



February 15, 2023

SENT VIA EMAIL TO: hertpb@toronto.ca

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Dear Board Members:

**Re: 835 and 839 Yonge Street - Intention to Designate a Property under Part IV,
Section 29 of the *Ontario Heritage Act***

We are the solicitors for the Canadian Tire Corporation, the owner of the lands municipally known as 835 and 839 Yonge Street in the City of Toronto (the “**City**”). The lands are located at the northeast corner of the intersection of Yonge/Church Street and Davenport Road (the “**Lands**”). The Lands are located in the Rosedale-Moore Park Neighbourhood. We are writing in response to the proposed intention to designate the Lands. For the reasons that follow, the Canadian Tire Corporation is supportive of the proposed designation, but seeks minor amendments to the statement of significance to ensure consistency and clarity for the proposed heritage attributes.

Background

The Lands currently house a Canadian Tire Store and is comprised of, amongst other structures, portions of the Grand Central Market, a two-storey commercial market building which was designed in the Spanish Colonial Revival style in 1929 by Henry Wilkinson. The historic design for the west façade of the Grand Central Market includes the 6 bay design and the south façade is one bay wide (the “**Historic Façade**”). In 1936, the property was acquired by the Canadian Tire Corporation to serve as the company’s headquarters and flagship store and has operated for nearly 90 years at this location.

In the 1980s, the Canadian Tire Corporation redeveloped the Lands by incorporating six of the symmetrical seven-bay designed principal elevation and portions of the south elevation of the Grand Central Market building into its new flagship store (the “**Redeveloped Façade**”). The Historic Façade was recognized on the City of Toronto’s Heritage Register since February 24, 1986, following the redevelopment.

On December 9, 2022, the City Clerk issued a complete application relating to an Official Plan Amendment and Zoning By-Law Amendment for a mixed-use residential and commercial development that would add two towers to the Lands. The application respects and conserves the Historic Façade, which will be incorporated into the podium of the proposed development, including the conserved 1935 west and south elevations, as well as reinstate the primary pedestrian entrance on the west elevation. A Heritage Impact Assessment completed by ERA Architects Inc. (dated August 15, 2022) was submitted to support the application.

On January 25, 2023, a Report for Action was released which outlined the Notice of Intention to Designate 835 and 839 Yonge Street under Part IV, Section 29 of the *Ontario Heritage Act* (the "**Report for Action**"), which includes the Statement of Significance as an attachment.

Outstanding Concern – Statement of Significance and Heritage Attributes

We understand that City heritage staff and our client are in agreement that the attributes are limited to the Historic Façade and does not include any attributes of the Redeveloped Façade which were added through the 1980's redevelopment and further modified thereafter, including renovations which occurred in 2002 and 2017. However, the Statement of Significance (included as Attachment 3 to the Report for Action) as drafted, is overbroad in its description of the entire Lands. In outlining the various heritage attributes, the Statement of Significance does not clarify that reference to the attributes only concerns the Historic Façade.

The Statement of Significance, as written, will impede any necessary changes and/or improvements that may be required for the continued operation of the existing property, as well as impede the demolition of the non-heritage elements of the Lands.

On behalf of our client, we confirm its agreement that the attributes in the Report for Action and Statement of Significance only relate to the Historic Façade, but request minor modifications to ensure that the remainder of the lands, including the Redeveloped Façade, are clearly excluded. We request that the Statement of Significance be amended to reflect this clarification.

Please do not hesitate to contact me should you have any questions or concerns.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', with a stylized flourish at the end.

Signe Leisk
KV