

City Council

Notice of Motion

MM31.19	ACTION			Ward:27
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826 - 834 Yonge Street (including 2 Cumberland Street) - Amendment to TE22.23 (2017) - Alterations to Designated Heritage Properties and Authority to Enter into a Heritage Easement Agreement - by Councillor Kristyn Wong Tam, seconded by Councillor Shelley Carroll

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item TE22.23. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Kristyn Wong Tam, seconded by Councillor Shelley Carroll, recommends that:

1. City Council amend its decision on Item TE22.23, adopted on March 9, 2017, by adding new a Part 1.f. which shall read as follows:

"f. Notwithstanding Part 1.d. above, permits for demolition, staging (including façade retention), shoring and foundation works as are acceptable to Senior Manager, Heritage Preservation Services, may be issued prior to the satisfaction of all of the requirements of Part 1.d, on the condition that prior to the issuance of any such permits the owner shall:

1. provide full building permit drawings, as required by Part 1.d.3, for the work to be permitted by any such demolition, staging, excavation, shoring and foundation permits; and
2. provide the Letter of Credit required by Part 1.d.4; and
3. provide the full documentation, as required by Part 1.d.7, of the buildings or portions thereof at 826-834 Yonge Street (including 2 Cumberland Street) to be demolished or altered by any such demolition, staging, excavation, shoring and foundation permits.

Summary

At its meeting of March 9, 2017, City Council adopted Item TE22.23 which, approved the alterations to the heritage properties at 826 – 834 Yonge Street (including 2 Cumberland Street) to allow the construction of a 51-storey mixed-use building.

Part 1.d. of Item TE22.23 requires the owner, as a precondition to the issuance of any permit, including a heritage permit, to receive final Site Plan Approval from the Chief Planner and Executive Director, City Planning, pursuant to Section 114 of the City of Toronto Act, 2006. Part 1.d.3 of Item TE.22.23 requires the owner to provide full building permit drawings as a condition to issuance of any permit for all or any part of the heritage properties.

The purpose of the Motion is to allow the Owner to initiate demolition, façade retention and below-grade works prior to obtaining final site plan approval, to facilitate overlapping of construction staging activities with those of adjacent developments, to reduce the overall duration of impact on the local community.

REQUIRES RE-OPENING:

Toronto and East York Community Council Item TE22.23 - March 9, 2017 City Council as it pertains to Part 1 of City Council's decision.

Background Information (City Council)

Member Motion MM31.19