

Clause embodied in Report No. 8 of the Toronto East York Community Council, as adopted by the Council of the City of Toronto at its meeting held on November 6, 7 and 8, 2001.

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**Heritage Easement Agreement -
1095-1107 Yonge Street (Toronto Centre-Rosedale, Ward 27)**

(City Council on November 6, 7 and 8, 2001, adopted this Clause, without amendment.)

The Toronto East York Community Council recommends the adoption of the following report (September 28, 2001) from the Commissioner of Economic Development, Culture and Tourism:

Purpose:

This report recommends that Authority be Granted to Enter into an Heritage Easement Agreement at 1095-1107 Yonge Street.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) authority be granted by Toronto City Council for the execution of an Heritage Easement Agreement, under Section 37 of the *Ontario Heritage Act*, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The group of buildings, located on the northeast corner of Price and Yonge Street and south of the North Toronto Railway Station, have no official heritage status (Attachment No. 1). The 2 1/2-storey building at 1101 Yonge Street was in place in the early 1880s when the property was assessed as part of the Village of Yorkville. Following annexation of the community by the City of Toronto in 1884, the complementary 2 1/2-storey brick-clad building at 1103 Yonge was

completed. The four-part block now identified as 1095-1099 Yonge was in place by 1890 (Attachment No.2a-c).

The owner of these commercial properties wishes to enter into a Heritage Easement Agreement with the City of Toronto, to ensure that the architectural integrity of these buildings is retained (Attachment No. 3).

These recommendations were endorsed by the Toronto Preservation Board at its meeting held on September 27, 2001.

Comments:

Proposed Development

The buildings have undergone interior renovations over the past several years and are currently used for retail/office purposes. The owner has no plans to alter the properties. The owner is concerned about the potential of additions and modifications to the rear of the existing buildings to accommodate future retail expansion. Any rear additions are not to exceed the height of the ridge of the roof of the existing buildings, thereby ensuring the character of the retail properties in this section of Yonge Street. Although permitted alterations will be considered to the rear facades of these properties, to accommodate building additions, the Heritage Easement Agreement will otherwise require the retention of the entire building envelope.

Reasons for Identification

The exterior of all existing buildings will be included in the reasons for identification in the Heritage Easement Agreement. The interiors of all buildings have been renovated and contain no features or spaces of particular heritage significance.

Conclusions:

This easement will include permitted alterations to the interior and rear of the buildings. By entering into a Heritage Easement Agreement, the City will ensure perpetual conservation of the historic buildings.

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(Copies of Attachments, referred to in the foregoing report, were distributed to all Members of Council with the October 23, 2001 agenda of the Toronto East York Community Council, and a copy thereof is also on file in the office of the City Clerk.)