



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
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29 November 2019

Toronto Preservation Board  
c/o 2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5N 2NA

## **PB12.2 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**

### **Heritage Listing**

Principals of the Lytton Park Residents' Organization (LPRO) initiated the nomination, and were successful in 2016, in getting the listing of the Capitol Theatre properties at 2490-2506 Yonge Street on the City of Toronto's Heritage Register. The intent was to preserve as much of the building as possible, as an important part of our local and Toronto heritage.

### **Façade**

The developer has made significant attempts to keep the historic façade on Yonge Street. [Attachment 1] Floors 3-6 of the proposed building, however, are set back only 3m from the heritage façade, giving the appearance of the heritage wall being "pasted" onto a modern multi-storey condo development. The City's Official Plan Heritage Policies, states that "The retention of façades alone is discouraged."

### **Lobby Space**

There remain some concerns regarding the demolition and re-building of the lobby space. The City's heritage assessment of the Capitol Theatre included the lobby and auditorium as heritage attributes and reasons for inclusion on the heritage register. Some of the original lobby space should be preserved to give the next generation a sense of what the historic theatre had been like.

### **Heritage Interpretation, Lighting, and Signage**

LPRO supports the Heritage Preservation Services Proposed Plans with respect to Heritage Interpretation, Lighting, and Signage, which will add to the historic and cultural value of the property.

### **2512R Yonge Street – Adjacent Heritage Property**

The property at 2512R Yonge Street, site of the first North Toronto School, will be more surrounded by buildings than at present, despite a small view corridor from Yonge Street. [Attachment 2]

### **Keeping LPRO in the Loop**

It would be much appreciated if Lytton Park Residents' Organization could be informed of ongoing developments regarding the 2490-2506 site.

Submitted by  
Maureen Kapral  
Lytton Park Residents' Organization

*The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association founded in 1987 representing member households from Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.*

<https://lpro.wordpress.com>

## 1. INTRODUCTION

### 1.1 Property Description

The development site is located on the west side of Yonge Street and south of St. Clements Avenue, as indicated on the map at right.

The site totals 3,009 sq.m. and includes a low-rise commercial building, currently occupied. One building on the site (sharing principal facade that extends partially along Castlefield Ave.) is included in the Heritage Register.

### 1.2 Present Owner and Contact

*Owner:*  
2500 Yonge Street Limited  
369 Rimrock Road  
Toronto, ON, M3J 3G2

*Architects:*  
Hariri Pontarini Architects  
602 King Street West  
Toronto, ON, M5V 1M6

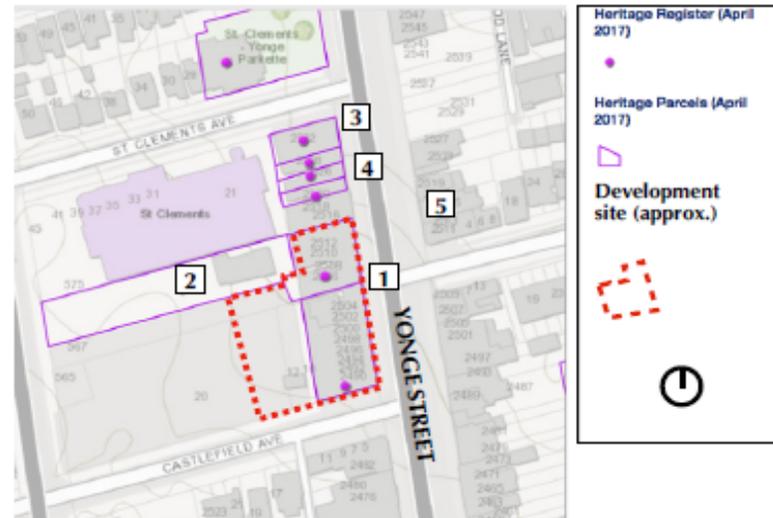
Turner Fleischer Architects Inc.  
67 Lesmill Road  
Toronto, ON, M3B2T8

GBCA Architects

## Attachment 2

Location Plan Heritage Property Site 2 – 2512R Yonge Street  
Development proposal wraps around east and south side of Heritage property site

### 1.3 Location Plan



*Snapshot of the Heritage Register's Interactive Map (as of April 2017) which identifies heritage properties in the vicinity of the development site (bounded by a red dashed line).*

*The site is adjacent to a number of heritage properties:*

- 1** *Capitol Theatre (1922) - listed in the Heritage Register (adjacent) - 2490-2514 Yonge Street.*
- 2** *Orange Hall (1851) - listed in the Heritage Register (adjacent) -2512R Yonge Street.*
- 3** *Consumers' Gas Showroom (1930) – Designated under by-law 386-76 (1976) - 2532 Yonge Street.*
- 4** *West Side of Yonge Street: 2484 Yonge Street, 2520-2528 Yonge Street (c. 1930's)\**
- 5** *East Side Of Yonge Street: 2511 Yonge Street, 2515 Yonge Street, 2507-2509 Yonge Street and 2501 Yonge Street\**

*\*Properties Listed on City's Heritage Register City Council as part of the Midtown in Focus Study.*



**Attachment 1**

Streetview, Turner Fleischer Architects