

Toronto Preservation Board

Meeting No.	17	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, September 29, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall	Chair	Sandra Shaul

PB17.5	ACTION	Adopted		Ward: 12
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Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage Easement Agreement - 2100 and 2106 Yonge Street

Board Decision

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

1. City Council include the property at 2106 Yonge Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the properties at 2100 and 2106 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance (Reasons for Designation)(Attachments 4 and 5) attached to the report (July 15, 2020) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections to the designations, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.
6. City Council authorize the entering into of Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 2100 and 2106 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the properties at 2100 and 2106 Yonge Street.

8. City Council approve the alterations to the heritage properties at 2100 and 2106 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 2100 and 2106 Yonge Street, with such alterations substantially in accordance with plans and drawings prepared by RAW Design, dated April 13, 2020, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and the Heritage Impact Assessment (HIA), dated April 6, 2018 with the HIA Addendum, dated April 24, 2020, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 2100 and 2106 Yonge Street, substantially in accordance with plans and drawings prepared by RAW Design, dated April 13, 2020, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment (HIA), dated April 6, 2018 with the HIA Addendum, dated April 24, 2020, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 8.b.2, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment and HIA Addendum for 2100 and 2106 Yonge Street, prepared by ERA Architects Inc., dated April 6, 2018 and April 24, 2020 respectively, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval, for the development contemplated for 2100 and 2106 Yonge Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 8.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager,

Heritage Planning, Urban Design, City Planning.

4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. Provide a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 2100 and 2106 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 8.b.2 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.

4. Provide full documentation of the existing heritage properties at 2100 and 2106 Yonge Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 8.d.3 the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

Decision Advice and Other Information

Loryssa Quattrociocchi, Heritage Assistant Planner, and Dan Dibartolo, Heritage Senior Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage Easement Agreement - 2100 and 2106 Yonge Street.

Origin

(September 8, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

The properties at 2100 and 2106 Yonge Street are located on the west side of Yonge Street between Manor Road West and Hillsdale Avenue West. They are comprised of two large two-storey commercial buildings with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2100 Yonge Street (8 and 12 Manor Road and 2102 and 2104 Yonge Street) was constructed in 1936-1937 and was designed by the architect Benjamin Brown (1890-1974) with the property at 2106 Yonge Street (2108 and 2110 Yonge Street) being built shortly after in 1937-1938. The architect of the latter is unknown.

This report recommends that City Council approve the proposed alterations for the heritage properties at 2100 Yonge Street and 2106 Yonge Street, in connection with a Zoning Amendment Application proposing a 12-storey redevelopment of the site that will contain retail uses at grade with 91 residential units at floors above. This report also recommends that City Council state its intention to designate 2100 and 2106 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreement(s) for these properties.

The conservation strategy for the heritage properties would retain in situ the Yonge Street facades of the properties as well as retaining the interior of the buildings along this frontage to a depth of three metres (approximately 10 feet). At the Manor Road West frontage, the project retains in situ the 13 metres of the south facade of the property.

Background Information

(September 8, 2020) Report and Attachments 1-6 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage Easement Agreement - 2100 and 2106 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-156581.pdf>

(September 28, 2020) Presentation from the Heritage Planner, Heritage Preservation, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage Easement Agreement - 2100 and 2106 Yonge Street

Communications

(September 25, 2020) E-mail from David McMahon (PB.Supp.PB17.5.1)
<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-119430.pdf>

(September 28, 2020) Submission from Julie Tyndorf, ERA Architects Inc. (PB.Supp.PB17.5.2)

(September 29, 2020) Letter from Sharon Mourer, Chair Heritage Committee,

SERRA (PB.Supp.PB17.5.3)

(<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-120382.pdf>)

Speakers

Kathryn Randle, Rockport Group

Julie Tyndorf, ERA Architects Inc. (Submission Filed)