

## Toronto Preservation Board

<b>Meeting No.</b> 28  <b>Meeting Date</b> Wednesday, November 17, 2021 <b>Start Time</b> 9:30 AM <b>Location</b> Video Conference	<b>Contact</b> Ellen Devin, Committee Administrator <b>Phone</b> 416-392-7033 <b>E-mail</b> hertpb@toronto.ca <b>Chair</b> Sandra Shaul
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<b>PB28.4</b>	ACTION	Adopted	Ward: 13
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### **516 and 526 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 516 Yonge Street (including the entrance address at 514 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 516 Yonge Street (Reasons for Designation) attached as Attachment 3 to the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
  
2. City Council state its intention to designate the property at 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 526 Yonge Street (Reasons for Designation) attached as Attachment 4 to the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
  
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

#### **Decision Advice and Other Information**

Julia Smith, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 516 and 526 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

## **Origin**

(October 21, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on November 17, 2021, the Toronto Preservation Board considered Item [PB28.4](#) and made recommendations to City Council.

## **Summary from the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council state its intention to designate the listed heritage property at 516 Yonge Street (including the entrance address at 514 Yonge Street) for its design and contextual values and the also listed 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) for its design, associative and contextual values under Part IV, Section 29 of the Ontario Heritage Act.

Originally constructed circa 1876 and renovated in 1924, the property at 516 Yonge Street represents the fine-grained mixed-use/commercial building type that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century. Although altered, the property is one of the earliest surviving buildings on the block between Grosvenor and Breadalbane Streets, and retains its original scale, form, and massing as a 2-1/2-storey building with a mansard roof, along with architectural details from the late-19th and early 20th centuries.

Constructed circa 1881 to the designs of the significant Toronto architectural firm of McCaw & Lennox, the property at 526 Yonge Street anchors the southwest corner of Yonge and Breadalbane Streets and is a representative example of the Second Empire architectural style that was popular in Toronto in the late-19th century. The property retains its original scale, form, and massing as a 2-1/2-storey building with a 2-storey rear wing, and its Second Empire style is reflected in many of its extant original design features.

On October 16, 2020, an Official Plan and Zoning By-law Amendment application was made for 510-528 Yonge Street and 7 Breadalbane Street, which includes three properties currently listed on the Heritage Register - 516 Yonge Street, 522 Yonge Street, and 526 Yonge Street - and proposes to retain and incorporate portions of the buildings at 516 Yonge Street and 526 Yonge Street. On October 1, 2021, City Council adopted Item TE27.8, directing the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the Official Plan Amendment and Zoning By-law Amendment appeals for the lands at 510-528 Yonge Street and 7 Breadalbane Street, and to continue discussions with the owner in an attempt to resolve outstanding issues.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

## **Background Information**

(October 21, 2021) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 516 and 526 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<http://www.toronto.ca/legdocs/mmis/2021/pb/bqrd/backgroundfile-172537.pdf>

(November 12, 2021) Staff Presentation - 516 and 526 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<http://www.toronto.ca/legdocs/mmis/2021/pb/bqrd/backgroundfile-173198.pdf>