

Alterations to Designated Heritage Properties and Authority to Enter into a Heritage Easement Agreement 480 - 484 Yonge Street

Date: March 27, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 27 - Toronto Centre - Rosedale

SUMMARY

This report recommends that City Council approve the conservation strategy generally described for the heritage properties at 480 - 484 Yonge Street in connection with the proposed redevelopment of the subject properties. The applicant has applied for a Zoning Amendment for the subject properties to allow for the construction of a thirty-eight storey mixed use building. There will be 2,250 sq. metres of commercial uses in the base buildings fronting on Yonge Street and residential units on the upper floors. There will be a total 451 residential units, including 425 condominium units and 26 rental units with parking for 117 vehicles proposed on 4.5 levels below grade.

As part of the development the existing clock tower at 484 Yonge Street and the facade at 480 Yonge Street will be conserved and incorporated into the redevelopment. The tower will be stepped back 10 metres from the Yonge Street property line with new retail base buildings that will incorporate the heritage façade at 480 Yonge Street and the clock tower at 484 Yonge Street that will be conserved with a rehabilitated base design. Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into a Heritage Easement Agreement to ensure the long-term protection of the heritage properties.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage properties at 480 - 484 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands known municipally as 480 - 494 Yonge Street, with such alterations substantially in accordance with plans and drawings dated February 7, 2017, prepared by Architects Alliance, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA) and Addendum, prepared by ERA Architects Inc., dated February 10, 2017 and March 16, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 480 Yonge Street and 484 Yonge Street in accordance with the plans and drawings dated February 7, 2017, prepared by Architects Alliance, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment (HIA) and Addendum, prepared by ERA Architects Inc., dated February 10, 2017 and March 16, 2017, and in accordance with the Conservation Plan required in Recommendation 1.b.2, in the report of March 27, 2017 from the Chief Planner & Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such Agreement to the satisfaction of the City Solicitor;

2. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment and Addendum for 480 Yonge Street and 484 Yonge Street prepared by ERA Architects Inc., dated February 10, 2017 and March 16, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services; and,

3. Enter into and register on the properties at 480 Yonge Street and 484 Yonge Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior

Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

c. That prior to final Site Plan approval for the proposed development for the properties located at 480 - 494 Yonge Street, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 in the report of March 27, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and,

4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the issuance of any permit for all or any part of the properties at 480 - 494 Yonge Street, including a heritage permit or a building permit, but excluding permits for demolition of 490 Yonge Street and repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 480 - 484 Yonge Street, such amendments to have been enacted by City Council and to have come into effect in a form and with content acceptable to City Council as determined by the Chief Planner, and the Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

2. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 in the report of March 27, 2017 in the report from the Chief Planner and Executive Director, City Planning Division, 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 Preservation Services;

3. 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 Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;

4. Provide full documentation of the existing heritage properties at 480 Yonge Street and 484 Yonge Street, 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 Preservation Services.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.2. in the report March 27, 2017 from the Chief Planner and Executive Director, City Planning Division the owner shall:

1. Have obtained final Site Plan approval for the proposed development, issued by the Chief Planner and Executive Director, City Planning Division;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and,

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 480 - 494 Yonge Street for the properties at 480 Yonge Street and 484 Yonge Street in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

3. City Council authorizes the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 480 Yonge Street and 484 Yonge Street.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The properties at 480 and 484 Yonge Street were listed on the City of Toronto Inventory of Heritage Properties (now known as Heritage Register) in 1974.

The property at 490 Yonge Street was individually listed on March 10, 2016.

At its meeting on November 3 and 4, 2015 City Council designated the properties at 480 Yonge Street and 484 Yonge Street ("The Clock Tower"), under Part IV of the Ontario Heritage Act and adopted by City Council on November 3rd and 4th, 2015. By-Law 223-2016 has since been enacted as pertaining to the property at 484 Yonge Street.

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-83769.pdf>

The site is also within the North Downtown Yonge Site and Area Specific Policy 382 (OPA 183) that provides appropriate built form and public space guidance within the area. OPA 183 was appealed by various parties, including then applicant, Kingsett. Based on the appeal of Phase 1 issues, a subsequent development envelope was approved by the OMB per the Minutes of Settlement (Case No. PL131355) issued on June 17, 2016. The Minutes of Settlement ("MOS") provide for "no substantive changes to the total gross floor area, building heights or step backs as shown in Schedule 1 to these Minutes". Schedule 1 provides that the east building wall of the tower component shall be stepped back 10 metres from the front property line along the Yonge Street frontage.

<http://elto.gov.on.ca/omb/e-decisions-omb/>

At its meeting on March 10, 2016, Toronto City Council passed By-Law 235- 2016 which adopted the Historic Yonge Street Heritage Conservation District Plan ("Yonge Street HCD") and designated the area set out in the Plan as a heritage conservation district under Part V of the Ontario Heritage Act. However, this Plan is now under appeal to the OMB.

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-88803.pdf>

COMMENTS

ISSUE BACKGROUND

Context

The development parcel includes two properties designated under Part IV of the Ontario Heritage Act and adopted by City Council on March 10, 2016. The heritage properties are 480 Yonge Street and 484 Yonge Street (Clock Tower). These heritage properties will be integrated into the development and are discussed in more detail below.

The property at 490 Yonge Street has been listed, but HPS staff agrees with the assessment of the Heritage Consultant that the property has diminished heritage value due to numerous alterations that have significantly altered its early 20th century design.

The designated properties at 480 and 484 Yonge Street are located side-by-side on Yonge Street mid-block between Grenville and Gloucester Streets. The properties at 480 and 484 Yonge Street respectively comprise a mid 19th century commercial building that was updated as a bank branch in the early 1900s and a late 19th century clock tower, associated with a fire hall (since demolished circa 1950), that is a local landmark on Yonge Street. The properties are historically connected to the development of Yonge Street as Toronto's "Main Street" and associated with prominent Toronto architects.

Provincial Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been

demonstrated that the heritage attributes of the protected heritage property will be conserved."

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Historic Yonge Street Heritage Conservation District (HYHCD)

On March 10, 2016 City Council adopted the Historic Yonge Street Heritage Conservation District (HCD) Plan dated January 2016. The District Plan will be in full force and effect when the applicable appeals of the Plan received by the City within the legislated timeframe set out in the Ontario Heritage Act have been resolved at the OMB. While not determinative at this time, staff has considered the proposed development in the context of the District Plan in accordance with the following Official Plan (OPA 199) policy:

3.1.33: "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans."

Protected View of Fire Hall Clock Tower at 484 Yonge Street

Both the pending Yonge Street HCD Plan and Official Plan Amendment 183 (North Downtown Yonge Site and Area Specific Policy 382) contain provisions to protect views of 484 Yonge Street. The proposed views of 484 Yonge Street as described in Section 5.16.3(iii) of the HCD and within OPA 182 are as follows:

"The fire hall clock tower on the west side of Yonge Street, located mid-block between Grenville and Grosvenor Street can be viewed from the corners of Grosvenor and Yonge Street as well as the corners of Grenville and Yonge Street. The tower is also a prominent view from the west side of Yonge Street between the south side of College/Carlton Street and the north side of Charles Street."

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada document Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding the planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The Standards include the following:

Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element

Conserve heritage value by adopting an approach calling for minimal intervention

Find a use for an historic place that requires minimal or no change to its character-defining elements

Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention

Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes

Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference

Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The Standards and Guidelines also include several key definitions. Central to these is the definition of Conservation. Conservation is defined as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Development Proposal

The development site consists of various properties located on the northern portion of a block defined by Yonge Street at the east, Grenville Street to the south, Grosvenor Street at the north and St. Luke's Lane to the west.

The original Zoning Amendment Application for the project was submitted in December, 2014 to allow for a 45 storey mixed use development on the property that included a 2 to 3 storey podium on Yonge Street and conservation of both designated properties at 480 and 484 Yonge Street.

The revised current proposal reduces the height of the tower from 45 to 38 stories and consists of a mixed use development with a total 451 residential units, including 425 condominium units and 26 rental units with parking for 117 vehicles proposed on 4.5 levels below grade.

The existing Clock Tower at 484 Yonge Street and the façade of the heritage building at 480 Yonge Street will be conserved and incorporated into the redevelopment.

Abutting the Clock Tower to the north, a retail base expression is proposed that will reference and interpret the original fire hall with the creation of a glass pavilion that follows the silhouette of the old Fire house with features of the building fritted onto the glass. The pavilion will be made of a structural glass with very minimal expression of the glass joinery to maintain the clarity of the line drawing graphic on the facade.

Proposed Conservation Strategy

Heritage staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc. for conformity with the Planning Act, the Provincial Policy Statement, and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

480 Yonge Street

At 480 Yonge Street the façade will remain in situ and be integrated into the three storey retail base that fronts on Yonge Street. The storefront and its interior have been heavily altered over time and the HIA conservation strategy proposes that the storefront be restored based on the 1910 Darling and Pearson renovation as reflected in a 1928 elevation drawing prepared by William Buchan (See Attachment 3 - Storefront Proposal). To ensure that the front façade is retained during construction, the development will include the installation of a caisson wall for the subsurface parking garage so that it is setback approximately 1.5 metres from the Yonge Street front lot line.

The north sidewall was considered for retention as requested by HPS staff. However, the consultant has advised that maintaining 2.6 metre of the sidewall (to the front setback line of the adjacent clock tower) would have an impact on the function and efficiency of the underground levels by compromising requirements of the Ontario Building code such as minimum vertical clearance. Notably, the sidewall does not contain any heritage attributes and is a secondary elevation of the property. Staff note that this sidewall is a "blind wall" element. The conservation strategy, which has been accepted by HPS staff, will reconstruct the side wall with new masonry that will match existing brick colour, texture and size or alternatively stucco cladding will be used. The sidewall, once reconstructed will appear integral with the front façade and will visually conserve the form and massing of the property.

To emphasize the existing massing and building form, the tower portion of the building will be stepped back 10 metres from the front façade of the property. The podium of the adjacent base building will reinforce the height and scale of the heritage building.

484 Yonge Street (Historic Clock Tower)

At 484 Yonge Street, the Fire hall clock tower will be entirely conserved. During excavation and construction activities, the clock tower will be relocated within the development site temporarily. Following completion of the underground levels and ground floor slab, the clock tower stone plinth will be reconstructed and the clock tower relocated 0.9 metres east of its current location. The tower will be repaired and restored as required based on a detailed conditions assessment and archival documentation.

Staff had initially preferred that the clock tower be moved back to its existing location. However, the OMB Agreement per the Minutes of Settlement (Case PL131355),

discussed above, provides that the 38 - storey building be stepped back 10 metres from the Yonge Street property line. This step back would have resulted in approximately a 2.25 metre spatial separation between the upper portion of the clock tower and the east façade of the 38 storey development (with balconies that would have been located less than 1 metre from the rear of the upper clock tower).

To increase the perception of visual spatial separation as viewed obliquely from the Yonge Street frontage, staff has agreed that following construction activities, the clock tower will be relocated 0.9 metres east of its original location. The applicant has also agreed to remove the 6th floor to 9th floor balconies, directly behind the clock tower. Resulting from the revised conservation strategy, the spatial separation between the upper portion of the clock tower and east building wall of the development will be approximately 3.15 metres.

The revised conservation strategy will conserve the iconic landmark clock tower at its mid-block location on the Yonge Street frontage and will conserve views to the clock tower in accordance with the Historic Yonge Street HCD and Official Plan Amendment 183 (Site and Area Specific Policy 382) provisions. Notably, the perception of the clock tower as a "stand-alone" structure will be retained and its silhouette or sky views as viewed from Yonge Street will be conserved. Additionally, the setback of the clock tower and abutting new fire hall commemorative base building component to the north will retain and reference the historic setback condition (Fire Hall and clock tower) relative to both the adjacent designated property at 480 Yonge Street to the south and the new Yonge Street retail base.

New Retail Base Buildings

Adjacent to the clock tower on the north, the applicant has proposed a glass pavilion that follows the silhouette of the original fire house (demolished circa 1950) and which will have the original features of the building fritted onto the glass facade. The pavilion will be made of structural glass with very minimal expression of the glass joinery to maintain the clarity of the line drawing on the facade. While the recreation of the fire hall in this way cannot be considered conservation of an actual resource, this creative design lends considerable contextual and interpretive value to the project site. It assists in conveying the former context of the historic clock tower as part of the larger fire hall structure that once existed.

North of the retail base/fire hall commemorative pavilion, a new 3 storey retail base building will be constructed which will extend northward to the corner at Grosvenor Street (a narrow new 1.5 storey connecting base element will also be constructed between the 480 and 484 Yonge Street properties).

HPS Staff is supportive of the general scale of the 3 storey base building component. A natural stone surround is proposed to break the building base mass into components analogous to individual building width along the Yonge Street frontage.

Notwithstanding the above design elements, HPS staff believes that the articulation of this new base building façade requires further design refinements so that the facade

plane is expressed in a manner that more sympathetically references and corresponds with the adjacent historic context. Refinements may include, but are not limited to: 1) Modifications to individual commercial bay width to harmonize with context of historic commercial bay widths along Yonge Street (between 3 to 7 metres, ideally 4.5 metres); 2) Addition of horizontal architectural expression or robust banding to both visually define different floor levels and differentiate first floor storefront levels from upper levels of the base building; and, 3) Fenestration refinements to correspond to fenestration to wall ratios, fenestration proportions and profiles that exist at the historic Yonge Street block faces/street wall.

Staff will continue to work with the applicant on design refinements through the Site Plan Application process and will reference the Historic Yonge Street HCD Guidelines to provide strategies as to the design of infill base building(s) at the Yonge Street frontage.

Conservation Strategy Details

The applicant has proposed a comprehensive restoration program as a component of their mitigation strategy for the redevelopment proposal. Through the HIA, the condition of the heritage properties has been assessed, and the proposed restoration work has been identified. Façade restoration will be secured as a part of this proposal. The proposed Conservation Strategy in the Addendum to the HIA, submitted to HPS on March 16, 2017, includes the following work;

480 Yonge Street

The storefront which has been heavily altered over time does not currently retain its architectural design integrity. It is proposed to be reconstructed to match the Darling and Pearson renovation reflected in the 1928 elevation prepared by William Buchan (See Attachment 3 - Storefront Proposal). Results of the destructive investigations and details of the reconstructed storefront will include glazing dimensions, design and materials for the pilaster and entrance doors and will be included in the Conservation Plan.

The shop front design shown in this HIA Addendum should be considered preliminary at this stage until further investigations are performed, confirming the presence, or absence of original finishes behind existing non-original shop fronts.

Components of the work scope at this property include:

- 1) Restore/repair existing stucco cladding and quoining. Repaint with coating and colour/sheen appropriate to original intent of Darling & Pearson design. Paint colour and sheen to be determined through future paint analysis; details to be provided in future Conservation Plan.
- 2) Reinstate cornice and pediment based on archival images and future destructive investigations.

- 3) Remove and replace all window units with new sympathetic window units to match original profiles based on archival images if and where they exist. In absence of archival images/drawings, replacement units to be consistent with those observed on nearby comparable heritage buildings. Destructive investigations and available archival materials to inform the conservation of sill and window surrounds. Further details to be provided in the future Conservation Plan.
- 4) Reinststate centre blind window on third floor to match proposed new replacement units described in 3 above.
- 5) Dismantle existing storefront construction/assembly and reinststate Darling and Pearson storefront design based on available archival evidence and destructive investigations to determine presence of remaining original fabric. Details of the proposed reinstated storefront, including any necessary changes due to Ontario Building Code requirements, to be included in future Conservation Plan.
- 6) Stabilize façade and install retention structure. Demolish side and rear walls and remaining interior structure.
- 7) Reconstruct side walls with new materials to match original colour and texture.

484 Yonge Street (Historic Clock Tower)

- 1) Remove all non-original interior partitions within the clock tower base.
- 2) Stabilize clock tower by temporarily infilling existing openings and wrapping the tower to prevent damage or loss of building fabric. Install steel frame support structure between masonry and stone plinth; dismantle and salvage/store stones for future use.
- 3) Relocate clock tower as one unit to temporary location during construction. Following completion of underground levels and ground floor slab, reconstruct stone plinth and move clock tower to new permanent location 1 metre east of its current location.
- 4) repair/restore upper portion of clock tower (wood frame and slate roof) as required following detailed condition assessment; following destructive investigations of clock tower base to determine extant building fabric, the base portion of the clock tower (masonry) will be rehabilitated. Detailed condition assessment and details of the proposed rehabilitation and repairs/restoration to be provided in future Conservation Plan.
- 5) Repair/restore clock as recommended by a qualified subject matter expert.

Staff has reviewed the scope of work and feel that it is generally consistent with Policies 3.1.5.4 and 3.1.5.5. Should Council approve the alterations the scope of work will be further reviewed as part of the Conservation Plan. At that time staff will ensure that the detailed conservation drawings are also consistent with the Parks Canada Standards for Restoration (13 and 14).

Adjacent Heritage Resources

There are numerous individual heritage resources adjacent to the subject development site along Yonge Street.

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative impact on these adjacent designated heritage properties. In fact, restoration of the façade at 480 Yonge Street based on archival documents and restoration of the clock tower will enhance the heritage fabric at this portion of the Council approved Yonge Street HCD.

Conservation Plan

Prior to the introduction of the bills for such Zoning By-law Amendment for the proposed development at 480 - 494 Yonge Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 480 and 484 Yonge Street will be conserved

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 480 - 494 Yonge Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 480 and 484 Yonge Street will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant should be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the Yonge Street properties will be lit to enhance their heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the Yonge Street properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Signage Plan

Given the grade related commercial uses proposed for the development site, the applicant will also be required to submit a Signage Plan with sign guidelines for the

commercial uses that will occur at the heritage properties and at the adjacent new retail base buildings. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the property.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 480 - 484 Yonge Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. On balance staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as scale, form, and mass of the heritage structures will be conserved. This retention strategy is also aligned with Policy 3.1.5.4 and Standard 3 of the Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) as it minimizes the amount of intervention that the applicant will make to the historic place.

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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

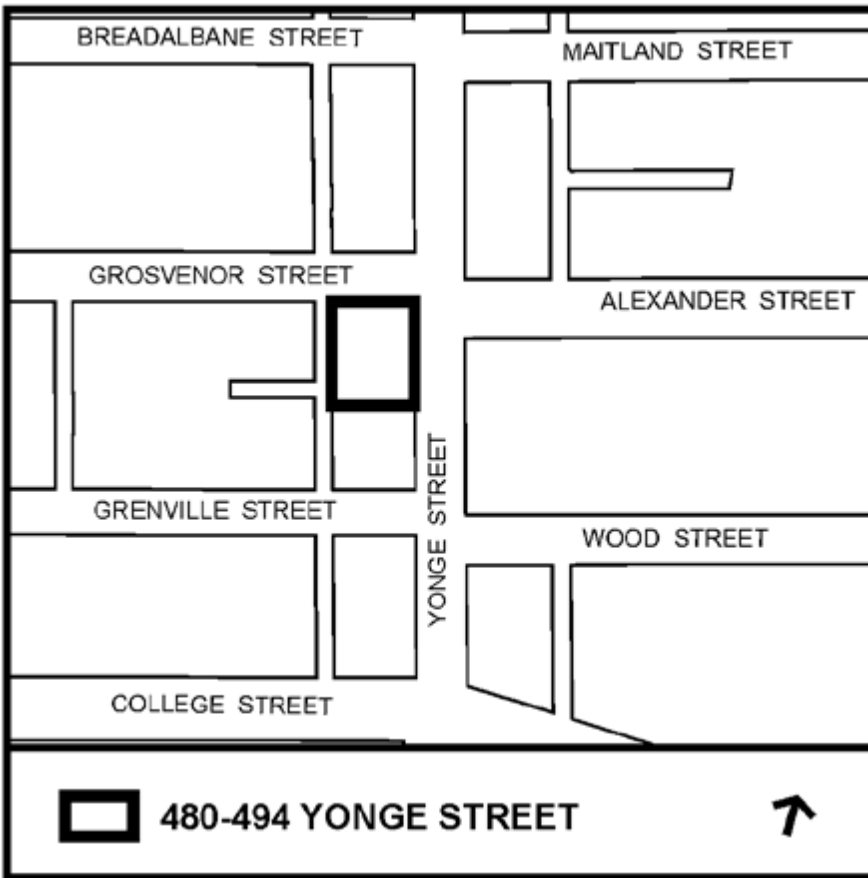
Attachment No. 1 – Location Plan
Attachment No. 2 – Photographs
Attachment No. 3 – Proposal Drawings
Attachment No. 4 - Designation Report(s) - Statements of Significance

LOCATION MAP
480 - 484 Yonge Street

ATTACHMENT 1



North



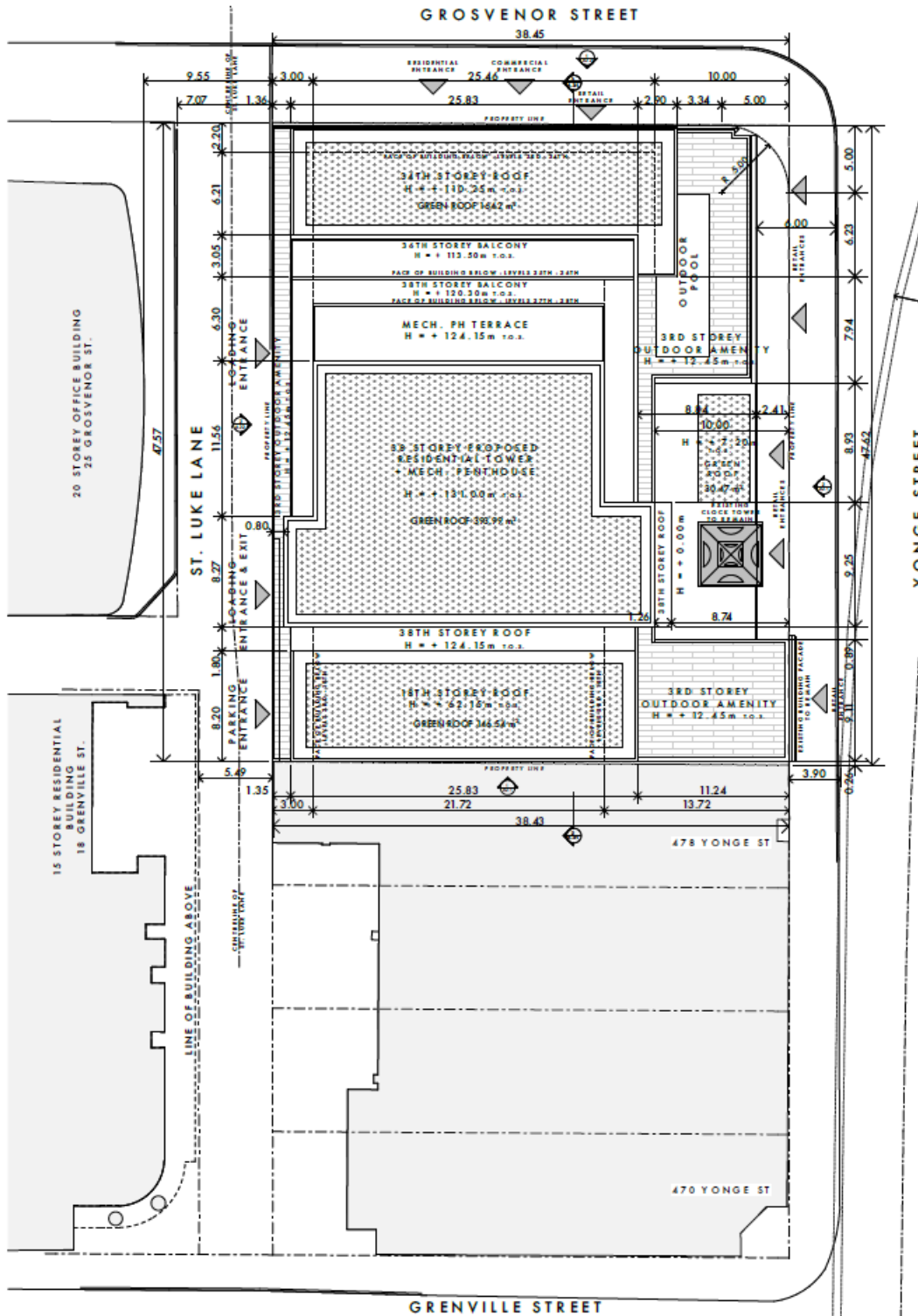
Location Map showing the development site at 480 - 494 Yonge Street



480 Yonge Street facade - west side of the block

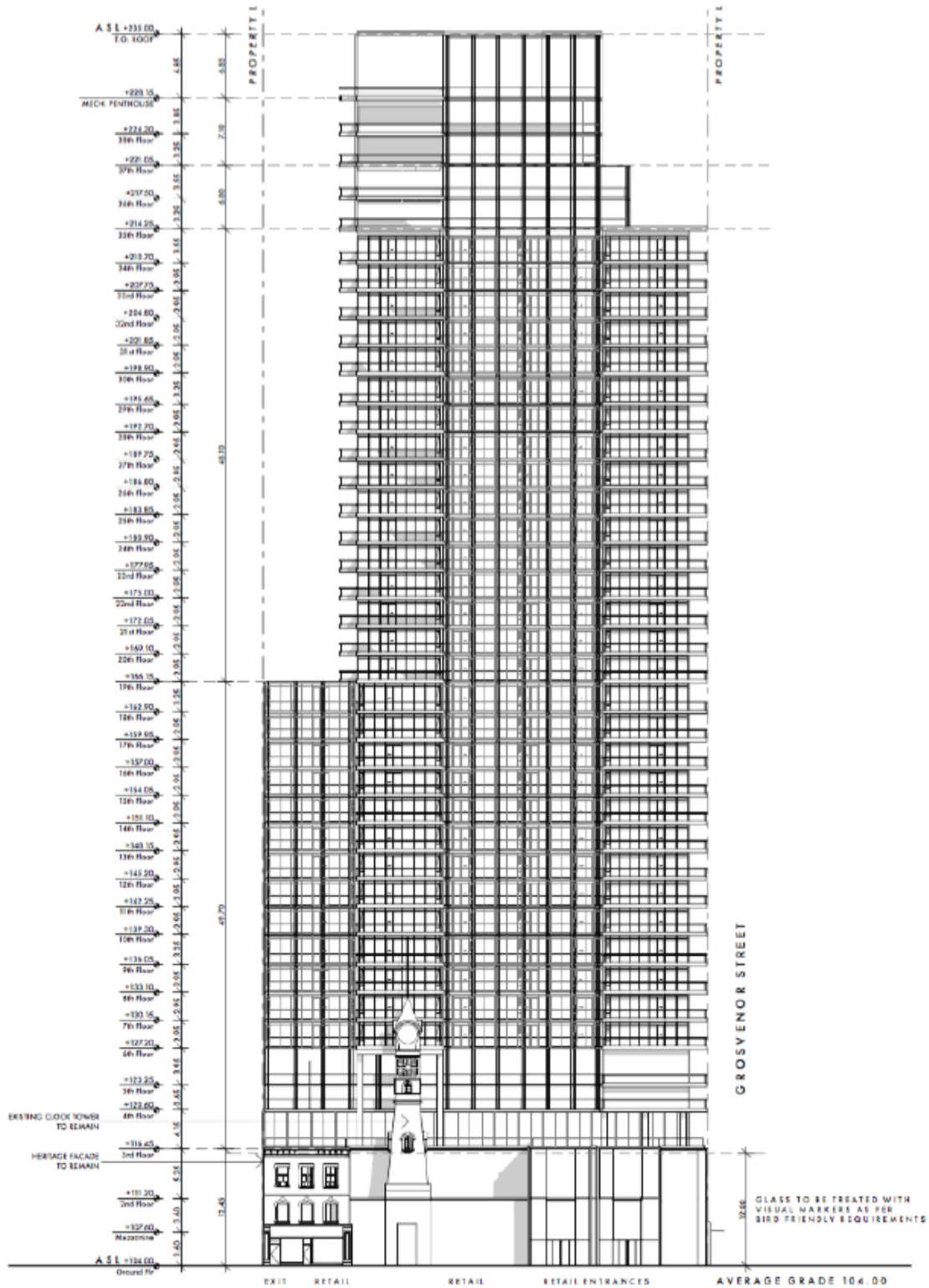


484 Yonge Street - Fire Hall Clock Tower
Alterations, and HEA - 480 - 484 Yonge Street



Site Plan - Site plan has minor changes associated with addition of fire hall pavilion

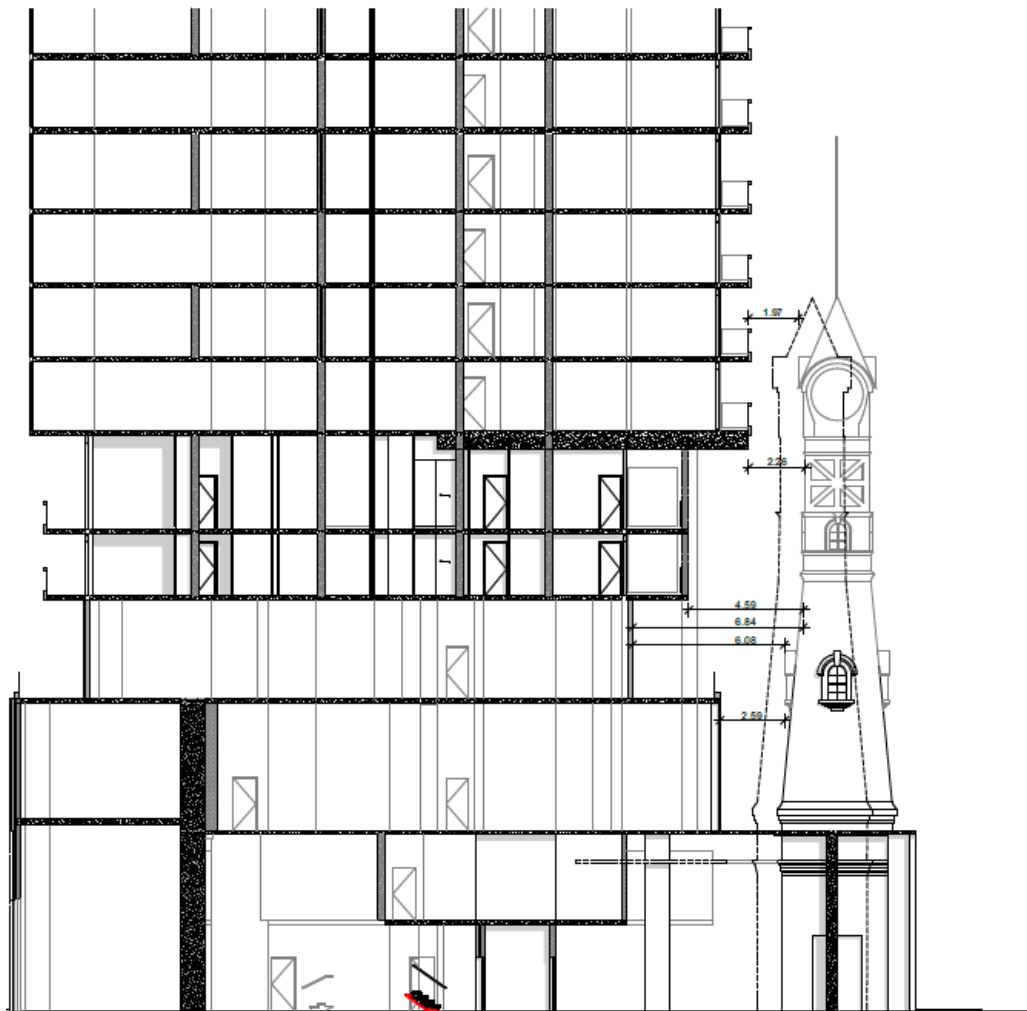
PROPOSAL DRAWINGS
480 - 484 Yonge Street



23. East Elevation (Source: architectsAlliance)

Proposed Yonge Street/East Elevation - Design has minor changes associated with addition of fire hall pavilion

PROPOSAL DRAWINGS
480 - 484 Yonge Street



ESFORD

CLOCK TOWER 1M SHIFT EASTWARD
HALO - 480 - 494 YONGE ST.

SECTION

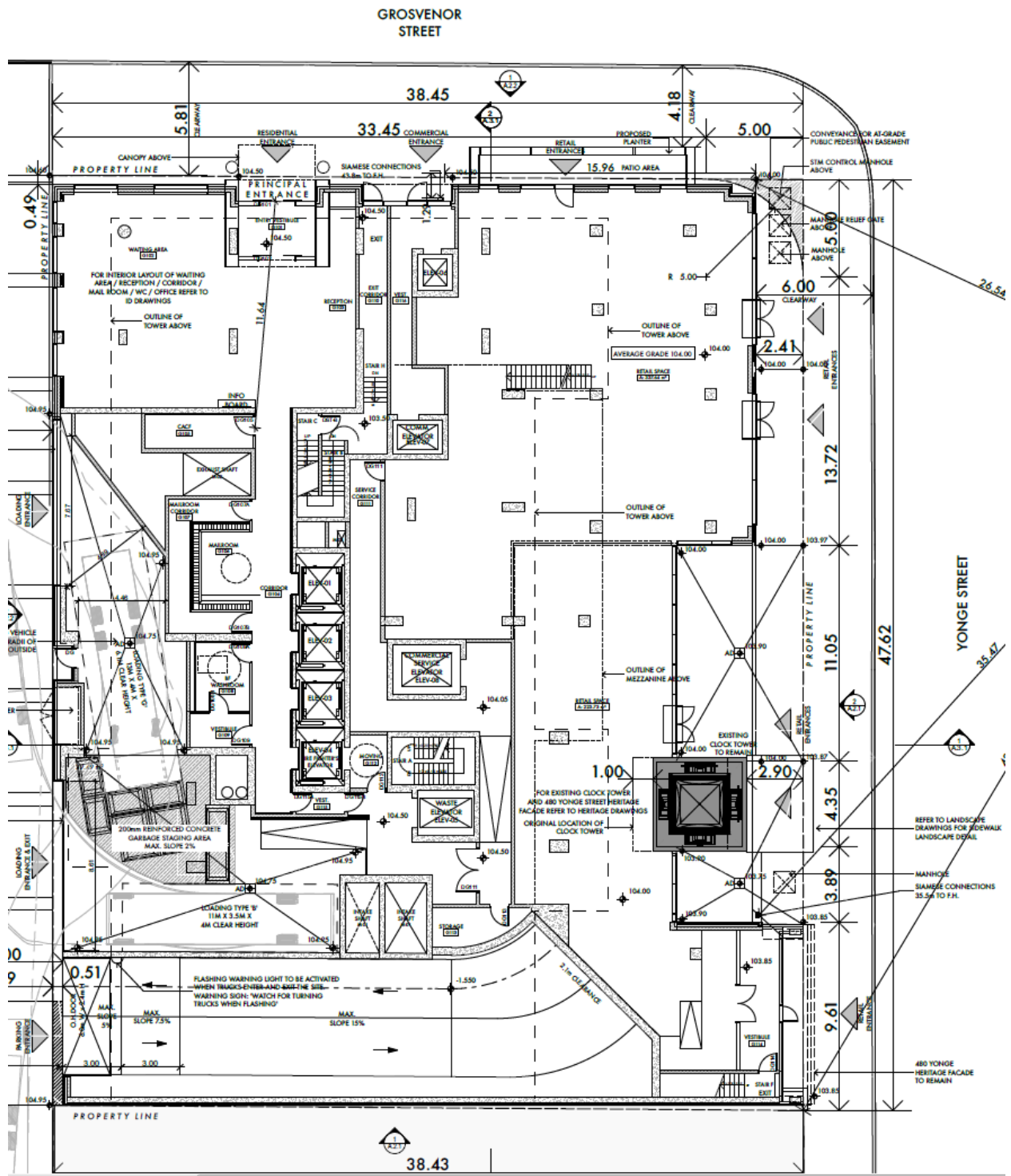
Section with clock tower shift 0.9 metre eastward. Note: Balconies at 6th to 9 floor immediately behind clock tower will be removed to enhance silhouette/sky views of clock tower.

PROPOSAL DRAWINGS
480 - 484 Yonge Street



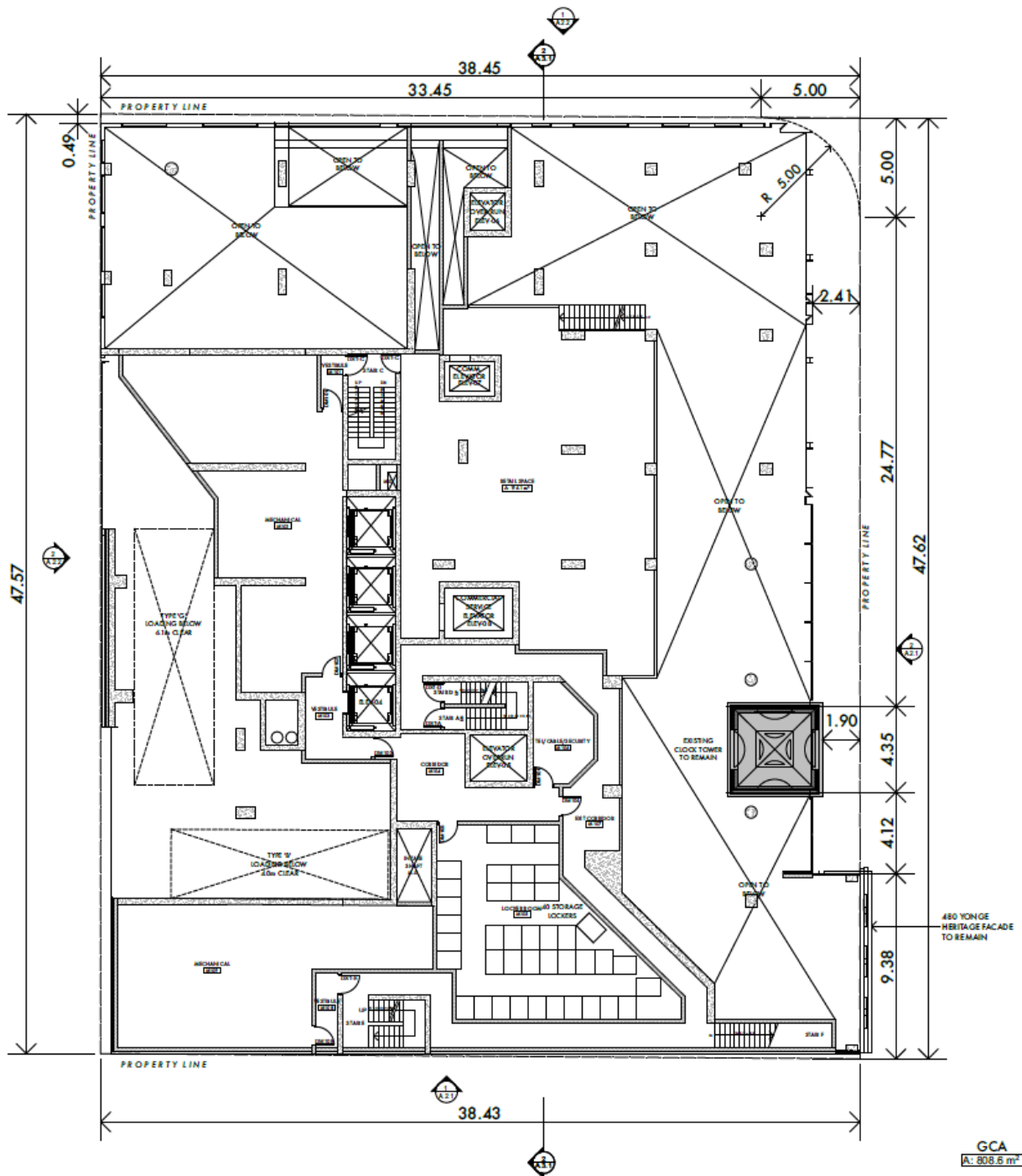
Yonge Street base elevation with perspective view of clock tower shift .9 metre eastward. Note: Balconies at 6th to 9th floor immediately behind clock tower will be removed to enhance silhouette/sky views of clock tower. East face of the façade of the fire hall pavilion is proud of the base of the clock by .600mm.

PROPOSAL DRAWINGS
480 - 484 Yonge Street



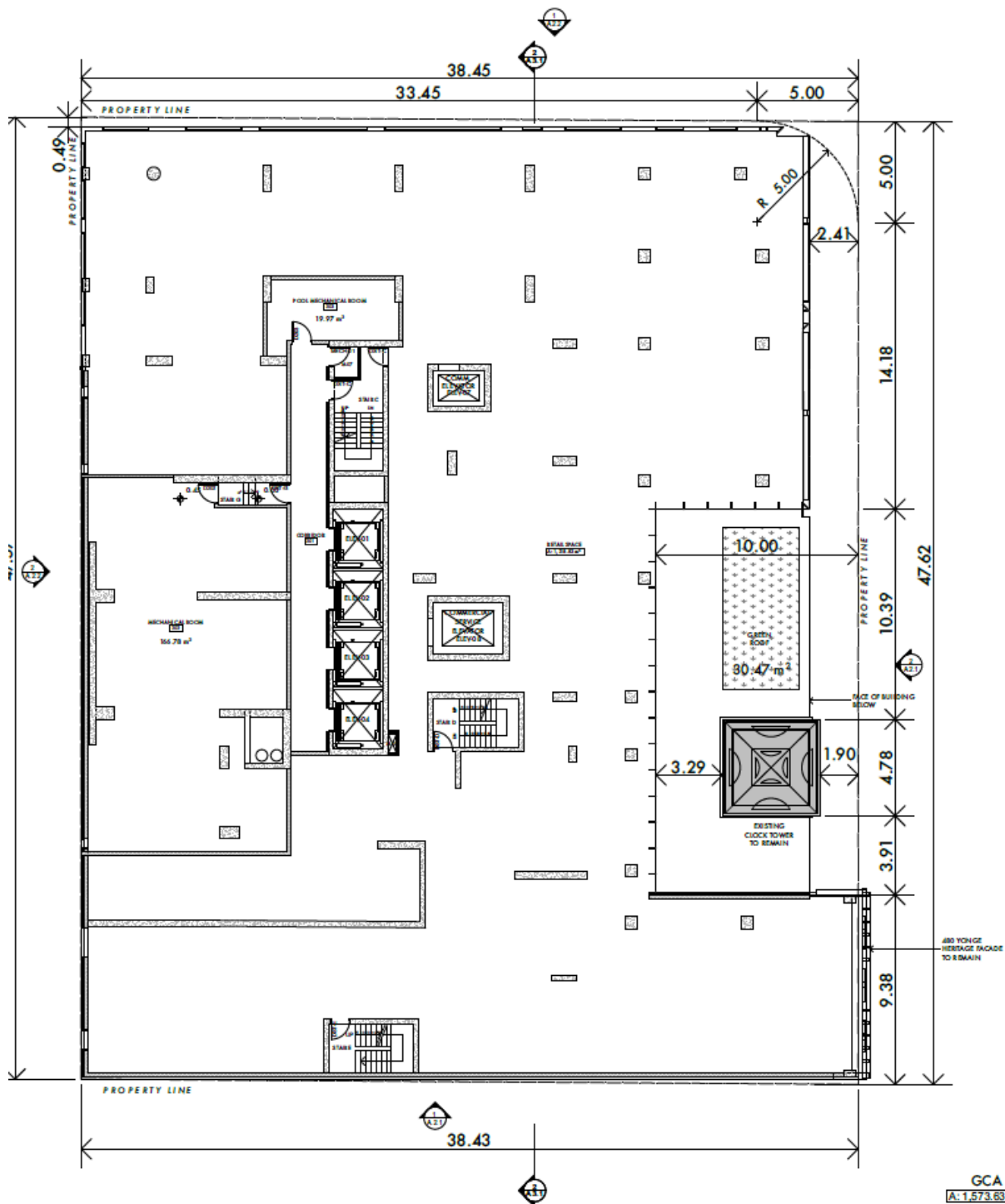
First floor Level - Site plan has minor changes associated with addition of fire hall pavilion

PROPOSAL DRAWINGS
480 - 484 Yonge Street



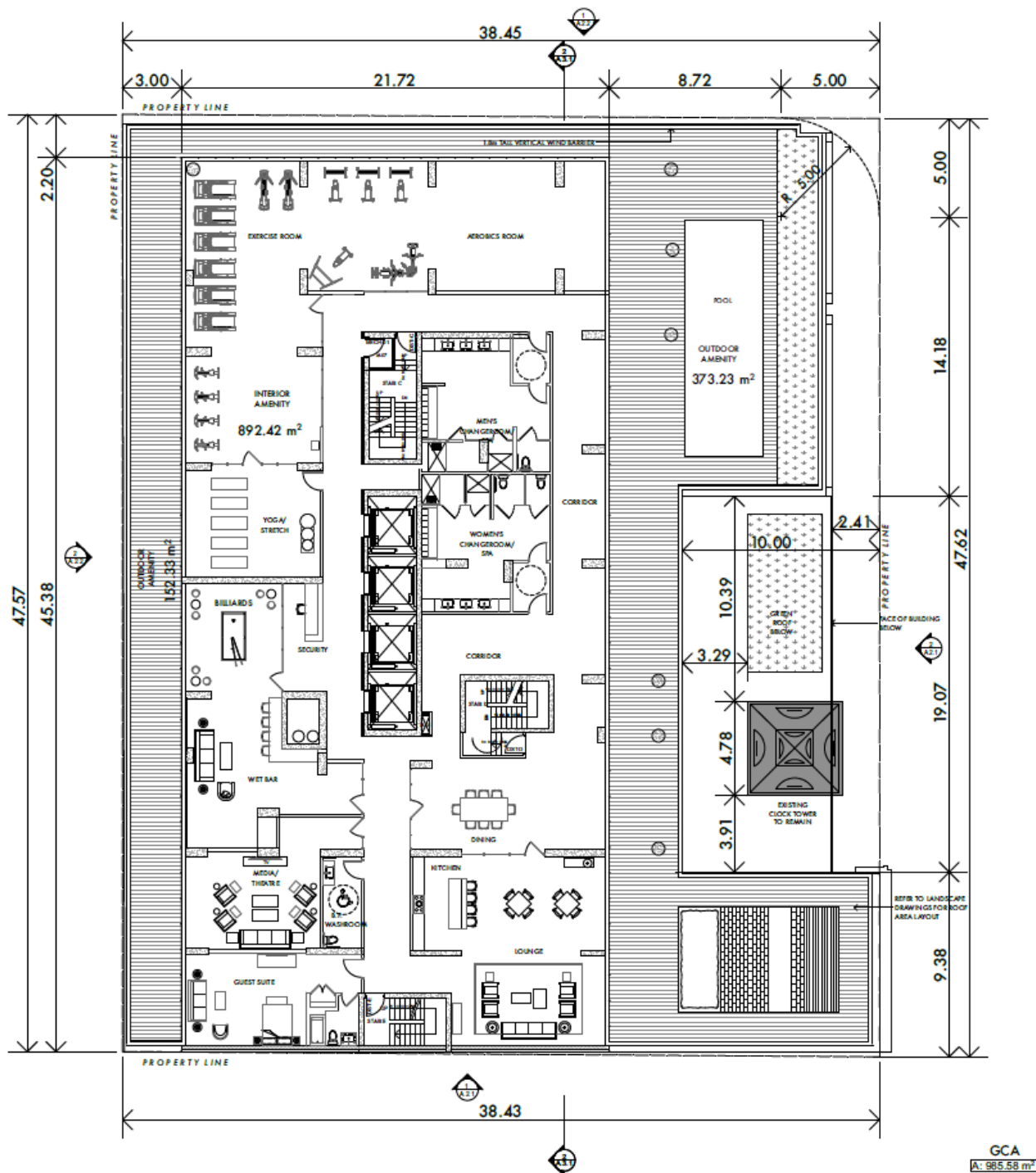
Mezzanine Level - Plan has minor changes associated with addition of fire hall pavilion

PROPOSAL DRAWINGS
480 - 484 Yonge Street



Second Floor Level

PROPOSAL DRAWINGS
480 - 484 Yonge Street



Third Floor and Podium Roof Level - Outdoor amenity space is located at roof of new podium.

PROPOSAL DRAWINGS
480 - 484 Yonge Street



Rendering of Preliminary Conservation Strategy at Clock Tower



480-482 YONGE STREET
TORONTO, ONTARIO
PROPOSED STOREFRONT ELEVATION
SCALE 1 : 50
March 16, 2017



Preliminary Conservation Strategy - Proposed Storefront at 480 Yonge Street based on Archival Information



Rendering of Most Current Base Building Design at Yonge Street Frontage (@ Grosvenor Street)

The property at 480 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The property was listed on the City of Toronto Inventory of Heritage Properties (now the Heritage Register) in 1974. City Council authorized the Historic Yonge Heritage Conservation District Study Area in 2012, including the property at 480 Yonge Street.

Description

Located on the west side of Yonge Street between Grenville and Grosvenor Streets, the property at 480 Yonge Street contains a three storey commercial building. Archival records indicate that the structure originated as a combined commercial and residential building that was completed in 1864 by contractor John Bailey and first occupied as the business and residence of William Taylor, a grain and feed merchant. After the Blue Posts Hotel operated on-site in the late 19th century, the property was acquired in the early 1900s by John Britnell, a member of the famed book retailing family as the location of his book store and art gallery. Beginning in 1912, when the Bank of Montreal leased the property as its Carlton Street Branch and engaged Toronto architects Darling and Pearson to design an addition, the third storey and classical detailing were added. Motor cycle dealers Ross Cycles were among the retailers at 480 Yonge during the 20th century.

Statement of Cultural Heritage Value

The property at 480 Yonge Street has cultural heritage value as an important surviving commercial building that recalls the evolution of this section of Yonge Street, north of College Street where the first generation of mid-19th century mixed commercial and residential buildings were modified with taller more decorative structures that signified their prominence on Toronto's "Main Street". The commercial building at 480 Yonge is set apart by its height in the block, exuberant classical detailing and prominent setting on the property beside the iconic clock tower of the former fire hall at 484 Yonge Street.

The associative value of the building at 480 Yonge Street is linked to its role in the historical development of Yonge Street as it evolved in the mid to the late 1800s from a local shopping destination for the adjoining residential neighbourhoods to its rebranding as Toronto's "Main Street" after Robert Simpson and Timothy Eaton opened landmark department stores further south. The building at 480 Yonge Street contributes to the Yonge Street story from its mid 19th century origins as a small-scale shop and residence and afterward a local hotel, to its acquisition in the early 20th century as John Britnell's book store and the updates made for the Bank of Montreal's Carlton Street branch.

The property at 480 Yonge is historically associated with the notable Toronto architectural practice of Darling and Pearson. While the Canadian Bank of Commerce's Toronto headquarters (completed in 1931 and now Commerce Court North) was among

Darling and Pearson's best-known commissions, during the opening decades of the 20th century the firm designed innumerable bank branches across Canada, including the updates for the Carlton Street Branch at 480 Yonge.

Contextually, the commercial building at 480 Yonge Street is valued for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving buildings that began and supported its transition in the late 19th century as Toronto's main commercial corridor. It stands as one of the earliest remaining buildings in the section of Yonge north of College Street where the Oddfellows' Hall (1892) at 450 Yonge, the Bank of Montreal Building (1887) at 496 Yonge and the Scottish Ontario and Manitoba Land Company Stores (1883) at 664-680 Yonge are among the other surviving commercial blocks recognized on the City's Heritage Register.

The contextual value of the commercial building at 480 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grenville and Grosvenor Streets where, with its height and decorative detailing it stands as a prominent local feature on the property beside the landmark clock tower of the former Yonge Street Fire Hall.

Heritage Attributes

The heritage attributes of the commercial building on the property at 480 Yonge Street are:

- The placement, setback and orientation of the building on the west side of Yonge Street between Grenville and Grosvenor Streets
- The scale, form and massing of the three-storey building with the rectangular-shaped plan under the flat roofline
- The materials, with the brick cladding (which has been concealed with stucco) and the brick and stone detailing
- The principal (east) elevation, which is organized into three bays above the storefronts on the ground (first) floor (the storefronts have been altered)
- The window openings on the east elevation, with the trios of window openings set in the upper stories in surrounds with eared mouldings, including the round-arched openings with keystones in the second storey and the flat-headed window openings in the third floor
- The detailing on the east elevation, with the cornices above the first, second and third floors, the quoins on the outer edges of the wall, and the brackets, corbelled brickwork and pediment along the roofline

The property at 484 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. The property was listed on the City of Toronto Inventory of Heritage Properties (now the Heritage Register) in 1974. City Council authorized the Historic Yonge Heritage Conservation District Study Area in 2012, including the property at 484 Yonge Street.

Description

Located on the west side of Yonge Street between Grenville and Grosvenor Streets, the property at 484 Yonge Street contains the building constructed for the City of Toronto in 1871 as Fire Hall No. 3, which was expanded before being decommissioned in 1929. Beginning in the 1950s, for more than half a century the well-known St. Charles Tavern occupied the site.

Statement of Cultural Heritage Value

The property at 484 Yonge Street has cultural heritage value for the design of the clock tower from the former Yonge Street Fire Hall, which was one of two purpose-built fire stations commissioned by the City of Toronto in the early 1870s that, while providing fire fighting services to the northern neighbourhoods became a familiar symbol of community identity. The clock tower displays architectural elements typical of the late Victorian era, particularly the classical detailing from Italianate precedents and the mansard roof associated with the popular Second Empire style.

The surviving clock tower on the former fire hall at 484 Yonge Street is valued historically as a rare collaboration between architects James Grand and William Irving, who were recognized practitioners in Toronto in the mid 19th century. While Grand, an English-trained architect and his younger Scottish colleague Irving worked individually and with other architects, they never formed a formal partnership apart from collaborating on two fire halls for the City of Toronto, including the former Yonge Street Fire Hall with the surviving clock tower.

The property at 484 Yonge Street has important historical associations with the LGBTQ community of Toronto. Operating as the St. Charles Tavern, for nearly 30 years the site was particularly associated with Toronto's gay community as a popular nightclub and, beginning in the 1960s the site of annual Hallowe'en drag shows. The latter revues, which mixed enthusiastic patrons and on-lookers with violent protesters, resulted in the alliance of LGBTQ activists, supportive politicians and local businesses in initial steps to combat homophobia. These events, which occurred beneath the clock tower at 484 Yonge, are regarded as milestones in the recognition of the diversity and contributions of LGBTQ culture in the city.

STATEMENT OF SIGNIFICANCE: 484 YONGE STREET (REASONS FOR DESIGNATION)

The associative value of the clock tower from the former fire hall is also linked to the historical development of Yonge Street as it evolved in the mid to late 1800s from a local shopping destination for the adjoining residential neighbourhoods to its rebranding as Toronto's "Main Street" after Robert Simpson and Timothy Eaton opened landmark department stores near the Queen Street intersection. The popularity and rapid growth of the area around Yonge and College Streets required local services, including the fire hall with the iconic clock tower that immediately became a focal point in and for the community.

Contextually, the fire hall clock tower is valued for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving buildings that began and supported the transition of Yonge Street in the late 19th century as Toronto's main commercial corridor. The highly visible clock tower from the former Yonge Street Fire Hall is an integral part of the small collection of surviving buildings from this era that includes the neighbouring Oddfellows Hall (1892) at Yonge and College Streets. The contextual value of the property at 484 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grenville and Grosvenor Streets where the clock tower from the former Yonge Street Fire Hall adjoins the commercial building at 480 Yonge Street, which dates to the mid 19th century, was updated in the early 1900s and is also recognized on the City of Toronto's Heritage Register.

A familiar feature on Yonge Street since the 1870s, the distinctive clock tower from the former Yonge Street Fire Hall is a long-standing local landmark in Toronto.

Heritage Attributes

The heritage attributes of the Yonge Street Fire Hall Clock Tower on the property at 484 Yonge Street are:

- The placement, setback and orientation of the clock tower on the west side of Yonge Street between Grenville and Grosvenor Streets
- The materials, with the brick cladding and the brick, slate and wood detailing
- The scale, form and massing of the clock tower, which rises above the second-storey level of the neighbouring buildings
- Above the brick base with the trios of round openings, the clock tower with the bell-cast mansard roof, which supports the extensions to the tower that incorporate a clock and terminate in a hipped roof
- The detailing on the clock tower, where the four sides feature round-arched window openings with classical keystones and cornices, cross-hatched woodwork and clock faces
- The views of the clock tower from both directions on Yonge Street
- The property at 834 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.