

650 (650A & 652) and 664 Yonge Street - Alterations to Heritage Properties, Demolition of Attributes and Authority to Enter into a Heritage Easement Agreement

Date: March 8, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

From: Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council approve the alterations and demolition of attributes proposed for the heritage properties at 650 (650A and 652) and 664 Yonge Street in connection with the development of the site.

The proposal involves the construction of a new 75-storey mixed use tower with mechanical equipment penthouses above. The proposal includes conservation of the building on the two designated heritage properties at 650 (650A and 652) and 664 Yonge Street which involves the restoration of the primary street-facing façade and demolition and reconstruction of the roof (650), and the conservation and rehabilitation of the primary street-facing façade (664).

The proposed development will maintain at-grade retail uses within the conserved elevations.

The proposed alterations conserve the heritage properties and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Acting Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve:

a. The alterations to the heritage properties at 650 (650A and 652) and 664 Yonge Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 75-storey mixed-use tower with such alterations substantially in accordance with the plans and drawings dated November 10, 2023, prepared by AS + GG Canada Partnership and the Heritage Impact Assessment dated September 29, 2023, prepared by ERA Architects Inc., both on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

b. the demolition of the heritage attributes of the existing building on the designated heritage properties at 650 (650A and 652) Yonge Street , in accordance with Section 34 of the Ontario Heritage Act in connection with the approval of a 75-storey mixed-use tower on the subject lands substantially in accordance with the plans and drawings dated November 10, 2023, prepared by AS + GG Canada Partnership and the Heritage Impact Assessment dated September 29, 2023, prepared by ERA Architects Inc., both on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that it consents to the application to alter the designated properties at 650 (650A & 652) and 664 Yonge Street under Part IV, Section 33 of the Ontario Heritage Act and to the demolition of attributes on the designated heritage property at 650 (650A and 652) Yonge Street, under Part IV, Section 34 of the Ontario Heritage Act are also subject to conditions as set out below:

a. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 650 (650A and 652) and 664 Yonge Street substantially in accordance with the plans and drawings dated November 10, 2023, prepared by AS + GG Canada Partnership and the Heritage Impact Assessment dated September 29, 2023, prepared by ERA Architects Inc., subject to and in accordance with the Conservation Plan required in Recommendation 2.a.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated December 16, 2022, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Reconstruction Plan for the properties at 646, 648, 654, 656 and 658 Yonge Street that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated December 16, 2022, prepared by ERA Architects Inc., prepared by a qualified heritage consultant, with such Plan being satisfactory to the Senior Manager, Heritage Planning.

4. Withdraw their appeal(s) of the Historic Yonge Street Heritage Conservation District Plan, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals, or advise the City Solicitor, in writing, that they shall not object to the Historic Yonge Street Heritage Conservation District Plan and only maintain a monitoring brief of the hearing on the merits.

b. That prior to Site Plan approval for the property 650 (650A and 652) and 664 Yonge Street, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 2.a.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Heritage Lighting Plan that describes how the exterior of the properties located at 650 (650A and 652) and 664 Yonge Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide an Interpretation Plan for the properties located at 650 (650A and 652) and 664 Yonge Street, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the properties at 650 (650A and 652) and 664 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, the owner of the subject property shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 2.a.1 for the properties at 650 (650A and 652) and 664 Yonge Street including registration on title of such agreement, to the satisfaction of the City Solicitor.

2. Have obtained final approval for the necessary Zoning By-law Amendment, and such Amendments to have come into full force and effect.

3. Provide a Reconstruction Plan for the properties at 646, 648, 654, 656 and 658 Yonge Street that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated December 16, 2022, prepared by ERA Architects Inc., prepared by a qualified heritage consultant, with such Plan being satisfactory to the Senior Manager, Heritage Planning.

4. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.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.

5. Provide a Letter 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 Plan and Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.5 above, 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 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.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 650 (650A and 652) and 664 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in City Council authorizing the entering into of a Heritage Easement Agreement for the properties at 650 (650A and 652) and 664 Yonge Street.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

By-law No. 816-2023, was enacted on September 6th, 2023, designating the property at 650 (650A and 652) Yonge Street under Part IV of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.14>

By-law No. 806-2023, was enacted on September 6th, 2023, designating the properties at 664-680 Yonge Street under Part IV of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.15>

On March 10, 2016, City Council adopted item TE14.4 designating by by-law the Historic Yonge Street Heritage Conservation District and adopting the Historic Yonge Street Heritage Conservation District Plan, dated January 2016, as the district plan for the Historic Yonge Street HCD.

<https://secure.toronto.ca/council/agenda-item.do?item=2016.TE14.4>

BACKGROUND

Area Context

The development site at 646-664 Yonge Street and 2-4 Irwin Avenue is located on Yonge Street between Irwin Avenue and St. Mary Street. It is located within a section of Yonge Street that is characterized as a major mixed-use and transportation corridor that is comprised of primarily late-19th century to early 20th century low-rise commercial buildings which define the main street corridor.

In addition, the site is located within the Historic Yonge Street Heritage Conservation District (HCD), adopted by City Council on March 10, 2016 which is currently under appeal to the Ontario Land Tribunal and not in force.

Heritage Value

The properties at 650 (650A & 652) and 664 Yonge Street are designated under Part IV of the Ontario Heritage Act. They represent a late-19th century design in the Second Empire style. They retain the gabled roof line of the corner building, as well as wood-

detailed dormers that are symmetrically arranged on the roof between pairs of segmental arched windows on the 2nd storey. The original brick exterior has been over-clad with modern stucco on insulation, which was added between 2008-2009. Based on archival photos, the brick appears to have been painted since at least 1975.

The property at 664 Yonge Street is also designated under Part IV of the Ontario Heritage Act. It marks the southernmost portion of a contiguous commercial building comprised of five rows, extending across ten storefront bays. Constructed in 1883, the southernmost double-bay is part of the larger two-and-a-half storey brick row designed by architect Edward James (E.J.) Lennox. It is considered to be a fine and highly detailed version of the Second Empire style with a large projecting cornice that adds horizontal articulation to the divisions between the storeys. The roof line is also a distinctive mansard form, originally clad in tile or red slate shingles. Window frames, cornice, pediment framing, projecting brick string courses and prominent hood moulds with brackets are some of the designated attributes that add a touch of elegance to this late-19th century commercial building.

The subject properties are identified as "contributing" properties in the HCD Plan.

The development site includes a number of properties that are listed on the City's Heritage Register and also identified as "contributing" in the HCD Plan. These properties are 646-648, 654-658 and 660-662 Yonge Street. The properties at 2, 2A Irwin Avenue are also listed on the City's Heritage Register but are not contributing in the HCD Plan and 4 Irwin Avenue is not listed on the Heritage Register but is contributing in the HCD Plan.

In conjunction with the related development application, Heritage Planning's Policy and Research staff conducted thorough research and analysis and concluded that the above-referenced listed properties lack original material integrity and do not contain sufficient cultural heritage value to meet Ontario Regulation 9/06, the provincial criteria for determining significance, and therefore did not merit Part IV designation at the time of the designation of the subject properties at 650 and 664 Yonge Street.

Development Proposal and Conservation Strategy

The proposal seeks to construct a 75-storey mixed used tower with mechanical penthouses from the 75th floor to the 77th floor on the properties at 646-664 Yonge Street and 2-4 Irwin Avenue. At-grade retail uses within the conserved and reconstructed storefronts along Yonge Street will be maintained.

The podium will incorporate the conserved facades and reconstructed roofs of the buildings on the designated properties at 650 (650A & 652) and 664 Yonge Street. In addition, the applicant is proposing to demolish and reconstruct the Yonge Street and Irwin Avenue facades of the listed buildings at 646-648 and the Yonge Street facades of 654-656 and 658 Yonge Street. The buildings at 660 and 662 Yonge Street are proposed to be demolished and replaced with a residential lobby. Both 2 and 4 Irwin Avenue are also proposed for demolition for a new Public Open Space.

The roof of the building at 650 (650A & 652) Yonge Street is proposed to be demolished and reconstructed to the depth of the roof ridge line. The remainder of the street-facing elevation will be conserved in situ with the storefront restored to the 1930-1940 period and the second level restored to the original brick.

The building at 664 Yonge Street will be conserved in situ to a depth of 5-6 metres with the storefront rehabilitated.

At the lower levels, the tower is proposed to be set back 10m from the Yonge Street property line with balconies beginning at Level 8 which are set back 8m from Yonge Street.

The proposed development will maintain at-grade retail uses within the reconstructed storefronts along Yonge Street with the new infill buildings at 660 and 662 Yonge Street used as entrances for the residential levels.

The conservation strategy is further outlined in the Heritage Impact Assessment submitted with the application.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

3.1.6.33: " Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans."

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

Heritage Planning staff reviewed the Heritage Impact Assessment submitted with the proposal and are supportive of the proposed conservation strategy for the buildings at 650 (65A & 652) and 664 Yonge Street.

Massing

The form, scale, and massing of the buildings on the heritage properties at 650 (650A & 652) and 664 Yonge Street will be impacted as a result of the substantial amount of massing proposed for the development site.

The 10m step back of the tower from the Yonge Street property line will mitigate the impact of the massing on the relatively low-scaled heritage buildings and will allow them to maintain their prominence along Yonge Street. In addition, the step back from Yonge Street at 10m will allow for the historic Yonge Street character to be maintained.

The tower step back will also allow the reconstructed buildings on the site to also maintain prominence along the street and continue to support the heritage character of Yonge Street.

Additional Interventions

The street-facing elevation of the building at 650 (650A & 652) Yonge Street will be conserved in situ while the roof will be removed due to structural instability and replaced to the depth of the gable peak. The contemporary stucco will be removed to reveal and repair dichromatic brickwork and quoining. Restoration of the brick hood mold and stone lintel windowsills is also proposed.

The building at 664 Yonge Street will be conserved in situ to a depth of approximately 5-6m from the property line. The building's attributes will be restored and the storefront will be rehabilitated to maintain the double-bay arrangement of the remainder of the E.J. Lennox row to the north.

The proposal, as it affects both properties, will conserve the heritage attributes of the properties and their contextual value within the HCD.

The listed and contributing properties at 646-648, 654-656 and 658 Yonge Street contain buildings that are in poor condition and lack original material integrity. The applicant has proposed to reconstruct them alongside the conservation of the subject designated properties which will ensure they continue to support the Historic Yonge HCD.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required to submit a Conservation Plan which will detail the recommended interventions and conservation work. It will also include a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Reconstruction Plan

The applicant is also being required to submit a Reconstruction Plan for the listed properties on the site that are proposed to be reconstructed.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant will be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should be substantial, and should communicate the cultural heritage value of the properties as described in the Statements of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan will provide details of how the buildings will be lit so that their unique heritage character is highlighted.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the subject properties.

CONCLUSION

Staff are supportive of the proposal to alter the designated heritage properties at 650 (650A & 652) and 664 Yonge Street to permit the development of a 75-storey mixed use tower on the larger development site.

Staff support the proposed alterations and removals under Sections 33 and 34 of the Ontario Heritage Act in the context of the conservation and mitigation strategies proposed for the site. Staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties and the currently under-appeal Historic Yonge HCD. As such, staff are satisfied that the proposed conservation strategy outlined in the HIA meets the intent of the Planning Act, and the heritage policies in the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

Anne Fisher, MCIP, RPP, MRTPI, CAHP
Acting Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Conservation Strategy Drawings
Attachment 5 - Proposal Renderings
Attachment 6 - Selected Drawings

LOCATION MAP

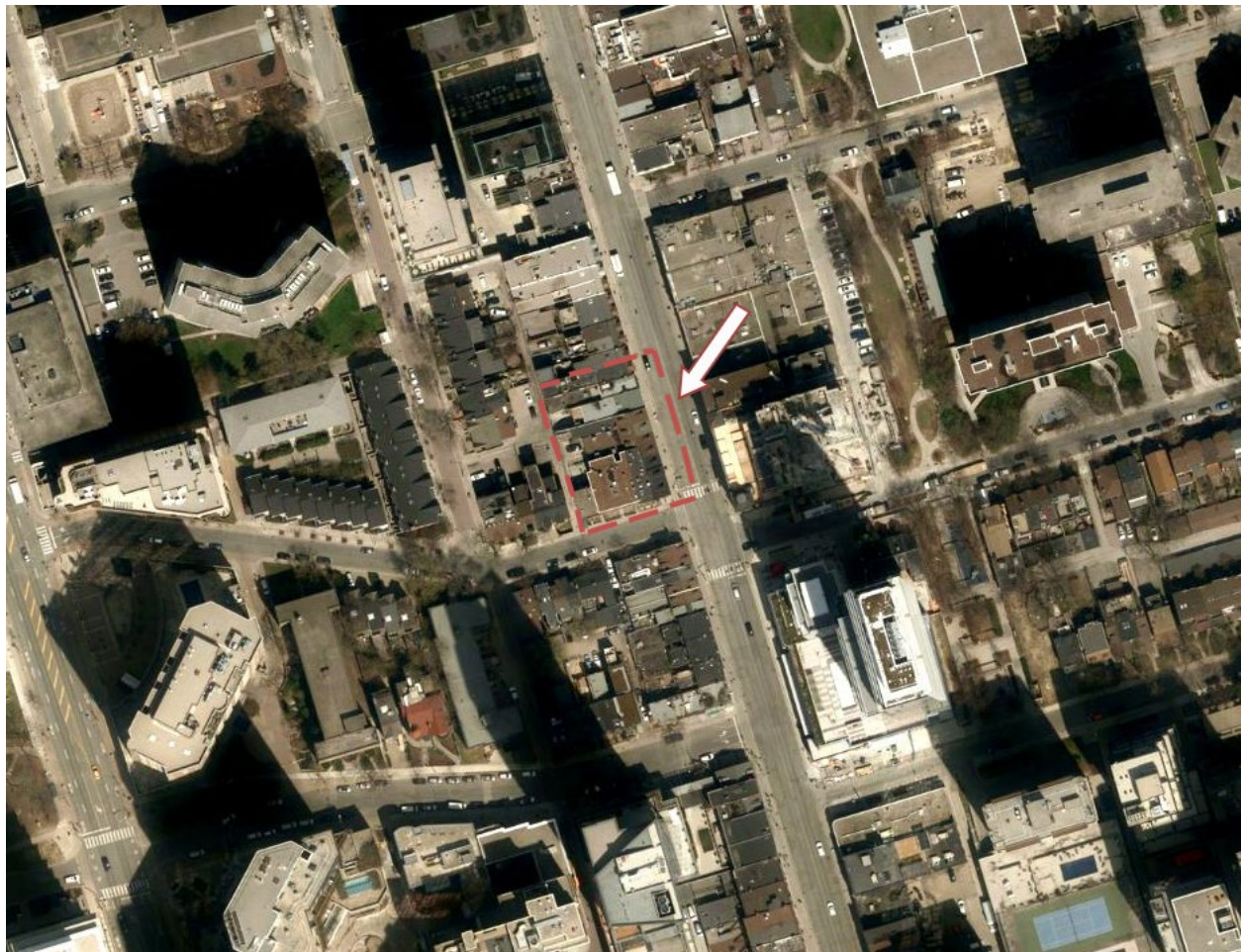
ATTACHMENT 1

650 (650A & 652) and 664 Yonge Street



Map showing the development site outlined in red and the subject heritage properties at 650 and 664 Yonge Street in blue. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

650 (650A & 652) and 664 Yonge Street



Aerial photograph showing the location of at 646-664 Yonge Street and 2-4 Irwin Avenue outlined in red, located on the west side of Yonge Street between Irwin Avenue and St Mary Street. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

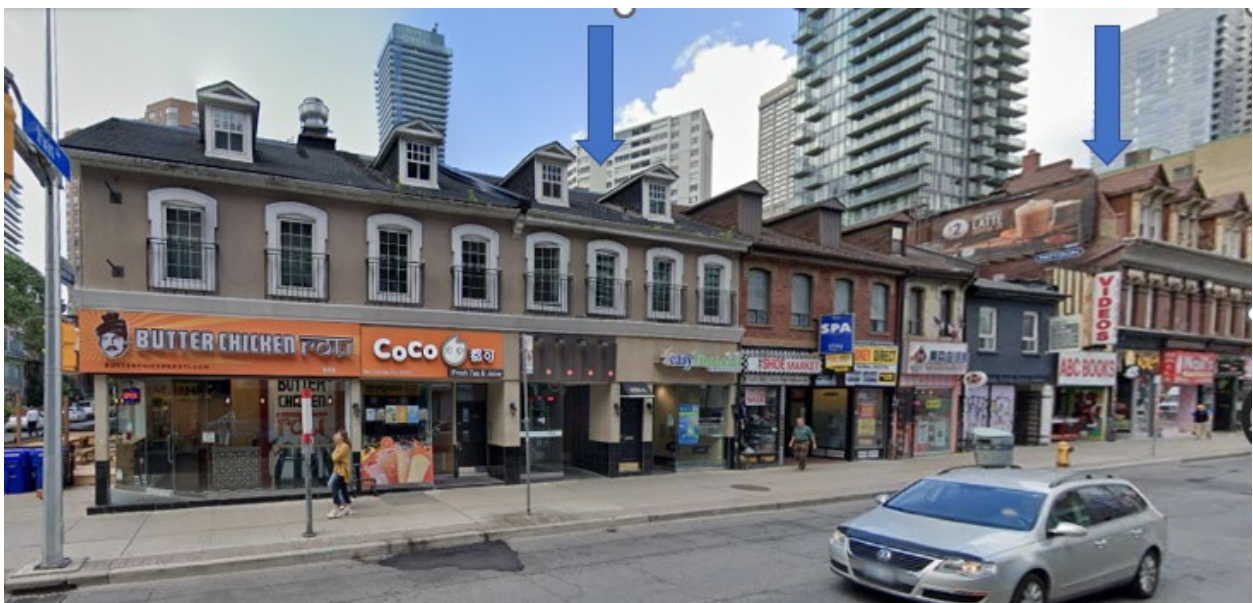
650 (650A & 652) and 664 Yonge Street



View of the east (primary) elevation of 650 (650A & 652) Yonge Street (Heritage Planning)








View of the east (primary) elevation of 664 Yonge Street (Heritage Planning)



Contextual view showing development site at 646-664 Yonge

650 (650A & 652) and 664 Yonge Street - Alterations,
Demolition & Heritage Easement Agreement



-  New Construction
-  Heritage attributes or buildings proposed to be retained
-  Existing building fabric proposed to be re-constructed
-  Existing building fabric proposed to be removed for Public Open Space
-  Heritage attributes proposed to be altered

650 (650A & 652) and 664 Yonge Street



Rendering of street view at 646-664 Yonge Street (AS + GG Canada Partnerships, 2023).



Rendering of 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



Rendering of street view at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).

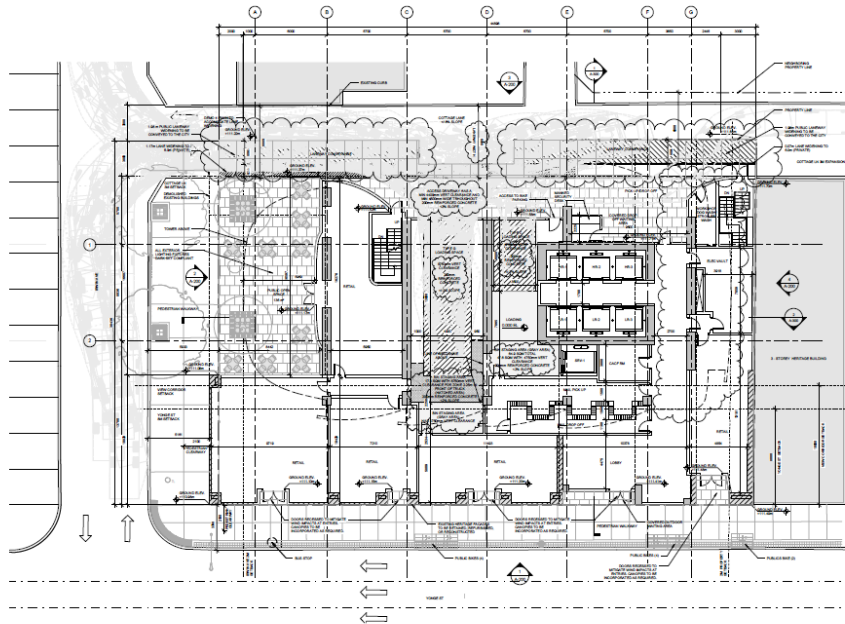


Rendering of bird eye view at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).

SELECTED DRAWINGS

ATTACHMENT 6

650 (650A & 652) and 664 Yonge Street



AS+GG CANADA PARTNERSHIP

A	S
G	G

31 WEST YONGE STREET SUITE 400 TORONTO, ONT. M5E 1B5
7 216 861 1888

APPLICANT:
KS 648 YONGE STREET INC.

NOT FOR CONSTRUCTION

CONSULTANTS:

CIVIL URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100	ELECTRICAL MORRIS BERGSON INC. 2023-2024 1000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100
STRUCTURAL URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100	MECHANICAL URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100
LANDSCAPE URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100	HERITAGE URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100
PLANNING URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100	TRANSPORTATION URS 2023-2024 3000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH, ONT. M1S 1T7 TEL: 416-291-1100

NO.	DESCRIPTION	DATE

PROJECT #

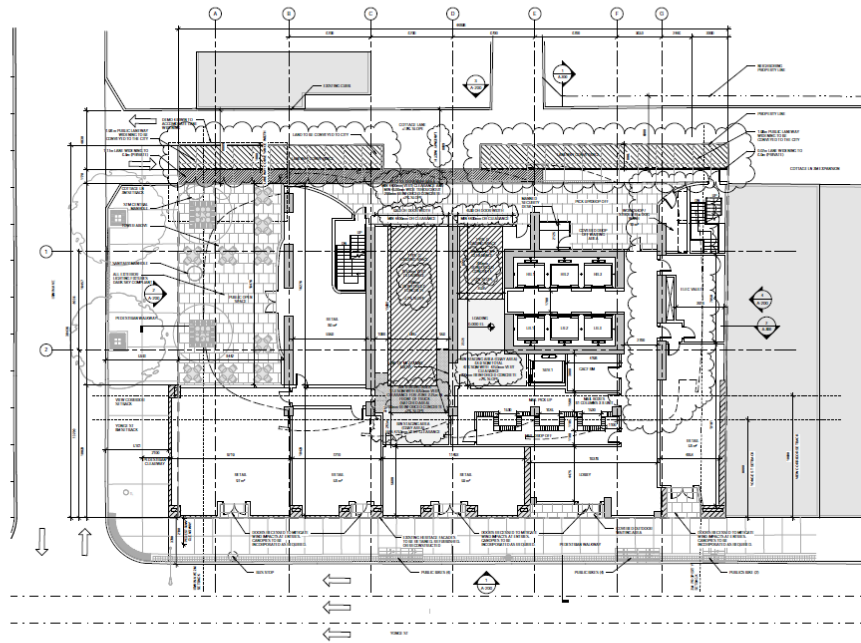
PROJECT NAME:
648 Yonge Street
1-416-291-1100 | 3000 SHEPPARD AVENUE EAST, SCARBOROUGH

SHEET NAME:
GROUND LEVEL SITE PLAN

SHEET NUMBER:
A-011

1 GROUND LEVEL SITE PLAN

Proposed Site Plan of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



AS+GG CANADA
PARTNERSHIP

A	S
C	G

30 WEST MERRICK STREET SUITE 400 CHICAGO IL 60602
T 312 639 1888 F 312 639 1776

APPLICANT:
KS 646 YONGE STREET
INC.

NOT FOR
CONSTRUCTION

CONSULTANTS:

CIVIL MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING	ELECTRICAL MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
MECHANICAL MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING	TRANSPORTATION MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
STRUCTURAL MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING	VEGETATION MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
HERITAGE MARCUS & MILNER ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING	

ISSUED	DESCRIPTION	DATE

PROJECT #

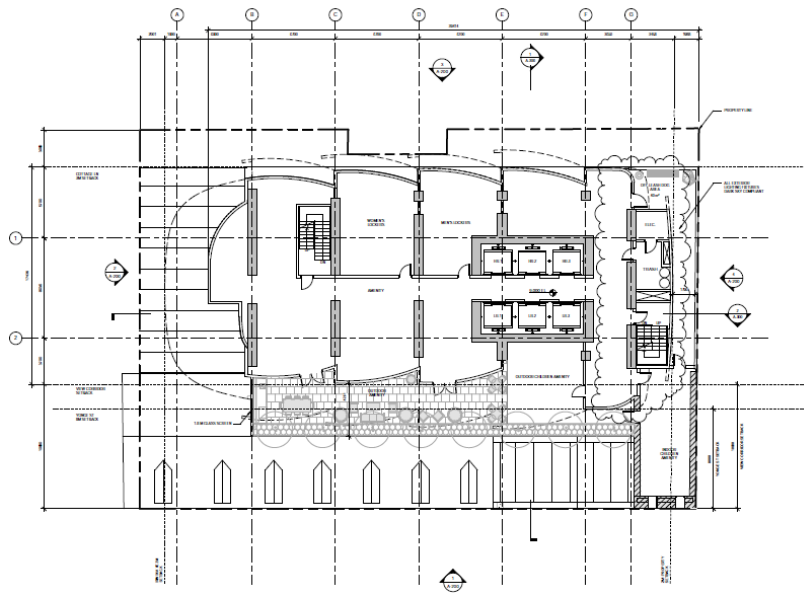
PROJECT NAME:
648 Yonge Street
2-4 IRWIN AVE AND 646-664 YONGE STREET, TORONTO, ONTARIO

SHEET NAME:
GROUND LEVEL - LOBBY AND RETAIL

SHEET NUMBER:
A-101

① GROUND LEVEL

Proposed Ground Floor Plan of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



AS+GG CANADA
PARTNERSHIP

A	S
G	G

20 WEST MARKET STREET SUITE 400 TORONTO, ONTARIO M5E 1B2
416-593-9339

APPLICANT:
KS 646 YONGE STREET INC.

NOT FOR CONSTRUCTION

CONSULTANTS:

CIVIL CIVIL ENGINEER PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000	ELECTRICAL ELECTRICAL ENGINEER PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000
STRUCTURAL STRUCTURAL ENGINEER PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000	MECHANICAL MECHANICAL ENGINEER PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000
LANDSCAPE LANDSCAPE ARCHITECT PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000	TRANSPORTATION TRANSPORTATION ENGINEER PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000
PLANNING PLANNING CONSULTANT PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000	HERITAGE HERITAGE CONSULTANT PROFESSIONAL DESIGNER REGISTERED IN ONTARIO P. ENG. NO. 10000

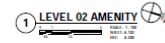
ISSUED:	NO.	DESCRIPTION	DATE

PROJECT #

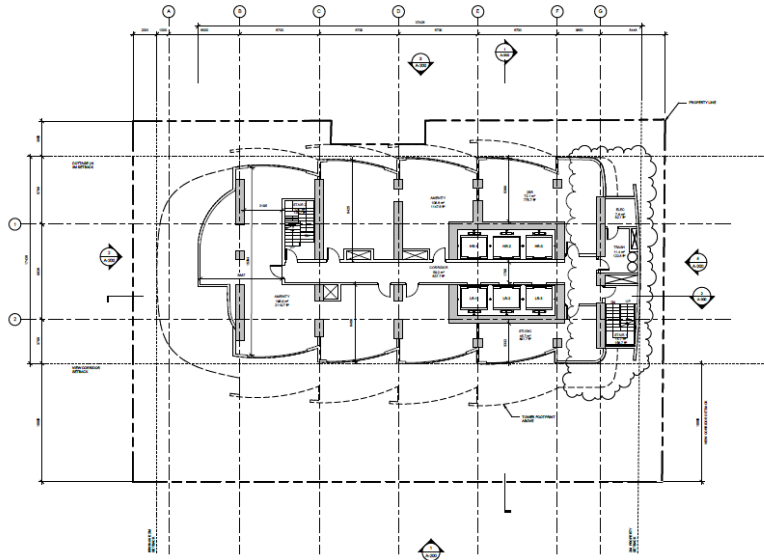
PROJECT NAME:
648 Yonge Street
2-4 WEST MARKET STREET SUITE 400 TORONTO, ONTARIO M5E 1B2

SHEET NAME:
LEVEL 02 AMENITY

SHEET NUMBER:
A-102



Proposed Second Floor Plan of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



1 LEVEL 03 AMENITY & RESIDENTIAL

AS+GG CANADA
PARTNERSHIP

A	S
G	G

SHEET NUMBER: STREET GATE ON CHURCH L 8882
7/23/2023 10:00

APPLICANT:
KS 040 YONGE STREET
INC.

NOT FOR
CONSTRUCTION

CONSULTANTS:

CIVIL MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5	ELECTRICAL MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5
STRUCTURAL MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5	MECHANICAL MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5
LANDSCAPE MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5	PLANNING MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5
HERITAGE MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5	TRANSPORTATION MWH Global 1000 Lakeshore Blvd. West Toronto, ON M5H 1B5

REV.	DESCRIPTION	DATE

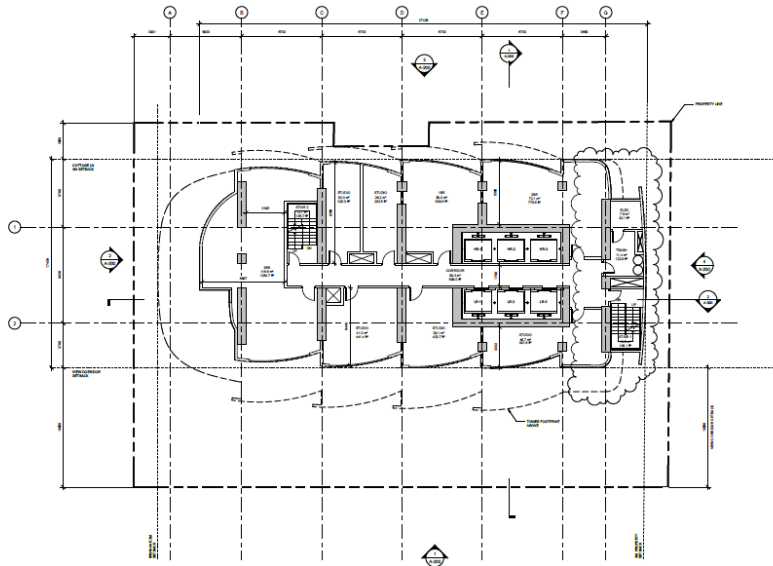
PROJECT #

PROJECT NAME:
648 Yonge Street
11000-04-000-0000-0000-0000

SHEET NAME:
LOWRISE RESIDENTIAL LEVEL 03

SHEET NUMBER:
A-103

Proposed Third Floor Plan for of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



AS+GG CANADA
PARTNERSHIP

A	S
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STREET ADDRESS: 646-664 YONGE STREET
PROJECT NO: 2023-001

APPLICANT:

648 YONGE STREET
INC.

NOT FOR
CONSTRUCTION

CONSULTANTS:

CIVIL City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2	ELECTRICAL City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2
STRUCTURAL City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2	VERTICAL TRANSPORTATION City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2
MECHANICAL City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2	TRANSPORTATION City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2
LANDSCAPE City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2	HERITAGE City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2
PLANNING City of Toronto Department of Engineering 200 Adelaide Street West Toronto, ON M5H 1S2	

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT:

PROJECT NAME:

648 Yonge Street
517-100-1000 (High-Rise, Tower, Core)

SHEET NAME:

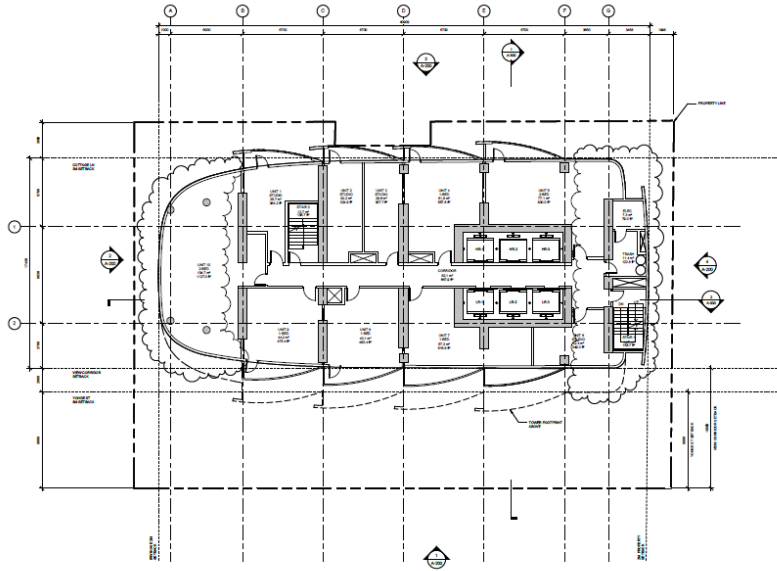
LOWRISE RESIDENTIAL LEVEL 04-05

SHEET NUMBER:

A-104

① LOWRISE RESIDENTIAL LEVEL 04-05

Proposed Fourth and Fifth Floor Plan of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



1 LOWRISE RESIDENTIAL LEVEL 06-14

AS+GG CANADA
PARTNERSHIP

A	S
G	G

SWEET GORGE STREET SUITE 400 CHICAGO, ILLINOIS
730 593 4388 F 773 639 1778

APPLICANT:
KS 646 YONGE STREET INC.

NOT FOR CONSTRUCTION

CONSULTANTS:

CIVIL Site Plans Sustainable Design Coordination 2000-2010	STRUCTURAL Structural Steel Design 2000-2010	Mechanical Mechanical Design 2000-2010	LANDSCAPE Landscape Design 2000-2010	PLANNING Urban Planning 2000-2010	ELECTRICAL Electrical Design 2000-2010	HERITAGE Heritage Assessment 2000-2010
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ISSUED:	DATE	DESCRIPTION	BY

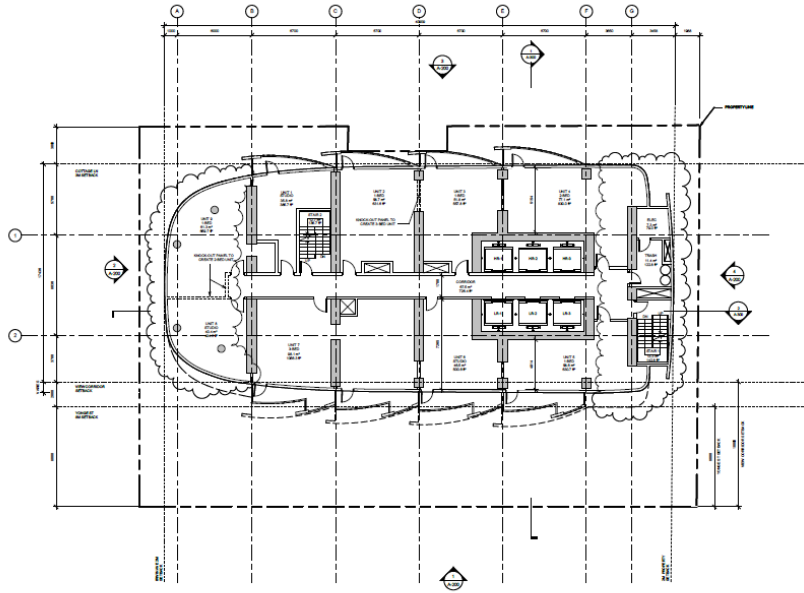
PROJECT #

PROJECT NAME:
648 Yonge Street
2100 Ave. 648-664 Yonge Street, Toronto, Canada

SHEET NAME:
LOWRISE RESIDENTIAL LEVEL 06-14

SHEET NUMBER:
A-106

Proposed Floor Plan for floors 6-14 of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



1 TRANSITION LOWRISE RESIDENTIAL LEVEL 15-27

AS+GG CANADA
PARTNERSHIP

A	S
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31 WEST WARD STREET SUITE 400 TORONTO, ONT. M5V 1A5
416-593-1500

APPLICANT:
KS 648 YONGE STREET INC.

NOT FOR CONSTRUCTION

CONSULTANTS:

CIVIL URS 2000 100 King Street West Toronto, ON M5X 1C5	ELECTRICAL Simpson & Associates Inc. 100 King Street West Toronto, ON M5X 1C5
STRUCTURAL S&S CONSULTANTS 20 Floor 100 King Street West Toronto, ON M5X 1C5	VERTICAL S&S CONSULTANTS 20 Floor 100 King Street West Toronto, ON M5X 1C5
MECHANICAL The Mechanical Engineers 100 King Street West Toronto, ON M5X 1C5	TRANSPORTATION URS 2000 100 King Street West Toronto, ON M5X 1C5
LANDSCAPE Parks Associates 1100 Bay Street Toronto, ON M5G 0A2	HERITAGE S&S CONSULTANTS 20 Floor 100 King Street West Toronto, ON M5X 1C5
PLANNING Simpson & Associates Inc. 100 King Street West Toronto, ON M5X 1C5	

REVISED	DESCRIPTION	DATE

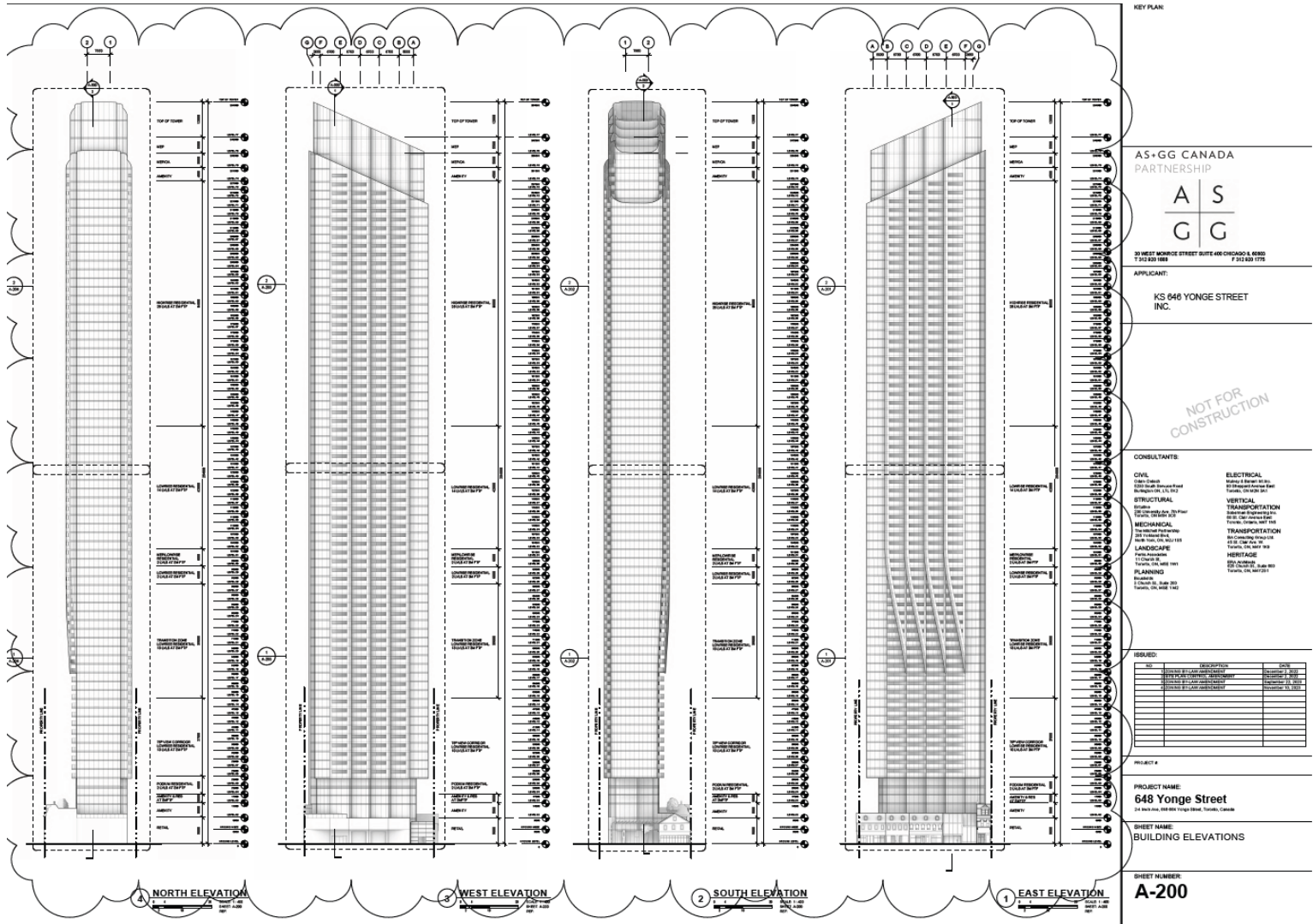
PROJECT #

PROJECT NAME:
648 Yonge Street
2 & 4 East Ave. 648-664 Yonge Street, Toronto, Canada

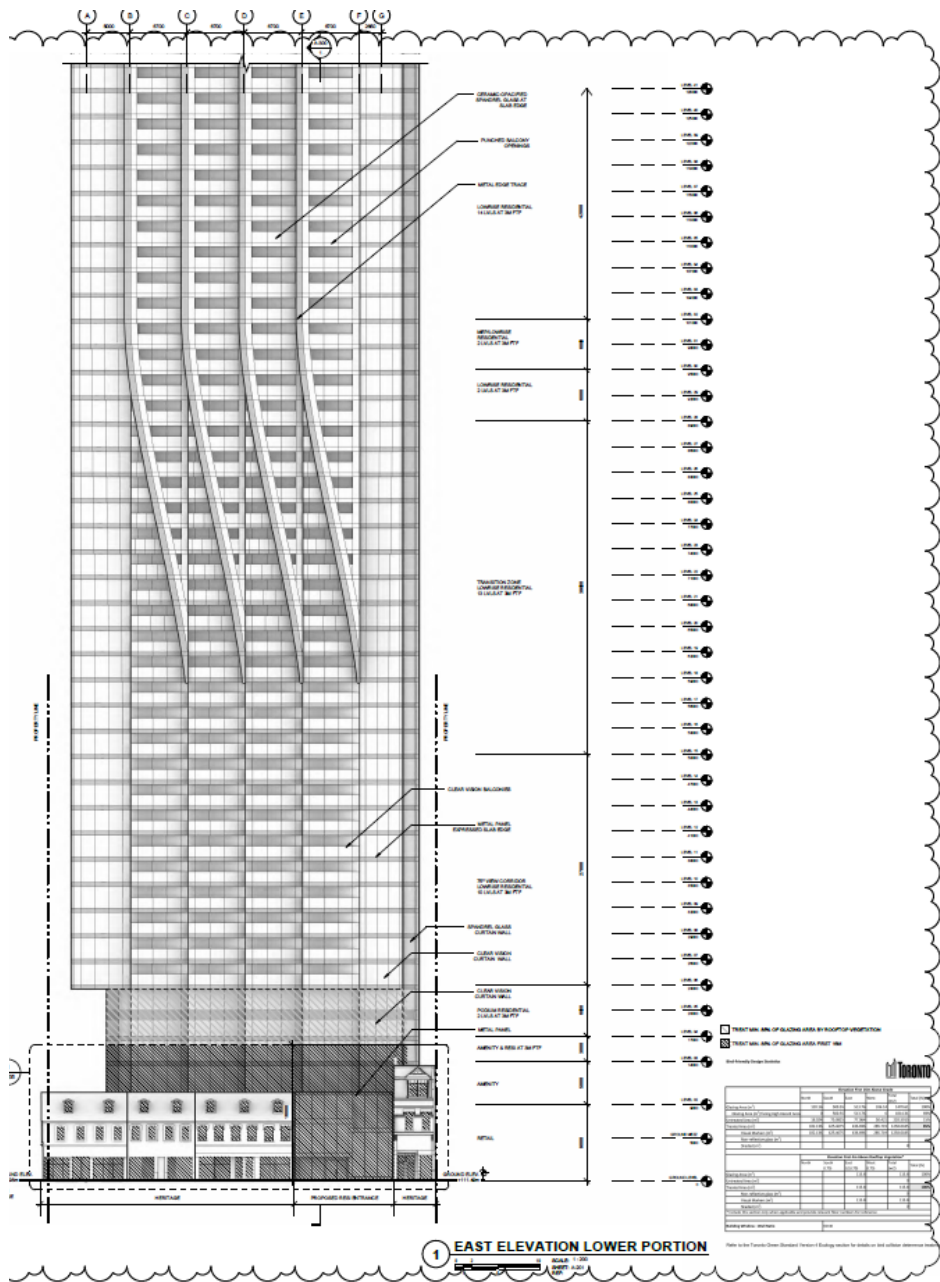
SHEET NAME:
TRANSITION LOWRISE RESIDENTIAL
LEVEL 15-27

SHEET NUMBER:
A-115

Proposed Floor Plan for floors 15-27 of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



Proposed elevations of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



AS+GG CANADA
PARTNERSHIP

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30 WEST MONROE STREET SUITE 400 CHICAGO IL 60602
T 312 800 1506 F 312 800 1775

APPLICANT:
**KS 646 YONGE STREET
INC.**

NOT FOR
CONSTRUCTION

CONSULTANTS:

CIVIL
Chen + Jensen
5205 South Service Road
Burlington, ON, L7R 5G2

STRUCTURAL
Stalder
252 University Ave. 29 Floor
Toronto, ON M5S 1A2

MECHANICAL
The Mutual Partnership
280 Highland Ave.
North York, ON, M2H 1S5

LANDSCAPE
Frank Maclellan
Toronto, ON, M5S 1R1

PLANNING
ShawWhite
2 Church St., Suite 200
Toronto, ON, M5E 1A2

ELECTRICAL
Muller & Bennett Inc.
40 Spadina Avenue 5th Fl
Toronto, ON, M5S 1S2

**VERTICAL
TRANSPORTATION**
Metcalf Engineering Inc.
85 St. Clair Avenue East
Toronto, Ontario, M4T 1S2

TRANSPORTATION
MFC Consulting Group Ltd.
40 St. Clair Ave. W.
Toronto, ON, M5S 1R6

HERITAGE
S&A Architects
622 Church St., Suite 800
Toronto, ON, M4W 2Y1

ISSUED:

NO.	DESCRIPTION	DATE
1	ISSUED BY LAW ADOPTION	December 2, 2022
2	ISSUED BY LAW ADOPTION - REVISIONS	December 2, 2022
3	ISSUED BY LAW ADOPTION	December 23, 2022
4	ISSUED BY LAW ADOPTION	December 15, 2023

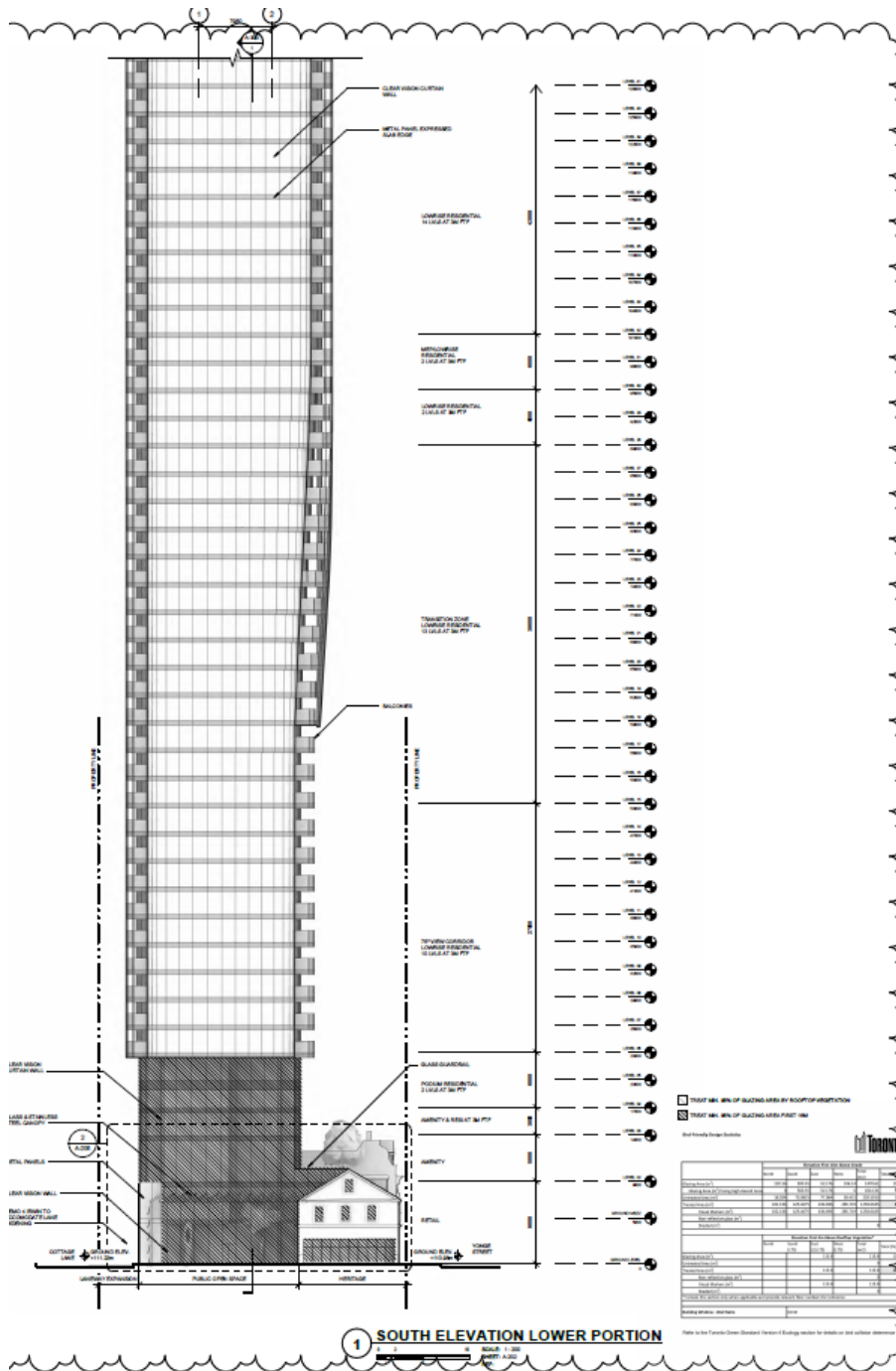
PROJECT #

PROJECT NAME:
648 Yonge Street
214 Irwin Ave, 646-664 Yonge Street, Toronto, Canada

SHEET NAME:
ENLARGED ELEVATIONS - EAST

SHEET NUMBER:
A-201

Proposed detailed east elevation of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



AS+GG CANADA
PARTNERSHIP

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30 WEST MONROE STREET SUITE 400 CHICAGO IL 60603
7312 620 1808 F 312 620 1776

APPLICANT:
KS 646 YONGE STREET INC.

NOT FOR CONSTRUCTION

CONSULTANTS:

CIVIL
Odebrecht
2025 South Service Road
Burlington ON L7R 5K2

STRUCTURAL
Shelton
222 University Ave. 18 Floor
Toronto, ON M5G 2C3

MECHANICAL
The Mechanical Partnership
380 Parkland Blvd.
North York, ON M2J 1P5

LANDSCAPE
Parks Reclamation
11 Church St.
Toronto, ON M5E 1W1

PLANNING
Hatch
3 Church St., Suite 200
Toronto, ON M5E 1M2

ELECTRICAL
Murray & Birrell Inc.
80 Sheppard Avenue East
Toronto, ON M2N 2A1

VERTICAL TRANSPORTATION
Sokolman Engineering Inc.
80 St. Clair Avenue East
Toronto, Ontario, M4T 1G5

MECHANICAL TRANSPORTATION
MK Consulting Group Ltd.
45 St. Clair Ave. W.
Toronto, ON M5V 1S8

HERITAGE
666 Architects
424 College St., Suite 800
Toronto, ON M5T 2S1

ISSUED:

NO.	DESCRIPTION	DATE
1	ISSUED BY CIVIL ENGINEER	November 3, 2023
2	ISSUED BY MECHANICAL ENGINEER	November 3, 2023
3	ISSUED BY ARCHITECT	November 3, 2023
4	ISSUED BY CIVIL ENGINEER	November 3, 2023
5	ISSUED BY CIVIL ENGINEER	November 3, 2023
6	ISSUED BY CIVIL ENGINEER	November 3, 2023
7	ISSUED BY CIVIL ENGINEER	November 3, 2023
8	ISSUED BY CIVIL ENGINEER	November 3, 2023
9	ISSUED BY CIVIL ENGINEER	November 3, 2023
10	ISSUED BY CIVIL ENGINEER	November 3, 2023

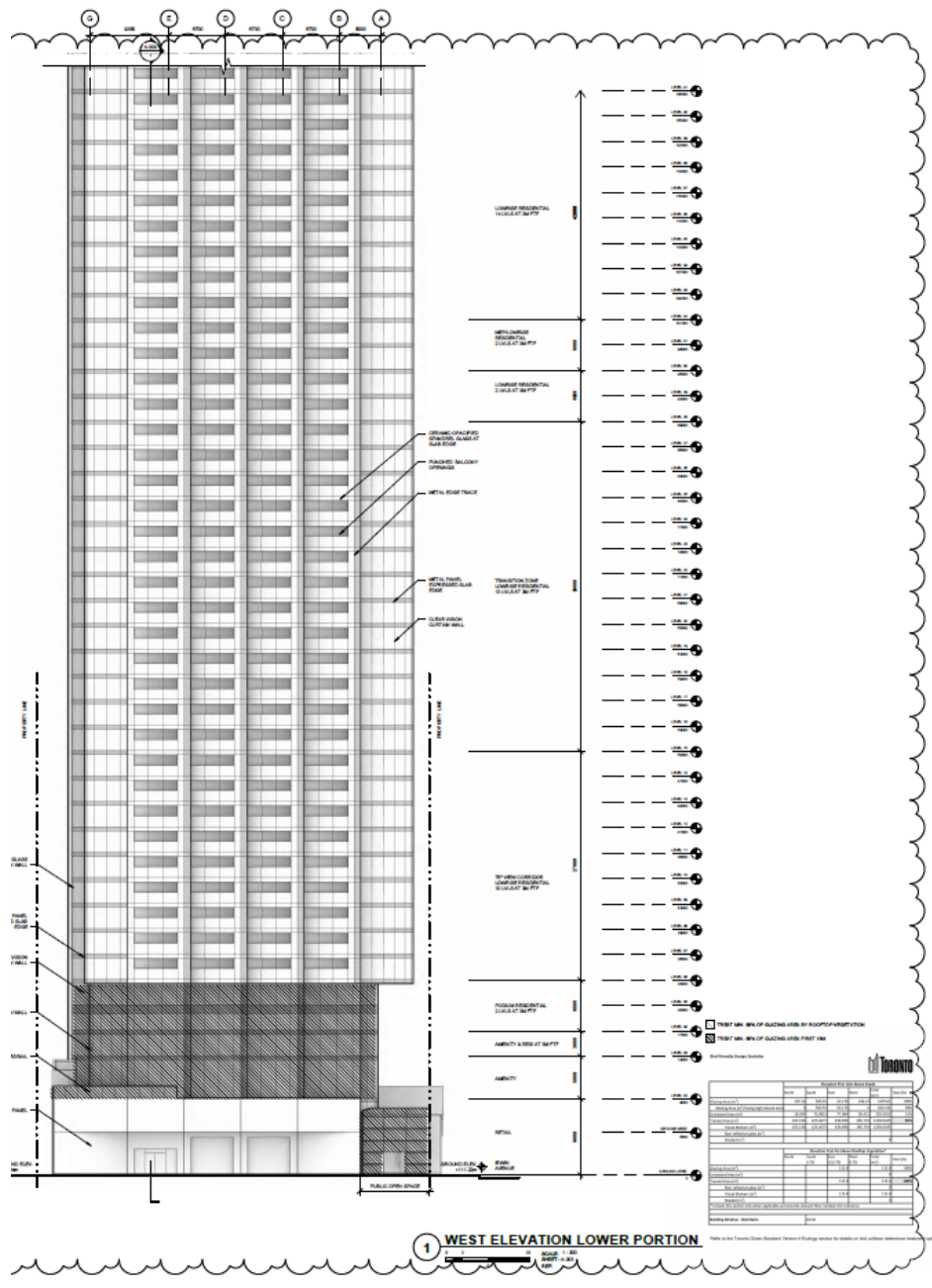
PROJECT #

PROJECT NAME:
648 Yonge Street
2-4 Irwin Ave, 646-664 Yonge Street, Toronto, Canada

SHEET NAME:
ENLARGED ELEVATIONS - SOUTH

SHEET NUMBER:
A-202

Proposed detailed south elevation of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



NET PLAN

AS+GG CANADA
PARTNERSHIP

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30 WEST MONROE STREET SUITE 400 CHICAGO IL 60603
T 312 820 1800 F 312 820 1775

APPLICANT:

KS 648 YONGE STREET
INC.

NOT FOR
CONSTRUCTION

CONSULTANTS:

CIVIL
Cody DeWitt
2225 South Service Road
Burlington ON, L7R 5K3

ELECTRICAL
Murray & Bessie Inc.
65 Sheppard Avenue East
Toronto, ON M2N 3A7

STRUCTURAL
Ipsos
225 University Ave. 7th Floor
London, ON N6C 2C2

MECHANICAL
The Mechanical Partnership
285 Patented Blvd.
North York, ON, M2H 1B5

LANDSCAPE
Parks Associates
11 Church St.
Toronto, ON, M5E 1B1

PLANNING
Bookbald
2 Church St., Suite 200
Toronto, ON, M5E 1M2

HERITAGE
Murray & Bessie Inc.
65 Sheppard Avenue East
Toronto, ON M2N 3A7

TRANSPORTATION
Stantec Engineering Inc.
65 St. Clair Avenue East
Toronto, Ontario, M5E 1B5

TRANSPORTATION
SA Consulting Group Ltd.
40 St. Clair Ave. W.
Toronto, ON, M5T 1A8

HERITAGE
SA Consulting
650 Church St., Suite 800
Toronto, ON, M5T 0Y1

ISSUED:

NO.	DESCRIPTION	DATE
1	ISSUED BY LAST AMENDMENT	November 18, 2023
2	ISSUED BY LAST AMENDMENT	November 18, 2023
3	ISSUED BY LAST AMENDMENT	November 18, 2023
4	ISSUED BY LAST AMENDMENT	November 18, 2023
5	ISSUED BY LAST AMENDMENT	November 18, 2023
6	ISSUED BY LAST AMENDMENT	November 18, 2023
7	ISSUED BY LAST AMENDMENT	November 18, 2023
8	ISSUED BY LAST AMENDMENT	November 18, 2023
9	ISSUED BY LAST AMENDMENT	November 18, 2023
10	ISSUED BY LAST AMENDMENT	November 18, 2023

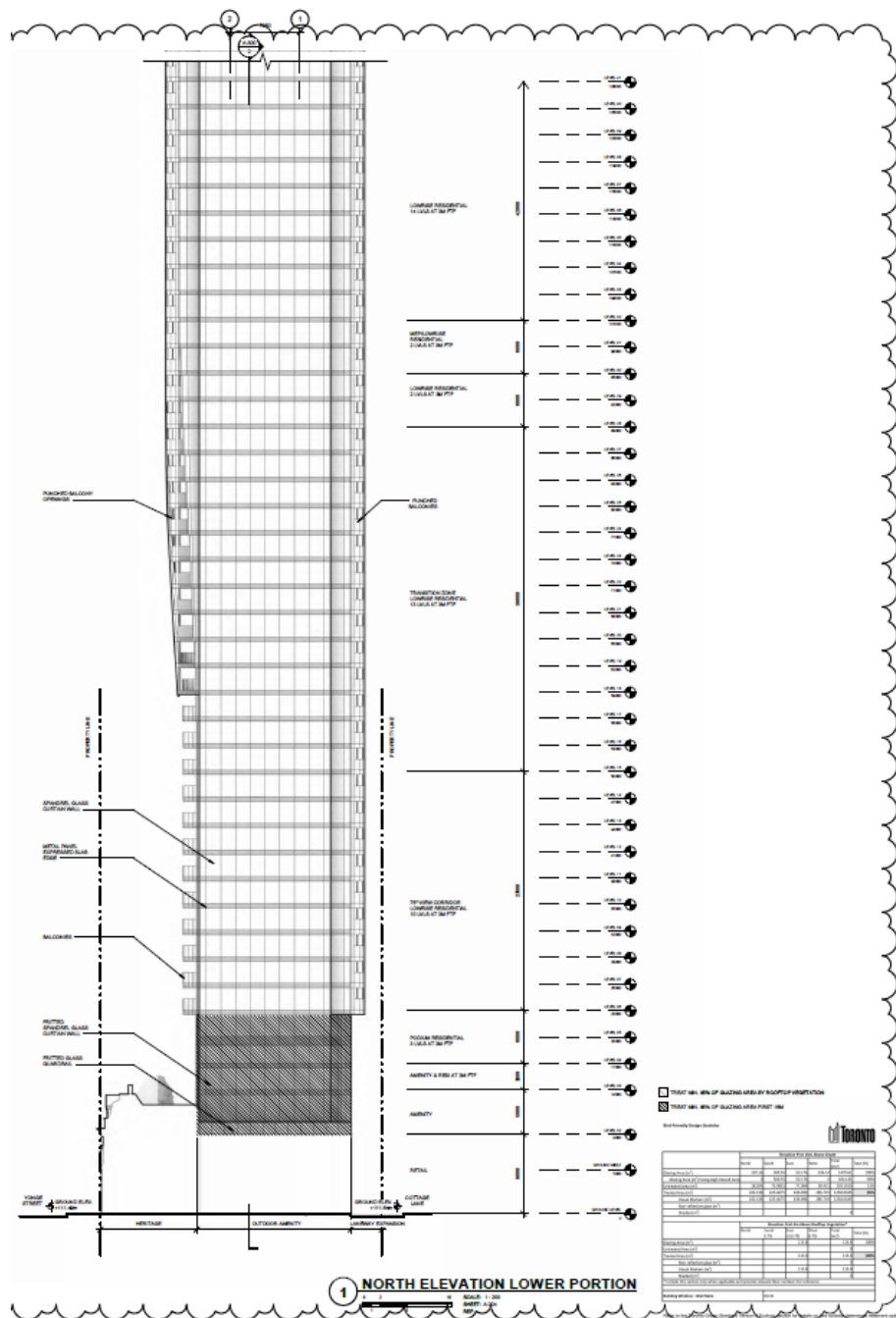
PROJECT #

PROJECT NAME:
648 Yonge Street
2-4 Irwin Ave, 648-664 Yonge Street, Toronto, Canada

SHEET NAME:
ENLARGED ELEVATIONS - WEST

SHEET NUMBER:
A-203

Proposed detailed west elevation of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).



AS+GG CANADA
PARTNERSHIP

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30 WEST MONROE STREET SUITE 400 CHICAGO IL 60603
T 312 600 1000 F 312 600 1775

APPLICANT:
KS 646 YONGE STREET INC.

NOT FOR CONSTRUCTION

CONSULTANTS:

CIVIL Coker - DeBach 2200 Finch Avenue East Burlington ON, L7R 5A2	ELECTRICAL Murray & Seaton Inc. 80 Sheppard Avenue East Toronto, ON M2N 3A1
STRUCTURAL Buckley 222 University Ave. 28 Floor Toronto, ON M5G 2C7	VERTICAL TRANSPORTATION Buckley Engineering Inc. 222 St. Andrew Street Toronto, Ontario, M5T 1S5
MECHANICAL The Mitchell Partnership 285 Yorkville Blvd. North York, ON, M2J 1R5	TRANSPORTATION 36 Consulting Group Inc. 45 St. Clair Ave. W. Toronto, ON, M6P 1S8
LANDSCAPE Parks Associates 11 Dundas St. Toronto, ON, M5E 1M1	HERITAGE ISA Architects 222 Dundas St. Suite 800 Toronto, ON, M5T 2R1
PLANNING Hatch 2 Church St., Suite 200 Toronto, ON, M5E 1A2	

ISSUED:

NO.	DESCRIPTION	DATE
1	ISSUED BY LAW AMENDMENT	December 8, 2023
2	ISSUED BY LAW AMENDMENT	December 8, 2023
3	ISSUED BY LAW AMENDMENT	December 10, 2023
4	ISSUED BY LAW AMENDMENT	December 13, 2023

PROJECT #

PROJECT NAME:
648 Yonge Street
2-4 Irwin Ave, 648-664 Yonge Street, Toronto, Canada

SHEET NAME:
ENLARGED ELEVATIONS - NORTH

SHEET NUMBER:
A-204

Proposed detailed north elevation of the redevelopment at 646-664 Yonge Street and 2-4 Irwin Avenue (AS + GG Canada Partnerships, 2023).