

December 9, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Alterations to a Designated Heritage Property 279-283 Yonge Street, Hard Rock Café Sign**

Recommendations:

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council approve the alterations to the heritage property at 279-283 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for construction of roof signs on the lands known municipally in the year 2016 as 279-283 Yonge Street, with such alterations substantially in accordance with plans and drawings dated November 10, 2016, prepared by Enseicom Inc., date-stamped received by the City Planning Division November 14, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated January 27, 2008 revised November 14, 2016, date-stamped received by the City Planning Division on November 15, 2016, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 279-283 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services the owner shall:

1. Provide full sign permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan provided in the HIA from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the applicant and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Provide a Letter of Credit, 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;
3. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.

b. That prior to the release of the Letter of Credit required in recommendation 1.a.2. in the report (November 15, 2016) from the Chief Planner and Executive Director, City Planning Division the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan, Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Such approval be conditional on the owner obtaining the necessary compliance with Chapter 694, Signs, General, of the City of Toronto Municipal Code

Background:

The Toronto Preservation Board on December 7, 2016, considered a report (November 24, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Alterations to a Designated Heritage Property 279-283 Yonge Street, Hard Rock Café Sign.

For City Clerk

L. Bettencourt