



Decision Letter

Toronto Preservation Board

Meeting No.	12	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, December 2, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Ms. Sandra Shaul

PB12.2	ACTION	Adopted		Ward: 8
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Alterations to Heritage Property at 2490-2506 Yonge St, Intention to Designate 2490-2506 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement at 2490-2506 Yonge Street

Board Recommendations

The Toronto Preservation Board recommends to the North York Community Council that:

1. City Council state its intention to designate the property at 2490-2506 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 2490-2506 Yonge Street (Reasons for Designation) attached as Attachment 4 to the November 18, 2019 report from the Senior Manager, Heritage Preservation Services.
2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
5. City Council approve the alterations to the heritage properties at 2490-2506 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 14-storey building on the lands known municipally as 2490-2514 Yonge Street, with such alterations substantially in accordance with plans and drawings dated November 1, 2019, prepared by Turner Fleischer Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment, prepared by GBCA Architects, October 31, 2019, 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 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 property at 2490-2506 Yonge Street in accordance with the plans and drawings dated November 1, 2019, prepared by Turner Fleischer Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by GBCA Architects, October 31, 2019, and in accordance with the Conservation Plan required in Recommendation 6.a.2 below 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 detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by GBCA Architects, October 31, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 2490-2506 Yonge Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its 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;

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

5. Provide an Interpretation Plan for the subject property, 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;

c. That prior to the issuance of any permit for all or any part of the property 2490-2506 Yonge Street, including a heritage 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 Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2, 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, and approved Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 6.c.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation 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;

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

6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 2490-2506 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 2490-2506 Yonge Street.

Origin

(November 18, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the proposed alterations to the heritage properties located within the proposed development site at 2490-2514 Yonge Street, that Council state its Intention to Designate the properties at 2490 Yonge Street (including entrance addresses 2492-2502 Yonge Street) and 2506 Yonge Street (including entrance addresses 2508-2510 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties. The property at 2490-2506 Yonge Street, the Capitol Theatre Building, was added to the City of Toronto's Heritage Register by City Council on November 9, 2016.

The application proposes to retain the eastern elevation of 2490-2506 Yonge Street along Yonge Street and a portion of the southern elevation of 2490-2506 Yonge Street along Castlefield Avenue. These elevations will be incorporated into a new, 14-storey mixed-use

residential building encompassing 2490-2514 Yonge Street, 10-12 Castlefield Avenue and portions of 20 Castlefield Avenue and 567 Duplex Avenue.

Background Information

(November 18, 2019) Report and Attachments 1-5 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to Heritage Property at 2490-2506 Yonge St, Intention to Designate 2490-2506 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement at 2490-2506 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-140649.pdf>

(November 13, 2019) Report from the Senior Manager, Heritage Preservation Services - Alterations to Heritage Property at 2490-2506 Yonge St, Intention to Designate 2490-2506 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement at 2490-2506 Yonge Street - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-140246.pdf>

Communications

(November 21, 2019) E-mail from Thomas V. Cohen (PB.Supp.TE12.2.1)

(November 29, 2019) Letter from Alex Grenzebach (PB.Supp.PB12.2.2)

<http://www.toronto.ca/legdocs/mmis/2019/pb/comm/communicationfile-99401.pdf>

Speakers

Thomas Cohen

Maureen Kapral, Lytton Park Residents' Organization

Nicolas Barrette