



Decision Letter

Toronto Preservation Board

Meeting No. 24
Meeting Date Thursday, November 7, 2024
Start Time 9:30 AM
Location Video Conference
Contact Tanya Spinello, Committee Administrator
Phone 416-397-4592
E-mail hertpb@toronto.ca
Chair Julia Rady

PB24.3	ACTION	Adopted		Ward: 12
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2111 Yonge Street - Alteration to and Demolition of Heritage Attributes at a Designated Property under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - Request for Directions

Confidential Attachment - Advice or communications that are subject to solicitor-client privilege and information regarding potential litigation.

Board Decision

The Toronto Preservation Board recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to this report (October 23, 2024) from the City Solicitor.
2. City Council authorize the public release of the confidential recommendations contained in Confidential Attachment 1 to this report (October 23, 2024) from the City Solicitor and Confidential Appendix A, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 to this report (October 23, 2024) from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

Decision Advice and Other Information

Erin Smith, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 2111 Yonge Street - Alteration to and Demolition of Heritage Attributes at a Designated Property under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - Request for Directions

Origin

(October 23, 2024) Report from the City Solicitor

Summary

At its meeting on November 7, 2024 the Toronto Preservation Board considered Item [PB24.3](#) and made recommendations to City Council.

Summary from the report (October 23, 2024) from the City Solicitor:

In September 2023, the applicant submitted an application for an Official Plan Amendment and Zoning By-law Amendment for 2079-2111 Yonge Street, 9-11, 21, and 31 Hillsdale Avenue East and 12-18 Manor Road East to permit a 29-storey mixed-use building with 486 residential units and 2,000 square metres of non-residential gross floor area. The designated heritage building at 2111 Yonge Street was proposed to be partially retained with alterations.

On March 20, 2024, City Council refused the Official Plan and Zoning By-law Amendment applications and the applicant appealed City Council's decision on the application to the Ontario Land Tribunal (OLT).

The focus of this report is the owner's application under Section 33 and 34(1)1 of the Ontario Heritage Act which requests City Council's consent to alterations and demolition of a heritage attribute to the above noted properties. Council requires the advice of the Toronto Preservation Board in respect of matters which may impact a designated heritage property. This advice will be considered.

The City Solicitor requires further direction with respect to upcoming Ontario Land Tribunal proceedings and this matter can not be deferred.

Background Information

(October 23, 2024) Report from the City Solicitor on 2111 Yonge Street - Alteration to and Demolition of Heritage Attributes at a Designated Property under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-249766.pdf>)

Staff presentation on 2111 Yonge Street - Alteration to and Demolition of Heritage Attributes at a Designated Property under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250380.pdf>)

Confidential Attachment 1 - Confidential Information

Confidential Appendix A - Part 1 - Confidential Information

Confidential Appendix A - Part 2 - Confidential Information