

Toronto Preservation Board

Meeting No.	10	Contact	Matthew Green, Committee Administrator
Meeting Date	Tuesday, October 10, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB10.5	ACTION	Adopted		Ward: 13
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510-528 Yonge Street and 7 Breadalbane Street - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board 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 Limited, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment, prepared by ERA Architects Incorporated, 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.

Decision Advice and Other Information

Neil MacKay, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 510-528 Yonge Street and 7 Breadalbane Street - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement.

Origin

(September 18, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on October 10, 2023 the Toronto Preservation Board considered Item [PB10.5](#) and made recommendations to City Council.

Summary from the report (September 18, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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 Incorporated, 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.

Background Information

(September 18, 2023) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 510-528 Yonge Street and 7 Breadalbane Street - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239495.pdf>)

Staff Presentation on 510-528 Yonge Street and 7 Breadalbane Street - Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-239754.pdf>)

Motions

Motion to Adopt Item moved by Julia Rady (Carried)