letter of Credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan;

provide final plans satisfactory to the Manager of Heritage Preservation Services;

- d. prior to the release of the Letter of Credit the applicant shall:

provide evidence and documentation that the project scheme has been implemented, per approved Conservation Plan, satisfactory to the Manager of Heritage Preservation Services.

- 2. City Council include the following properties on the City of Toronto's Inventory of Heritage Properties:

- a. 606 Yonge Street
- b. 608 Yonge Street
- c. 614 Yonge Street
- d. 616 Yonge Street
- e. 618 Yonge Street

- 3. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act. (Please note 610 and 612 Yonge Street are listed on the City of Toronto's Inventory of Heritage Properties)

- a. 606 Yonge Street
- b. 608 Yonge Street
- c. 610 Yonge Street
- d. 612 Yonge Street
- e. 614 Yonge Street
- f. 616 Yonge Street
- g. 618 Yonge Street

- 4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act.

- 5. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board.

6. **City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the following properties:**
 - a. **606 Yonge Street**
 - b. **608 Yonge Street**
 - c. **610 Yonge Street**
 - d. **612 Yonge Street**
 - e. **614 Yonge Street**
 - f. **616 Yonge Street**
 - g. **618 Yonge Street**
7. **The City Solicitor be authorized to introduce the necessary bill in Council authorizing the entering into a Heritage Easement Agreement.**
8. **City Council grant authority for the necessary amendments to the Existing Heritage Easement Agreement (Instrument No. E171218).**

Background:

The Toronto Preservation Board on October 22, 2009, considered the report (October 1, 2009), from the Director, Policy and Research, City Planning Division, respecting 606 – 618 Yonge Street, 5 – 9 St. Joseph Street, and 15 – 25 St. Nicholas Street – Alteration to a Heritage Property and Intention to Designate Part IV, Section 29, Ontario Heritage Act.

David Pontarini, Partner, Hariri Pontarini Architect addressed the Toronto Preservation Board.

City Clerk
Margaret Sexton

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