



Decision Letter

Toronto Preservation Board

PB35.5	ACTION	Adopted		Ward:27
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Inclusion on the City of Toronto's Heritage Register - 2 Carlton Street

Board Decision

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

Origin

(June 5, 2018) Report from the Director, Urban Design, City Planning

Summary

This report recommends that City Council include the property at 2 Carlton Street (including the entry addresses known as 451- 471 Yonge Street) on the City of Toronto's Heritage Register. The property is located at the north-east corner of Yonge and Carlton streets within the proposed Historic Yonge Street Heritage Conservation District (HYHCD).

The property contains, Carlton Tower, an eighteen-storey tower-on-podium complex combining ground floor retail space, a mezzanine and parking on the upper three floors of the podium, with offices in the tower. Designed by the architect Edward I. Richmond, in collaboration with A. R. Moody, architect and W. R. Sefton, engineer, construction was complete by 1959.

In May 2017, the property was nominated for designation under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation, staff have determined that the property at 2 Carlton Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City applies when considering properties for inclusion on its Heritage Register.

The property at 2 Carlton Street is the subject of a zoning amendment application which would result in the demolition of Carlton Tower.

The inclusion of 2 Carlton Street on the City's Heritage Register would identify the property's cultural heritage values and heritage attributes. Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Background Information

(June 5, 2018) Report and Attachments 1-4 from the Director, Urban Design, City Planning -

Inclusion on the City of Toronto's Heritage Register - 2 Carlton Street
(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-116331.pdf>)

Communications

(June 19, 2018) Letter from Andrew Lesk (PB.Main.PB35.5.1)

5a Supplementary Report - Inclusion on the City of Toronto's Heritage Register - 2 Carlton Street

Origin

(June 19, 2018) Report from the Director, Urban Design, City Planning

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.

Background Information

(June 19, 2018) Report from the Director, Urban Design, City Planning - Supplementary Report - Inclusion on the City of Toronto's Heritage Register - 2 Carlton Street
(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-117422.pdf>)