

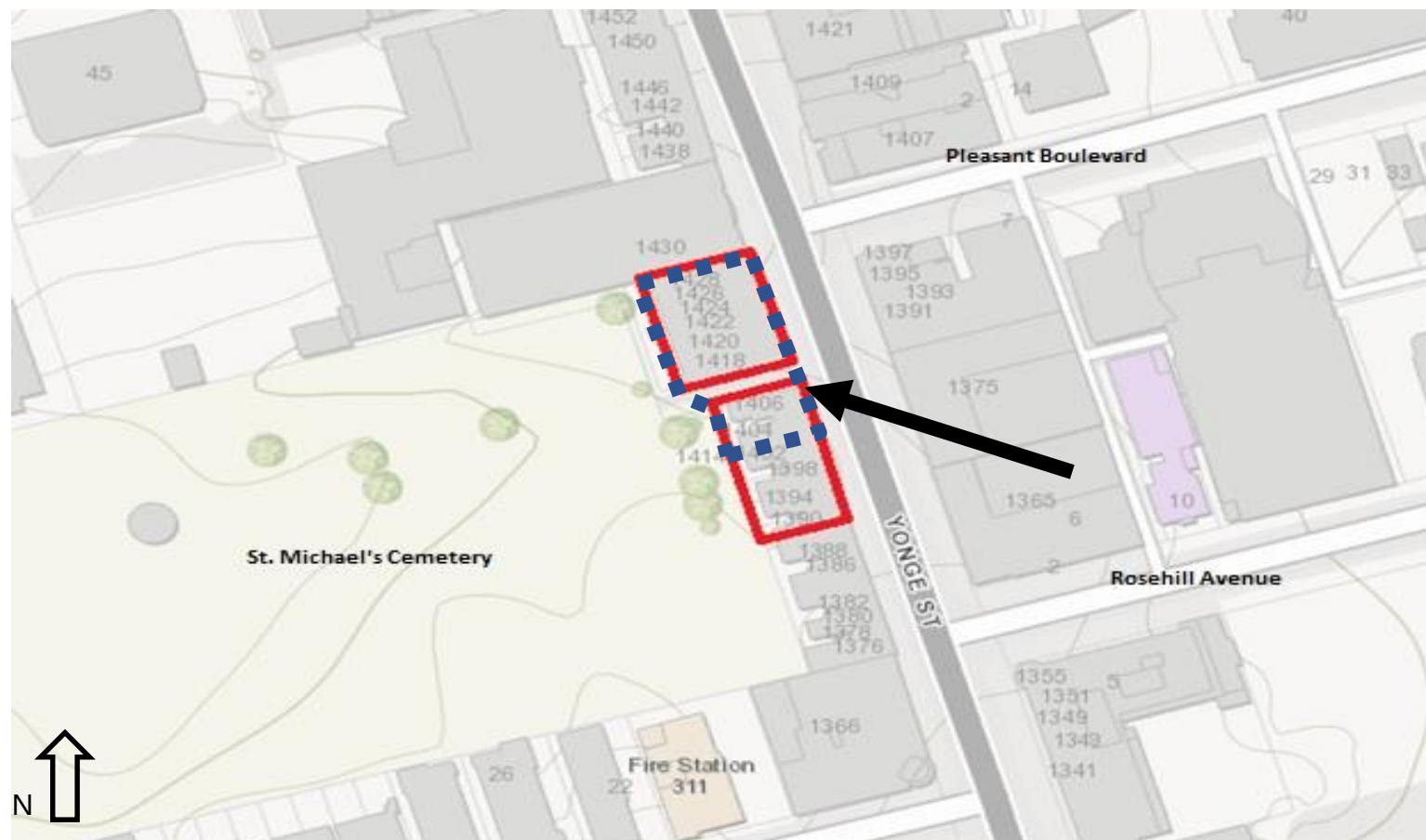


PB35.5

**Alterations to Heritage Properties &
Authority to Enter into a Heritage
Easement Agreement - 1404 & 1420
Yonge Street & Demolition of a
Heritage Property - 1406 Yonge Street**

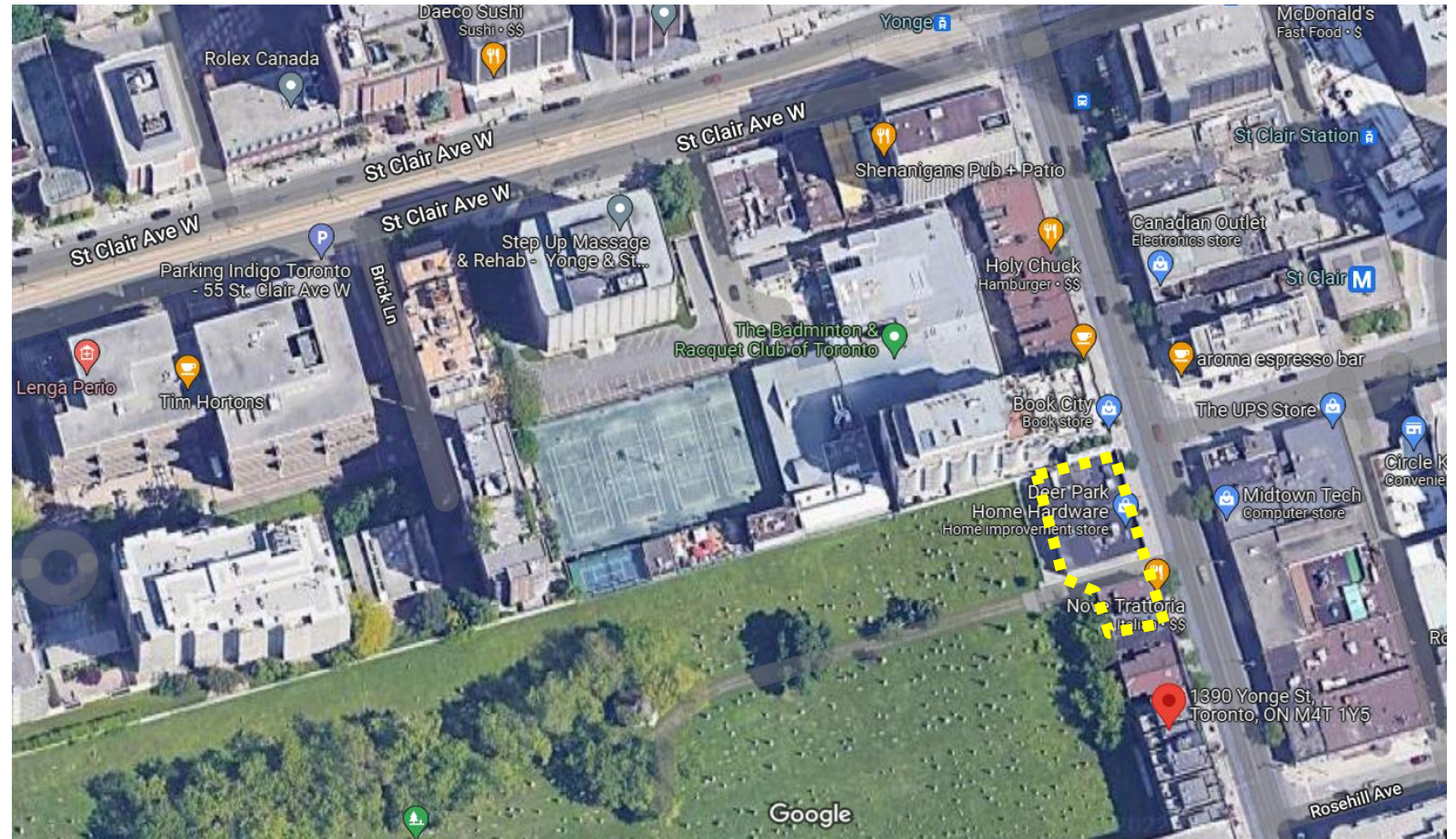
PB35.5 1404 & 1420 Yonge Street & Demolition of 1406 Yonge Street

This map shows the properties at 1390-1406 Yonge Street and 1420 Yonge Street, on the west side of Yonge Street, south of St. Clair Avenue West (City of Toronto iView Mapping). The properties at 1390-1406 Yonge Street and 1420 Yonge Street are outlined in red and the proposed development site that contains 1404, 1406 Yonge Street and 1420 Yonge Street is identified with a dashed blue outline.



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site.

PB35.5 1404 & 1420 Yonge Street & Demolition of 1406 Yonge Street



Aerial photograph showing the location of properties included in the proposed development outlined in yellow-1404-1406 Yonge Street and 1420 Yonge Street. (Google Maps, 2022)

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East (primary) elevation of the main street commercial row at 1390-1406 Yonge Street (Heritage Planning, 2022)



East (primary) elevation of the main street commercial row at 1420 Yonge Street (Heritage Planning, 2022)

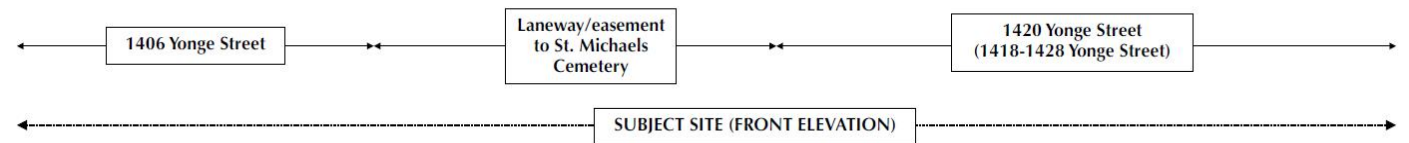


PB35.5 1404 & 1420 Yonge Street & Demolition of 1406 Yonge Street



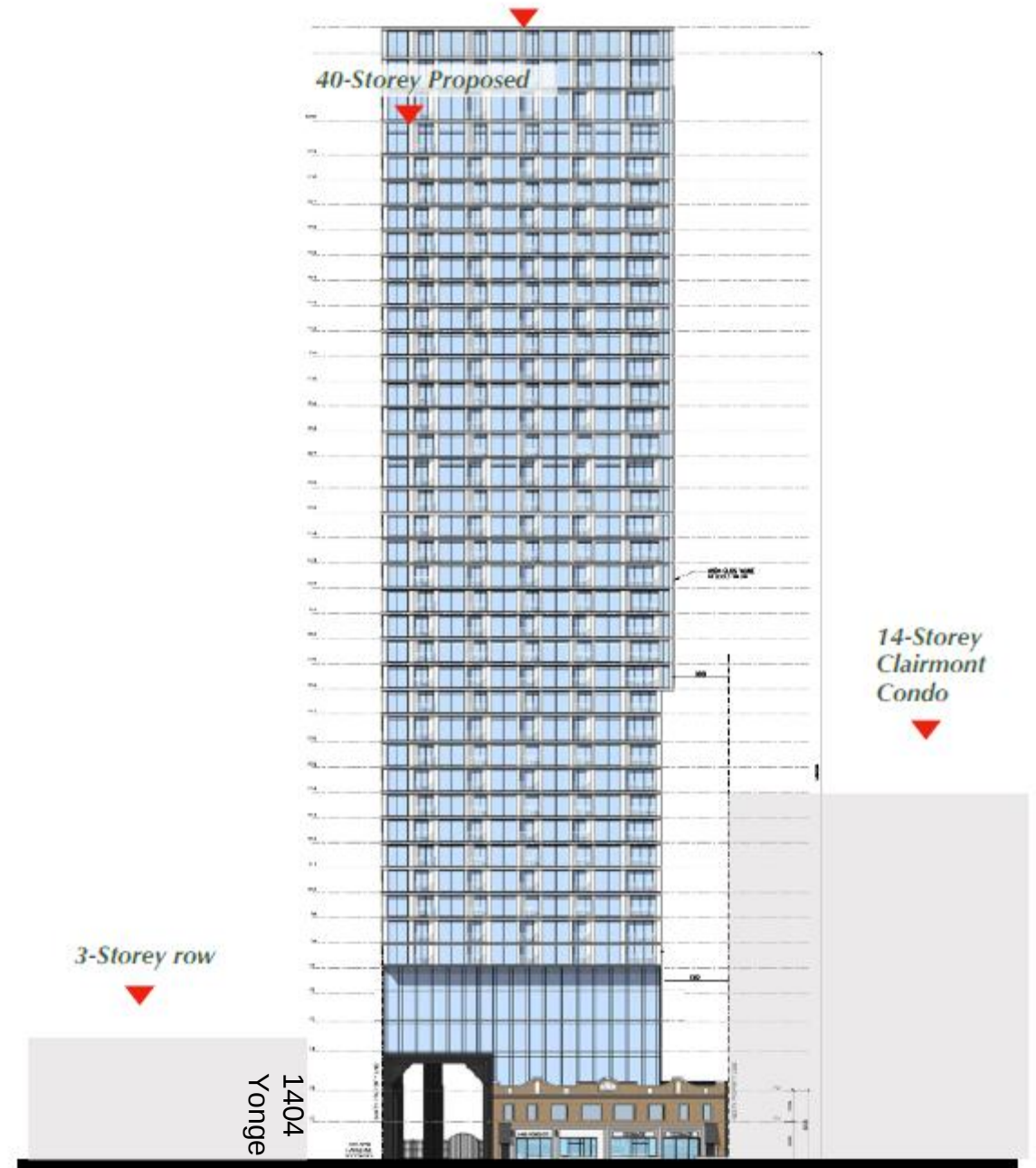
View of the development site as seen from Yonge Street, looking west through the laneway to St. Michaels Cemetery (GBCA, 2022)

Looking west from the east side of Yonge Street to the subject site, as annotated below.



PB35.5 1404 & 1420 Yonge Street & Demolition of 1406 Yonge Street

East elevation as viewed along Yonge Street showing the 2-storey brick building at 1420 Yonge Street and an outline of the 3-storey building 1390-1404 to the left (south of the laneway)



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1404 & 1420 Yonge Street &
Demolition of 1406 Yonge Street

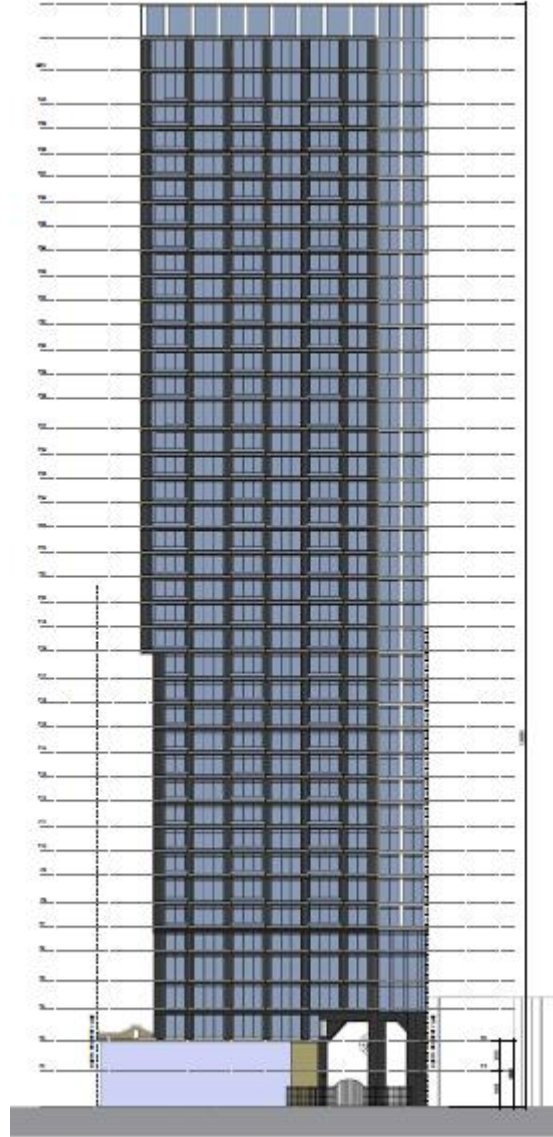
Rendering of project along Yonge Street illustrating the retained buff brick building at 1420 Yonge to the right, entry to the residential units located through a new "vestibule" to the south, and integrated into the base of the tower that is stepped back to allow 1420 Yonge Street to remain as a prominent element along Yonge Street (IBI Group)



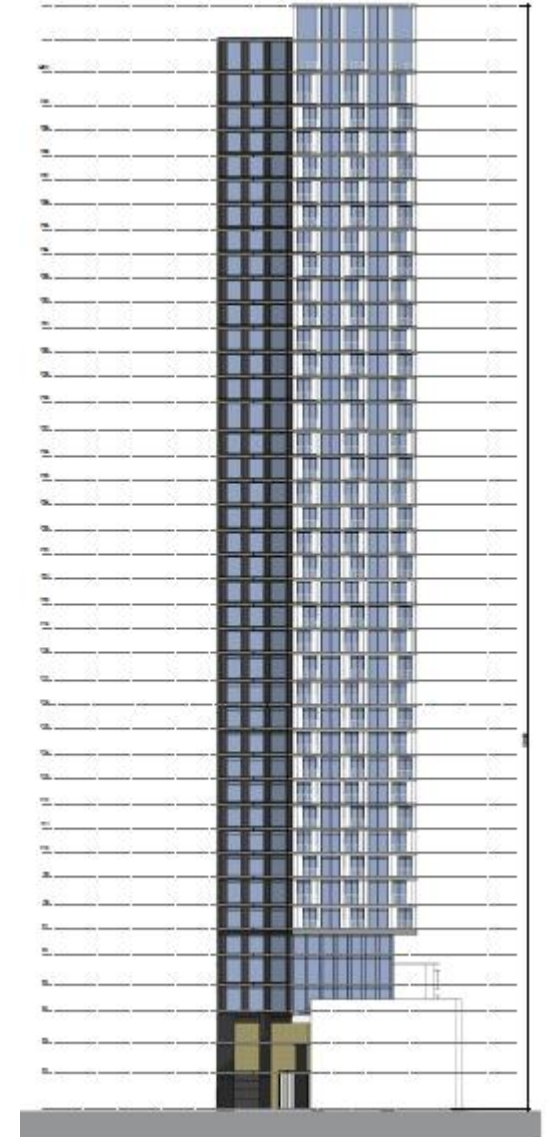
View of proposal looking northwest illustrating the base of the tower including the east and south elevation of 1420 Yonge Street. (IBI Group)



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1404 & 1420 Yonge Street &
Demolition of 1406 Yonge Street



West Elevation proposed with
1404 Yonge to the right
(IBI Group)



South Elevation proposed

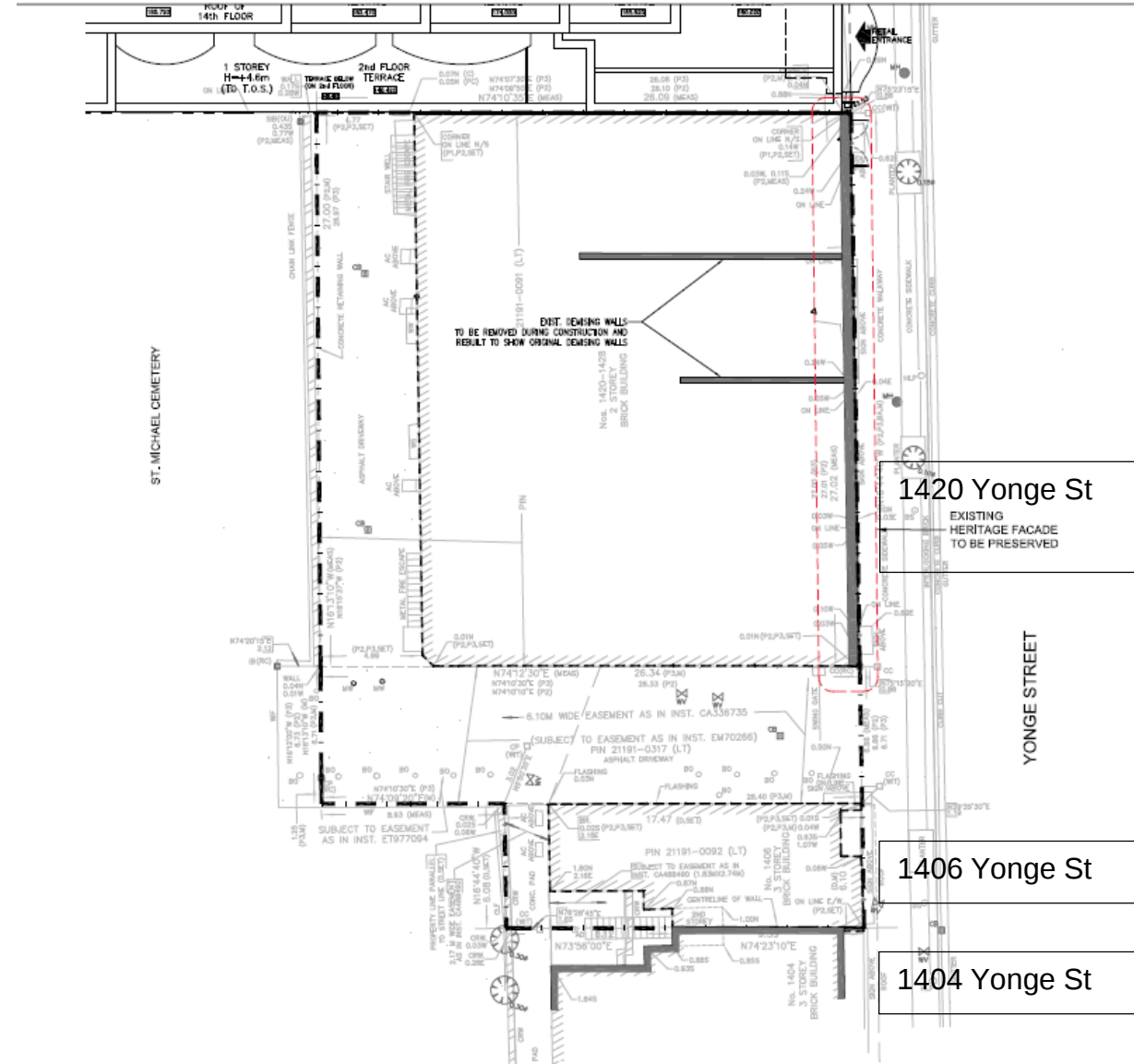
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Partial section through 1420 Yonge Street



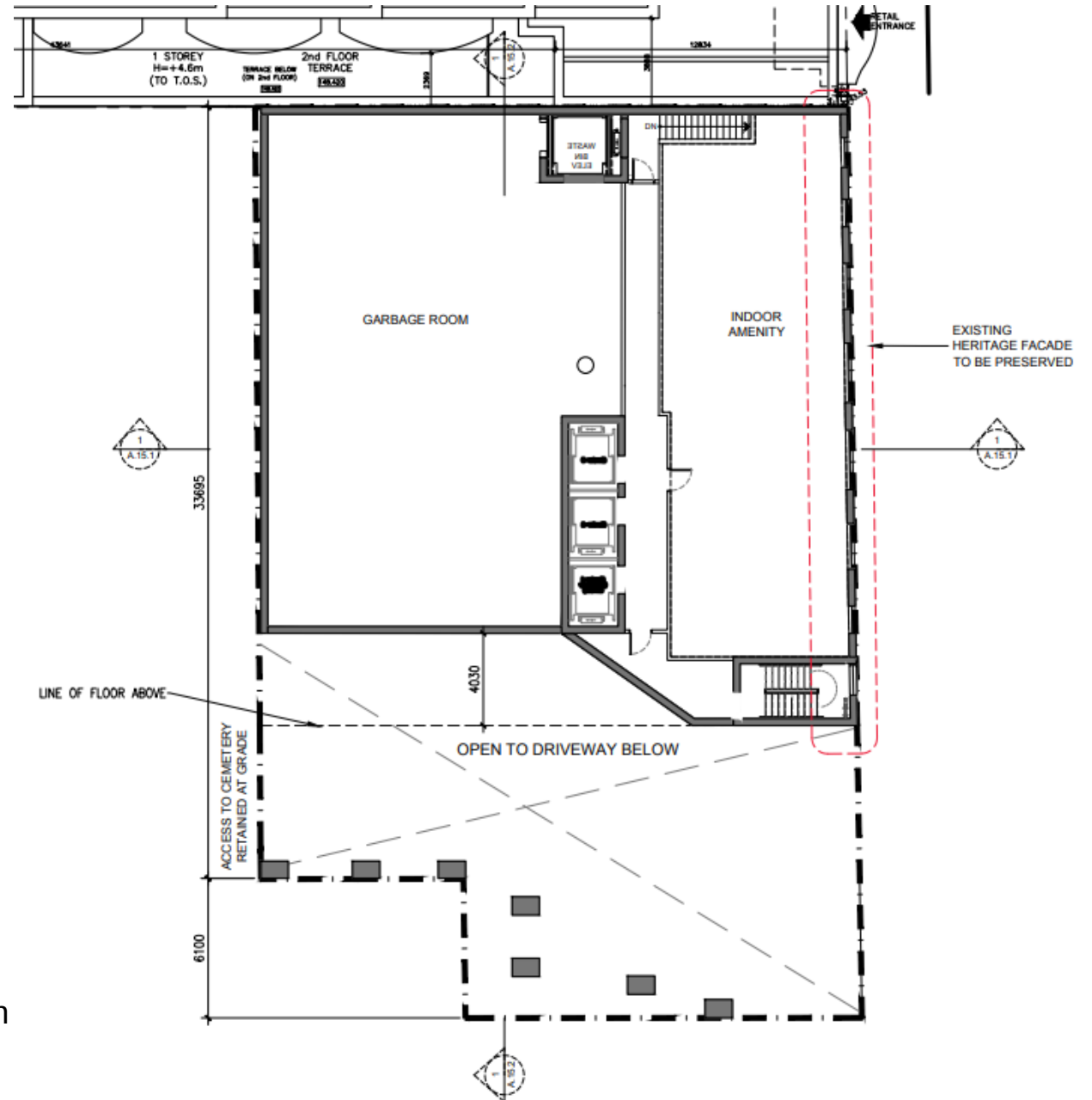
PB35.5 **1404 & 1420 Yonge Street &** **Demolition of 1406 Yonge Street**

Plan view showing the extent of in-situ retention of 1420 and 1404 Yonge Street along with the outline of 1406 Yonge Street to be removed.





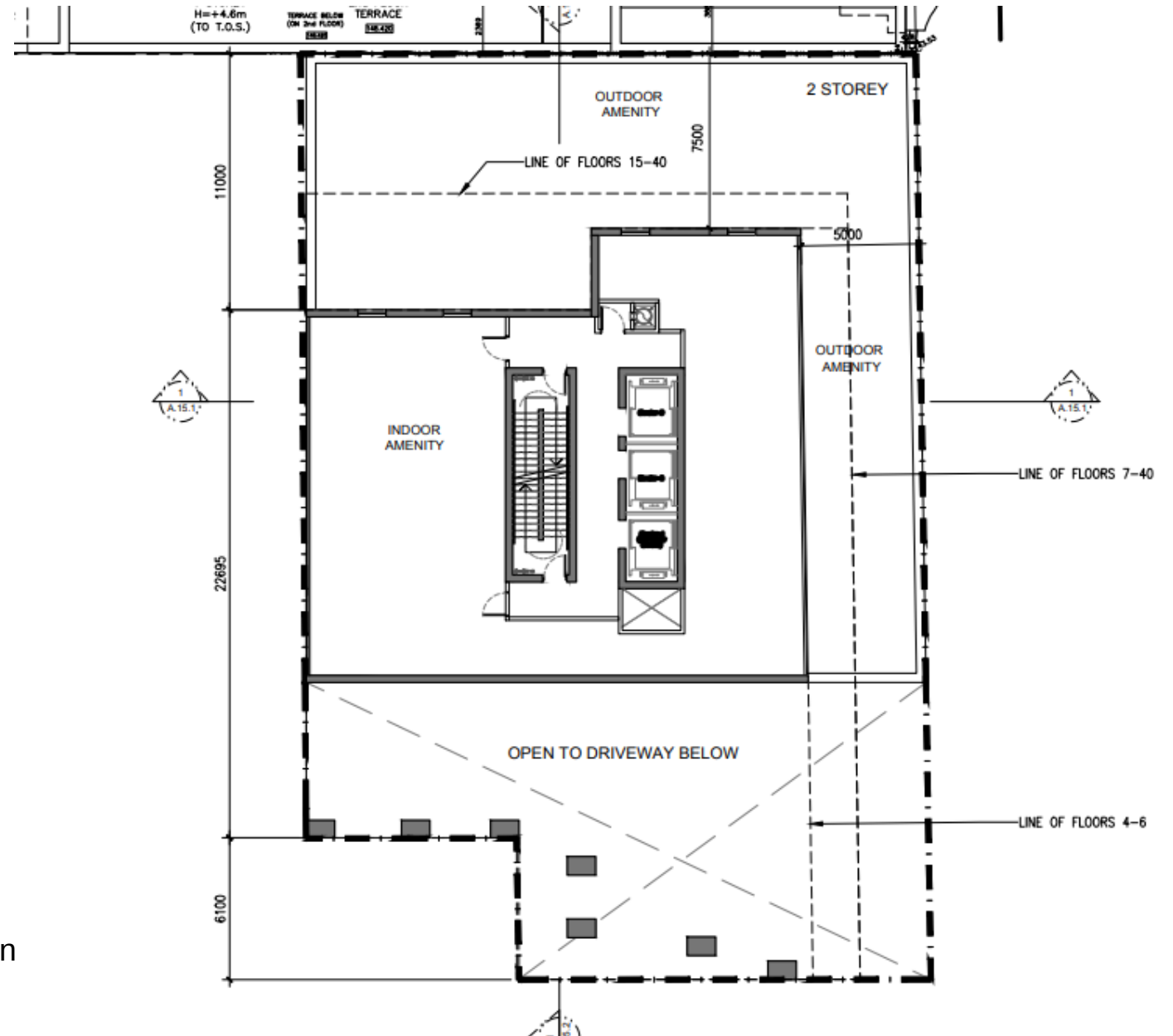
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**1404 & 1420 Yonge Street &
Demolition of 1406 Yonge Street**



Second Floor Plan

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1404 & 1420 Yonge Street &
Demolition of 1406 Yonge Street

Third Floor Plan



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Seventh-Fourteenth Floor Plan

