

Supplementary Report - Inclusion on the City of Toronto's Heritage Register – 2 Carlton Street

Date: June 19, 2018
To: Toronto and East York Community Council
From: Director, Urban Design, City Planning
Wards: 27 – Toronto Centre-Rosedale

SUMMARY

The purpose of this report is to recommend that Toronto City Council defer consideration of the report to allow City staff to consider the new research on the cultural value of the property in the context of the ongoing review of the 2 Carlton Street - Zoning Amendment Application and together with other issues requiring further review and to be addressed by the applicant for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

RECOMMENDATIONS

The Director, Urban Design, City Planning Division, recommends that:

1. City Council defer consideration of the Inclusion on the City of Toronto's Heritage Register – 2 Carlton Street to the first quarter of 2019.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of March 10, 2016, City Council in accordance with Section 41 of the Ontario Heritage Act, designated under By-law No. 235-2016 the Historic Yonge Street Heritage Conservation District (HYHCD).

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

On February 21, 2018, Toronto and East York Community Council directed that staff schedule a community consultation for the lands pertaining to 2 Carlton Street.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.47>

ISSUE BACKGROUND

The site is subject to a development application that is under review. A community meeting was held on March 6, 2018 and at the request of the local Councillor, a working group was set up made up of community stakeholders, City staff and the Councillor. To date two working group sessions have been held with the applicants' team regarding the 2 Carlton Street - Zoning Amendment Application. The applicant has been working positively with staff and is continuing to work with the City to address a variety of issues identified as part of the review process and arrive at an acceptable proposal.

COMMENTS

A revised submission was received on November 2, 2017 including the removal of one of the two originally proposed towers to now include a single tower at 73-storeys (251.6 metres, including mechanical penthouse). The mixed-use building would include retail uses on the first and second floors, offices uses on the third and fourth floors, and residential uses above.

On March 23, 2018, the applicant appealed the application to the Ontario Municipal Board (now the Local Planning Appeal Tribunal) pursuant to section 34(11) of the Planning Act due to non-decision by City Council.

The property is located in the enacted Historic Yonge Street Heritage Conservation District (HYHCD), however, it is identified as a non-contributing site as the property was not consistent with the cultural heritage value of the HYHCD. The study recommended further research and evaluation of the property for its potential design value. City Staff completed a heritage evaluation of the property on June 5, 2018.

A final report under the Planning Act is anticipated for the first quarter of 2019, provided the applicant submits all the required information in a timely manner. Planning staff are recommending a deferral of this report to allow this new information to be considered in the context of the broader review of the application by all City divisions and agencies.

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SIGNATURE

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