

Toronto Preservation Board

Meeting No. 16**Meeting Date** Thursday, March 28, 2024**Start Time** 9:30 AM**Location** Video Conference**Contact** Matthew Green, Committee Administrator**Phone** 416-392-4666**E-mail** hertpb@toronto.ca**Chair** Julia Rady

PB16.14	ACTION	Amended		Ward: 13
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650 (650A and 652) and 664 Yonge Street - Alterations to Heritage Properties, Demolition of Attributes and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board 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 and 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 as it relates to 646-664 Yonge Street and 2-4 Irwin Avenue, 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.

Decision Advice and Other Information

Georgia Kuich, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 650 (650A and 652) and 664 Yonge Street - Alterations to Heritage Properties, Demolition of Attributes and Authority to Enter into a Heritage Easement Agreement.

Origin

(March 8, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 28, 2024 the Toronto Preservation Board considered Item [PB16.14](#) and made recommendations to City Council.

Summary from the report (March 8, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(March 8, 2024) Report and Attachments 1 - 6 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 650 (650A and 652) and 664 Yonge Street - Alterations to Heritage Properties, Demolition of Attributes and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244335.pdf>

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

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-244602.pdf>

Speakers

Sharon Hong, ERA Architects

Paul Farrelly, Church Wellesley Neighbourhood Association

Motions

Motion to Amend Item moved by Julia Rady (Carried)

That the Toronto Preservation Board amend recommendation 2.a.4. by adding the words "as it relates to 646-664 Yonge Street and 2-4 Irwin Avenue" after "Heritage Conservation District Plan" so that the recommendation reads as follows:

4. Withdraw their appeal(s) of the Historic Yonge Street Heritage Conservation District Plan as it relates to 646-664 Yonge Street and 2-4 Irwin Avenue, 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.

Motion to Adopt Item as Amended moved by Julia Rady (Carried)

Vote (Adopt Item as Amended)

Mar-28-2024

Result: Carried	Majority Required
Yes: 9	Koorosh Attarian, Yeo-Jin (Katerina) Bong, Paul Cordingley, Matthew Gregor, Alex Grenzabach, Geoff Kettel, Mitchell May, Julia Rady (Chair), Wendy Wong
No: 0	
Absent: 3	Robert Allsopp, Parthi Kandavel, Adam Wynne (Interest Declared)

Declared Interests

The following member(s) declared an interest:

Adam Wynne - As he attended pre-application meeting with the developer and the community association.