

April 26, 2017

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property and Authority to enter into a Heritage Easement Agreement - 480-494 Yonge Street**

Recommendations:

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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, 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 and Executive Director, City Planning 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, 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 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, 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, 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 the owner shall:

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

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.

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.

Background:

The Toronto Preservation Board on April 20, 2017, considered a report (March 27, 2017) from the Chief Planner and Executive Director, City Planning regarding Alterations to a Designated Heritage Property and Authority to enter into a Heritage Easement Agreement - 480-494 Yonge Street.

Speakers

Robert Cadeau, Architects Alliance
Michael McClelland

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB22.4>