

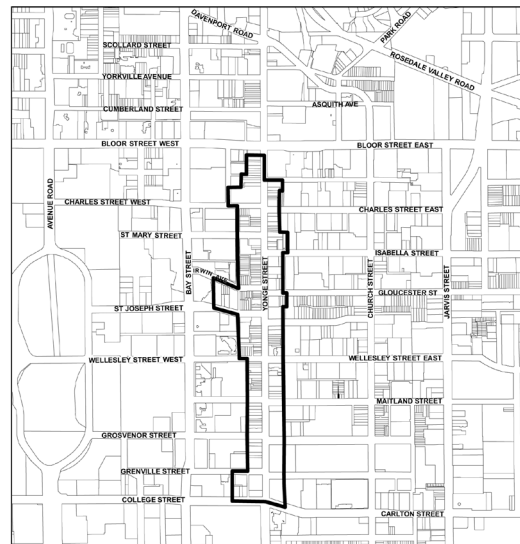
Supplementary Report - Designation of the Historic Yonge Street Heritage Conservation District under Part V of the Ontario Heritage Act

Date:	March 3, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2016\Cluster B\PLN\ City Council\CC16032

SUMMARY

At its meeting of February 23, 2016, Toronto and East York Community Council adopted TE14.4 and the Toronto Preservation Board's recommendations that City Council designate the area referred to as Historic Yonge Street, identified on the map to the right, as a Heritage Conservation District (HCD) and adopt an HCD Plan by by-law under Part V of the Ontario Heritage Act.

Toronto and East York Community Council also recommended that 39 properties fronting onto Yonge Street within the HCD Plan area be added to the City's heritage register and directed the Chief Planner and Executive Director, City Planning Division to provide a supplementary report to City Council for its meeting on March 10, 2016 which contains a statement of significance for each of the



TORONTO City Planning
Recommended Boundary

Historic Yonge Street
Heritage Conservation District

↑
Not to Scale
06/26/2015

properties. It was determined through the HCD Plan process that these properties contribute to the cultural heritage value and cohesive character of Yonge Street and that each met the criteria for contextual value under Ontario Regulation 9/06.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 490 Yonge Street (including 490A Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 490 Yonge Street (including 490A Yonge Street) attached as Attachment No. 3 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council include the property at 516 Yonge Street (including 514 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 516 Yonge Street (including 514 Yonge Street) attached as Attachment No. 4 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. City Council include the property at 522 Yonge Street (including 524 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 522 Yonge Street (including 524 Yonge Street) attached as Attachment No. 5 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. City Council include the property at 530 Yonge Street (including 534, 536 Yonge Street and 6, 8 Breadalbane Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 530 Yonge Street (including 534, 536 Yonge Street and 6, 8 Breadalbane Street) attached as Attachment No. 6 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
5. City Council include the property at 552-554 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 552-554 Yonge Street attached as Attachment No. 7 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
6. City Council include the property at 556 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 556 Yonge Street attached as Attachment No. 8 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
7. City Council include the property at 573, 575 Yonge Street (including 571 Yonge Street) on the City of Toronto's Heritage Register in accordance with the

- Statement of Significance (Reasons for Inclusion): 573, 575 Yonge Street (including 571 Yonge Street) attached as Attachment No. 9 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
8. City Council include the property at 579 Yonge Street (including 585 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 579 Yonge Street (including 585 Yonge Street) attached as Attachment No. 10 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 9. City Council include the property at 598 Yonge Street (including 600 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 598 Yonge Street (including 600 Yonge Street) attached as Attachment No. 11 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 10. City Council include the property at 602 Yonge Street (including 604 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 602 Yonge Street (including 604 Yonge Street) attached as Attachment No. 12 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 11. City Council include the property at 619 Yonge Street (including 621, 623 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 619 Yonge Street (including 621, 623 Yonge Street) attached as Attachment No. 13 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 12. City Council include the property at 620 Yonge Street (including 622, 622A Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 620 Yonge Street (including 622, 622A Yonge Street) attached as Attachment No. 14 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 13. City Council include the property at 624 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 624 Yonge Street attached as Attachment No. 15 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 14. City Council include the property at 626 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 626 Yonge Street attached as Attachment No. 16 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 15. City Council include the property at 632 Yonge Street (including 628, 630 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 632 Yonge Street (including

- 628, 630 Yonge Street) attached as Attachment No. 17 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
16. City Council include the property at 625 Yonge Street (including 625, 627, 629, 631, 633, 635, 637 Yonge Street and 1, 3, 5 Isabella Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 625 Yonge Street (including 625, 627, 629, 631, 633, 635, 637 Yonge Street and 1, 3, 5 Isabella Street) attached as Attachment No. 18 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 17. City Council include the property at 641 Yonge Street (including 643 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 641 Yonge Street (including 643 Yonge Street) attached as Attachment No. 19 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 18. City Council include the property at 645 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 645 Yonge Street attached as Attachment No. 20 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 19. City Council include the property at 651 Yonge Street (including 653 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 651 Yonge Street (including 653 Yonge Street) attached as Attachment No. 21 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 20. City Council include the property at 665 Yonge Street (including 667, 667A Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 665 Yonge Street (including 667, 667A Yonge Street) attached as Attachment No. 22 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 21. City Council include the property at 685 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 685 Yonge Street attached as Attachment No. 23 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 22. City Council include the property at 686 Yonge Street (including 686A, 688, 690 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 686 Yonge Street (including 686A, 688, 690 Yonge Street) attached as Attachment No. 24 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 23. City Council include the property at 689 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for

- Inclusion): 689 Yonge Street attached as Attachment No. 25 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
24. City Council include the property at 691 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 691 Yonge Street attached as Attachment No. 26 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 25. City Council include the property at 692 Yonge Street (including 692A Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 692 Yonge Street (including 692A Yonge Street) attached as Attachment No. 27 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 26. City Council include the property at 694 Yonge Street (including 694A Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 694 Yonge Street (including 694A Yonge Street) attached as Attachment No. 28 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 27. City Council include the property at 695 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 695 Yonge Street attached as Attachment No. 29 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 28. City Council include the property at 696 Yonge Street (including 698, 700 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 696 Yonge Street (including 698, 700 Yonge Street) attached as Attachment No. 30 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 29. City Council include the property at 699 Yonge Street (including 701 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 699 Yonge Street (including 701 Yonge Street) attached as Attachment No. 31 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 30. City Council include the property at 707 Yonge Street (including 703, 705 Yonge Street and 5, 7, 9, 11, 13, 15, 17 Hayden Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 707 Yonge Street (including 703, 705 Yonge Street and 5, 7, 9, 11, 13, 15, 17 Hayden Street) attached as Attachment No. 32 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 31. City Council include the property at 710 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for

- Inclusion): 710 Yonge Street attached as Attachment No. 33 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
32. City Council include the property at 712 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 712 Yonge Street attached as Attachment No. 34 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 33. City Council include the property at 714 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 714 Yonge Street attached as Attachment No. 35 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 34. City Council include the property at 716 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 716 Yonge Street attached as Attachment No. 36 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 35. City Council include the property at 718 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 718 Yonge Street attached as Attachment No. 37 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 36. City Council include the property at 752 Yonge Street (including 752A, 754 Yonge Street) on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 752 Yonge Street (including 752A, 754 Yonge Street) attached as Attachment No. 38 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 37. City Council include the property at 758 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 758 Yonge Street attached as Attachment No. 39 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 38. City Council include the property at 764 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 764 Yonge Street attached as Attachment No. 40 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.
 39. City Council include the property at 768 Yonge Street on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion): 768 Yonge Street attached as Attachment No. 41 to the report (March 3, 2016) from the Chief Planner and Executive Director, City Planning Division.

Financial Impact

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

DECISION HISTORY

On October 2, 3 and 4, 2012, City Council directed staff to initiate the Historic Yonge Street Heritage Conservation District study as a result of the application of prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

On February 11, 2015, City Council enacted the Historic Yonge Street Heritage Conservation District Study Area By-law for a period of one year to prohibit and set limitations with respect to the alteration, demolition or removal of buildings or structures within the study area boundaries, while the City completes a heritage conservation district study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM3.38>

On April 2, 2015, City Council amended the Study Area By-law to exclude the properties municipally known as 1, 9 & 11 Bloor Street West and 768, 770, 774, 774-1/2, 776, 780, 782 & 784 Yonge Street, subject to certain conditions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM5.34>

On July 7, 8 and 9, 2015, City Council authorized the City Solicitor and other appropriate staff to attend before the Ontario Municipal Board to exempt certain properties from By-law No. 277-2015 to the extent that Building Code Act and/or Ontario Heritage Act permits applied for are in accordance with the City Council enacted or City-supported OMB site specific zoning by-law amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.CC8.9>

On July 28, 2015, the Toronto Preservation Board endorsed the Historic Yonge Street Heritage Conservation District Study, including its recommended boundary and the recommendation to proceed to district designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB6.1>

On February 10, 2016, the Toronto Preservation Board endorsed the designation of the Historic Yonge Street Heritage Conservation District and the adoption of the district plan. The Toronto Preservation Board also recommended the inclusion on the City of Toronto's Heritage Register properties of contextual heritage value fronting on Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB12.1>

On February 23, 2016, Toronto and East York Community Council adopted TE14.4 recommending that City Council designate the area referred to as Historic Yonge Street as a HCD under Part V of the Ontario Heritage Act and adopt by by-law the Historic Yonge Street Heritage Conservation District Plan, dated January 2016 and directed the Chief Planner and Executive Director, City Planning, to provide a supplementary report to City Council for consideration at its meeting of March 10, 2016, which will contain a statement of significance for each of the properties, to be based on the draft Statement of Significance contained in Attachment No. 6 to the report (January 27, 2016) from the Chief Planner and Executive Director, City Planning Division.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.4>

ISSUE BACKGROUND

The portion of Yonge Street that falls within The Historic Yonge Street HCD plan area has an intact collection of nineteenth and early to mid-twentieth century mixed use and commercial buildings that represent its heritage values. While some of the buildings demonstrate architectural merit and contain strong historic associations, others contribute to the cultural heritage value of the area solely through scale, form, historic use and period of construction. Together they form a distinct and legible main street spine.

Through the development of the HCD Plan it became evident that numerous properties fronting onto Yonge Street that contribute to the heritage context of the area are not currently included on the City's Heritage Register. As a collection, contributing properties within the HYHCD Plan area represent a unified grouping of built heritage resources that provide a distinct sense of place and each contributing building shares common contextual values.

Until the HCD comes into force, demolition of individual contributing buildings has the potential to destroy the cohesion of Yonge Street's historic context and measures were considered by staff to conserve the contextual values that define the collection. Screening each contributing property on Yonge Street for contextual value under Ontario Regulation 9/06 was determined to be a reasonable approach at this time to provide City Council the opportunity to consider immediate inclusion of contributing properties on the Heritage Register.

COMMENTS

Within the Historic Yonge HCD Plan, contributing properties are those that support the identified significant cultural heritage values, character and integrity of the district. They were identified through survey and analysis to determine whether the property meets at least two of the following criteria:

- The property is on the City of Toronto's Heritage Register
- The property was primarily developed within the period of significance (1860-1954), or was built shortly after the period of significance and with a building height that is taller than other contributing properties, but that exhibits a mid-century modern architectural style
- The property demonstrates integrity of building features that are consistent with its date and style of construction, exhibits heritage attributes of HYHCD, and is consistent with HYHCD's cultural heritage value

The Plan also identifies properties with contextual value that have been over clad with siding, stucco or other finishes, obscuring original building fabric. As a precautionary approach, such properties, where they were found to otherwise satisfy the criteria above, are considered to be contributing properties.

In order to conserve the cohesion of the heritage context, all contributing properties along Yonge Street were considered for inclusion on the City's Heritage Register and evaluated

against prescribed criteria for contextual value under Ontario Regulation 9/06. Under the Provincial criteria, a property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Through the process of evaluation, it has been determined that the 39 properties listed and shown in Attachment No. 6 meet the required criterion. Contextually, each of these properties are valued for their contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving mixed-use and commercial buildings that are historically linked to the metamorphosis of Yonge Street into Toronto's commercial main street between 1860 and 1954. They are all physically, functionally, visually and historically linked to Yonge Street, but each has its own unique contextual attributes.

Following direction from the Toronto and East York Community Council, staff prepared a Statement of Significance (Reason for Inclusion) for all contributing properties along Yonge Street that are worthy for inclusion on the City's Heritage Register. A contextual map (Attachment No. 1), location map and photographs (Attachment No. 2.1 to 2.39) of these properties are attached. The Statements of Significance (Reasons for Inclusion) are found in Attachments No. 3 - No. 41.

The identification of these properties as having contextual value at this time does not preclude the City from evaluating any of the properties against the other criteria contained in Ontario Regulation 9/06 in the future. Many of these properties could qualify for inclusion on the Register under two or more categories.

CONCLUSION

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Under the Ontario Heritage Act, the owner of a property on the Heritage Register is required to give 60 days' notice of intention to demolish a building or structure.

By placing all Yonge Street properties within the HYHCD Plan area that have contextual value on the city's Heritage Register, staff will be able to monitor the sites and conserve the value of each property and maintain the integrity of Toronto's historic main street.

Once the Historic Yonge Street Heritage Conservation District Plan is in place, all properties within the plan area will be subject to the District Plan and Guidelines.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No.1 - Context Map
Attachment No. 2.1 - 2.39 – Location Maps and Photographs
Attachment Nos. 3 - 41 - Statements of Significance (Reasons for Inclusion)