



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 480 and 484 Yonge Street**

Date:	September 2, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15104

SUMMARY

This report recommends that City Council state its intention to designate the properties at 480 and 484 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. Located on the west side of Yonge Street, north of College Street and between Grenville and Grosvenor Streets, the sites contain a mid 19th century commercial building that was updated in the early 20th century and the landmark clock tower from the former Yonge Street Fire Hall that was more recently associated with the St. Charles Tavern. Both properties were listed on the City of Toronto Heritage Inventory (now known as the Heritage Register) in 1974.

The properties at 480 and 484 Yonge Street, along with the adjoining sites at 490 and 492 Yonge Street (which are not identified as heritage properties) are the subject of a development application that proposes to retain the principal (east) façade of the commercial building at 480 Yonge and the surviving clock tower from the former fire hall at 484 Yonge as part of a multi-storey residential development. The property owner has agreed to the designation of the properties at 480 and 484 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 480 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

2. City Council state its intention to designate the property at 484 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties at 480 and 484 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations of the properties at 480 and 484 Yonge Street to the Conservation Review Board.
5. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties at 480 and 484 Yonge Street.
6. City Council include the views identified in the report (September 2, 2015) "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 480 and 484 Yonge Street" from the Director, Urban Design, City Planning Division in an amendment to the Official Plan Public Realm Policy, Section 3.1.1, Schedule 4: Description of Views.

Financial Impact

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

DECISION HISTORY

The properties at 480 and 484 Yonge Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

ISSUE BACKGROUND

The properties at 480 and 484 Yonge Street are included in the section of Yonge Street north of College Street that is being studied as a potential Heritage Conservation District under Part V, Section 40 of the Ontario Heritage Act. On February 11, 2015, City Council approved the Historic Yonge Street Study Area Designation By-law No. 277-2015. The purpose of the heritage conservation district study is to examine the character and appearance of the area to determine if it should be preserved as a heritage conservation district and to consider and make recommendations with regard to the establishment of a district plan to guide changes to properties located within the district. The By-law prohibits for a period of one year and sets limitations with respect to the alteration, demolition or removal of buildings or structures within the study area boundaries on Historic Yonge Street between Davenport Road and College Street while the City completes a heritage conservation district study.

<http://www.toronto.ca/legdocs/bylaws/2015/law0277.pdf>

The owners of the properties at 480 and 484 Yonge Street have submitted a development application for a multi-storey residential development that proposes to retain the principal (east) façade of the commercial building at 480 Yonge as well as the upper portion of the clock tower from the former fire hall at 484 Yonge.

COMMENTS

A location map and photographs are attached (Attachments Nos. 1 and 2).

Staff have completed the attached Heritage Property Research and Evaluation Reports for 480 Yonge Street (Attachment No. 5) and 484 Yonge Street (Attachment No. 6) and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Located side-by-side on Yonge Street between Grenville and Grosvenor Streets, the properties at 480 and 484 Yonge Street contain a mid-19th century commercial building that was updated as a bank branch in the early 1900s and the clock tower from a late 19th century fire hall that is a local landmark on Yonge Street. The properties are historically connected to the development of Yonge Street as Toronto's "Main Street" and associated with prominent Toronto architects. The clock tower was retained in the St. Charles Tavern, which is linked to milestones in the recognition of the city's LGBTQ community in the late 20th century.

The Statements of Significance for 480 Yonge Street (Attachment No. 3) and 484 Yonge Street (Attachment No. 4) comprise the Reasons for Designation, which are the Public Notices of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

Mary L. MacDonald, Manager
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Harold Madi
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map and Photograph, 480 Yonge Street

- Attachment No. 2 – Location Map and Photograph, 484 Yonge Street
- Attachment No. 3 – Statement of Significance (Reasons for Designation), 480 Yonge Street
- Attachment No. 4 – Statement of Significance (Reasons for Designation), 484 Yonge Street
- Attachment No. 5 – Heritage Property Research and Evaluation Report, 480 Yonge Street
- Attachment No. 6 – Heritage Property Research and Evaluation Report, 484 Yonge Street