

Presentation of Approved Interpretation Plan - 774-776 Yonge Street

Date: August 7, 2020

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 11

SUMMARY

In accordance with City Council adopted Item TE17.11, Heritage Planning has reviewed and approved an Interpretation Plan prepared by Lord Cultural Resources dated March 13, 2020 with Addendum dated March 20, 2020 for the property at 774-776 Yonge Street. The owner's Heritage Consultant will make a presentation to the Toronto Preservation Board of the approved Interpretation Plan to fulfill recommendation 1.c.iv. of Item TE17.11, which requires the owner work with representatives from the local heritage community on an Interpretation Plan for the site, and present the approved Plan to the Toronto Preservation Board prior to site plan approval.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 12, 2016, City Council adopted Item TE17.11 with amendments approving alterations to the heritage property at 774-776 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for construction of a proposed development comprised of an 80-storey (294 metres plus a 10 metre mechanical penthouse) mixed-use building at 1-11 Bloor Street West, and 768-784 Yonge Street, and a 19 metre building at 760-762 Yonge Street subject to conditions.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.11>

The conditions applicable to the Interpretation Plan are quoted below.

"1. City Council approve the alterations to the heritage property at 774-776 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for construction of a proposed development comprised of an 80-storey (294 metres plus a 10 metre mechanical penthouse) mixed-use building at 1-11 Bloor Street West, and 768-784 Yonge Street, and a 19 metre building at 760-762 Yonge Street, with alterations to the heritage property to be substantially in accordance with the plans and drawings prepared by Foster and Partners dated March 10, 2016, and the Heritage Impact Assessment prepared by Goldsmith Borgal and Company Ltd. Architects dated March 28, 2016, and on file with the Senior Manager, Heritage Preservation Services and subject to the following conditions:

c. Prior to final Site Plan Approval for the proposed development at 1-11 Bloor Street West, 768-784 Yonge Street, and 760-762 Yonge Street:

iv. the owner shall work with representatives from the local heritage community on an interpretation plan for the site, such interpretation plan to be to the satisfaction of the Senior Manager, Heritage Preservation Services, prior to the issuance of any heritage permit as set out in conditions 1.d iv. and 1.d.v. below, with the approved plan to be presented to the Toronto Preservation Board prior to site plan approval.

d. Prior to the issuance of any heritage permit for the property at 774-776 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building, the owner shall:

iv. provide an Interpretation Plan that interprets the heritage property at 774-776 Yonge Street, 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, the interpretation to be located in publicly accessible areas of the proposed development;

v. provide an Interpretation Plan that commemorates the former "His Majesty's Theatre" building at 780 Yonge Street, 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, that includes the importance of this building as one of the first Canadian ballet schools and its associative value with Boris Volkoff (1925-1975) known as the "father of Canadian ballet" who had his dance studio in this building, the commemoration to be located in publicly accessible areas of the proposed development".

COMMENTS

Heritage Planning has reviewed and approved an Interpretation Plan prepared by Lord Cultural Resources dated March 13, 2020 with Addendum dated March 20, 2020 for the property at 774-776 Yonge Street.

In accordance with recommendations 1.c.iv, 1.d.iv and 1.d.v of City Council adopted Item TE17.11, the approved Interpretation Plan interprets the cultural heritage value of the heritage property at 774-776 Yonge Street and also commemorates the former "His Majesty's Theatre" building at 780 Yonge Street in publicly accessible areas of the proposed development.

The owner's Heritage Consultant will make a presentation to the Toronto Preservation Board of the approved Interpretation Plan to fulfill recommendation 1.c.iv. of Item TE17.11, which requires the owner work with representatives from the local heritage community on an Interpretation Plan for the site, and present the approved Plan to the Toronto Preservation Board prior to site plan approval.

CONTACT

Erin Smith
Assistant Planner
Heritage Planning
Urban Design, City Planning
Tel: 416-338-1089 Fax: 416-392-1973
Email: Erin.Smith@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning