

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

PB7.4	ACTION	Adopted		Ward: 13
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650 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends to the Planning and Housing Committee that:

1. City Council state its intention to designate the property at 650 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 650 Yonge Street (Reasons for Designation) attached as Attachment 3, to the report (May 31, 2023), from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Megan Albinger, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 650 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(May 31, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 12, 2023, the Toronto Preservation Board considered Item [PB7.4](#) and made recommendations to City Council.

Summary from the report (May 31, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 650 (including entrance addresses at 650A and 652 Yonge Street) Yonge Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The subject property is located on the west side of Yonge Street between Irwin Avenue and St Mary Street and contains a 2-1/2-storey building completed c.1875. The building is part of a row of properties designed in a vernacular style with Georgian influences and supports the historic main street character of this part of Yonge Street through its low-rise scale, form and massing.

The subject property at 650 Yonge Street was listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on March 15, 1974 and is identified as a contributing property within the Historic Yonge Street Heritage Conservation District Plan (currently under appeal).

Staff have completed the Research and Evaluation Report for the property at 650 Yonge Street and determined that it meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical and contextual values. As such, the property is a significant built heritage resource.

In December 2022, the City received Site Plan Control, Official Plan Amendment, and Zoning By-law Amendment applications related to the proposed redevelopment of the properties at 646-664 Yonge Street. The redevelopment proposes a 75-storey mixed-use building with 548 dwelling units, comprising approximately 44,065 square metres of residential space and approximately 500 square metres of retail/commercial space, resulting in an overall density of 33.0 FSI (Floor Space Index).

The proposal includes the reconstruction of the facades of 646, 654, 656 and 658 Yonge Street, the restoration of the façade at 650 Yonge Street, the demolition of the listed properties at 660-662 Yonge Street, and the retention of the front portion of the building at 664 Yonge Street. 646-658 Yonge Street have been substantially altered and/or reconstructed, and are not being recommended for designation under Part IV, Section 29 of the Ontario Heritage Act.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An Heritage Impact Assessment completed by ERA Architects Inc. dated December 16, 2022 was submitted to support the application.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed

Event. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The City Clerk issued a complete application notice for the Official Plan and Zoning By-law Amendment on February 17, 2023. The applicant provided a waiver to extend the 90-day timeline established under Bill 108 until August 3, 2023. City Council must make a decision at its July 19-21 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before the waiver expires.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. The property at 650 Yonge Street meets three criteria relating to design/physical and contextual values.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(May 31, 2023) Report and Attachments 1 -3 from Senior Manager, Heritage Planning, Urban Design, City Planning, on 650 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-236911.pdf>

Staff Presentation on 650 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-237358.pdf>

Communications

(June 12, 2023) Submission from Adam Wynne (PB.Supp)

Speakers

Adam Wynne