

July 29, 2010

To: Planning and Growth Management Committee

From: Toronto Preservation Board

Subject: 279-283 Yonge Street, Hard Rock Café Sign, Alterations to a Designated Heritage Property

Recommendations:

The Toronto Preservation Board recommended to the Planning and Growth Management Committee that:

- 1. City Council approve the alterations to the heritage property at 279-283 Yonge Street, substantially in accordance with Drawings W1.0-1, W2.0-2a, W2.00-3a, W2.0-4a and W2.0-6a dated June 11, 2010, W2.0-1 dated August 15, 2006, W2.0-2, W2.0-3 and W2.0-4 dated September 21, 2009, all prepared by Kramer Design Associates, date stamped received by Heritage Preservation Services June 6, 2010, and on file with the Manager, Heritage Preservation Services; and the Heritage Impact Assessment, "279-283 Yonge Street, Signage Proposal Review / Heritage Impact Assessment, January 27, 2008 revised October 5 2009, June 15 2010" (HIA), prepared by ERA Architects Inc., date stamped received by Heritage Preservation Services June 6, 2010 on file with the Manager, Heritage Preservation Services, subject to the following conditions:**
 - a. Prior to the issuance of a sign permit for roof-top signs on the heritage property located at 279-283 Yonge Street, including a permit for the demolition/removal of existing signs and erection of new signs, the owner shall provide the following to the satisfaction of the Manger, Heritage Preservation Services:**
 - i. sign permit construction drawings;**
 - ii. final signage plan, heritage interpretation plan and lighting plan for the exterior of the heritage building;**
 - iii. heritage conservation drawings and specifications for heritage conservation work to implement the conservation plan referenced in the Heritage Impact Assessment, to be prepared by a qualified heritage consultant; and**
 - iv. Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Heritage Impact Assessment;**

- b. Prior to the release of the Letter of Credit, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:**
 - i. a notice of substantial completion for the heritage conservation work, signed by the Heritage Consultant; and**
 - ii. implementation of the heritage interpretation plan.**
- 2. Such approval be conditional on the necessary amendment to Chapter 694, Signs, General, of the City of Toronto Municipal Code being approved by City Council.**

Background:

The Toronto Preservation Board on July 29, 2010, considered the report (July 14, 2010) from the Chief Planner and Executive Director, City Planning, respecting 279-283 Yonge Street, Hard Rock Café Sign, Alternations to a Designated Heritage Property.

Michael McClelland, ERA Architects Inc. addressed the Toronto Preservation Board.

For City Clerk

Margaret Sexton

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