TORONTO

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July 18, 2014

To: North York Community Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property – 2384 Yonge Street (Postal Station K)

Recommendations:

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

1. City Council approve the alteration of the heritage property at 2384 Yonge Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 27-storey residential tower and the adaptive re-use of the former Postal Station K building for commercial/retail use, provided that 2384 Yonge Street is designated and subject to a Heritage Easement Agreement with the City, with such alterations to the property to be substantially in accordance with the Heritage Impact Assessment, prepared by ERA Architects, dated June 2, 2014, and the drawings prepared by RAW Design, dated March 31, 2014, and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services, and subject to the following conditions:

a. That the related Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Manager, Heritage Preservation Services.

b. That prior to the introduction of bills for the Zoning By-law Amendment by City Council, the owner shall have:

i. Entered into a Heritage Easement Agreement for the property at 2384 Yonge Street in accordance with the Heritage Impact Assessment, prepared by ERA Architects dated June 2, 2014 to the satisfaction of the Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor.

ii. Completed and registered a Section 37 Agreement (pursuant to the Planning Act) to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Manager, Heritage Preservation Services.

c. That prior to Site Plan Approval for the property at 2384 Yonge Street, the owner shall have:

i. **Provided a Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Statement for 2384 Yonge Street prepared by ERA Architects, dated June 2, 2014, and all to the satisfaction of the Manager, Heritage Preservation Services.**

ii. **Completed all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.**

iii. **Provided Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.**

d. **That prior to the issuance of any permit for the property at 2384 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building, the owner shall:**

i. **Obtain final approval for the necessary by-law amendment required for the alterations to the property at 2384 Yonge Street, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.**

ii. **Have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning.**

iii. **Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.**

iv. **Provide a Lighting Plan that describes how Postal Station K will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.**

v. **Provide an Interpretation Plan for Postal Station K, to the satisfaction of the Manager, Heritage Preservation Services.**

vi. **Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the approved Conservation Plan and the approved Interpretation Plan.**

e. **That prior to the release of the Letter of Credit, the owner shall:**

i. **Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and**

that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.

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

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 26, 2014) from the Director, Urban Design, City Planning Division, regarding Alteration of a Designated Heritage Property – 2384 Yonge Street (Postal Station K).

Michael McClelland, ERA Architects Inc., addressed the Toronto Preservation Board.

For City Clerk

J. Gerrard

c. Interested Persons

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB33.9