



Decision Letter

Toronto Preservation Board

Meeting No.	18	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Friday, October 30, 2020	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB18.2	ACTION	Adopted		Ward: 11
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Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 1067 Yonge Street

Board Decision

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

1. City Council approve the alterations to the heritage property at 1067 Yonge Street, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by Dewson Architects, dated September 16, 2020 and filed with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment (HIA), dated May 14, 2020 and revised on September 17, 2020, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage 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 prior to the final Site Plan Approval for the property at 1067 Yonge Street, the owner shall:

1. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated May 14, 2019 and revised on September 17, 2020, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

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

b. That prior to the issuance of any permit for all or any part of the property at 1067

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. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. 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.
- c. That prior to the release of the Letter of Credit, as required in recommendation 1.a.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 has been completed in accordance with the Conservation Plan standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

Decision Advice and Other Information

Nathan Bortolin, Assistant Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 1067 Yonge Street.

Origin

(October 9, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that City Council approve the proposed alterations to the heritage building at 1067 Yonge Street under Section 42 of the Ontario Heritage Act.

The subject property contains a 2½-storey detached house-form brick masonry building that dates to 1913-14. It is located within the South Rosedale Heritage Conservation District (SRHCD) and is noted within this study as a Category "B" building. Category "B" buildings "are noteworthy for their overall quality and have citywide significance".

The proposal involves the demolition of an existing three-storey rear addition that was constructed in the early 1950s, a two-storey wing to the south-east of the house-form building (date of construction unknown) and a small part of the rear of the original house. A new four-storey rear addition is proposed which would be set behind the existing hipped roof of the heritage building. A new one-storey side addition is also proposed which would provide access to the below grade parking garage. The additions although large and contemporary in design are considered appropriate from a heritage point of view given the context of this property along Yonge Street.

As part of the scheme a comprehensive conservation strategy for the heritage building is proposed. This would involve replacing the existing (altered) roof with one that matches the original and includes the use of slate, the reinstatement of the original flared edge to the roof and new chimneys to match the originals. In addition the modern windows and doors would be replaced by with new wood units that would be designed to match the originals. The existing office use of the property would continue.

Heritage Planning has worked with the applicant to ensure that the proposed alterations meet the general intent of the South Rosedale HCD Study's guidelines and would not have a negative impact on the existing heritage building and existing context within the South Rosedale HCD. The applicant still needs approval under the Planning Act (minor variance and site plan approval) and therefore this application relates solely to the approval that is required under the provisions of the Ontario Heritage Act.

Background Information

(October 9, 2020) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 1067 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-157549.pdf>

Presentation on Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 1067 Yonge Street

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-157967.pdf>

Communications

(October 28, 2020) Submission from Ray Lister, Planner, ERA Architects Inc. (PB.Supp.PB18.2.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-122635.pdf>

Speakers

Dan Eylon, ERA Architects Inc.

William Dewson, Dewson Architects Inc.