

Toronto Preservation Board

Meeting No.	7	Contact	Matthew Green, Committee Administrator
Meeting Date	Monday, June 12, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB7.7	ACTION	Adopted		Ward: 11
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906 Yonge Street and 25 McMurrich Street - Alterations to Designated Heritage Property under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

Board Decision

The Toronto Preservation Board recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to the report (May 26, 2023) from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1 to the report (May 26, 2023) from the City Solicitor, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 to the report (May 26, 2023) from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

Decision Advice and Other Information

Anne Fisher, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 906 Yonge Street and 25 McMurrich Street - Alterations to Designated Heritage Property under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(May 26, 2023) Report from the City Solicitor

Summary

At its meeting on June 12, 2023, the Toronto Preservation Board considered Item [PB7.7](#) and made recommendations to City Council.

Summary from the report (May 26, 2023) from the City Solicitor:

On November 8, 2021, Zoning By-law Amendment and Site Plan Control applications were submitted to permit a mixed-use complex with two tall buildings connected by a 2- storey base building. The tall building fronting Yonge Street was proposed to be 33 storeys, containing 213 dwelling units and 75 square metres of grade-related retail space. The tall building fronting McMurrich Street was proposed to be 19-storeys containing 188 dwelling units. The site includes the historic Ridpath building at 906 Yonge Street, which is designated under Part IV of the Ontario Heritage Act and included on the City's Heritage Register.

On July 18, 2022, the applicant appealed the Zoning By-law Amendment application and referred the Site Plan Control application to the Ontario Land Tribunal (the "OLT") due to Council not making a decision within the time frame in the Planning Act.

On May 18, 2023 the applicant submitted a with prejudice settlement offer (the "Settlement Offer") that included an application under Section 33 of the Ontario Heritage Act to alter the on-site heritage resource.

The City Solicitor requires further directions for upcoming OLT proceedings relating to the zoning and site plan appeals.

Background Information

(May 26, 2023) Report from the City Solicitor on Alterations to Designated Heritage Property at 906 Yonge Street and 25 McMurrich Street under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236887.pdf>)

Public Attachment 1 - Covering letter from Aird & Berlis LLP dated May 18, 2023 which describes the revised proposal, and accompanied the heritage permit application and updated heritage impact assessment

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236888.pdf>)

Public Attachment 2 - Location Map

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236929.pdf>)

Public Attachment 3 - Photographs

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236930.pdf>)

Public Attachment 4 - Statement of Significance

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236931.pdf>)

Public Attachment 5 - Plans and Drawings

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236932.pdf>)

Public Attachment 6 - Renderings

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236933.pdf>)

Confidential Attachment 1

Staff Presentation on 906 Yonge Street and 25 McMurrich Street - Alterations to Designated Heritage Property under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-237348.pdf>

Speakers

Dan Eylon, ERA Architects Incorporated