

May 31, 2013

To: Planning and Growth Management Committee

From: Toronto Preservation Board

Subject: Alterations to a Designated Heritage Property – 378 Yonge Street

Recommendations:

The Toronto Preservation Board recommends to the Planning and Growth Management Committee that:

1. **City Council approve the proposed signage application for the heritage property at 378 Yonge Street under Section 33 of the Ontario Heritage Act substantially in accordance with the drawings submitted by Kramer Design Associates, dated April 1, 2013, and the Heritage Impact Assessment prepared by E.R.A. Architects, dated May 9, 2013 on file with the Manager, Heritage Preservation Services, subject to the following conditions:**
 - a. **Prior to the issuance of a sign permit for roof-top signs on the heritage property located at 378 Yonge Street, including a permit for the demolition/removal of existing signs and erection of new signs, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:**
 - i. **Sign permit construction drawings.**
 - ii. **Final signage plan, heritage interpretation plan and lighting plan for the exterior of the heritage building.**
 - iii. **Heritage conservation drawings and specifications for heritage conservation work to implement the conservation plan referenced in the Heritage Impact Assessment prepared by E.R.A. Architects dated May 9, 2013, to be prepared by a qualified heritage consultant.**
 - iv. **Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all conservation work included in the Heritage Impact Assessment referenced above.**
 - b. **Prior to the release of the Letter of Credit, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:**
 - i. **A notice of substantial completion for the heritage conservation work, signed by the Heritage Consultant.**

ii. Implementation of the heritage interpretation plan and heritage lighting plan.

Background:

The Toronto Preservation Board on May 29, 2013 considered a report (May 10, 2013) from the Chief Planner and Executive Director, City Planning Division, respecting Alterations to a Designated Heritage Property – 378 Yonge Street.

For City Clerk

Janette Gerrard

c. Interested Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PB23.6>