

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

PB15.10	ACTION	Without Recs		Ward: 13
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49 and 51 Yonge Street - Alterations to Heritage Properties, Demolition of Heritage Attributes and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board forwarded this item to City Council without recommendations.

Decision Advice and Other Information

Georgia Kuich, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 49 and 51 Yonge Street - Alterations to Heritage Properties, Demolition of Heritage Attributes and Authority to Enter into a Heritage Easement Agreement.

Origin

(February 29, 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 [PB15.10](#) and made recommendations to City Council.

Summary from the revised report (March 13, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations and demolition proposed for the heritage properties at 49 and 51 Yonge Street under Section 33 and Section 34(1)1 of the

Ontario Heritage Act in conjunction with a Zoning By-law Amendment application which has been appealed to the Ontario Land Tribunal.

The application proposes the redevelopment of the site by constructing a 62-storey mixed-use building on the properties with commercial and office uses maintained within the heritage buildings. The Yonge Street and Wellington Street exterior walls will be retained in situ.

The proposed development is consistent with the relevant provincial and municipal policies, except for the demolition of the interior attributes. Despite the proposed demolition of heritage attributes, staff are of the opinion that the cumulative impacts to the heritage resources on the site are appropriately mitigated through the overall conservation strategy in the context of the settlement of the Zoning By-law Amendment application appeal.

Background Information

(March 13, 2024) Revised Report and Attachments 1 - 5 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 49 and 51 Yonge Street - Alterations to Heritage Properties, Demolition of Heritage Attributes and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-243987.pdf>

(February 29, 2024) Report and Attachments 1 - 5 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 49 and 51 Yonge Street - Alterations to Heritage Properties, Demolition of Heritage Attributes and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-243335.pdf>

Staff Presentation on 49 and 51 Yonge Street - Alterations to Heritage Properties, Demolition of Heritage Attributes and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244199.pdf>

Speakers

Emad Ghattas

Motions

Motion to Adopt Item moved by Julia Rady (Lost)

Vote (Adopt Item)

Mar-18-2024

Result: Lost	Majority Required
Yes: 4	Paul Cordingley, Alex Grenzebach, Mitchell May, Julia Rady (Chair)
No: 5	Koorosh Attarian, Matthew Gregor, Geoff Kettel, Wendy Wong, Adam Wynne
Absent: 3	Robert Allsopp, Yeo-Jin (Katerina) Bong, Parthi Kandavel