

Toronto Preservation Board

Meeting No.	15	Contact	Matthew Green, Committee Administrator
Meeting Date	Monday, March 18, 2024	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB15.9	ACTION	Adopted		Ward: 11
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374, 376 and 378 Yonge Street - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the alterations to the designated heritage properties at 374, 376 and 378 Yonge Street (including entrance addresses at 374A and 376A Yonge Street) in accordance with Section 33 of the Ontario Heritage Act as found in the plans and drawings prepared by Dialog Architects dated October 26, 2023 and the Heritage Impact Assessment prepared by Philip Goldsmith Architect dated October 26, 2023.
2. In the event of an appeal to the Ontario Lands Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

Decision Advice and Other Information

Dan Dibartolo, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 374, 376 and 378 Yonge Street - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act.

Origin

(March 7, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 18, 2024 the Toronto Preservation Board considered Item [PB15.9](#) and made recommendations to City Council.

Summary from the report (March 7, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council refuse the application under Section 33 of the Ontario Heritage Act to construct a new structure on the designated heritage properties at 374 (374A) Yonge Street, 376 (376A) Yonge Street and 378 Yonge Street, in connection with the development of the properties at 372-378 Yonge Street.

In July 2020, the City received an Official Plan and Rezoning application for a 74-storey mixed-use building followed in September 2021 by an application for Site Plan approval for the proposed development involving the subject properties.

On May 5, 2021 City Council directed the City Solicitor, together with City Planning staff and appropriate City staff to attend the Local Planning Appeal Tribunal hearing to oppose the Official Plan Amendment and Zoning By-law Amendment applications in their current form. The application for the Site Plan approval remains under review.

On March 29, 30 and 31, 2023, City Council adopted the staff report and stated its intention to designate the properties at 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act. Both of these properties were designated for their design / physical and contextual value. 378 Yonge Street has been designated under Part IV of the Ontario Heritage Act since 1976.

On February 2, 2024 the owner submitted an application to alter the heritage property under Section 33 of the Ontario Heritage Act. This report recommends this application be refused.

Background Information

(March 7, 2024) Report and Attachments 1 - 5 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 374, 376 and 378 Yonge Street- Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-243428.pdf>)

Staff Presentation on 374, 376 and 378 Yonge Street - Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244227.pdf>)

Communications

(March 15, 2024) Submission from Philip Goldsmith, Architect (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2024/pb/comm/communicationfile-178035.pdf>)

Speakers

Philip Goldsmith
Eileen Costello, Aird & Berlis LLP

Motions

Motion to Adopt Item moved by Geoff Kettel (Carried)