



STAFF REPORT ACTION REQUIRED

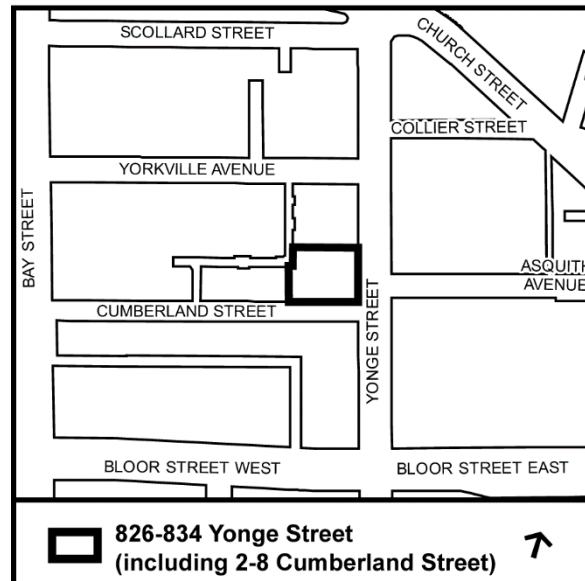
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 826-834 Yonge Street (including 2 Cumberland Street)

Date:	January 5, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16011

SUMMARY

This report recommends that City Council state its intention to designate the properties at 826-834 Yonge Street (including 2 Cumberland Street) under Part IV, Section 29 of the Ontario Heritage Act. Located on the west side of Yonge Street, north of Cumberland Street, the sites contain a group of late 19th century commercial buildings that were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

The properties at 826-834 Yonge Street and 2-8 Cumberland Street are the subject of a development application for a high rise residential condominium that proposes to retain the principal (east) elevations of the buildings on Yonge Street, as well as part of the Cumberland Street frontage at the base of the new tower.



The proposed designation of the properties identified in Recommendations Nos. 1-6 below under Part IV, Section 29 of the Ontario Heritage Act will enable Council to refuse

demolition and encourage the preservation of the heritage values and attributes of the buildings.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 826 Yonge Street (including the property at 2 Cumberland Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 826 Yonge Street (Reasons for Designation) attached as Attachment 3 to the report (January 5, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council state its intention to designate the property at 828 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 828 Yonge Street (Reasons for Designation) attached as Attachment 4 to the report (January 5, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. City Council state its intention to designate the property at 830 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 830 Yonge Street (Reasons for Designation) attached as Attachment 5 to the report (January 5, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. City Council state its intention to designate the property at 832 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 832 Yonge Street (Reasons for Designation) attached as Attachment 6 to the report (January 5, 2016) from the Chief Planner and Executive Director, City Planning Division.
5. City Council state its intention to designate the property at 834 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 834 Yonge Street (Reasons for Designation) attached as Attachment 7 to the report (January 5, 2016) from the Chief Planner and Executive Director, City Planning Division.
6. 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 under Part IV, Section 29 of the Ontario Heritage Act.
7. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
8. 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.

Financial Impact

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

DECISION HISTORY

The properties at 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 826-834 Yonge Street and 2-8 Cumberland 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 IV, Section 29 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 826-834 Yonge Street and 2-8 Cumberland Street have submitted a development application for a multi-storey residential development that proposes to retain the principal (east) façades of the commercial buildings at 826-834 Yonge Street, as well as part of the Cumberland Street frontage.

In May 2015, by-laws were enacted designating the adjacent properties at 836-850A Yonge (including the property at 1 Yorkville Avenue) under Part IV, Section 29 of the Ontario Heritage Act. The designation of the subject properties at 826-843 Yonge Street (including 2 Cumberland Street) would complete the designation of the entire block.

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 826-834 Yonge Street, including 1-8 Cumberland Street (Attachments Nos. 7-10) 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. The properties at 826-834 Yonge Street (including 2 Cumberland Street) have design, associative and contextual values as important commercial buildings with period detailing that are historically associated with the former Village of Yorkville and support

the character and setting of the block on Yonge Street between Cumberland Street and Yorkville Avenue with the intact group of late 19th century structures.

The Statements of Significance for the properties at 826-834 Yonge Street, including 2-8 Cumberland Street (Attachments Nos. 3-6) 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

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map, 826-834 Yonge Street and 2-8 Cumberland Street
Attachment No. 2A-2E – Photographs, 826-834 Yonge Street and 2-8 Cumberland Street
Attachment No. 3 – Statement of Significance (Reasons for Designation), 826 Yonge Street (including 2 Cumberland Street)
Attachment No. 4 – Statement of Significance (Reasons for Designation), 828 Yonge Street
Attachment No. 5 – Statement of Significance (Reasons for Designation), 830 Yonge Street
Attachment No. 6 – Statement of Significance (Reasons for Designation), 832 Yonge Street
Attachment No. 7 – Statement of Significance (Reasons for Designation), 834 Yonge Street
Attachment No. 8 – Heritage Property Research and Evaluation Report, 826-828 Yonge Street
Attachment No. 9 – Heritage Property Research and Evaluation Report, 830 Yonge Street
Attachment No. 10 – Heritage Property Research and Evaluation Report, 832 Yonge Street

Attachment No. 11 – Heritage Property Research and Evaluation Report, 834 Yonge Street