



Toronto Preservation Board

PB36.7	ACTION	Adopted		Ward:27
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5 Scrivener Square, 4-10R Price Street, and 1095-1107 Yonge Street - Request for Direction Regarding Local Planning Appeal Tribunal Hearing

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

Board Decision

The Toronto Preservation Board recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to this report.
2. City Council authorize the public release of the confidential recommendations contained in the Confidential Attachment 1 and Confidential Attachment 2 to this report, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1, Confidential Attachment 3, and Confidential Appendices 1, 2 and 3 is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

Origin

(July 9, 2018) Report from the City Solicitor

Summary

Diamond Corp. and Tricon Capital Group (collectively, the "Applicant") are the owners of lands municipally known as 5 Scrivener Square, 4-10R Price Street, and 1095-1107 Yonge Street in the City of Toronto (the "Subject Site").

The Applicant initially submitted Official Plan and Zoning By-law Amendment applications to the City in May 2017, proposing to redevelop the Subject Site with two mixed-use buildings of 8-storeys (35 metres, including mechanical penthouse) and 26-storeys (97.3 metres, including mechanical penthouse) (the "Application"). The two new buildings would contain a total of 182 rental dwelling units, 3,085 square metres of non-residential floor area, 164 parking spaces within a 4-level underground parking garage, and 203 bicycle parking spaces. The Application proposed to demolish the existing 4-storey buildings at 8-10 Price Street. The existing buildings at 1095-1107 Yonge Street and 4 Price Street are proposed to remain unaltered.

The Subject Site falls within the boundaries of the South Rosedale Heritage Conservation District designated under Part V of the Ontario Heritage Act by by-law 115-2003 (the "SRHCD"). The properties at 5 Scrivener Square, 8, 10 and 10R Price Street, and 1107 Yonge Street are categorized as "unrated" properties in the SRHCD. The properties at 1095-1103 Yonge Street are categorized as "B" rated properties, meaning that they have been identified as having city-wide significance. The properties at 1095-1103 Yonge Street are also subject to a Heritage Easement Agreement dated September 12, 2002, instrument no. E599178 (the "HEA").

On February 6, 2018, the Applicant appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Municipal Board (the "OMB") (now known as the Local Planning Appeal Tribunal) (the "LPAT") due to City Council's failure to make a decision.

On October 17, 2017, Toronto and East York Community Council considered and adopted the recommendations of a Preliminary Staff Report from Community Planning.

A first LPAT prehearing conference regarding the appeal of this matter is scheduled for October 10, 2018.

The purpose of this report is to request further instructions for the upcoming LPAT hearing.

Heritage Preservation Services has been involved in the preparation of this report.

Background Information

(July 11, 2018) Report from the City Solicitor - 5 Scrivener Square, 4-IOR Price Street, and 1095-1107 Yonge Street — Request for Direction Regarding Local Planning Appeal Tribunal Hearing

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-118605.pdf>

(July 9, 2018) Confidential Attachment 1

(July 9, 2018) Confidential Attachment 2

(July 9, 2018) Confidential Attachment 3

(July 9, 2018) Confidential Appendix 1

(July 9, 2018) Confidential Appendix 2

(July 9, 2018) Confidential Appendix 3

(June 27, 2018) Report from the City Solicitor - 5 Scrivener Square, 4-10R Price Street, and 1095-1107 Yonge Street - Request for Direction

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-117925.pdf>