

**Alterations to a Designated Heritage Property and
Authority to Enter into a Heritage Easement Agreement
– 774-776 Yonge Street (William Luke Buildings)**

Date:	April 13, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16054

SUMMARY

This report recommends Council approve with conditions the alterations to the designated heritage property at 774-776 Yonge Street to allow for the construction of an 80 storey tower development at the southwest corner of Yonge and Bloor Streets.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 774-776 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for construction of a proposed development comprised of an 80-storey (294 metres plus a 10 metre mechanical penthouse) mixed-use building at 1-11 Bloor Street West, and 768-784 Yonge Street, and a 19 metre building at 760-762 Yonge Street, with alterations to the heritage property to be substantially in accordance with the plans and drawings prepared by Foster and Partners dated March 10, 2016, and the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal & Company Ltd. Architects dated March 28, 2016, and on file with the Senior Manager, Heritage Preservation Services and subject to the following conditions:
 - a. That the related Zoning By-Law Amendment giving rise to the proposed alterations has been enacted by City Council and has 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

Division in consultation with the Senior Manager, Heritage Preservation Services.

- b. That prior to the introduction of the Bills for the Zoning By-law Amendment by City Council the owner shall:
 - i. enter into a Heritage Easement Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Senior Manager, Heritage Preservation Services for the property at 774-776 Yonge Street in accordance with the plans and drawings prepared by Foster and Partners dated March 10, 2016, the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal & Company Ltd. Architects dated March 28, 2016, and the approved Conservation Plan required in Recommendation 1.b.iii in the report of April 13, 2016 from the Chief Planner and Executive Director, City Planning Division and on file with the Senior Manager, Heritage Preservation Services;
 - ii. enter into and register on the subject development site at 1-11 Bloor Street West, 768-784 Yonge Street, and 760-762 Yonge Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-Law Amendment giving rise to the proposed alterations; and
 - iii. provide a Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal & Company Ltd. Architects, dated March 28, 2016, and on file with the Senior Manager, Heritage Preservation Services, and that provides a detailed description with supporting documentation of the methods for restoration/ replacement of the foundations of the retained building elevations at 774-776 Yonge Street.
- c. That prior to final Site Plan Approval for the proposed development at 1-11 Bloor Street West, 768-784 Yonge Street, and 760-762 Yonge Street:
 - i. the owner shall provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.iii in the report of April 13, 2016 from the Chief Planner and Executive Director, City Planning Division to

the satisfaction of the Senior Manager, Heritage Preservation Services;

- ii. the related Zoning By-law Amendment giving rise to the proposed alterations shall be in 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 Division, in consultation with the Senior Manager, Heritage Preservation Services; and
 - iii. the owner shall provide a Lighting Plan that describes how the heritage property at 774-776 Yonge Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services.
- d. That prior to the issuance of any heritage permit for the property at 774-776 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 Zoning By-law Amendment giving rise to the proposed alterations as set out in the report of April 13, 2016 from the Chief Planner and Executive Director, City Planning Division, such Zoning By-law Amendment 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 Division, in consultation with the Senior Manager, Heritage Preservation Services;
 - ii. have obtained final site plan approval for the development at 1-11 Bloor Street West, 768-784 Yonge Street, and 760-762 Yonge Street, issued by the Chief Planner and Executive Director, City Planning Division;
 - iii. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.iii in the report of April 13, 2016 from the Chief Planner and Executive Director, City Planning Division including a description of materials and finishes to be prepared by the project architect, and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

- iv. provide an Interpretation Plan that interprets the heritage property at 774-776 Yonge Street, to the satisfaction of the Senior Manager, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, the interpretation to be located in publicly accessible areas of the proposed development;
 - v. provide an Interpretation Plan that commemorates the former “His Majesty’s Theatre” building at 780 Yonge Street, to the satisfaction of the Senior Manager, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, that includes the importance of this building as one of the first Canadian ballet schools and its associative value with Boris Volkoff (1925-1975) known as the “father of Canadian ballet” who had his dance studio in this building, the commemoration to be located in publicly accessible areas of the proposed development;
 - vi. provide a Signage Plan for the heritage property at 774-776 Yonge Street to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - vii. provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 - viii. provide a Letter of Credit for the subject property, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, and the approved Lighting Plan.
- e. 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 work has been completed in accordance with the approved Conservation Plan, the approved Interpretation Plan, and the approved Lighting Plan, and that an appropriate standard of conservation has been maintained to the satisfaction of the Senior Manager, Heritage Preservation Services; and

- ii. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 774-776 Yonge Street in a form and content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor.
3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 774-776 Yonge Street.

Financial Impact

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

DECISION HISTORY

On March 15, 1974 the property at 774 and 776 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

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 complete a heritage conservation district study.

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

On March 31, April 1 and 2, 2015 City Council stated its Intention to Designate the property at 774 Yonge Street (including the addresses of 774½ and 776 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM5.14>
<http://www.toronto.ca/legdocs/bylaws/2015/law1296.pdf>

On March 31, April 1 and 2, 2015 City Council amended the Historic Yonge Street Heritage Conservation District 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 were 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 March 10, 2016, City Council adopted the Historic Yonge Street Heritage Conservation District Plan, dated January 2016, and designated by by-law the Historic Yonge Street Heritage Conservation District.

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

ISSUE BACKGROUND

Policy Framework

Planning Act and Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 states that "Significant built heritage resources and cultural heritage landscapes shall be conserved." Properties designated under Part IV of the Act or included on the City's Heritage Register comprise "significant built heritage resources."

In the PPS 2014, "conserved" is defined as "identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Official Plan

At its meeting of April 3, and 4, 2013, Toronto City Council adopted amendments to the Official Plan heritage policies (OPA 199). By-law 468-2013 enacting these policies was appealed to the Ontario Municipal Board. On May 12, 2015 following the resolutions of appeals, the Ontario Municipal Board approved OPA 199 as amended. staff has reviewed this application in the context of these policies as follows:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.7: "Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

3.1.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

3.1.29: "Heritage buildings or structures located on properties on the Heritage Register should be conserved on their original location."

Historic Yonge Street Heritage Conservation District (HYHCD)

On March 10, 2016 City Council adopted the Historic Yonge Street Heritage Conservation District Plan dated January 2016. The District Plan will be in full force and effect when any appeals of the Plan received by the City within the legislated timeframe

set out in the Ontario Heritage Act have been resolved at the OMB. While not determinative at this time, staff has considered the proposed development in the context of the District Plan in accordance with the following Official Plan (OPA 199) policy:

3.1.33: “Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.”

Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada document Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. Staff has reviewed this application within the context of the standards and guidelines for restoration and rehabilitation of historic places.

Development Site

The subject site is located on the southwest corner of Bloor Street and Yonge Street, within the Bloor-Yorkville area. The site is comprised of two separated properties: an 'L'-shaped lot (at 1-11 Bloor Street West, 768-784 Yonge Street) with a frontage of 58.8 metres along Yonge Street and 47.7 metres along Bloor Street; and, a rectangular-shaped lot (at 760-762 Yonge Street) with a frontage of 8.6 metres. The site abuts a two-way 'C'-shaped public laneway to its west that is approximately 6.0 metres wide accessed from Balmuto Street. The properties include:

Address	Description
11 Bloor St W	Vacant lot (previously a 2 and 3-storey non-residential building)
Private Lane	Subject to right of ways
1-9 Bloor St W (786 Yonge St)	Vacant lot (previously a 3-storey non-residential building)
784 Yonge St	Vacant lot (previously a 3-storey non-residential building)
780-782 Yonge St	Vacant lot (previously a 3-storey non-residential building)
778 Yonge St	Vacant lot (previously a 2-storey non-residential building)
774-776 Yonge St	3-storey vacant building (designated heritage)
770-772 Yonge St	Vacant lot (previously a 1-storey non-residential building)
768 Yonge St	Vacant 2-storey building (previously non-residential)
760-762 Yonge St	2-storey non-residential building (to be demolished)

The property at 764 Yonge Street originally constructed as a theatre (Uptown Theatre), is under separate ownership and is not part of the development site.

As part of the development site, the properties at 768-782 Yonge Street, and at 760-762 Yonge Street are within the boundaries of the Historic Yonge Street Heritage

Conservation District (HYHCD). The Part IV designated property at 774-776 Yonge Street and the surviving two-storey vacant building at 768 Yonge Street are contributing properties in the HYHCD.

Proposal

The proposed development is comprised of an 80-storey (294 metres plus a 10 metre mechanical penthouse) mixed-use building at 1-11 Bloor Street West, and 768-784 Yonge Street, and a separate building located at 760-762 Yonge Street that is proposed to have a height of 13 metres along the Yonge Street frontage with a 10-metre setback to an overall height of 19 metres.

The proposed 304-metre tower floor plate is designed with eight (8) mega-columns with hangers to carry the load at the corners of the tower. The proposed tower setbacks (not including the columns) are: 4.15 metres from Yonge Street (the east property line); 0.45 metres from Bloor Street West (the north property line); 26.75 metres from the first south property line; and 12.5 metres from the west property line (15 Bloor Street West).

The 80 storey tower is comprised of: nine (9) commercial floors; 61 residential floors; and ten (10) mechanical floors distributed at intervals throughout the tower. The retail component of the proposed development includes the first nine storeys of the tower and a nine storey extension of the tower that terraces down to the west (towards the public lane), to the south (towards 764 Yonge Street) and to the east (Yonge Street).

Four levels of underground parking are proposed below the retail concourse level. All vehicles are proposed to access the site via a two-way public laneway with two access points from Balmuto Street.

The sidewalk widths along Yonge Street (existing 3.6 metres) and Bloor Street West (existing 6.6 metres) along the face of the tower are proposed to be widened. The proposed sidewalk widths (from building face to curb) are approximately 8.5 metres along Bloor Street and 8.9 metres along Yonge Street. The sidewalk narrows to the existing sidewalk width of approximately 3.6 metres adjacent to the heritage building at 774-776 Yonge Street.

Only the existing designated heritage building at 774-776 Yonge Street is being retained and incorporated as part of this development. All other properties comprising the development site are currently vacant except for a two-storey building at 768 Yonge Street to be demolished. As a result, a significant part of this block of Yonge Street will be defined by the built form proposed by this development. Staff has reviewed this proposal for its impact on the Part IV designated heritage property at 774-776 Yonge Street (both directly and through adjacent new development), and on the Historic Yonge Street Character Area within the HYHCD, of which a portion of this development site forms a part.

Heritage Resource

The property at 774-776 Yonge Street is designated under Part IV of the Ontario Heritage Act. The William Luke Buildings (1884) have design, associative and contextual value as excellent and well-crafted commercial buildings in the Italianate style that reflect the late 19th century development of Yonge Street and its character as Toronto's 'main street' where they are historically, visually and physically linked to their surroundings.

The heritage attributes of the William Luke Buildings on the property at 774-776 Yonge Street are:

- The placement, setback and orientation of the buildings on the west side of Yonge Street, south of Bloor Street West where the principal (east) elevations face Yonge Street
- The scale, form and massing of the pair of three-storey buildings, including the first-floor storefronts, with the long rectangular plan under the flat roof with a chimney (south)
- The materials, with the red brick cladding, the brick and stone detailing on the piers and for the window trim, and the metal cornice
- On the principal (east) elevations above the first storey of each building, the brick piers with corbelled brickwork and classical detailing
- On the east elevation of each building, the pairs of flat-headed window openings in the second storey, which have stone lintels and keystones and are separated by decorative stonework
- Separating the second- and third-storey openings on both buildings, the spandrel panels with corbelled brickwork and, on the building at 776 Yonge, the lozenge motifs
- In the third storey of each building, the pairs of round-arched window openings with the stone sills and, on the window heads, the brick mouldings and ogee arches that are connected by string courses with brackets
- The elaborate metal cornice with brackets and agraffes that extends across both buildings above the cornice line with the corbelled brickwork and brackets

The HYHCD Plan directs that properties designated under Part IV of the Ontario Heritage Act are to be conserved based on their individual heritage attributes and statements of significance, in addition to the requirements of the HYHCD Plan. (Policy 5.2.1)

COMMENTS

Conservation Strategy

Staff has reviewed the proposed conservation strategy as set out in the Heritage Impact Assessment prepared by Goldsmith Borgal and Company Ltd. Architects for the property at 774-776 Yonge Street within the broader framework of Official Plan heritage policies and the more specific policies and guidelines of the HYHCD Plan as listed in bold below.

5.3.2: “Conserve buildings or structures on contributing properties intact, in their original location, preserving relationships to adjacent buildings or structures and

the street. Do not remove or relocate buildings or structures from contributing properties.”

5.7.3: “Design additions and alterations to conserve whole or substantial portions of a contributing property in order to conserve the three-dimensional character and integrity of the property.”

The proposed development conserves the heritage property in its original location. The east (primary Yonge Street) elevation and 5.1 metres of the north and south elevations will be retained in situ. This will conserve not only the heritage attributes as defined on the Yonge Street elevation but also the scale form and massing of the building as a whole. Staff is continuing to work with the applicant to determine if the foundations under the north, south and east elevations can be repaired and retained in situ.

The proposed eastern extension of the tower is stepped back above the heritage properties 5.79 metres. Further south on the development site the applicant is proposing a building at 760-762 Yonge Street that is proposed to have a height of 13 metres along the Yonge Street frontage with a 10-metre setback consistent with the policies of the District Plan. In this way the built form of the proposed new development on this block transitions height down and away from Yonge Street as it moves south from Bloor Street. This is consistent with the intent of the HYHCD Plan.

5.5.1: “When undertaking a restoration project to a contributing property, replace in-kind building features from the period to which a building is being restored that have been removed or damaged.”

5.10.1: “Conserve the façade features of contributing properties including, but not limited to, pilasters, decorated panels, columns, entablatures, corbelling, and decorative brickwork.”

The building on the designated heritage property at 774-776 Yonge Street is the first and only building to have been built on this site. The structure is the surviving two of a row of four commercial units constructed in 1885. The two southerly units of the row were demolished in 1938.

The Heritage Impact Assessment prepared by Goldsmith Borgal and Company Ltd. Architects describes the existing building as well-maintained but heavily renovated. The interior has been extensively altered, original windows have been removed, and the Yonge Street shopfronts, signboards and cornice at the first floor level have been unsympathetically renovated. The conservation strategy proposes restoration of the Yonge Street elevation. Some rehabilitation is needed to support the retail use on the interior and retail exposure to Yonge Street. Specifically this includes the introduction of a door on the north elevation of 776 Yonge Street, an elevation that historically was not exposed to the street but which is made visible in this development (five metres), delineating the northern terminus of the historic streetwall of Yonge Street within the District. The tower base directly adjacent to 776 Yonge Street has been intentionally

setback to provide for a widened sidewalk on Yonge Street at the corner where additional pedestrian space is most needed.

5.9.1: “Conserve storefronts in the design of additions and alterations to contributing properties.”

The Heritage Impact Assessment for 774-776 Yonge Street indicates the existing storefront is not original and will be completely removed. “On-site investigation, exploratory openings and strategic dismantling” will be required to establish evidence of the previous storefront design. Staff will be considering carefully the proposed design for the storefront portion of the heritage property to be provided in the Conservation Plan to ensure every effort is made to restore this portion of the building based on documentary and building evidence.

6.4.1: “Design new development or additions to a non-contributing property to conserve the predominant building height of the Character Area where the property is found.”

6.4.2: “Design new development or additions to a non-contributing property to conserve the setback condition of the Character Area where the property is found.”

6.4.3: “Design new development or additions to a non-contributing property to conserve the streetwall and three dimensional character of contributing properties in their Character Area.”

The development includes a proposed new Yonge Street building elevation at 768, 770 and 772 Yonge Street directly adjacent to the designated property at 774-776 Yonge Street. This new elevation matches the height and setback of the adjacent contributing building, respecting the historic streetwall on this block. The pattern of window glazing, cornice lines (horizontal rhythm), width of retail bays, vertical articulation, and solid to void ratio are all respectful of the adjacent heritage property. Staff will review site plan drawings to confirm the detailed design and materiality of the new construction is consistent with the heritage character of the contributing properties on the block, ensuring contemporary materials are used selectively with brick masonry and/or stone.

The proposed tower to the north of the designated property is striking in its contrast to the historic character of Yonge Street (the tower component is located outside of the boundary of the HYHCD). Stepped back from the historic streetwall of Yonge Street, the tower responds in scale and design to its landmark location at the intersection of Yonge and Bloor. In its adjacency to the designated property at 774-776 Yonge Street, the tower design is successful in providing a base that references the height of the adjacent heritage property and is appropriately scaled to pedestrian movement with a generous public

sidewalk. Together these design elements provide transition to the historic streetscape further south. The conservation of the heritage property at 774-776 Yonge Street as part of this development anchors the remaining historic streetscape of this block mitigating the visual impact of the tower on Yonge Street.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development and is satisfied that the development responds appropriately both to the designated heritage property at 774-776 Yonge Street and to the broader Historic Yonge Street Heritage Conservation District.

CONTACT

Sherry Pedersen, Program Manager
Heritage Preservation Services
Tel: 416-338-1089; Fax: 416-392-1973
E-mail: speders@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Proposed Site Plan with 774-776 Yonge Street outlined
Attachment 2 – Photograph: 774-776 Yonge Street
Attachment 3- Statement of Significance: 774-776 Yonge Street
Attachment 4– Proposed North Elevation
Attachment 5– Proposed East Elevation
Attachment 6– Proposed South Elevation
Attachment 7– Proposed West Elevation
Attachment 8– Rendered Views- Heritage Building
Attachment 9– Project Rendering