

510-528 Yonge Street & 7 Breadalbane Street - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement

Date: September 18, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 516 Yonge Street (including the entrance address at 514 Yonge Street) and 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street), under Section 33 of the Ontario Heritage Act in connection with the development of the subject property. On August 5, 2022, the development was approved by the Ontario Land Tribunal and is now the subject of a Heritage Permit application under the Ontario Heritage Act and an application for Site Plan Approval under the Planning Act.

On October 16, 2020, an Official Plan and Zoning By-law Amendment application was made for 510-528 Yonge Street and 7 Breadalbane Street. A Heritage Impact Assessment describing proposed conservation and mitigation measures designed to reduce the impact of the proposed addition was prepared by ERA Architects Inc., dated January 4, 2021, and revised December 13, 2022.

The development site contains two properties that are currently designated under Part IV of the Ontario Heritage Act (514-516 Yonge Street and 526-528 Yonge Street), and one property that is listed on the Heritage Register (522-524 Yonge Street).

The proposed development application contemplates a 59-storey mixed-use tower set atop a 3-storey podium that incorporates the retained eastern (primary) elevations of 514-516 Yonge Street, 522-524 Yonge Street, and 526-528 Yonge Street. The proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage properties at 516 Yonge Street and 526 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new 59-storey building on the lands known municipally as 510-528 Yonge Street and 7 Breadalbane Street, with such alterations substantially in accordance with plans and drawings dated October 27, 2022, prepared by Quadrangle Architects Ltd., and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated January 4, 2021, and revised December 13, 2022, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That prior to final Site Plan approval for the proposal, for the property located at 510-528 Yonge Street and 7 Breadalbane Street the owners shall:

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

2. Provide Heritage Lighting Plans that describe how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager Heritage Planning.

3. Provide detailed landscape plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide Interpretation Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plans to the satisfaction of the Senior Manager, Heritage Planning.

5. Submit Signage Plans for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for the work described in the Site Plan application, 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 owners shall:

1. Enter into Heritage Easement Agreements with the City of Toronto for the properties at 514-516 Yonge Street and 526-528 Yonge Street, in

accordance with the plans and drawings dated October 27, 2022, prepared by Quadrangle Architects Ltd, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment prepared ERA Architects Inc., dated January 4, 2021, and revised December 13, 2022, and in accordance with Conservation Plans required in Recommendation 1.b. 2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration on title of such agreements to the satisfaction of the City Solicitor.

2. Provide detailed Conservation Plans, prepared by a qualified heritage consultant that are consistent with the conservation strategy set out in the Heritage Impact Assessment for 510-528 Yonge Street and 7 Breadalbane Street prepared by ERA Architects Inc., dated January 4, 2021, and revised December 13, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 1.b. 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.

4. Provide Letters 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 Plans, Heritage Lighting Plan, and Interpretation Plans.

5. Provide full documentation of the existing heritage property, 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 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 required in Recommendation 1.b.4, 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 authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 516 Yonge Street and 526 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 516 Yonge Street and 526 Yonge Street.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

The property at 526 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 15, 1974. The properties at 516 Yonge Street and 522 Yonge Street were listed on the Heritage Register on March 10, 2016.

On March 10, 2016, City Council adopted item TE14.4: Designation of the Historic Yonge Street Heritage Conservation District under Part V of the Ontario Heritage Act. 516 Yonge Street, 522 Yonge Street and 526 Yonge Street were identified as contributing properties within the Historic Yonge Street HCD. The HCD is currently under appeal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.4>

On May 10, 2021, the OPA and ZBA application for 510-528 Yonge Street and 7 Breadalbane Street was appealed by the applicant to the OLT on the basis of City Council's failure to make a decision on the application within the statutory timeline under the Planning Act.

On October 1, 2021, City Council directed the City Solicitor, together with City Planning and other appropriate staff, to attend the OLT in opposition to the OPA and ZBA application appeal for the lands at 510-528 Yonge Street and 7 Breadalbane Street and to continue discussions with the owner to resolve outstanding issues.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE27.8>

On December 15, 2021, City Council stated its intention to designate the properties at 516 Yonge Street (including the entrance address at 514 Yonge Street) and 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) under Part IV, Section 29 of the Ontario Heritage Act. The designating by-laws were enacted and passed on February 3, 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH29.18>

On July 19, 2022, City Council accepted a settlement offer dated July 8, 2022, to permit a revised development proposal.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC47.20>

On September 16, 2022, the OLT issued a Decision, effective August 5, 2022, approving the OPA and ZBA application appeal for 510-528 Yonge Street and 7 Breadalbane Street.

<https://www.omb.gov.on.ca/e-decisions/OLT-22-002429-SEP-16-2022.pdf>

BACKGROUND

Heritage Properties

The subject properties are located on the west side of Yonge Street at the southwest corner of Yonge Street and Breadalbane Street, one block south of Wellesley Street West. The subject properties are in an area of the Yonge Street corridor valued for its commercial main street character and small-scale mixed-use and commercial buildings that serve neighbouring residential areas. More recently, the area has undergone residential intensification that has continued to change the built form context.

The development site includes the following properties: 510-512 Yonge Street, 514-516 Yonge Street, 518-520 Yonge Street, 522-524 Yonge Street, and 526-528 Yonge Street and 7 Breadalbane Street. 514-516 Yonge Street and 526-528 Yonge Street are designated under Part IV of the Ontario Heritage Act, and 522-524 Yonge Street is listed on the City's Heritage Register.

514-516 Yonge Street

The property at 516 Yonge Street (including the entrance address at 514 Yonge Street) is located on the west side of Yonge Street, in the block between Grosvenor and Breadalbane Streets. It contains a mixed-use/commercial brick building constructed in 1876-1877 and altered in 1924, which retains its original scale, form, and massing as a two-and-one-half storey building with a mansard roof, along with architectural details from the late 19th and early 20th centuries. The property at 516 Yonge Street represents the fine-grained mixed-use/commercial building type that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century.

The property was listed on the City of Toronto's Heritage Register on March 10, 2016, and was designated under Part IV, Section 29 of the Ontario Heritage Act on December 15, 2021, by Designation By-law 84-2022. The property is identified as a contributing

property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

522-524 Yonge Street

The property at 522 Yonge Street (including the entrance address at 524 Yonge Street) is located on the west side of Yonge Street, in the block between Grosvenor and Breadalbane Streets. The property contains a two-storey commercial building, constructed in 1918, designed in the Edwardian style. This property is part of a cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's 1860s-1950s architecture, a period when historic Yonge's commercial main street character was established and flourished.

The property was listed on the Heritage Register on March 10, 2016.

526-528 Yonge Street and 7 Breadalbane Street

The property at 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) is located at the southwest corner of Yonge and Breadalbane Streets. It contains a two-and-one-half storey mixed-use/commercial brick building, which was designed in the Second Empire style by the architects McCaw & Lennox and constructed in 1881, as well as a two-storey coach house located on the south side of Breadalbane Street built in 1884. The property at 526 Yonge Street is a representative example of the Second Empire architectural style that was popular in Toronto in the late-19th century.

In recognition of its architectural significance, the building was amongst some of the earliest included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) on March 15, 1974. The property was designated under Part IV, Section 29 of the Ontario Heritage Act on December 15, 2021, by Designation By-law 85-2022. The property is identified as a contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Adjacent Heritage Properties

506-508 Yonge Street

The property at 506-508 Yonge Street is a pair of 3-storey commercial buildings built in 1862. The Renaissance Revival façade is a grid of rectangular window openings on a plain brick field over a ground floor with a pair of shop fronts. The property was listed on the Heritage Register on March 15, 1974. The property is also identified as a contributing property within the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

527 Yonge Street

The property at 527 Yonge Street is a two-and-one-half storey commercial building built in the late 1870s. The Second Empire building is clad in brick that has been painted. It has a mansard roof with three dormers with moulded eaves. The property was listed on

the Heritage Register on March 15, 1974. The property is also identified as a contributing property within the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

530 Yonge Street

The property at 530 Yonge Street is a two-storey commercial building built in 1948. The building is designed in a modern style with a main recessed corner entrance. The property was listed on the Heritage Register on March 10, 2016. The property is also identified as a contributing property within the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Development Proposal

An Official Plan and Zoning By-law Amendment application was submitted for 510-528 Yonge Street and 7 Breadalbane Street in October 2020. The application was subsequently appealed to the OLT, which approved a settlement in July 2022 (effective August 5, 2022) further to the OPA and ZBA application appeal. The Site Plan approval application for the project is currently under review.

The development proposal conserves the principal elevations of the heritage resources with frontage along Yonge Street, while removing and replacing 510-512 Yonge Street, 518-520 Yonge Street, and 7 Breadalbane Street, to accommodate construction of a new 59-storey mixed-use building.

The proposed mixed-use building features at-grade retail uses, with access to retail spaces from Yonge Street. The residential entrance will be accessed from Breadalbane Street at the north elevation, with vehicular access for loading and parking from St. Luke Lane at the rear.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

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 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. 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, use and/or management 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 of the PPS directs 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)") 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."

City of 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. Relevant policies include the following:

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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/>

Chapter 7 of the City of Toronto Official Plan includes Site and Area Specific Policies. The North Downtown Yonge Site and Area Specific Policy (SASP) 382 addresses the lands north of College Street, south of Charles Street, east of Bay Street, and west of Church Street. SASP 382 was adopted through Official Plan Amendment (OPA) 183, which was appealed to the Ontario Municipal Board, now the OLT. Policies related to

heritage and the Yonge Street Character Area are still under appeal and are therefore not in force.

Historic Yonge Street Heritage Conservation District

The Development Site falls within the boundaries of the Historic Yonge Street Heritage Conservation District Plan (HCD), which was adopted by City Council on March 10, 2016, and enacted by By-Law No. 235-2016. The HCD Plan and By-law were subsequently appealed to the Local Planning Appeal Tribunal (now the OLT) and are currently not in force.

In addition to their status as Part IV designated properties under the Ontario Heritage Act, the properties at 514-516 Yonge Street and 526-528 Yonge Street are identified as 'contributing' in the HCD Plan. The property listed on the City's Heritage Register at 522-524 Yonge Street is also identified as 'contributing' in the HCD Plan.

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and 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

Conservation Strategy

The Official Plan Amendment and Zoning By-law Amendment was approved by the OLT in 2022; however, the owner still requires permission under the Ontario Heritage Act for this proposal. As such, a revised Heritage Impact Assessment has been submitted, dated December 13, 2023, that outlines the conservation strategy in association with this development scheme. The HIA concludes that the proposed development conserves the cultural heritage value of the extant heritage buildings located at 514-516 Yonge Street (Part IV under the OHA), 522-524 Yonge Street (listed on the City's Heritage Register), and 526-528 Yonge Street (Part IV under the OHA), and that it will not have a significant impact on the cultural heritage value of the adjacent heritage properties. Overall, staff concur with this assessment and are supportive of the proposal.

The application proposes a new 59-storey mixed-use tower including a 3-storey podium at 510-528 Yonge Street and 7 Breadalbane Street. The 3-storey podium of the proposed tower is built to the Yonge Street property line and involves the partial retention and rehabilitation of the principal elevations of 514-516 Yonge Street, 522-524 Yonge Street, and 526-528 Yonge Street in-situ while accommodating intensification. Along Breadalbane Street, the north elevation of 526-528 Yonge Street will be retained

in-situ and incorporated into the 3-storey podium. To the rear of the retained heritage façade, the podium is setback 4 meters, creating a foreground to the residential entrance. The contemporary design of the podium infill on Yonge Street reinforces the three-storey datum line established by the east elevations of the heritage properties within the development site, as well as to adjacent heritage properties. Additionally, the application proposes incorporating ground floor retail uses along Yonge Street to respect the historic context, therefore conserving the contextual value of the heritage buildings as well as the fine-grained commercial main street character and streetwall of this area of Yonge Street.

The proposed tower is rectangular in plan and introduces setbacks, step backs, and design measures to respect the heritage setting. The tower is stepped back above the podium and the retained primary Yonge Street (east) elevations by a minimum of 10 metres from the street and steps back an additional 1.5 metres at the 16th storey and at the 38th storey. Above the podium, the tower is setback 5.12 metres from the north property line. Along the west property line, the tower is stepped back by 7.5 metres. Along the south property line, the tower is stepped back by 3 metres. The proposed step back of the tower above will offer three-dimensional legibility of the heritage building at 526-528 Yonge Street.

Unsympathetic alterations on the heritage buildings, such as the metal cladding at 514-516 Yonge Street and paint finish on existing brick and stone at 526-528 Yonge Street, are recommended to be removed.

514-516 Yonge Street

The proposed conservation strategy in association with the development application will conserve attributes outlined in the Designation By-law for 514-516 Yonge Street. Originally constructed as two shops in 1876-1877 and renovated in 1924, the heritage property has cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, in the late-19th century to the mid-20th century. Although altered, the property is one of the earliest surviving buildings on the block between Grosvenor Street and Breadalbane Street, and retains its original scale, form, and massing as a two-and-one-half storey building with a mansard roof and a storefront at grade.

The strategy proposes to retain and restore the east (primary) elevation of 514-516 Yonge Street, as well as the architectural details from the late 19th and early 20th centuries, including the storefronts at grade (which have been altered), two bays of triple windows at the second storey, a projecting cornice/eaves above the second storey, and a mansard roof framed by end parapet firewalls and two arched dormers inset with triple windows. The strategy therefore conserves the property's design and physical value as a representative example of a mixed-use/commercial building typology from the late-19th/early-20th century and contextual value as part of a late-19th-century streetscape.

The strategy proposes the retention or reconstruction of the north and south return walls of 514-516 Yonge Street, to a depth to be determined through consultation with the structural engineer, to maintain the three-dimensional quality of the heritage building.

The rear addition of 514-516 Yonge Street is not visible from Yonge Street and does not contribute to the cultural heritage value of the property. Therefore, the removal of the rear addition will not impact the cultural heritage value of on-site heritage resources.

The property at 514-516 Yonge Street is identified as 'contributing' in the HCD Plan. Although the Historic Yonge Street HCD Plan is currently under appeal and not in force, the proposal conforms to the objectives of the plan.

As a matter of good heritage practice, further investigation of the overlaid property at 514-516 Yonge Street will be undertaken by the heritage consultant and provided at an upcoming date.

526-528 Yonge Street

The proposed conservation strategy in association with the development application will conserve attributes outlined in the Designation By-law for 526-528 Yonge Street. Dating to 1881, the heritage property has design and physical value as a representative example of the Second Empire architectural style that was popular in many prominent commercial, public, and residential buildings in Toronto from 1860 to 1900. The property retains its original scale, form, and massing as a two-and-one-half storey building with a 2-storey rear wing, and its design value as a representative example of the Second Empire style is reflected in many of its extant original features.

The strategy proposes to retain and restore the east (primary) and north elevations of 526-528 Yonge Street, as well as its features, including its brick construction with ornamental stone and wood details, mansard roof featuring a central tower and shed-roofed dormers framed by decorative trim, and highly symmetrical principal façade. The strategy therefore conserves the property's design and physical value as a representative example of a mixed-use/commercial building typology from the late-19th/early-20th century and contextual value as part of a late-19th-century streetscape.

The strategy proposes the retention or reconstruction of the south return wall of 522-524 Yonge Street, to a depth to be determined through consultation with the structural engineer, to maintain the three-dimensional quality of the heritage building. The rear coach house at 7 Breadalbane Street is proposed to be removed; however, it is not identified as a heritage attribute within the Designation By-law. The coach house has been heavily modified from its original design. The removal of the rear addition will not impact the cultural heritage value of on-site heritage resources.

The property at 526-528 Yonge Street is identified as 'contributing' in the HCD Plan. Although the Historic Yonge Street HCD Plan is currently under appeal and not in force, the proposal conforms to the objectives of the plan.

522-524 Yonge Street

The proposed conservation strategy in association with the development application will conserve attributes outlined in the Statement of Significance (Reasons for Listing) for 522-524 Yonge Street. The property was included in a multiple listing of properties as part of the Historic Yonge Street HCD process.

The development application proposes retaining the principal elevation of the mid-block heritage façade at 522-524 Yonge Street. The building has been modified over time to accommodate changing commercial uses. The building's Edwardian architectural style expressed through the curved parapet, oval-shaped detail, and cornice above the first floor were added as modifications to the storefront in the 1990s-2000s. While the property's Statement of Significance identifies these features as heritage attributes, they are likely not original elements to the building and do not reflect the historic period when Yonge Street's commercial character was first established.

The Statement of Significance primarily speaks to the property's contextual relationship to the commercial character of Yonge Street. As part of a contiguous row of modified low-rise buildings along Yonge Street, 522-524 Yonge Street is physically, functionally, visually, and historically linked to its surroundings as a remnant of early 20th-century commercial development. The listed building would be retained in its altered state (its contextual value would be conserved, and the exterior will not be restored). However, the historic main street character of Yonge Street would be supported and maintained through built form and continued at-grade commercial use.

The property at 522-524 Yonge Street is identified as a 'contributing' building in the Historic Yonge Street HCD Plan. Although the Historic Yonge Street HCD Plan is currently under appeal and not in force, the proposal conforms to the objectives of the plan as approved by City Council.

510-512 & 518-520 Yonge Street

The properties at 510-512 Yonge Street and 518-520 Yonge Street contain mid-block commercial buildings identified as "non-contributing" within the Historic Yonge Street HCD Plan, and, at this time, are not listed on the City's Heritage Register, nor designated under Part IV of the Ontario Heritage Act. 510-512 Yonge Street is a one-storey commercial building dating to 1966, and 518-520 Yonge Street is a heavily modified three-storey commercial building dating to 1910. The HIA evaluates the subject properties against Ontario Regulation 9/06 criteria for determining significance and asserts that they do not meet the criteria to merit designation under Part IV of the Ontario Heritage Act.

Similarly, the rear coach house on the property at 526-528 Yonge Street (at the entrance address of 7 Breadalbane Street) was extensively altered in the early 2000s, which greatly diminished the building's design/physical integrity. The coach house is not identified as heritage attribute of the property.

The buildings at 510-512 and 518-520 Yonge Street will be removed and infilled to accommodate the new tower podium. Along the east (primary) elevation, these infilled portions will be articulated to reflect the horizontal and vertical rhythms of the surrounding listed properties on the development site. As such, their removal and replacement will not impact the cultural heritage value of on-site heritage resources.

Adjacent Heritage Resources

The HIA asserts that the proposed development will conserve the cultural heritage value of the adjacent heritage properties listed on the City's Heritage Register. Staff concur with this assessment. By retaining principal heritage façades and designing a new base building and podium that steps back and is distinct from the historic structures, the new proposal conserves the contiguous row of buildings on the east side of Yonge Street and does not negatively impact the relationship between the development site and the heritage properties at 506-508 Yonge Street, 530 Yonge Street, and 527 Yonge Street.

Heritage Views

In the North Downtown Yonge Urban Design Guidelines, 526-528 Yonge Street is identified as a site that terminates a view corridor (looking west from Maitland Street). The development proposal does not obstruct the identified view terminus. The proposed tower is stepped back from the north and east elevations of the building, ensuring minimal impact to the cultural heritage value of the heritage property and ensuring that the elevations continue to be viewed from the public realm.

The development proposal also conserves identified views of the Clock Tower at 484 Yonge Street, as identified in SASP 382/OPA 183 (which is currently under appeal and not in force). The proposed development maintains unobstructed views of the Clock Tower when viewed from the corners of Grosvenor Street and Yonge Street and Grenville Street and Yonge Street. The development proposal also conserves views of the Clock Tower when viewed from the west side of Yonge Street from College/Carlton Street and Charles Street.

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 building 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.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage properties will be lit so that their unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the heritage properties to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning. The recommended Signage Plan should provide details of the signage strategy for the heritage properties, 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 516 Yonge Street and 526 Yonge Street.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 516 Yonge Street (including the entrance address at 514 Yonge Street) and 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street), to allow for the construction of a new 59-storey mixed-use tower in connection with an application for Site Plan Control and a Heritage Permit application on the subject properties.

Staff support the retention strategy and alterations as set out within the conservation strategy and mitigation measures proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties. Staff recommend that Council approve the proposed alterations and grant authority to enter into one or more Heritage Easement Agreements.

Staff are satisfied 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.

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SIGNATURE

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Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

510-528 Yonge Street and 7 Breadalbane Street

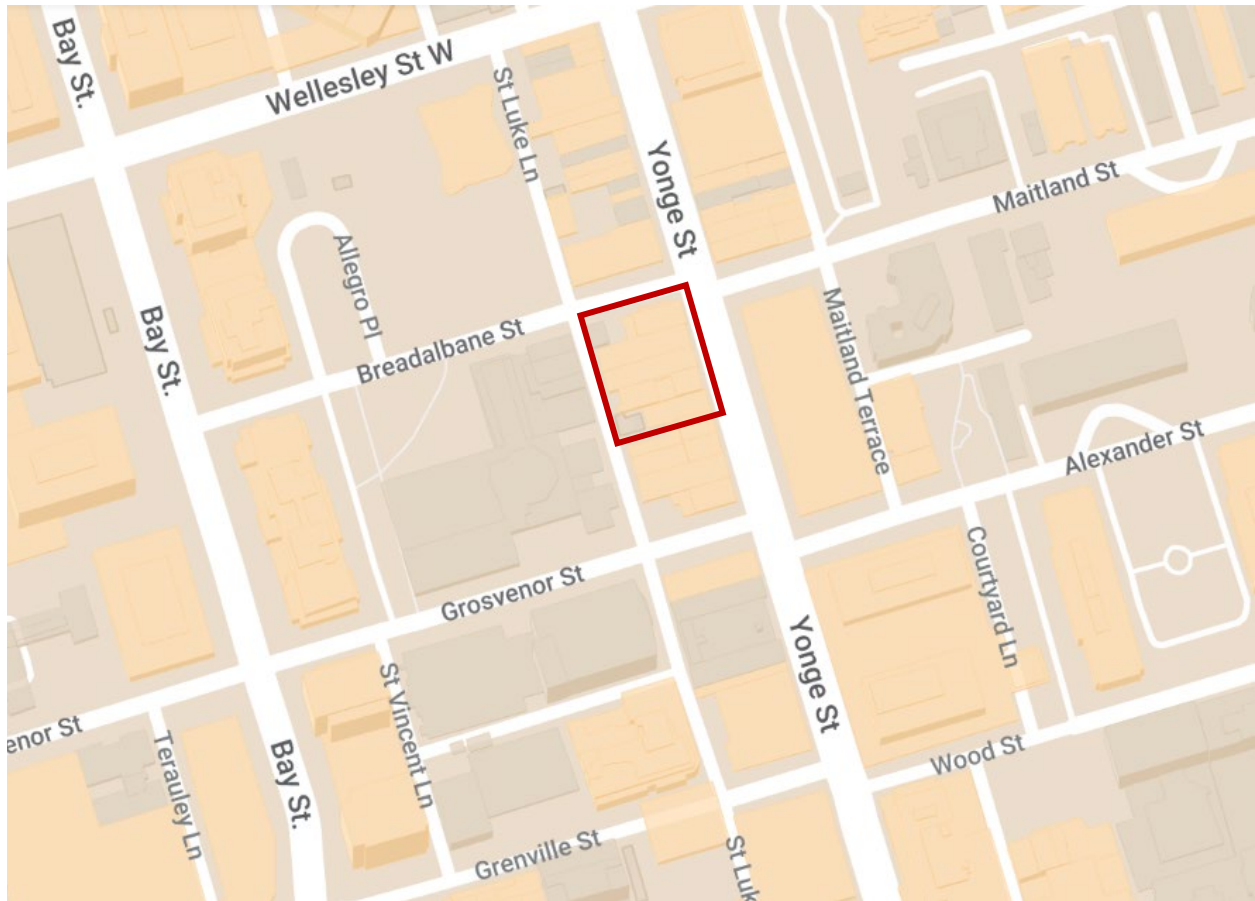


Figure 1. Location Map showing the property at 510-528 Yonge Street & 7 Breadalbane Street outlined in red, located on the west side of Yonge Street at the southwest corner of Yonge Street and Breadalbane Street. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

510-528 Yonge Street and 7 Breadalbane Street



Figure 2. Aerial photograph showing the location of 510-528 Yonge Street & 7 Breadalbane Street outlined in red, located on the west side of Yonge Street at the southwest corner of Yonge Street and Breadalbane Street. This location map is for information purposes only; the exact boundaries of the property are not shown (Google Earth, annotated by ERA Architects Inc., 2022).

510-528 Yonge Street and 7 Breadalbane Street



Figure 3. Contextual key map photograph showing the location of 510-528 Yonge Street & 7 Breadalbane Street shaded in pink. The street numbers of each property within the development site are indicated (Google Earth, annotated by ERA Architects Inc., 2022).



Figure 4. Principal (east) elevation of 514-516 Yonge Street looking west (Heritage Planning, 2021).



Figure 5. Principal (east) elevation of 526-528 Yonge Street looking west (Heritage Planning, 2021).

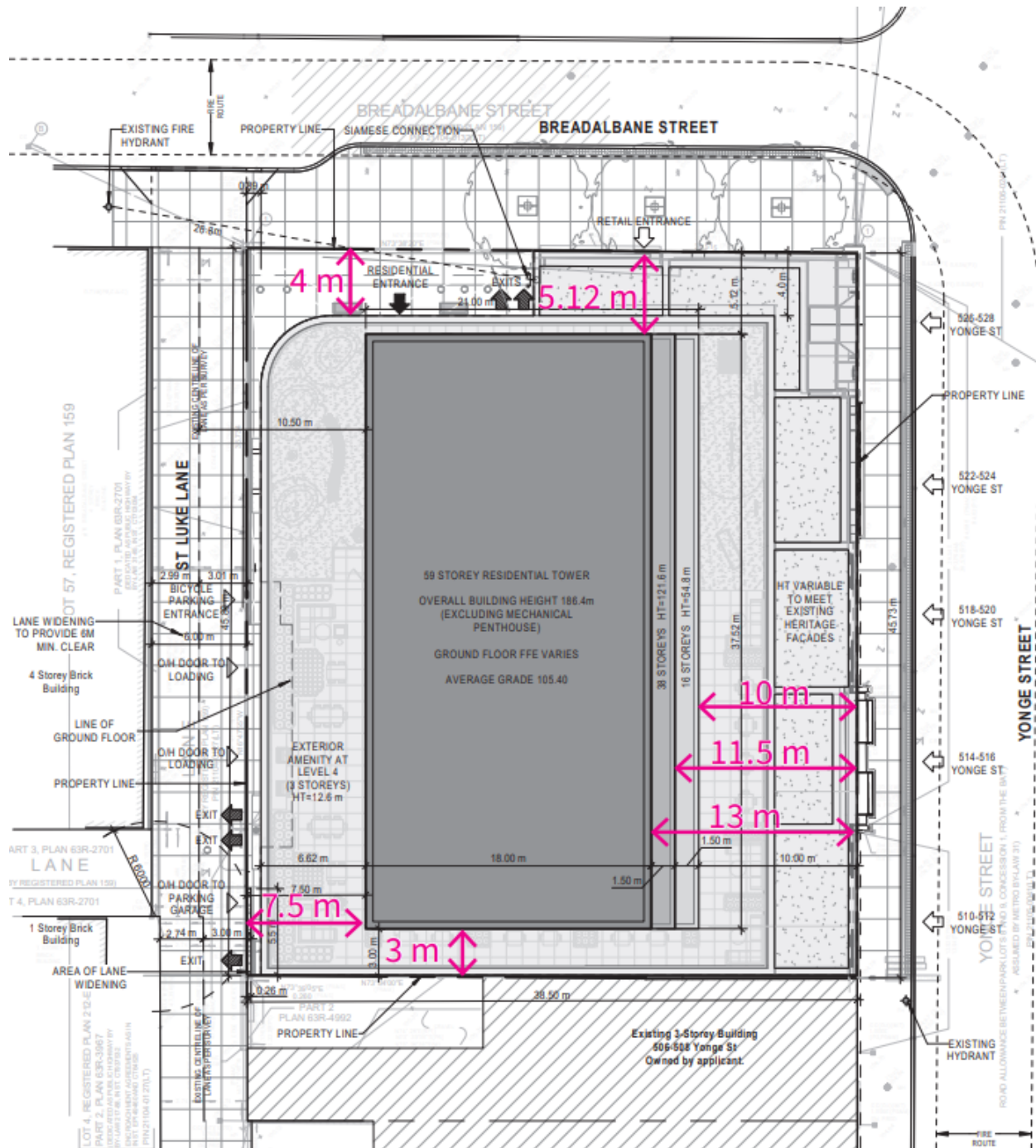


Figure 6. Principal (east) and secondary (north) elevations of the building at 526-528 Yonge Street, located at the southwest corner of Yonge and Breadalbane Streets. Also visible is the coach house at the rear of the property (Heritage Planning, 2021).

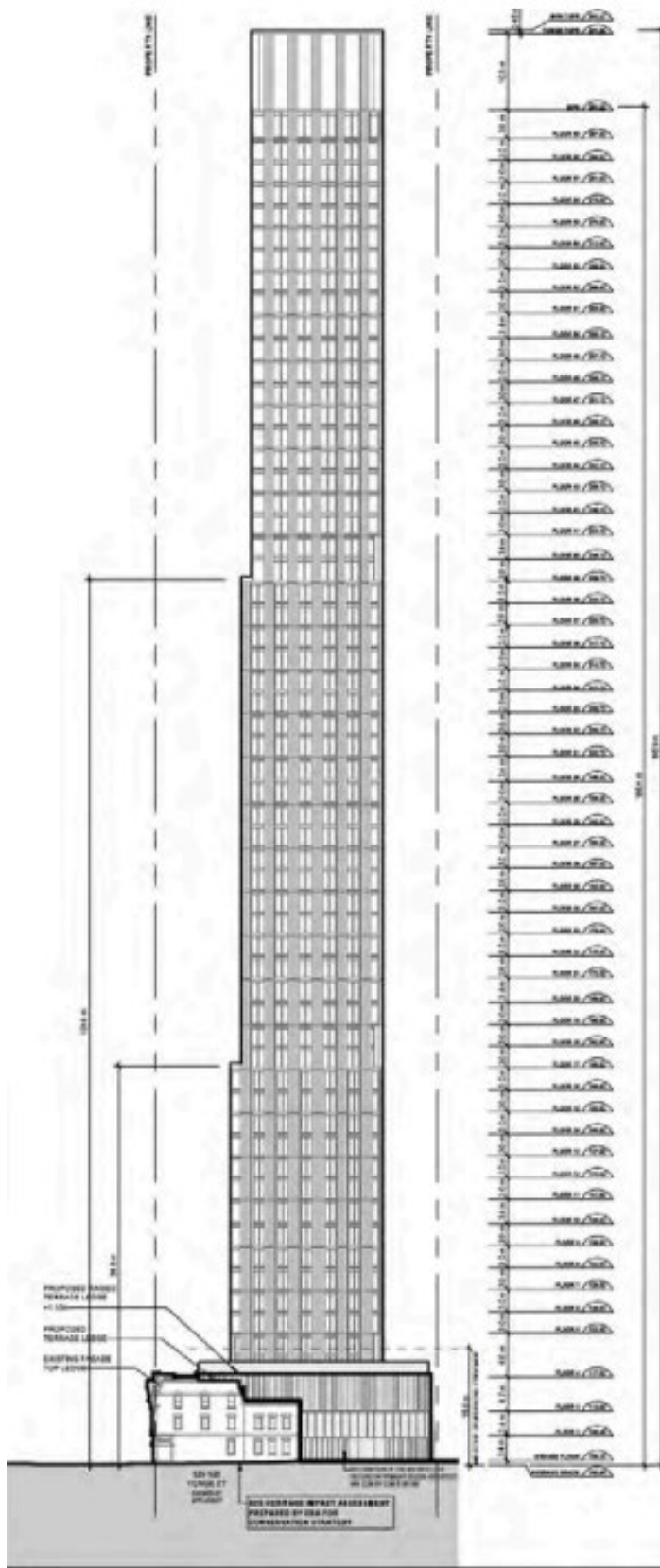
SELECTED DRAWINGS

ATTACHMENT 4

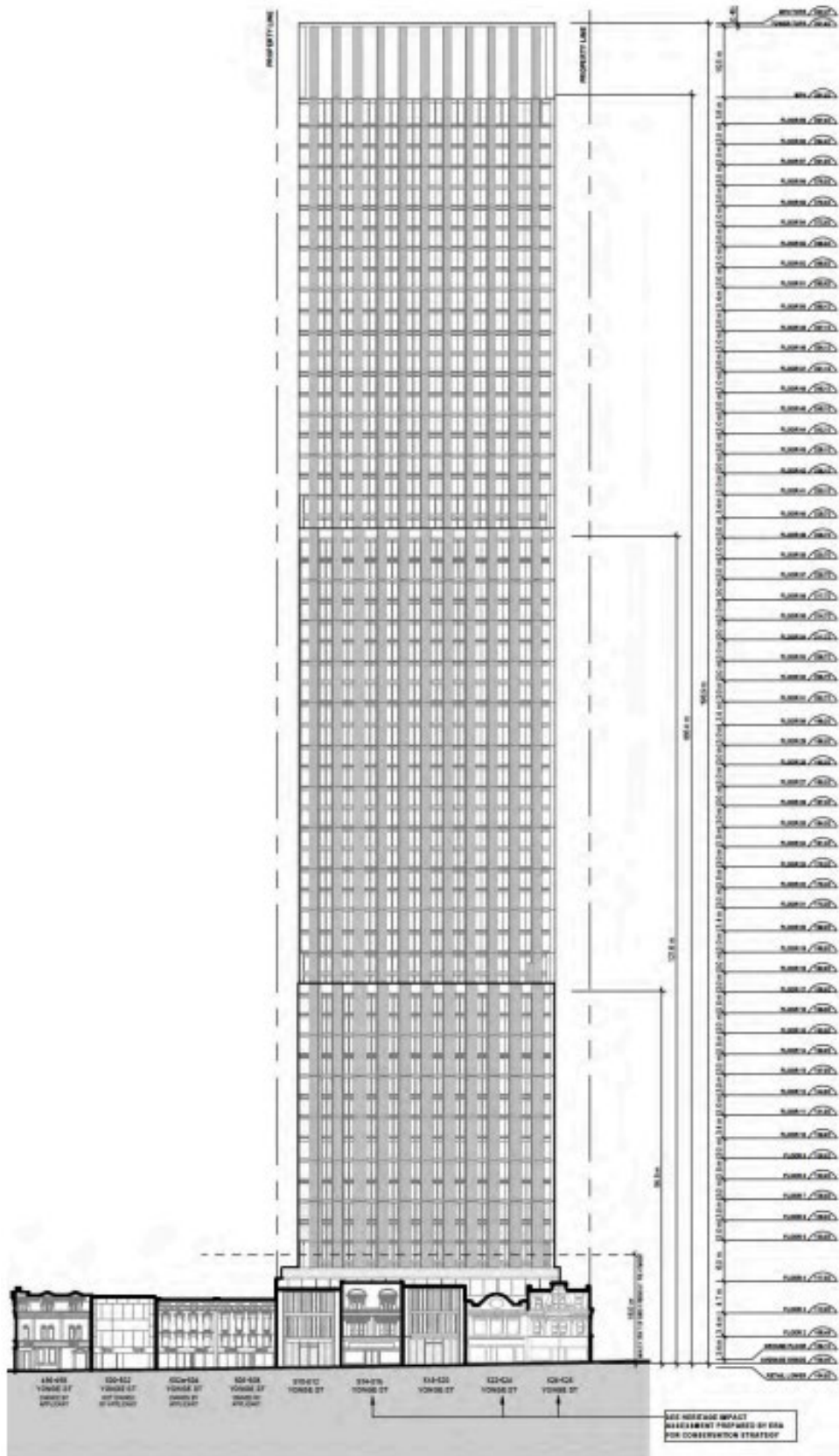
510-528 Yonge Street and 7 Breadalbane Street



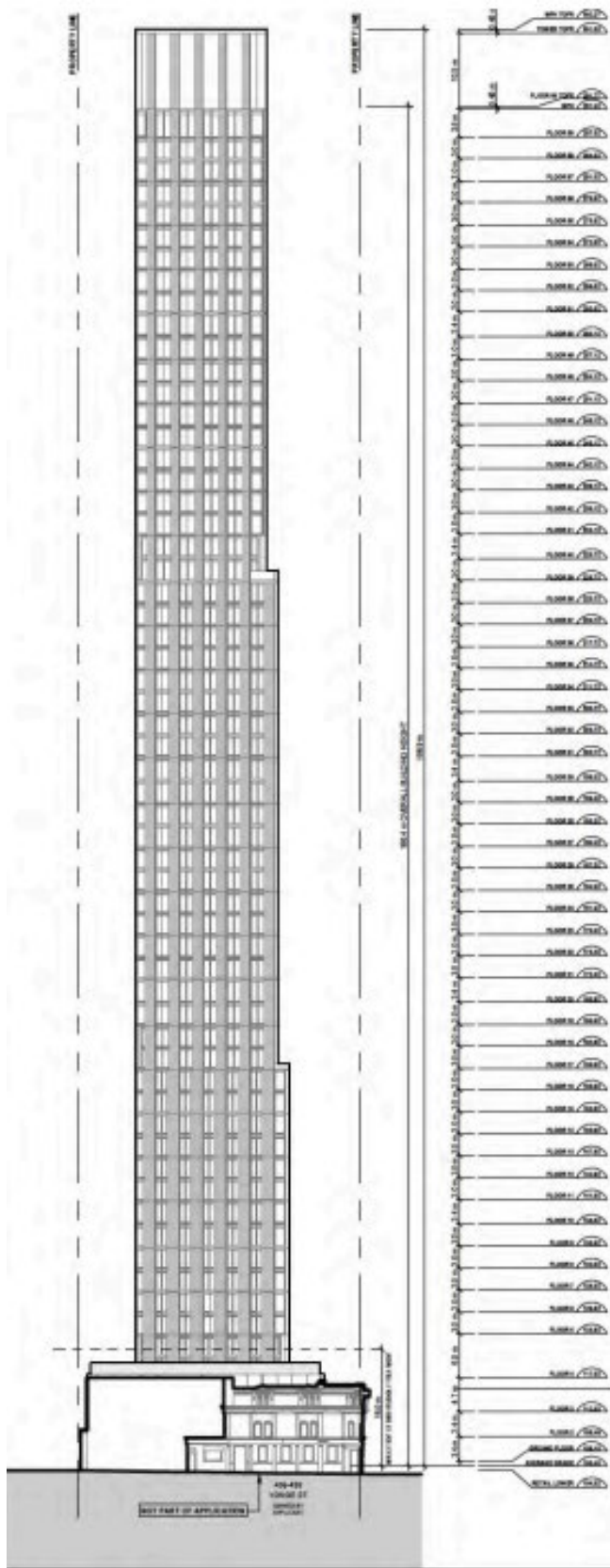
Proposed site plan for 510-528 Yonge Street and 7 Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



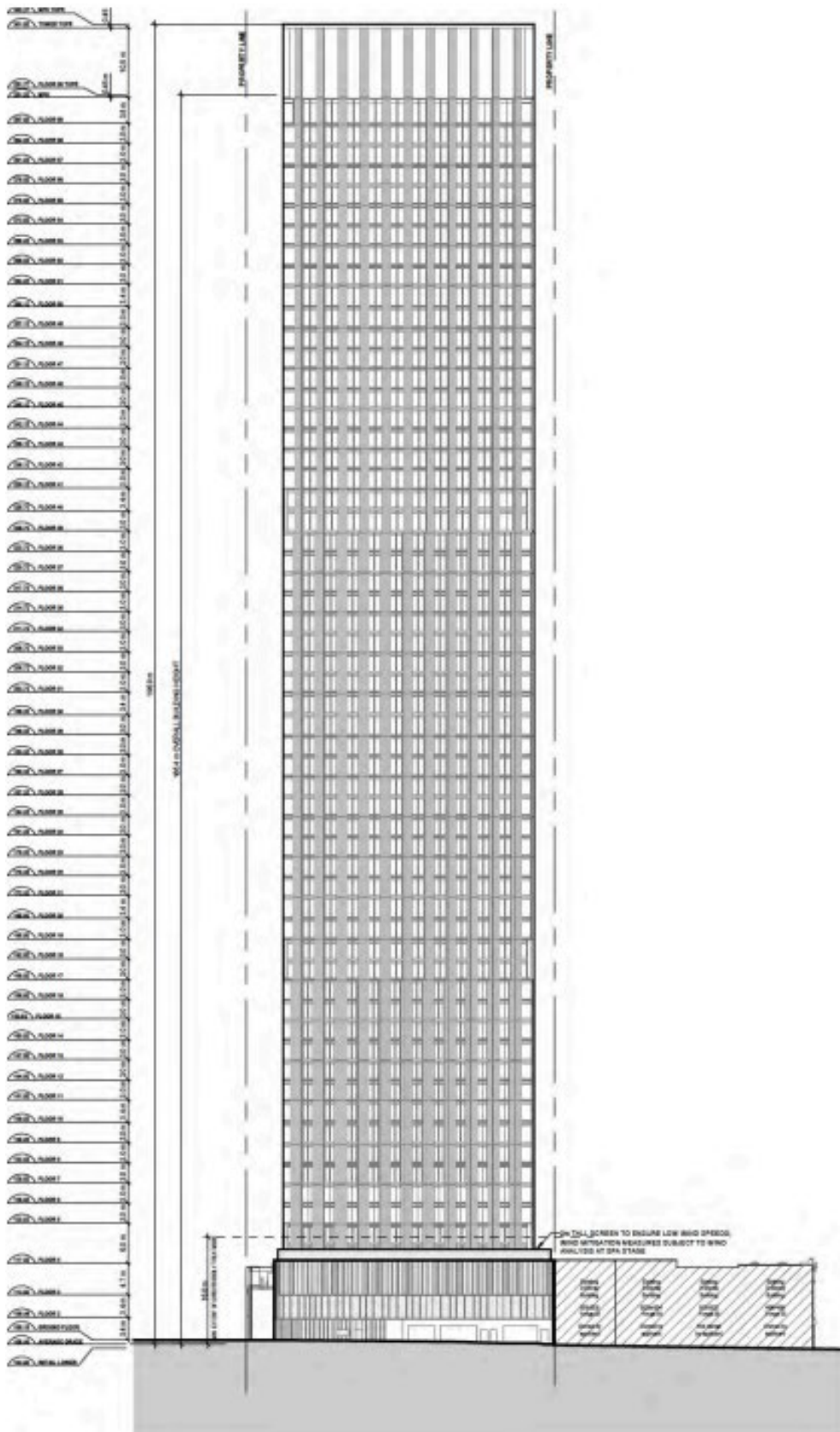
Proposed north elevation drawing for 510-528 Yonge Street and 7 Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



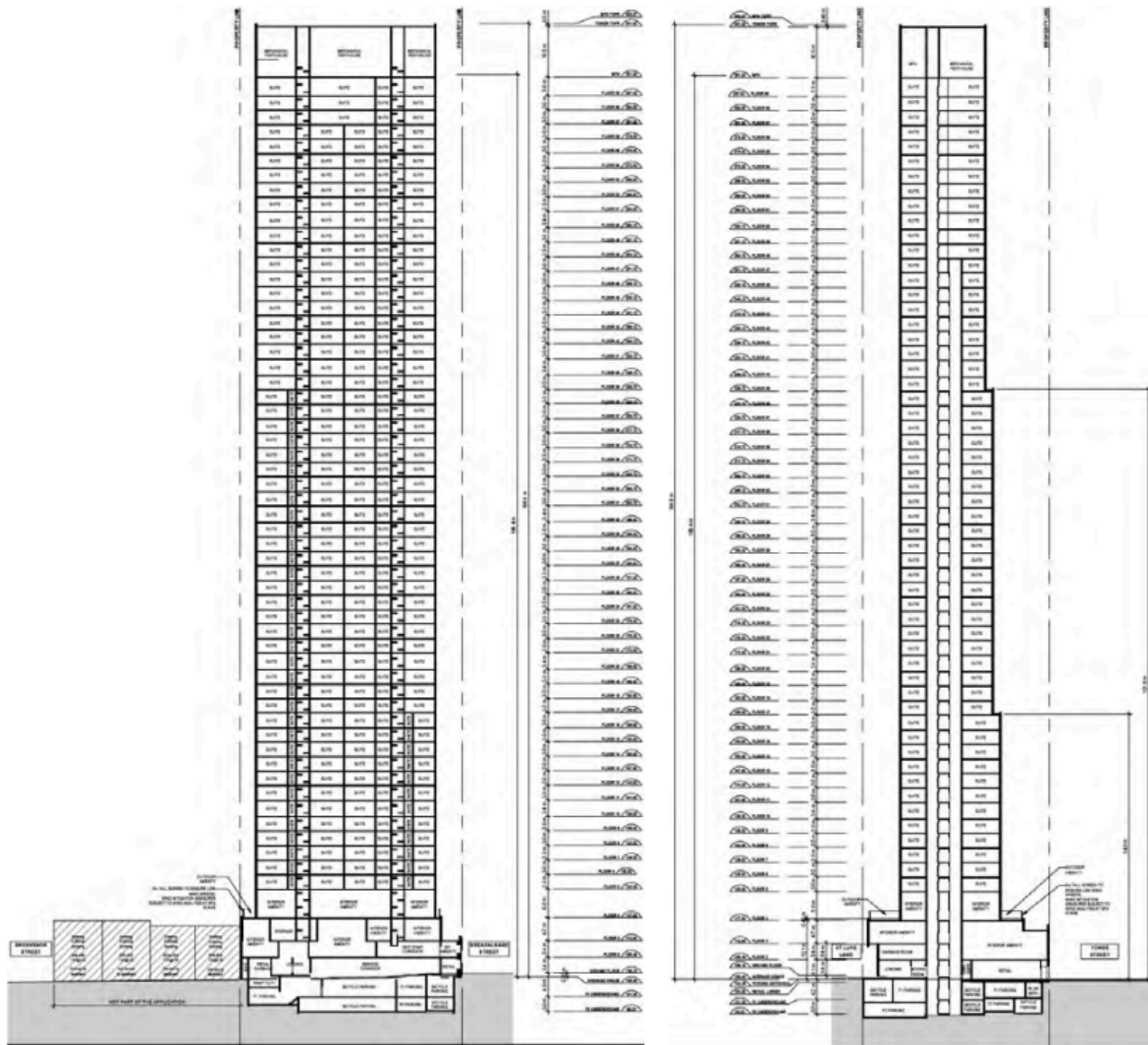
Proposed east elevation drawing for 510-528 Yonge Street and 7 Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



Proposed south elevation drawing for 510-528 Yonge Street and 7 Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



Proposed west elevation drawing for 510-528 Yonge Street and 7 Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



Proposed south-north and west-east cross-section drawings for 510-528 Yonge Street and 7 Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



Rendering of the proposed development at 510-528 Yonge Street looking southwest from Yonge Street and Breadalbane Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



Rendering of the proposed development at 510-528 Yonge Street looking south from Yonge Street and Bloor Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).



Rendering of the proposed development at 510-528 Yonge Street looking north from Yonge Street and Alexander Street included for illustration purposes (Quadrangle Architects Inc., October 27, 2022).