

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

Date: May 4, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

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

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

SUMMARY

This report recommends that City Council approve the revised heritage permit application for the heritage properties at 1404-1420 Yonge Street under Part IV, Section 33 and Section 34 of the Ontario Heritage Act. The revised heritage permit application is in conjunction with Official Plan and Zoning Bylaw Amendment applications that were approved by Council in 2022 for a 50-storey building at the subject lands.

Approval was granted by City Council in July 2022 for alterations to the heritage property at 1420 Yonge Street and for the demolition of the building at the heritage property at 1406 Yonge Street in connection with the above noted Official Plan and Zoning Bylaw Amendment applications. The heritage permit application has now been revised to also seek approval for the demolition of the heritage property at 1404 Yonge Street and to amend the conservation strategy for the heritage property at 1420 Yonge Street.

Located on the west side of Yonge Street just south of St. Clair Avenue within the Deer Park neighbourhood, the properties at 1404-1406 Yonge Street form the end of a row of 3-storey main street commercial buildings that were constructed in 1932 in the Spanish Colonial Revival style, and which are designated under Part IV of the Ontario Heritage Act. To their immediate north and separated by a driveway entry into St. Michael's Cemetery, the adjacent 1420 Yonge Street contains a complete block of four, 2-storey main street commercial row buildings that were also constructed in 1932 and designated under Part IV of the Ontario Heritage Act.

The demolition of 1404 Yonge Street will provide open space adjacent to the proposed new 50-storey building and allow improved views of the St. Michael's Cemetery from Yonge Street. Demolition of 1404 Yonge Street, combined with the existing approval for

1406 Yonge Street would trigger Official Plan rental replacement policies. The proposal is considered acceptable from a heritage perspective within a framework that considers several city and area priorities for this site, including the restoration of the front of 1420 Yonge Street. The remaining row of Spanish Colonial Revival style commercial buildings within this part of Yonge Street allows the eclectic mix of early 20th-century main street commercial properties that characterize the streetscape of this part of Yonge Street to be maintained.

The proposed change to the conservation strategy for 1420 Yonge Street includes the introduction of a double height space for the new residential entrance lobby. This will result in the reintroduced second floor spanning approximately three-quarters of the retained heritage façade.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street), in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 50-storey building, with such alterations to be substantially in accordance with architectural drawings dated April 18, 2023, prepared by IBI Group and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA) for 1404-1428 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan which is satisfactory to the Senior Manager, Heritage Planning and subject to the following conditions:

a. That the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 1420 Yonge Street in accordance with the plans and drawings dated April 18, 2023, prepared by IBI Group and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment for 1404-1428 Yonge Street prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023, and in accordance with the Conservation Plan required in Recommendation 1.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 for 1404-1420 Yonge Street prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023, to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to final Site Plan approval for the properties located at 1404-1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage features 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 subject property, satisfactory to the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the properties at 1404-1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 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 buildings as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.a.1.
2. 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.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.
3. Provide a Letter of Credit, including provision for upward 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, Heritage Lighting Plan and Interpretation Plan.
4. Provide full documentation of the existing heritage properties, 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 USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.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, Heritage Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

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

2. City Council approve the request to remove the buildings at the heritage properties at 1404 and 1406 Yonge Street under Section 34 of the Ontario Heritage Act, to allow for the construction of a 50-storey building, with such removal to be undertaken substantially in accordance with architectural drawings dated April 18, 2023, prepared by IBI Group and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA) for 1404-1428 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023, and on file with the Senior Manager, Heritage Planning, subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 1406 Yonge Street, including a heritage permit or a building permit, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 1420 Yonge Street in accordance with the plans and drawings dated April 18, 2023, prepared by IBI Group and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment for 1404-1428 Yonge Street prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023 and in accordance with the Conservation Plan required in Recommendation 1.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 building permit drawings for the development at 1404-1420 Yonge Street, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.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.

3. Provide a Letter of Credit, including provision for upward 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, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage properties at 1404 and 1406 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;

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 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 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street).

FINANCIAL IMPACT

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

DECISION HISTORY

On April 6, 2022, City Council stated its intention to designate the properties at 1390-1406 Yonge Street and 1420 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC42.5>

The designation by-laws for these properties were enacted and passed on June 16, 2022.

Designation by-law 563-2002 for 1390-1406 Yonge Street:

<https://www.toronto.ca/legdocs/bylaws/2022/law0563.pdf>

Designation by-law 564-2002 for 1420 Yonge Street:

<https://www.toronto.ca/legdocs/bylaws/2022/law0564.pdf>

On July 19, 2022, Council adopted, with amendments, a staff report entitled Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1404 and 1420 Yonge Street and Demolition of a Heritage Property - 1406 Yonge Street. This decision revised the conditions to defer consideration of 1404 Yonge Street. City Council also approved an Official Plan Amendment and Zoning By-law Amendment application for 1406-1428 Yonge Street.

Council decisions can be found at the following links:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.52>

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.44>

BACKGROUND

Heritage Properties

Located on the west side of Yonge Street just south of St. Clair Avenue within the Deer Park neighbourhood, the properties at 1404-1406 Yonge Street form the end of a row of 3-storey main street commercial buildings constructed together in 1932. They were designed in a Spanish Colonial Revival style and retain original details, including a terracotta roof and a yellow and rug-brick facade. The original row of buildings formed a collection of eleven units that spanned south to 1378 Yonge Street and in 2009, five units at the south end of the block of buildings were demolished to make way for a condominium development at 1386 Yonge Street. At the time of the development application was submitted none of the buildings were designated under the Ontario Heritage Act but they are now all designated under Part IV, Section 29 of the Ontario Heritage Act.

To the immediate north and separated by a driveway entry into St. Michael's Cemetery, the adjacent 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) contains a complete block of four, 2-storey main street commercial row buildings also constructed together in 1932. Commissioned and continuously owned by the Cira family until the property was sold in 2021, 1420 Yonge Street has had a prominent local retail presence within the Deer Park neighbourhood for nearly a century. This block was designed by architect Benjamin Swartz with Art Nouveau and Art Deco elements.

These main street commercial row buildings are contextually linked by their physical and visual relationship to St. Michael's Cemetery. This historic relationship is enhanced by the sightline/view of St. Michael's Cemetery provided by the driveway entry between 1406 and 1418 Yonge Street. This historic sightline from Yonge Street, which has existed for over 165 years, allows for an unobstructed view of St. Michael's Cemetery Mortuary Vault (built 1856), designed by architect Joseph Sheard, designated in 1975 under Part IV, Section 29 of the Ontario Heritage Act.

The heritage buildings on the application site contribute architecturally, historically, and contextually to the eclectic mix of early 20th-century main street commercial properties that characterize the historic midtown Toronto streetscape of Yonge Street.

Development Proposal

In July 2022, City Council approved an Official Plan and Zoning By-law Amendment to permit a 50-storey mixed-use building with commercial at grade at 1406-1420 Yonge Street. The proposal included the demolition of 1406 Yonge Street to facilitate construction access and staging into the development site, as no blocking of the driveway leading to the St. Michael's Cemetery entry is permitted. In July 2022, City Council also approved an associated application under Ontario Heritage Act for alterations to 1420 Yonge Street and the demolition of the heritage building at 1406 Yonge Street to facilitate this development.

The development proposal has since evolved. The building at 1404 Yonge Street is now proposed to be demolished to provide some public open space on the application site. Although this change does not require any changes to the approved Official Plan and Zoning By-law Amendments it does require approval under Section 34 of the Ontario Heritage Act. This is because now a second designated building is proposed to be demolished.

The proposed conservation strategy for 1420 Yonge Street has also been altered. The in-situ retention and conservation of the east (primary) elevation along with partial reconstruction of the south elevation of 1420 Yonge Street is still proposed. The base building of the new tower also still integrates the retained façade of 1420 Yonge Street into the design with a step back of 5m for 4 storeys above the 2-storey heritage building and a 2m cantilever starting at the 7th storey. The revisions to the conservation strategy are to include the reconstruction of a second floor behind part (not all) of the retained heritage façade in order to have a double height space serving the residential lobby. This would mean that a second floor is still proposed behind approximately three-quarters of the heritage façade. In addition, the tower directly above the heritage façade would have a separation distance of 12.5m from the property to the north at 1430 Yonge Street for floors 3-17. This is greater than the 7.5m separation distance that was noted for these floors as part of the earlier approval under the Ontario Heritage Act.

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 opportunities for job creation; and 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."

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:

3.1.6.4: "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."

3.1.6.5: "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."

3.1.6.6: "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."

3.1.6.26: "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."

3.1.6.27: "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

City Council approved the demolition of the heritage building at 1406 Yonge Street in July 2022 as this was needed to provide space for construction access and staging for the proposed development. Demolition was also required because the private entry lane to the St. Michael's Cemetery (which runs through the site) needs to remain open during construction and could therefore not be used for staging and access.

The developer is now seeking approval under S.34 of the Ontario Heritage Act to also demolish the heritage building at 1404 Yonge Street to provide open space adjacent to the proposed new 50-storey building and allow improved views of the St. Michael's Cemetery from Yonge Street. Although the demolition of two designated buildings is regrettable, the demolition of the building at 1404 Yonge Street is considered acceptable within a framework that considers a number of city and area priorities for this site while also including the restoration of the front of 1420 Yonge Street. The fact that the rest of the row of Spanish Colonial Revival style main street buildings within this part of Yonge Street would remain will lessen some of the impact of the proposed demolition as the eclectic mix of early 20th-century main street commercial properties that characterize the streetscape of this part of Yonge Street will remain. The removal of buildings at 1404 and 1406 Yonge Street would also considerably improve views of and into the adjacent St. Michael's Cemetery from the public realm. The cemetery and the heritage designated mortuary "Winter Vault" within it are not currently open to the public.

The demolition of 1404 Yonge Street, along with the previous approval for 1406 Yonge Street, will trigger Official Plan rental replacement policies and the requirement for a Rental Housing Demolition application. A separate report on the Rental Housing Demolition application will be considered at the June 22, 2023 meeting of Toronto and East York Community Council.

Conservation Strategy

The conservation strategy for the heritage property at 1420 Yonge Street no longer includes the reconstruction of a second floor behind the whole of the retained heritage façade. The revised scheme now proposes a second floor behind approximately three-quarters of the retained heritage façade. This is considered acceptable as most of the second floor is still being reconstructed to reinforce the historic appearance of the retained heritage façade as being part of a 2-storey building.

The submitted plans now show the separation distance of the proposed tower from the property to the north at 1430 Yonge Street has been increased from 7.5m to 12.5m for floors 3-17. This would mean that a tower is now being proposed behind only half of the retained heritage building. This would increase the visual prominence of the heritage building within the street and lessen the impact of the proposed tower on the scale, form and massing of the heritage building. The height and separation distance accords with the approved Zoning By-law Amendment.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of 1390-1406 Yonge Street and 1420 Yonge Street as described in the Statement of Significance. It should also commemorate the loss of the heritage buildings at 1404 and 1406 Yonge Street by including the reuse of salvaged material from the demolished buildings within the new area of open space created as part of this development.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of 1420 Yonge Street will be lit.

Landscape Plan

Staff is recommending that the applicant be required to provide a Landscape Plan that enhances the heritage character of the property.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 1420 Yonge Street including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 1420 Yonge Street included in the development site.

CONCLUSION

Staff are supportive of the proposed alterations to the designated heritage property at 1420 Yonge Street under Section 33 of the Ontario Heritage Act provided that a second floor is reconstructed on the interior.

Staff do not object to the demolition of 1404 and 1406 Yonge Street under Section 34 of the Ontario Heritage Act in conjunction with the approved Official Plan Amendment and Zoning Bylaw Amendments that allows for the construction of a 50-storey tower.

As such, staff are satisfied that the proposal 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.

CONTACT

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SIGNATURE

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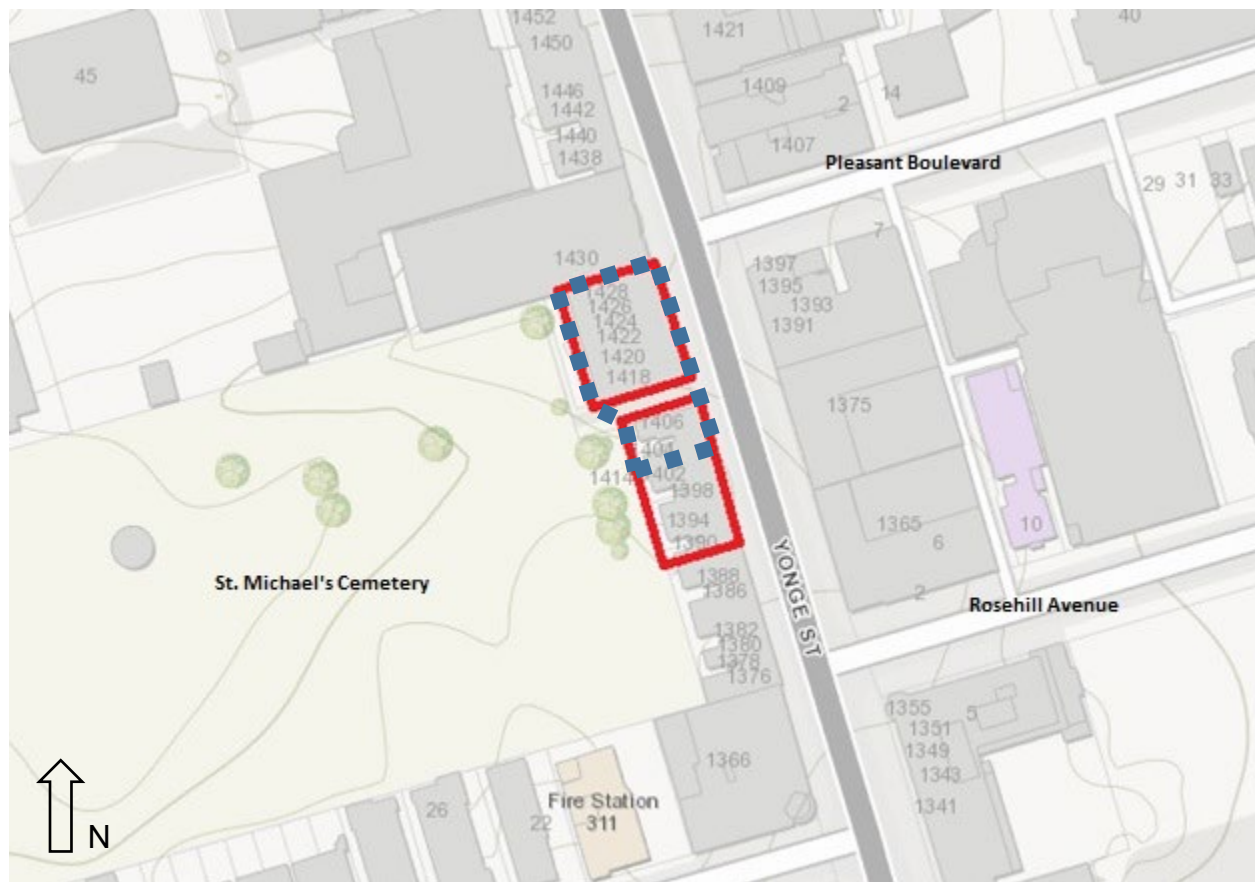
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

1390-1406 AND 1420 YONGE STREET

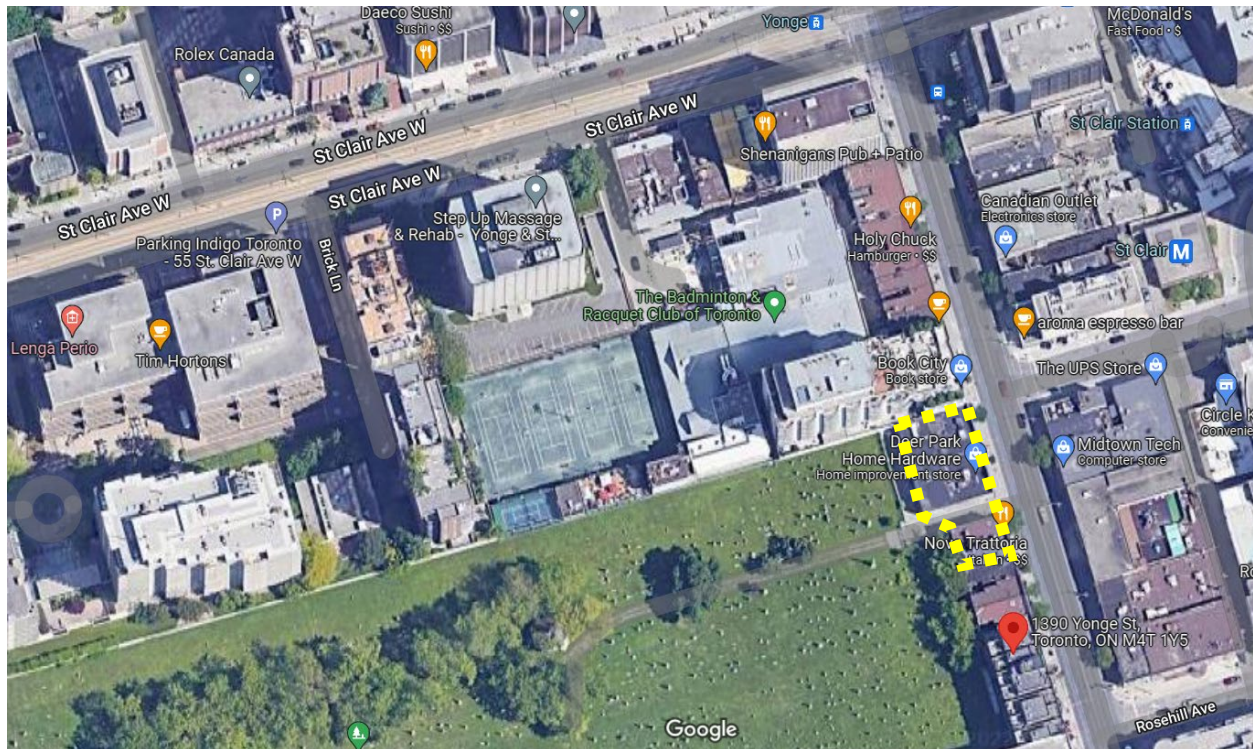


Location Map, showing the properties at 1390-1406 Yonge Street and 1420 Yonge Street, on the west side of Yonge Street, south of St. Clair Avenue West (City of Toronto iView Mapping). The properties at 1390-1406 Yonge Street and 1420 Yonge Street are outlined in red and the proposed development site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

AERIAL PHOTOGRAPH

ATTACHMENT 2

1390-1406 Yonge Street and 1420 Yonge Street



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

1404-1406 Yonge Street and 1420 Yonge Street



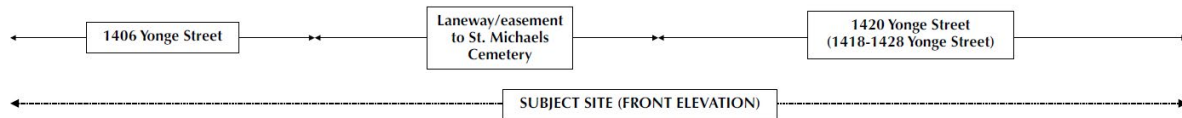
East (primary) elevation of the main street commercial row at 1390-1406 Yonge Street (Heritage Planning, 2022)



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



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

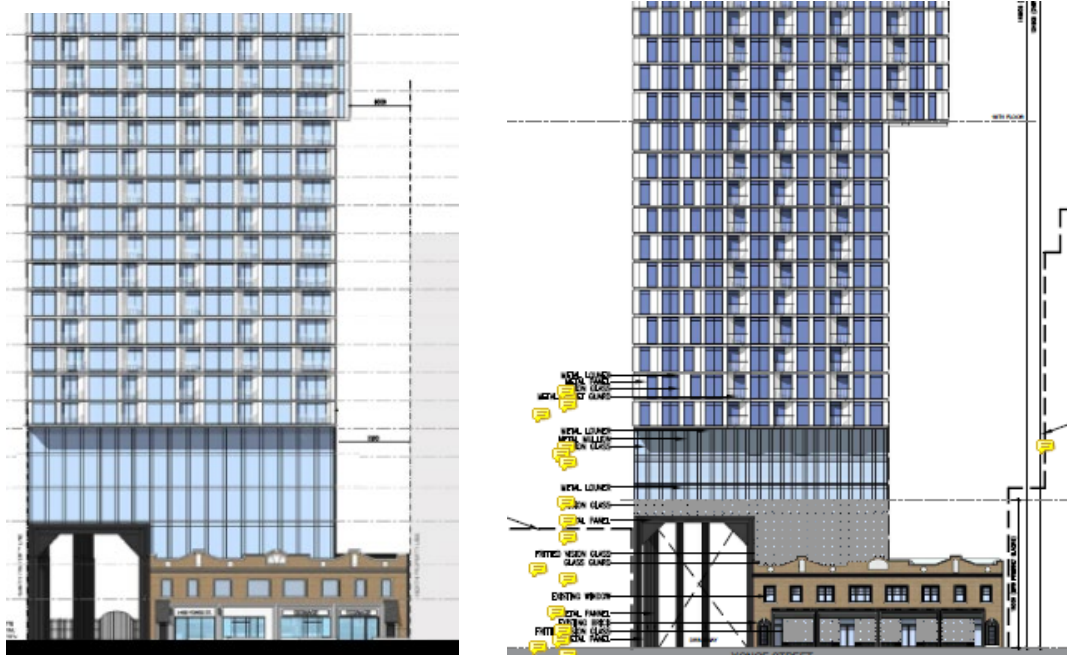


View of the development site as seen from Yonge Street, looking west through the laneway to St. Michael's Cemetery (GBCA, 2022)

1404 and 1420 Yonge Street

ATTACHMENT 4

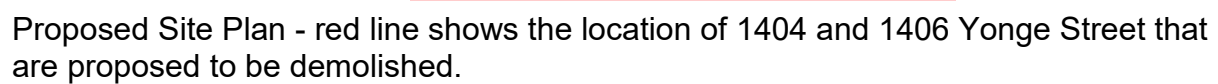
For a complete drawing set, please visit the Application Information Centre. (IBI Group, April 18, 2023)

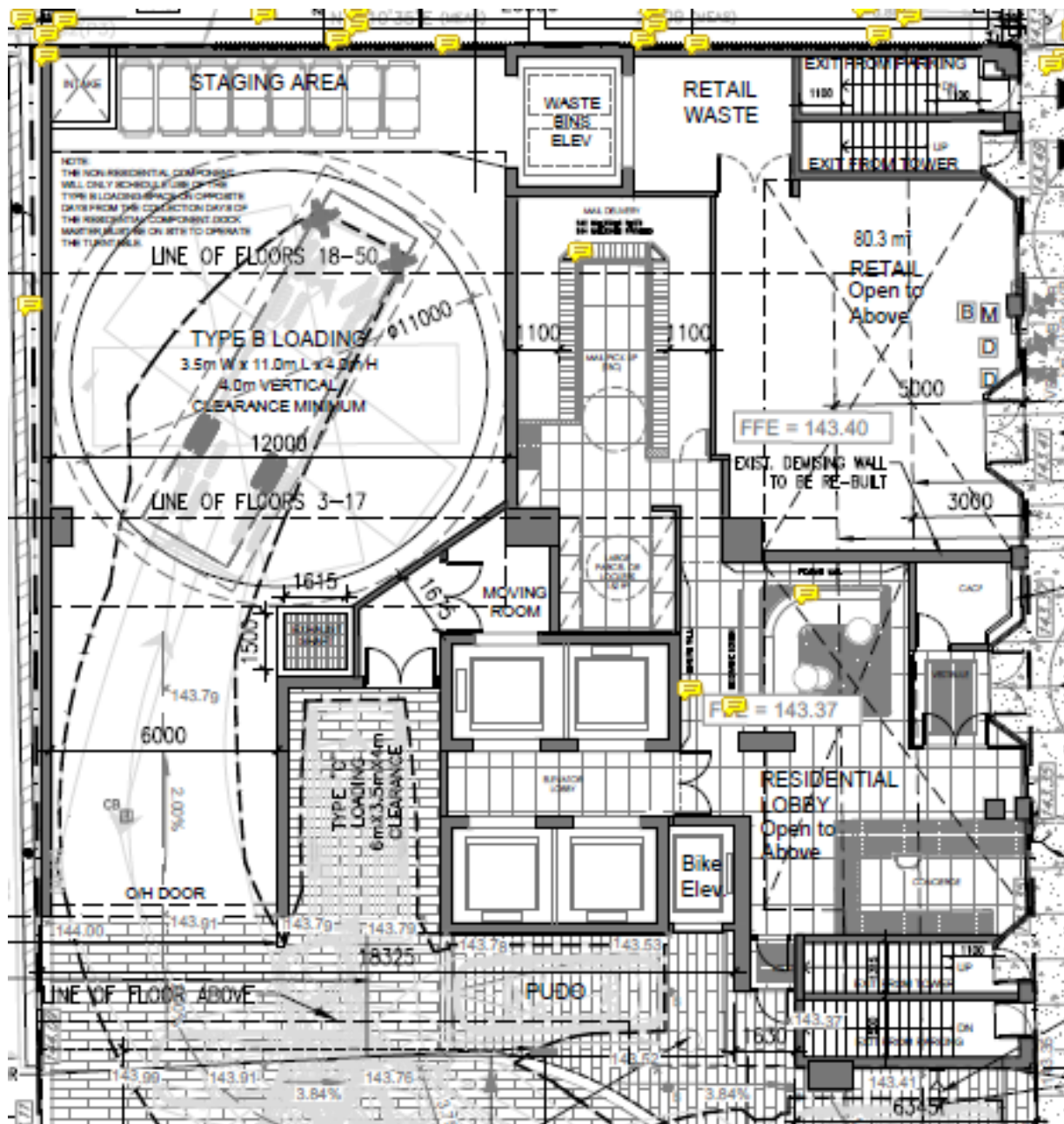


East elevation as viewed along Yonge Street showing the 2-storey brick building at 1420 Yonge Street - elevation on the left was approved by Council in 2022. Elevation on the right shows the current proposal with increased separation distance to the property to the north.

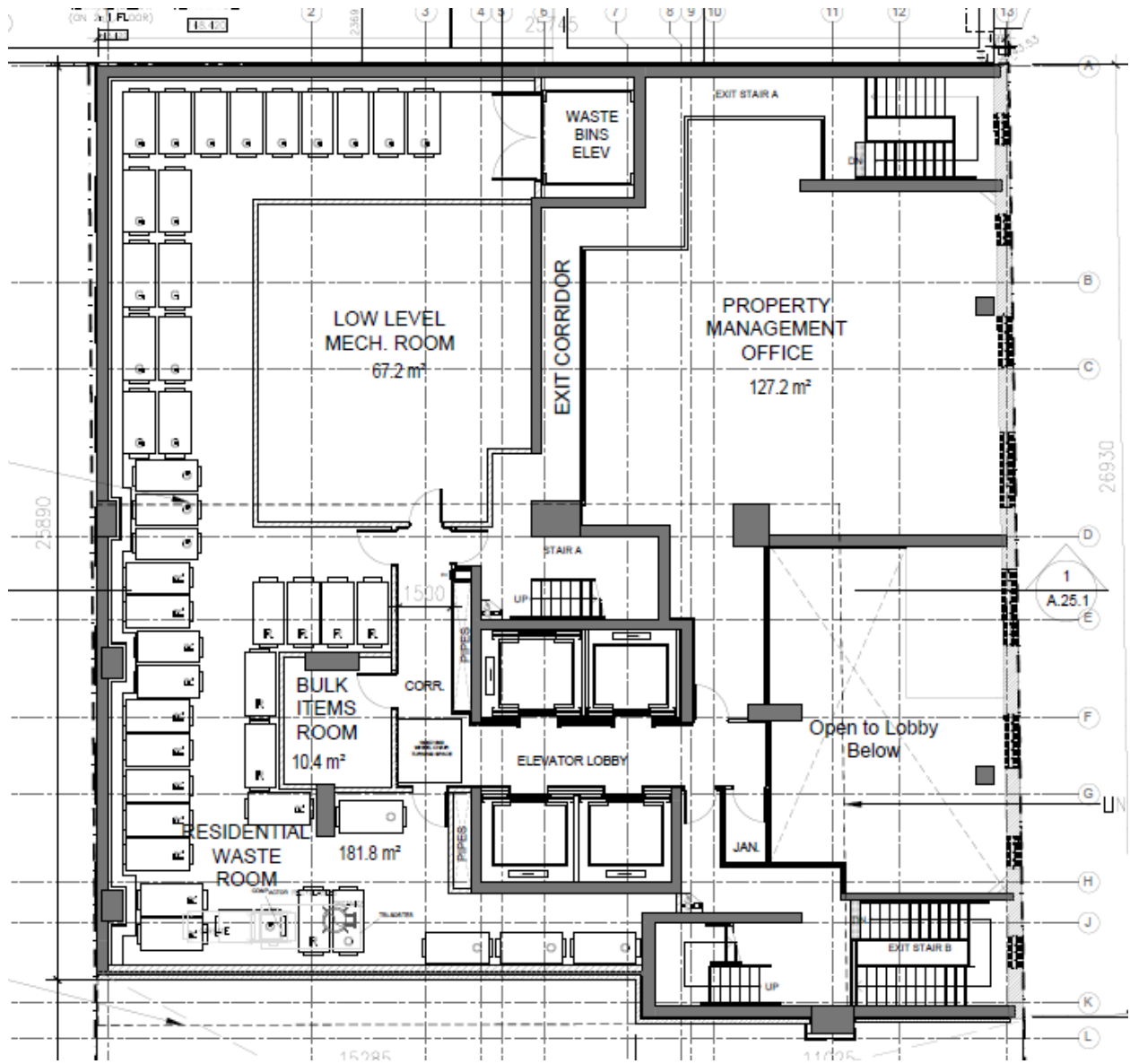


Renderings of the view of proposal illustrating the base of the tower at 1420 Yonge Street. (IBI Group)





Proposed Ground Floor Plan.



Proposed Second Floor Plan