



## Toronto Preservation Board

<b>Meeting No.</b>	2	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Monday, January 21, 2019	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 2, City Hall		

PB2.4	ACTION	Without Recs		Ward: 11
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### Alterations a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement at 33 Avenue Road - York Square

#### Board Decision

The Toronto Preservation Board submits the Item without recommendation as the motion to adopt lost.

#### Origin

(January 8, 2019) Report from the Senior Manager, Urban Design/Heritage, City Planning

#### Summary

This report recommends that City Council approve the conservation strategy generally described for the heritage properties at 33 Avenue Road in connection with the proposed redevelopment of 33-45 Avenue Road and 140-148 Yorkville Avenue. The applicant has applied for a Site Plan Application for the Site Specific Zoning By-law Amendment approved in principle by the LPAT in the decision issued on June 12, 2018 to allow for a 29 storey mixed use development consisting of two levels of commercial space within a three-storey podium and a condominium tower including approximately 100 units.

As part of the project scope, the existing heritage house form properties at the northeast corner of Avenue Road and Yorkville Avenue, known as 33 Avenue Road, will be conserved and incorporated into the redevelopment.

The alteration also includes the development of a 410 square metre privately owned public space (POPS) to replace the existing York Square at the Yorkville Avenue frontage.

Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into a Heritage Easement Agreement to ensure long-term protection of the heritage property.

#### Background Information

(January 8, 2019) Report and Attachments 1- 4 from the Senior Manager, Urban Design/Heritage, City Planning - Alterations a Designated Heritage Property and Authority to

Enter into a Heritage Easement Agreement at 33 Avenue Road - York Square  
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-123494.pdf>)  
(January 8, 2019) Report from the Senior Manager, Urban Design/Heritage, City Planning  
Division - Alterations a Designated Heritage Property and Authority to Enter into a Heritage  
Easement Agreement at 33 Avenue Road - York Square - Notice of Pending Report  
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-123707.pdf>)

**Speakers**

Andrew Press, ERA Architects