

Alterations to a Designated Heritage Property at 1913 Yonge Street and Authority to Enter into a Heritage Easement Agreement

Date: June 24, 2022

To: Toronto Preservation Board

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

Wards: Toronto - St. Paul's, Ward 12

SUMMARY

This report recommends that City Council approve the proposed alterations for the designated heritage property at 1913 Yonge Street and grant authority to enter into a Heritage Easement Agreement for this property. This is in connection with an Official Plan Amendment and a Zoning By-law Amendment application for properties at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue that was appealed to the Ontario Land Tribunal ("OLT"). A settlement offer for this application was accepted by City Council in February 2022. One of the conditions of this approval was that, prior to the OLT order being issued, the applicant submit and receive approval from City Council under Section 33 of the Ontario Heritage Act for the proposed alterations to the heritage building at 1913 Yonge Street and the applicant enter into a Heritage Easement Agreement with the City for this heritage property.

Dating to circa 1927, the property at 1913 Yonge Street is a representative example of a main street commercial row building from the interwar period. It retains its original scale, form, and massing as a two-storey brick building with a flat roof, along with original architectural details above its storefront. It is part of a row of main street buildings at the intersection of Yonge Street and Davisville Avenue that was once the heart of the historic village of Davisville.

This report recommends that City Council approve the proposed alterations for the heritage property at 1913 Yonge Street, in connection with the settlement proposal for 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue to allow the construction of two residential towers with an 8 storey base building.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that,

1. City Council approve the alterations to the heritage property at 1913 Yonge Street in accordance with Section 33 of the Ontario Heritage Act to allow for alterations substantially in accordance with plans and drawings prepared by Core Architects Inc., submitted with the Heritage Impact Assessment Addendum prepared by GBCA Architects for 1951 Yonge Street (which covers 1913-1951 Yonge Street), dated December 24, 2021, subject to and in accordance with the approved Conservation Plan required in Recommendation 2.a.2., all to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. City Council direct that its consent to the application to alter the heritage property at 1913 Yonge Street is also subject to the following conditions:

a. That prior to any Ontario Land Tribunal Order issued in connection with the Official Plan Amendment and a Zoning By-law Amendment appeal for 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue, the owner shall complete the following matters, or, in the event that one or more of these matters has not been completed by the owner before August 12, 2022, City Council directs the City Solicitor to request that the Ontario Land Tribunal impose as part of the final Zoning By-law Amendment a Holding ("H") provision until such time as the outstanding matters have been completed, all to the satisfaction of the City Solicitor:

1. Enter into a Heritage Easement Agreement with the City for the heritage property at 1913 Yonge Street in accordance with the plans and drawings prepared by Core Architects Inc., and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment Addendum for 1951 Yonge Street (which covers 1913-1951 Yonge Street) prepared by GBCA Architects, dated December 24, 2021; and in accordance with the Conservation Plan required in Recommendation 2.a.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. 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 Addendum for 1951 Yonge Street (which covers 1913-1951 Yonge Street), prepared by GBCA Architects, dated December 24, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation 2.a.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

b. That prior to final Site Plan approval for the proposal, for the properties at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue heritage property at 1913 Yonge Street, the owner shall:

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

2. Provide a Heritage Lighting Plan that describes how the exterior of the property at 1913 Yonge Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.

3. Provide a detailed Landscape Plan for the property at 1913 Yonge Street, satisfactory to the Senior Manager, Heritage Planning.

4. Submit a Signage Plan for the property at 1913 Yonge Street to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the property at 1913 Yonge Street, to the satisfaction of the Senior Manager, Heritage Planning thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

6. 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 to secure all work included in the approved Conservation Plan.

7. Provide full documentation of the existing property at 1913 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 flash drive 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.

c. That prior to the release of the Letter of Credit, as required in recommendation 2.b.6, 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; and

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

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1913 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a heritage easement agreement for the property at 1913 Yonge Street.

FINANCIAL IMPACT

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

DECISION HISTORY

City Council on February 2 and 3, 2022 stated its intention to designate the property at 1913 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act per City of Toronto By-law 260-2022.

[By-law 260-2022 \(toronto.ca\)](http://www.toronto.ca/legdocs/mmis/2022/cc/bgrd/backgroundfile-175676.pdf)

A report containing Staff's final recommendations on the cultural heritage value of the property at 1913 Yonge Street was considered at the Planning and Housing Committee meeting and at City Council in early 2022. This report recommended the designation of the property at 1913 Yonge Street and the adjacent corner property at 1909 Yonge Street (not part of the subject site) under Part IV, Section 29 of the Ontario Heritage Act. <http://www.toronto.ca/legdocs/mmis/2022/cc/bgrd/backgroundfile-175676.pdf>

At its meeting on February 2, 2022, City Council issued instructions to staff to accept a "with prejudice" settlement offer for the lands municipally known as 1913-1951 Yonge

Street, 17-21 Millwood Road, and 22 Davisville Avenue. The settlement offer was for a redevelopment proposal that involved two residential towers at 30 and 45-storeys on a shared 8-storey base building with ground floor retail. City Council requested that the Ontario Land Tribunal Order be withheld until a number of conditions have been fulfilled. These conditions include a requirement that the applicant has to submit and receive approval from City Council under Section 33 of the Ontario Heritage Act for the proposed alterations to the heritage building at 1913 Yonge Street and for all the conditions of that approval to have been fulfilled. In addition the Applicant is required to enter into a Heritage Easement Agreement with the City.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC39.14>

On November 21 and 23, 1973, City Council listed the property at 1909 Yonge Street on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

On October 2, 2017, City Council adopted Item PG22.5: Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 1: Main Street Properties, which included the subject property at 1913 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.5>

BACKGROUND

On September 8, 2020, Official Plan Amendment and Zoning By-law Amendment applications were submitted to permit two residential towers at 30 and 45-storeys on a shared 8-storey base building with ground floor retail at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue. This proposal included the listed heritage properties at 1913, 1917, 1919, 1919A, 1921 and 1923 Yonge Street (four buildings), all of which were proposed to be demolished as part of the original development scheme.

On December 16, 2020, the Applicant appealed the application to the Local Planning Appeal Tribunal (LPAT), due to Council not making a decision within the required time frame in the Planning Act.

On June 8, 2021, City Council adopted Item TE25.6, directing the City Solicitor and the appropriate City staff to attend the Ontario Land Tribunal ([OLT] - formerly Local Planning Appeal Tribunal [LPAT]) in opposition to the current Application regarding the Official Plan Amendment and Zoning By-law Amendment appeals for the lands at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE25.6>

Following city staff's additional research and evaluation of the listed property at 1913 Yonge Street, it has been determined that this property meets Ontario Regulation 9/06 - the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

On January 21, 2022, the City Solicitor received a "with prejudice" and public settlement offer from the Applicant (the "**Settlement Offer**"). The Settlement Offer was accepted by City Council at its meeting on February 2, 2022. The settlement offer was for a redevelopment proposal that involved two residential towers at 30 and 45-storeys on a shared 8-storey base building with ground floor retail and it included alterations to the designated property at 1913 Yonge Street. City Council requested that the Ontario Land Tribunal Order be withheld until the applicant had obtained approval for the alterations to the designated property at 1913 Yonge Street under Section 33 of the Ontario Heritage Act and had entered into a Heritage Easement Agreement for the heritage property with the City. It is these required approvals under the Ontario Heritage Act that are the subject of this report.

Area Context

The location of the subject property at 1913 Yonge Street, and adjacent property at 1909 Yonge Street are located on the east side of Yonge Street, between Davisville Avenue and Millwood Road, where they form part of a remnant grouping of late-19th- and early-20th-century buildings. The adjacent property at 1909 Yonge Street also anchors the northeast corner of Yonge Street and Davisville Avenue, and is distinguished within this context of otherwise early-20th-century commercial main street buildings for its earlier date of construction (c. 1890) and house-form typology.

Apart from this row of late-19th and early-20th century buildings, the surrounding area along Yonge Street largely features higher-density commercial built form from the mid-to-late-20th century, and newer high-density residential built form. Davisville Subway Station, the TTC Head Office building, and the Davisville Subway Yard are located to the southwest.

Heritage Property

The building located at 1913 Yonge Street dates to circa 1927, and has design value as a representative example of a main street commercial row building from the interwar period. Located on the east side of Yonge Street, and reflecting a main street commercial architectural typology from the interwar period, the building at 1913 Yonge Street also has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings (See Attachment 4 - Statement of Significance and Attributes from Pending Designation report).

Development Proposal

The proposal consists a 45-storey residential tower (south tower) and 30-storey residential tower (north) with an 8- storey base building. The commercial heritage property at 1913 Yonge Street is proposed to be conserved and open space would be created abutting the north and east/rear facades of the heritage property. This space would emphasize the small scale nature of the retained heritage property in particular given its proximity to the adjacent corner heritage property at 1909 Yonge Street.

No new massing is proposed above the heritage property. In addition as no excavation is proposed below the heritage property the conservation strategy is to retain as much of the external building fabric as possible. It is important to understand that, pending condition assessment and building code requirements, it may however prove necessary to replace the roof and non-street facing building walls which contain little heritage value.

At this stage, the Heritage Consultant has determined that the Conservation Plan will include the following work:

- Existing walls to be cleaned and restored where necessary. Elements found to be later additions and not character-defining, will be carefully removed (a full condition assessment will be prepared as part of the Conservation Plan).
- All interiors will be removed, including interior partition walls, and all interior floors.
- The aim of the restoration strategy will be to restore the east elevation (Yonge Street) to a single period of significance. This elevation has the most observable, and significant portions of exposed original fabric remain.
- The shopfront will be restored to a single period of significance.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental

protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of

buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Planning staff have reviewed the Heritage Impact Assessment and its Addendum submitted in support of the proposal prepared by Goldsmith Borgal Ltd. Architects, for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

The Conservation Strategy

Following the OLT mediation, the property at 1913 Yonge has been proposed to be retained and altered, which will maintain the character defining attributes that are visible from Yonge Street.

No excavation is proposed below the property or massing of the new development directly above the property. The intent is to conserve the scale and form of the property as perceived from the public realm and surrounding streets. Further separating the heritage property from the development, the settlement proposal includes the introduction of an area open space at the ground floor level to the north of the heritage property at 1913 Yonge Street. Here a walkway would abut the heritage sidewalk and extend to an open space at the rear of the heritage property. To the east/rear of the retained structure at 1913 Young Street, a 12.6-metre setback would be provided from the heritage rear wall to the development and its entrance which is oriented towards Davisville Ave.

While the street facing façade is proposed to be conserved in situ, it may be necessary to replace the non-visible side and rear walls and the roof of the building at 1913 Yonge Street depending on the results of a condition assessment and building code compliance review. It is however the intention to retain as much of the original fabric as

possible. The applicant has provided that the non-original storefront will be replaced with one more suitable for the building and style.

It is staff's opinion that the property will be perceived from Yonge Street as a small scale commercial building reflective of its early 20th century "Main Street" typology.

The proposed conservation strategy also reduces visual impact that the proposed new tall building would have on the historic former Davisville General Store building at 1909 Yonge Street. Retaining the two-storey Edwardian structure at 1913 Yonge Street would help to tie together the heritage fabric at the northeast corner of Yonge Street and Davisville Avenue and it would not isolate the former Davisville General Store building. It is noted that the proposed settlement offer that was accepted by City Council includes the demolition of three other listed buildings from the subject lands. These buildings at 1919, 1921 and 1923 Yonge Street form part of the extant grouping of main street buildings at the intersection of Yonge Street and Davisville Avenue, however they have less integrity than the listed buildings at 1909 and 1913 Yonge Street. It is considered that the overall heritage value of this part of Yonge Street will be appropriately conserved through the robust conservation strategy outlined in the Heritage Impact Assessment Addendum prepared by Goldsmith Borgal Ltd.

Heritage Easement Agreement and Additional Plans

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment Addendum prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Interpretation and Lighting Plans

Should Council approve the proposed conservation strategy, it is recommended that prior to final Site Plan approval for the proposed development at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue, the applicant should be required to submit a heritage lighting plan, signage and a heritage interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. The lighting plan should provide details of how the heritage property at 1913 Yonge Street will be lit so that its unique heritage character is highlighted. The signage plan will include parameters that should be used to guide future signage for the property at 1913 Yonge Street. The interpretation plan should include illustrated panels of etched metal attached to the newly exposed north side wall of 1913 Yonge Street that would describe in both words and images the evolution of Davisville, leading up to and including the new development. This would serve to communicate the cultural heritage values of Davisville to users and visitors of the property.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan for the open space adjacent to 1913 Yonge Street to demonstrate how it would relate to

the Interpretation Plan proposed for the north side wall of the retained heritage property. This Plan would be to the satisfaction of the Senior Manager, Heritage Planning and would be included as a condition of Site Plan approval for the properties at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 1913 Yonge Street.

CONCLUSION

Staff are supportive of the proposal to alter the property at 1913 Yonge Street, a 1927 commercial property, to allow for the development of a 45 and 32 storey mixed-use development building at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue. Staff support the proposed alterations under Section 33 of the Ontario Heritage Act in the context of the conservation and mitigation strategies proposed for the site, and the overall settlement offer. Staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property. As such, staff are satisfied the proposed conservation strategy outlined in the settlement offer meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Photographs

Attachment 3 - Selected Drawings

LOCATION MAP
1913 Yonge Street

ATTACHMENT 1



Location Map, showing the property at 1913 Yonge Street, at the east side of Yonge Street, just north of Davisville Avenue. The arrow indicates the location of the property.



1913 Yonge Street. Front and West façade.

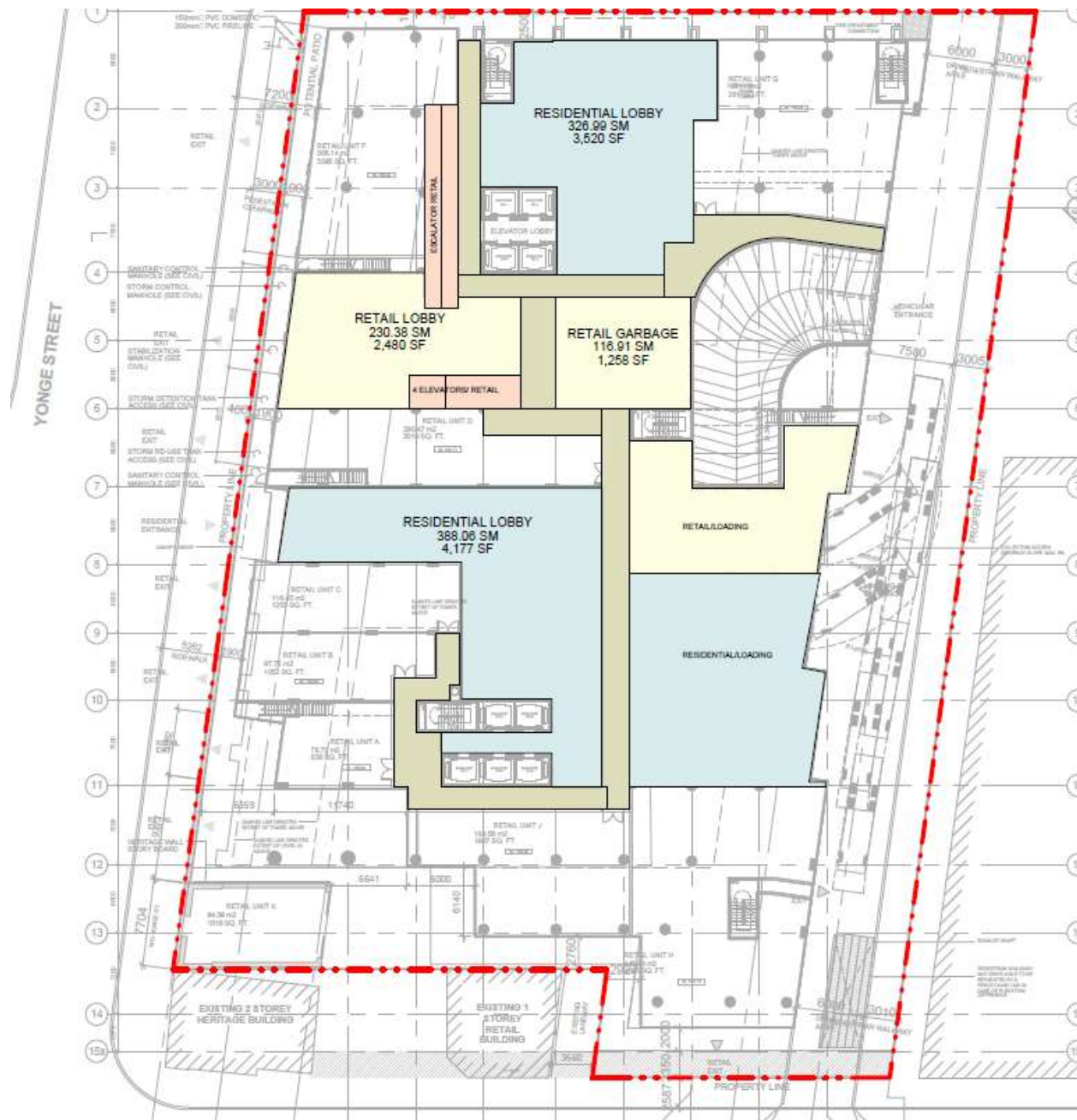


Looking east at Yonge north of Davisville Avenue. Context photo showing 1909 Yonge Street at the corner and 1913 Yonge Street.



1913-1923 Yonge Street

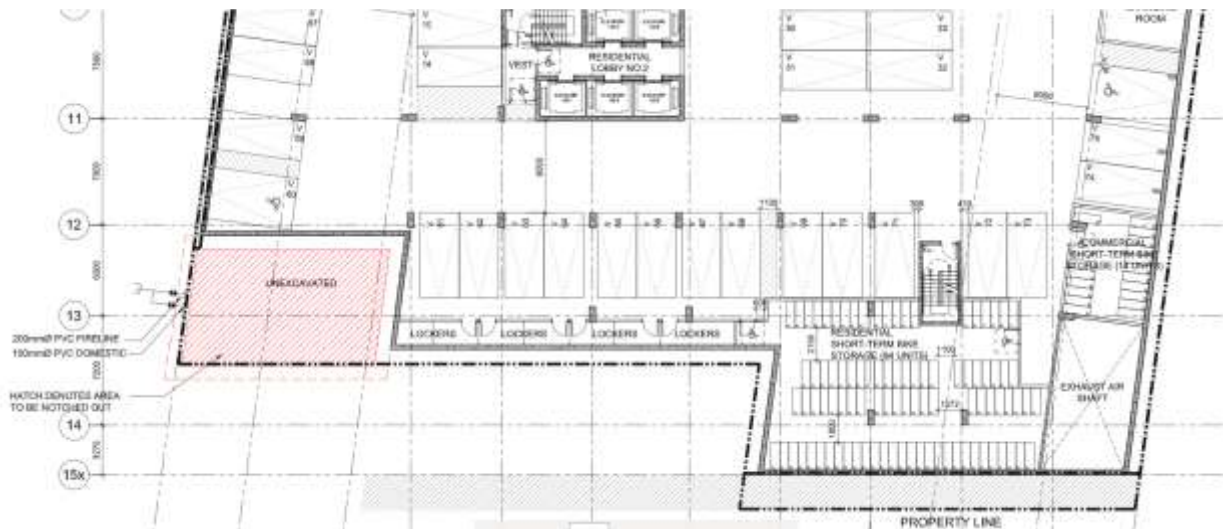
1913 Yonge Street



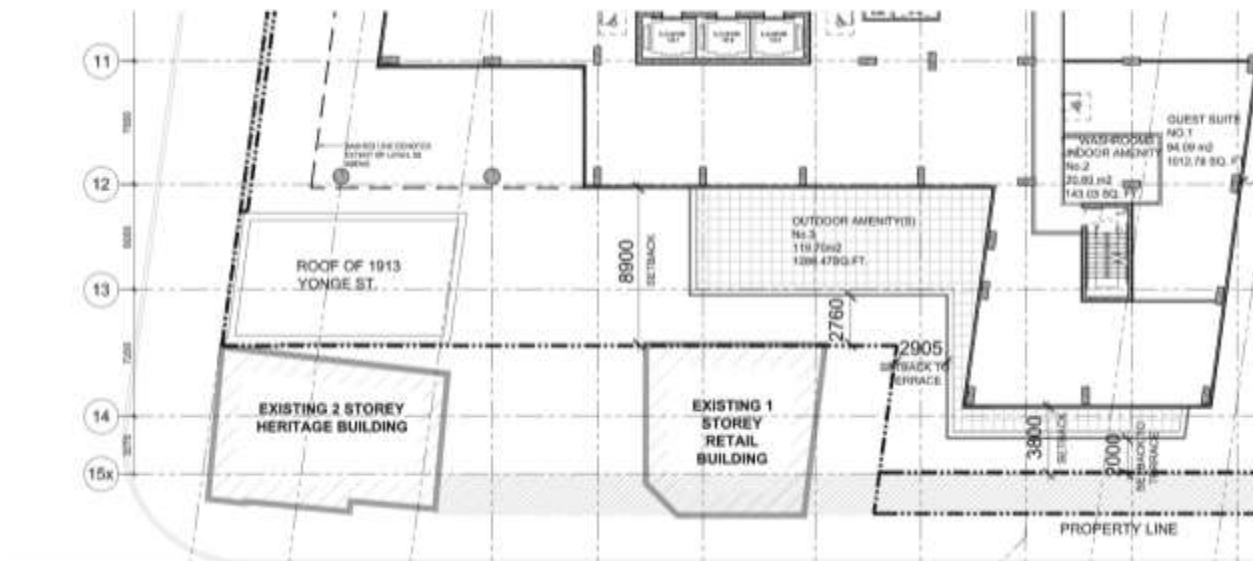
Site plan included for illustration purposes.



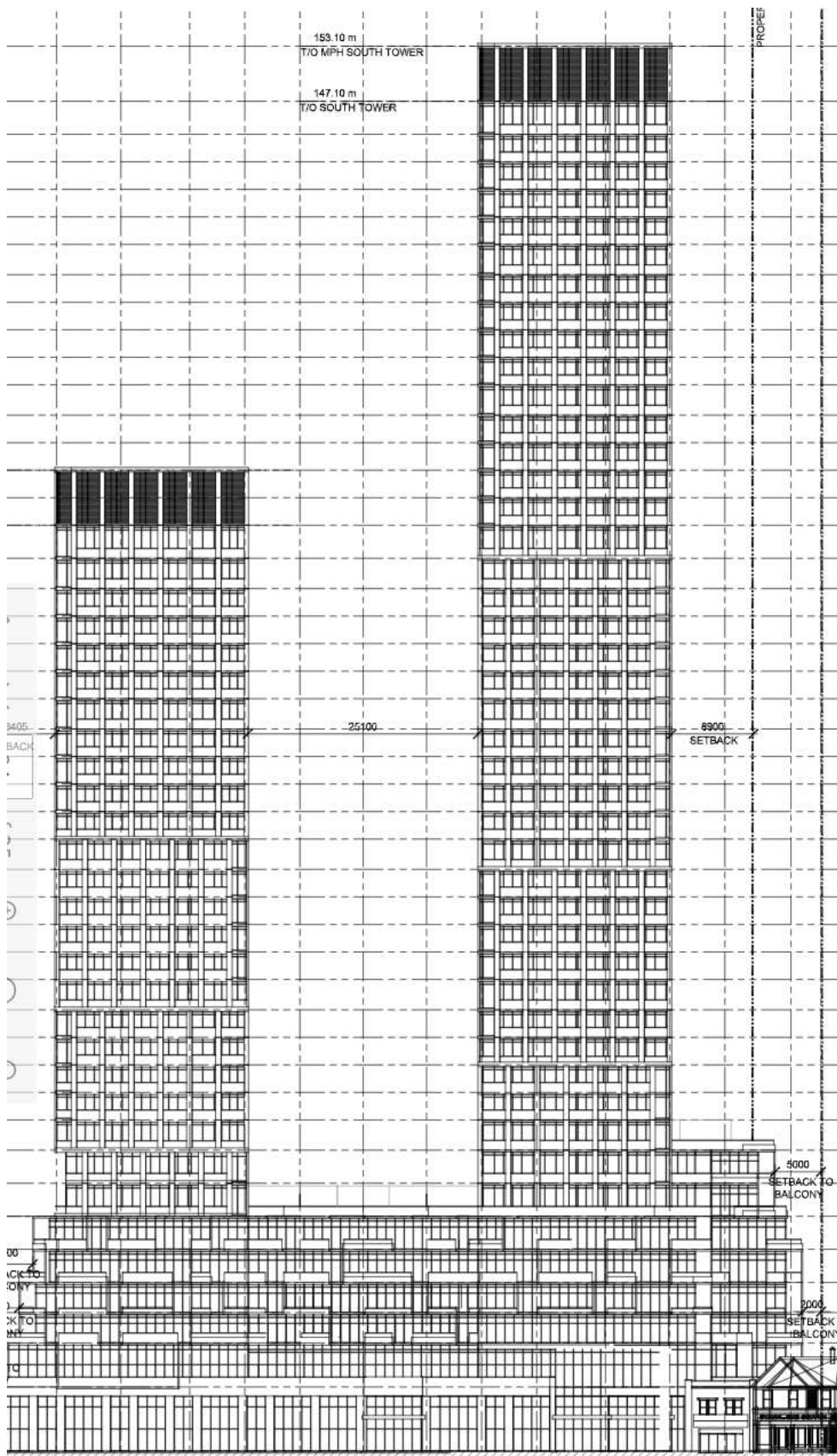
Ground Floor Plan. From the HIA, open ground level space surrounds the heritage property, noted in blue, to contribute to the perception of the heritage property as a small scale commercial building on Yonge Street



Extract from P1 Level showing the unexcavated area in pink below 1913 Yonge Street.

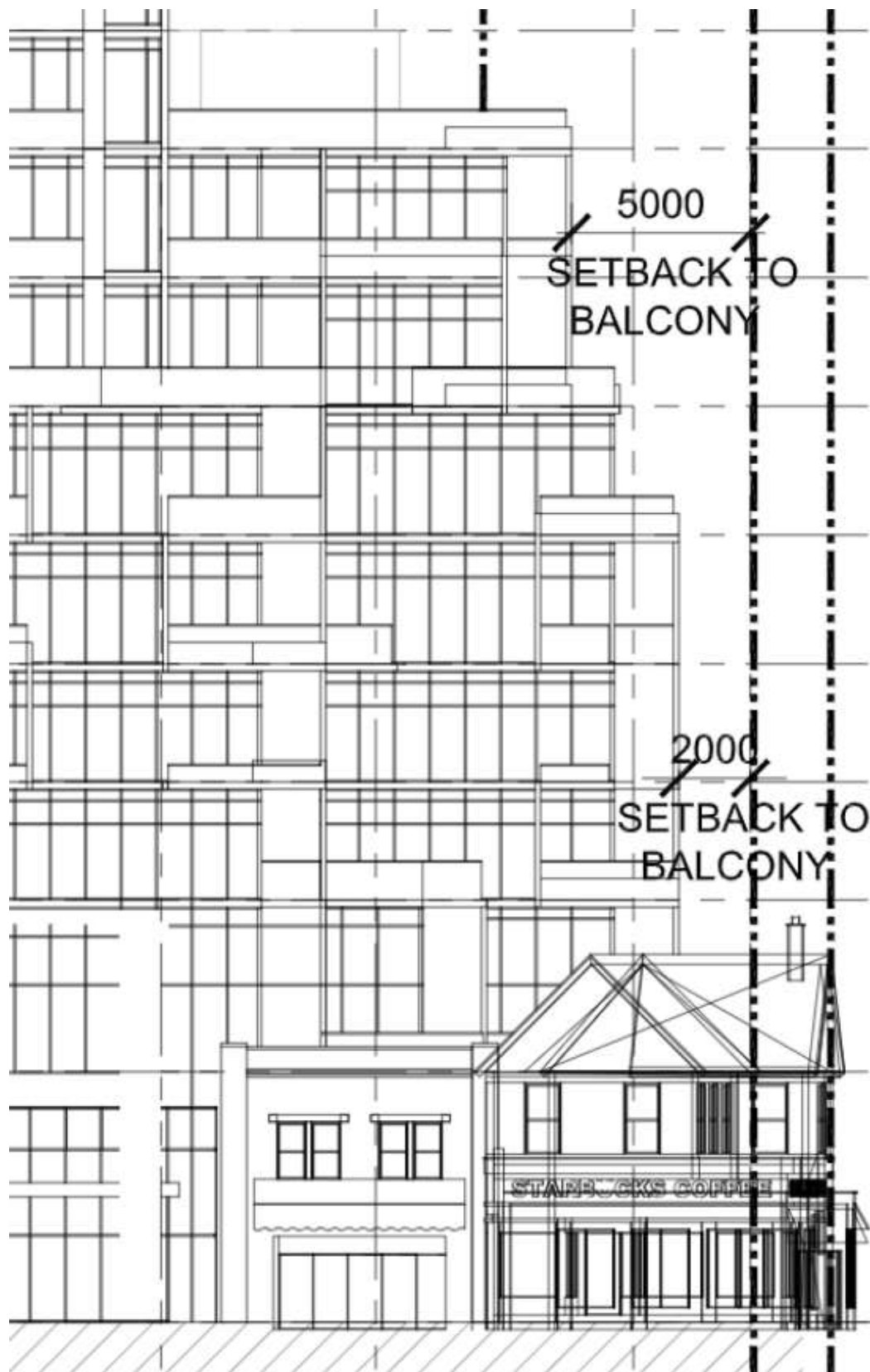


Extract from Level 2 Floor Plan showing no development on the roof of 1913 Yonge Street.



West Elevation at Yonge Street.

Alterations and HEA - 1913 Yonge Street



Extract from West (Yonge Street) elevation showing 1909 and 1913 Yonge Street