

835-839 Yonge Street - Alterations to Designated Heritage Properties and Demolition of Heritage Attributes on Designated Heritage Properties under Sections 33 and 34(1)1 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 30, 2026

To: Toronto Preservation Board

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

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve an application under Sections 33 and 34(1)1 of the Ontario Heritage Act (OHA) to alter and demolish specified heritage attributes at the designated heritage properties at 835-839 Yonge Street. This report is in connection with the submitted Zoning By-law Amendment application for a mixed-use building with two tower elements of 41 and 49 storeys in height, containing 922 residential units and a minimum of 750 square metres of non-residential space. This report also seeks approval to enter into a Heritage Easement Agreement to ensure the long-term conservation of the heritage property.

The subject properties are located at the northeast corner of the intersection of Yonge/ Church Streets and Davenport Road, across from the Masonic Temple and adjacent to the South Rosedale Heritage Conservation District. They were designated under Part IV of the Ontario Heritage Act on March 29, 30 and 31, 2023 under City of Toronto By-law 440-2023.

The properties include an existing commercial building, a surface parking lot (839 Yonge Street) and a gas bar (835 Yonge Street) owned and operated by the Canadian Tire Corporation. The entrance address for the site is 837 Yonge Street.

The property contains surviving elements of the former Grand Central Market, a two-storey commercial market building designed in the Spanish Colonial Revival style by Henry Wilkinson in 1929 and constructed in 1935. In 1936, the Canadian Tire Corporation acquired the property and adapted the building for use as its headquarters and flagship store on Toronto's prominent Yonge Street. Subsequent alterations to the Alterations to Designated Heritage Property and Enter into a HEA - 835-839 Yonge Street

Grand Central Market building in the 1980s left only portions of the west and south façades extant on the property.

The proposed development conserves the façades of the former Grand Central Market building while removing all the other existing buildings, the parking lot and the gas bar, to construct a new, mixed-use development with two residential towers and a new green space. The conservation strategy proposes the retention in-situ of the west and south elevations of the former Grand Central Market Building and integrating them with the new proposed podium building, reinstating the third architectural bay at the north end of the heritage façade and the removing and reinstating of the non-original central pyramidal and sloped tile roofs. The non-original storefronts and windows will be removed and new historically appropriate storefronts and windows reinstated.

Heritage Planning staff are satisfied that the proposed development conserves the onsite and adjacent heritage properties and is consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve:

a. the alterations to the designated heritage properties at 835-839 Yonge Street with conditions, under Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of the a mixed-use building with two towers of 41 and 49 storeys, with such alterations to the designated heritage properties being substantially in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022, as revised on May 22nd 2026, and 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; and

b. the demolition of specified heritage attributes of the designated heritage properties at 835-839 Yonge Street with conditions, under Part IV, Section 34(1)1 of the Ontario Heritage Act, to allow for the construction of a mixed-use building with two towers of 41 and 49 storeys, with such alterations to the designated heritage properties being substantially in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022 as revised on May 22nd 2026, and 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 its consent to the application to alter the designated heritage properties at 835-839 Yonge Street under Part IV, Section 33 of the Ontario Heritage,

and its consent to the demolition of specified heritage attributes at the designated heritage properties at 835-839 Yonge Street under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

- a. that the related site-specific Zoning By-law Amendment has come into full force and effect;
- b. the owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022, as revised on May 22, 2026, to the satisfaction of the Senior Manager, Heritage Planning;
- c. the owner shall enter into a Heritage Easement Agreement with the City for the properties at 835-839 Yonge Street, in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022, as revised on May 22, 2026, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan required in Recommendation 2.b above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
- d. prior to the issuance of any permit for all or any part for the properties at 835-839 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 shall:
 1. have entered into a Heritage Easement Agreement with the City required in Recommendation 2.c above;
 2. provide a Heritage Lighting Plan that describe how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;
 3. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;
 4. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;
 5. provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;

6. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.b. above, 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; and

7. 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; and

e. that prior to the release of the Letter of Credit required in Recommendation 2.d.7 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 approved Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

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 835-839 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 Council authorizing the entering into of a Heritage Easement Agreement for the properties at 835-839 Yonge Street.

5. City Council authorize the City Solicitor and City staff to take all necessary and reasonable actions to implement City Council's decision.

FINANCIAL IMPACT

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

835 and 839 Yonge Street (including the entrance address 837 Yonge Street) was designated under Part IV, Section 29, of the Ontario Heritage Act ("OHA") on March 29, 30, and 31, 2023, under City of Toronto By-law 440-2023:

<https://www.toronto.ca/legdocs/bylaws/2023/law0440.pdf>

BACKGROUND

Site and Context

The development site is located at the northeast corner of the intersection of Yonge/Church Streets and Davenport Road, across from the Masonic Temple and adjacent to the South Rosedale Heritage Conservation District. The subject site at 835 and 839 Yonge Street (with an entrance address at 837 Yonge Street) is owned and operated by the Canadian Tire Corporation and contains the following buildings:

- 835 Yonge Street: Gas bar with 1 storey kiosk constructed in 1958 and rebuilt in 1988. This property is covered by the designation by-law but does not include any heritage attributes
- 839 Yonge Street: 2 storey commercial building surface parking lot, and portions of the former Grand Central Market building

Adjacent heritage resources include the following properties:

- 888 Yonge Street. (Masonic Temple Hall) Part IV Designated (December 8, 1997, By-law 668-97)
- 906 Yonge Street. (Ridpath Building) Listed (April 7, 2022, By-law 261-2022)
- 25 Severn Street (The Studio Building) Part IV Designated (February 7, 2003, By-law 115-2003)

On May 22nd, 2026, a Heritage Permit application was made to allow for alterations to and demolition of specified heritage attributes at the heritage property on the subject site. A Heritage Impact Assessment (HIA), prepared by ERA Architects, dated August 15, 2022, revised May 22nd, 2026, was submitted to support the development application.

Heritage Property

The property commonly known as Canadian Tire Store contains portions of the Grand Central Market, a two-storey commercial market building originally designed in the Spanish Colonial Revival style in 1929 by Henry Wilkinson, the in-house architect for Associated Development Corporation Ltd, the financial and real-estate firm that developed the property. The construction of the Grand Central Market was completed in 1935 and later acquired by the Canadian Tire Corporation in 1936 to serve as the company's headquarters. In the 1980s, Canadian Tire redeveloped the property by

making significant changes and alterations including the demolition of most of the buildings and structures on the site. As a result of these alterations, only the west and a portion of the south elevations of the former Grand Central Market building were retained and incorporated into the present-day Canadian Tire building. The Canadian Tire Corporation has owned and operated a retail presence at this location for nearly 90 years.

The property represents a surviving example of a rare early-20th century commercial market typology, expressed through its two-storey, flat-roofed form and a prominent main entrance element that rises above the roofline and is capped with a pyramidal Spanish red-tile roof. The west and south elevations presently comprise six bays, each accommodating ground-floor storefronts that were originally designed with display windows and single-door entrances. A seventh bay formerly existed along the west elevation, creating a symmetrical composition on that façade. Additional defining features include a pronounced central entrance bay framed by carved stone pilasters, as well as carved stone arched window openings serving secondary second-storey spaces. These arched openings were originally fitted with tripartite steel sash windows, consisting of a fixed central pane flanked by two operable casement windows.

The property was designated in 2023 under the Ontario Heritage Act for its cultural heritage value and significance under By-law 440-2023.

Development Proposal

A Zoning By-law Amendment application was submitted for the subject site in 2022 proposing a mixed-use building with 41-storey and 49-storey tower elements.

The application proposes to demolish the existing two-storey commercial building, surface parking lot, and gas bar to accommodate the new mixed-use development. The façades of the former Grand Central Market building are proposed to be altered, retained in situ and incorporated into the podium building of the new development. A terrace is proposed atop the retained heritage façade at the second storey that is set behind the reconstructed tiled roof. The new massing is set back 5.4m behind the eaves of the reconstructed pyramidal roof of the heritage building. A cantilever is proposed 2.9m above the peak of the pyramidal roof and projecting forward by 5.4m to the back of the pyramidal roof (a stepback for 8.2m from the front of the heritage building). A glazed reveal is proposed behind the heritage building and new return walls will be constructed behind the retained façades to integrate the heritage building with the new building. The height of the new south wall relates to that of the heritage building and it will include arched openings to continue the rhythm of the arches on the front of the former Grand Central Market Building. The submitted Heritage Impact Assessment only includes details of the massing and stepbacks and not details of the design of the proposed new building.

The following alterations are proposed to the heritage façade:

- Retention in-situ of the remnant portions of the west and south elevations of the Grand Central Market heritage building

- Removing and reinstating the non-original pyramidal roof and sloped tile roof along the retained west and south heritage façades - although non-original they are heritage attributes reflecting the building's Spanish Colonial Revival style and as such their removal requires approval under S. 34(1)1 of the Ontario Heritage Act
- Reinstating the third architectural bay at the northern portion of the west heritage façade to restore the original symmetrical composition of the former Grand Central Market Building
- Removing the existing drive aisles in two of the bays of the former Grand Central Market Building and reinstatement of storefronts based on archival documentation; along the west façade
- Removing the iron anchors located at the main entrance along the west façade. These are identified as heritage attributes in the designation by-law and supported the original canopy above the main entrance on the west façade. They are proposed to be removed to allow for repairs to the underlying stone and are not proposed to be reinstated as a new canopy is not proposed
- Potential removal of the projecting squares located within the stucco spandrels on the west and south heritage façades depending on the advice of a structural engineer. Although noted as heritage attributes in the designation by-law these are not original
- Reinstating the historic storefront design with modifications to meet program requirements and accessibility needs
- Replacing the existing second-floor windows with new historically appropriate windows
- General masonry cleaning and repairs

A structural engineering letter has been submitted to demonstrate how the building will be retained in situ during the construction of the new development.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Planning Statement (2024). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

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 Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a

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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.
- 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.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."
"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.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been 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.

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 development:

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.

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 Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and 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

Heritage Planning staff have reviewed the Heritage Impact Assessment (dated August 15, 2022, revised May 22, 2026) prepared by ERA Architects Inc. submitted in support of the proposal for conformity with the Planning Act, consistency with the Provincial Planning Statement, and conformity to the City's Official Plan policies.

Although greater space between the proposed cantilever and the top of the heritage building would be preferred. the massing of the new construction is stepped back behind the façades of the heritage building to ensure that the building and the pyramidal

roof remain visually prominent from the public realm. Although the cantilever will have some visual prominence in long views from the public realm, staff will work with the applicant, as part of the required Conservation Plan, to limit the visual impact of the cantilever and to ensure it is compatible with the heritage building. In reviewing this application staff noted that the designation by-law does not include the scale, form and massing of the former Grand Central Market Building as attributes since only parts of the façade of this original building remain. However, any railings proposed on the roof of the heritage building will be set back to limit visibility from the public realm.

The HIA states that the proposed podium building will generally align with the height of the retained façades and the building is articulated to break down the massing. Staff note that the height of the new south wall relates to that of the heritage building and it includes arched openings to continue the rhythm of the arches on the front of the former Grand Central Market Building. The submitted Heritage Impact Assessment only includes details of the massing and stepbacks and does not include details of the design of the proposed new building. The new podium's design, including its articulation and materiality, will be required to demonstrate physical and visual compatibility with the heritage façade. This compatibility will be confirmed through the required Conservation Plan and the final architectural plans and specifications.

The scheme includes a good conservation strategy that retains almost all of the original fabric of the former Grand Central Market Building. It also restores the original storefront and window detailing with some changes for programmatic purposes and to allow for accessible entrances to be introduced. In addition, an original bay on the north side of the building that was removed in the 1980s will be reconstructed; thereby restoring the symmetric form of the original building.

To facilitate construction, the existing tiled roof of the heritage building is proposed to be removed. As this is not an original feature, Heritage Planning support this change as the new roof will also replicate the form of the original roof and ensure the Spanish Colonial Revival style of the former Grand Central Market Building is maintained. The two small iron canopy anchors that are proposed to be removed are the only original attributes that are proposed to be removed as part of this application. They are being removed to allow for stone restoration and as a canopy is not being proposed as part of this application. Staff do not object to the removal of these small features in conjunction with this overall proposal that involves considerable restoration of the remains of the Grand Central Market Building.

The proposed new construction will not alter the form, massing or any character-defining elements of the adjacent heritage buildings. As such Heritage Planning staff are satisfied that the proposal does not affect the cultural heritage values or attributes of the adjacent heritage properties at 888 and 906 Yonge Street, and 25 Severn Street.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required to submit a Conservation Plan for the work described in the approved Heritage Impact Assessment, to be prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail the

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recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage façade will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work. The detailed design and materiality of the new building will be required as part of the Conservation Plan to ensure the new construction is compatible with the heritage building.

Interpretation Plan

Should Council approve the proposed conservation strategy, the applicant will be required to submit an Interpretation Plan for the proposal to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

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

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for 835-839 Yonge Street including the appropriate type, scale, location and number of signs that would be proposed for the storefronts.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage structure at 835-839 Yonge Street and that the HEA be executed prior to the release of any permit for the development.

CONCLUSION

Heritage Planning staff are generally supportive of the alterations proposed for the designated heritage properties in the context of the conservation and mitigation strategies proposed for the subject site. Heritage Planning staff are of the opinion that the current proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property.

Heritage Planning staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of

Historic Places in Canada. Staff recommend that Council approve the proposed alterations and the demolition of specified heritage attributes, and grant authority to enter into a Heritage Easement Agreement for the heritage properties at 835-839 Yonge Street.

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SIGNATURE

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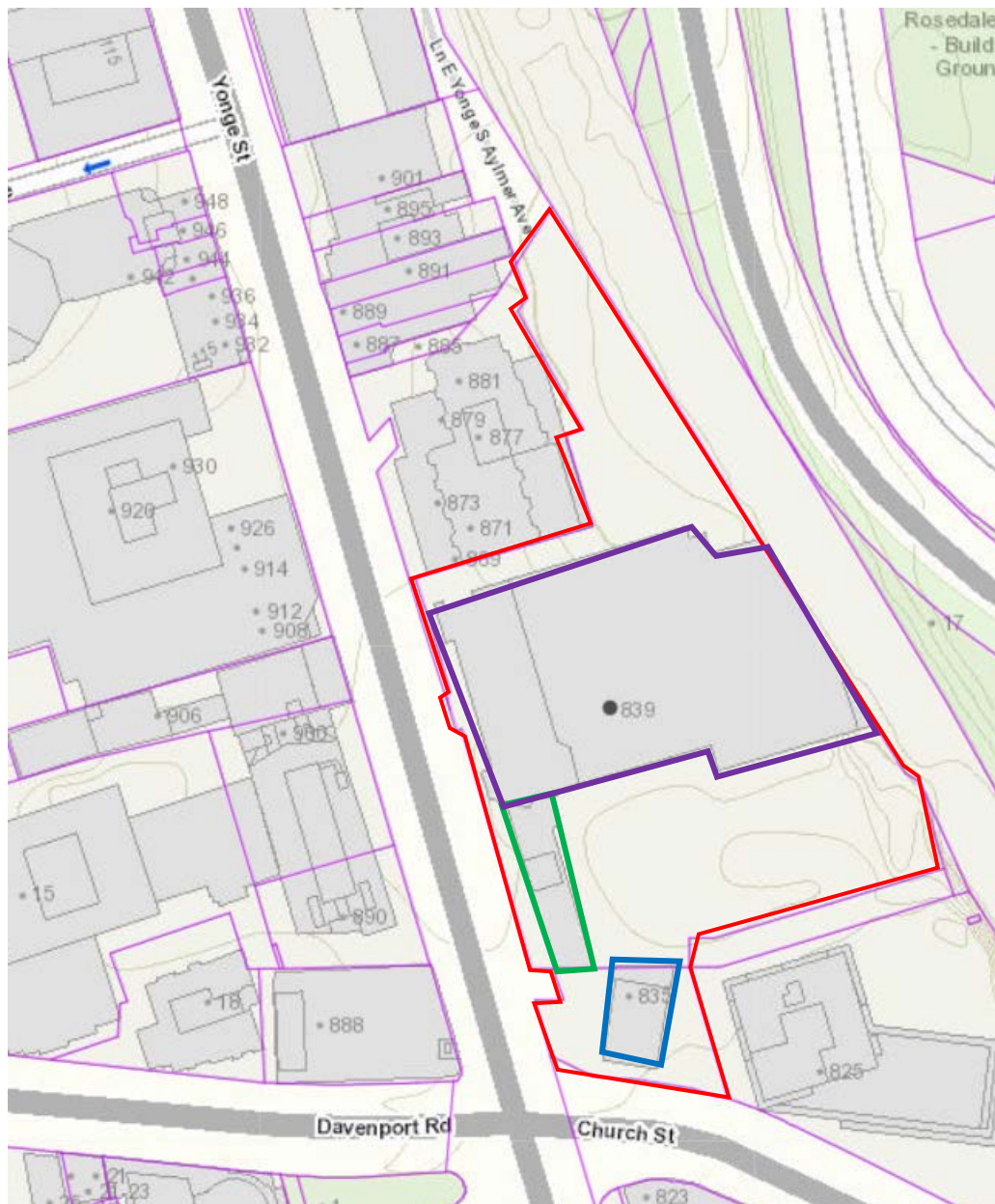
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Proposed Drawings
Attachment 4 - Renderings

LOCATION MAP

ATTACHMENT 1

835-839 Yonge Street



Location and property boundaries of 835-839 Yonge Street outlined in red. The purple outline represents the existing 2 storey commercial building (Canadian Tire), the blue represents the existing gas bar and the green represents the existing remnant of the Grand Central Market heritage façade (Toronto Maps, 2026).

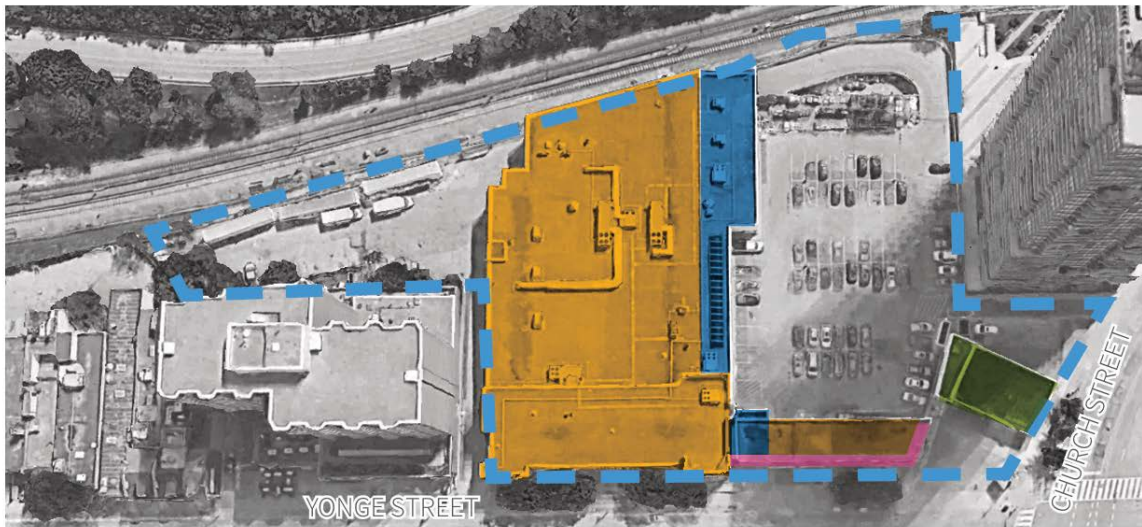
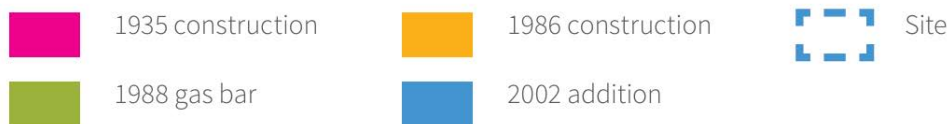


Figure 5: Aerial photograph of the Site (Google Earth 2019; annotated by ERA).



Aerial Photo of the evolution of development on the site (Google Earth 2019, annotated by ERA architects).



West Elevation of the heritage façade (ERA Architects, 2021)



South Elevation of the heritage façade looking towards Yonge Street (ERA Architects, 2021)



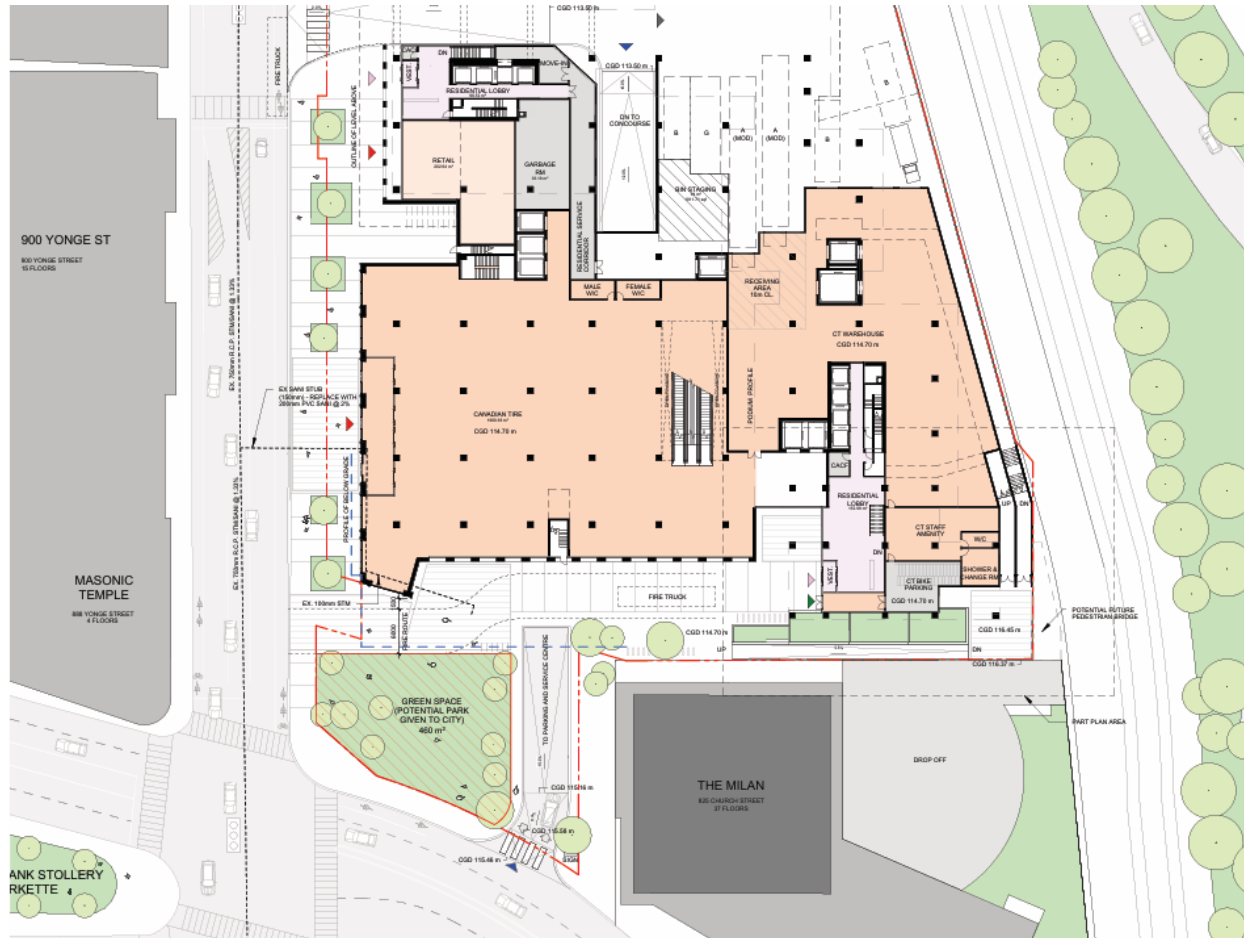
East (Rear) Elevation of the heritage façade (ERA Architects, 2021)



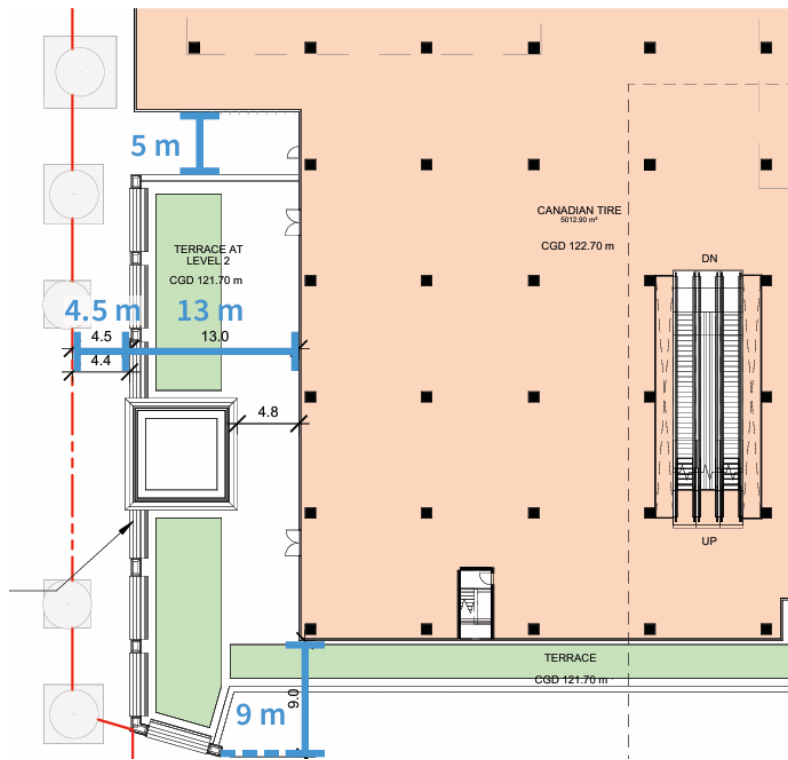
1935 Archival image of the Grand Central Market (West Elevation) with signage and individual storefronts along Yonge Street. (Getty Images, Toronto Star Archives)



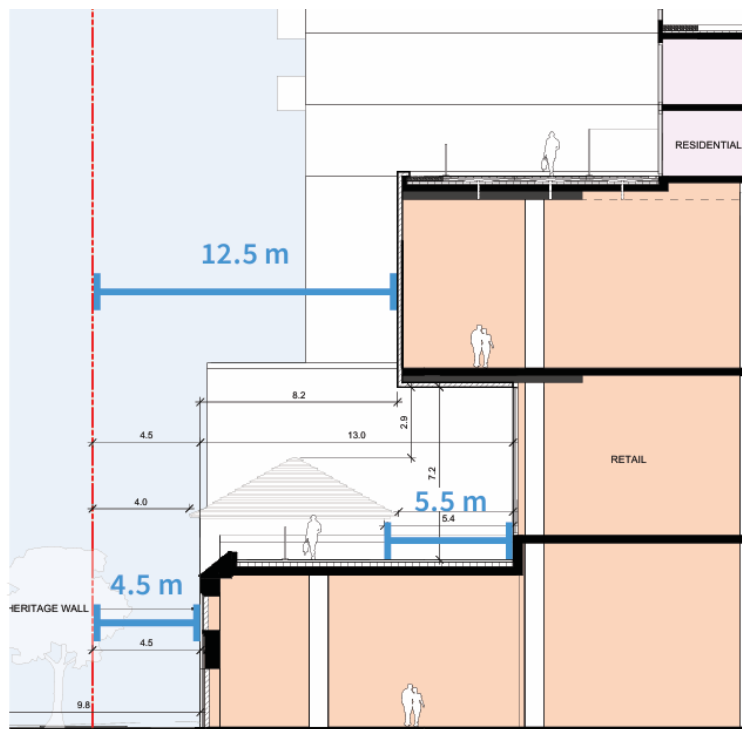
A 1983 archival image of the Canadian Tire store showing the 1935 structure before the redevelopment of the property in the late 1980s (Toronto Public Library).



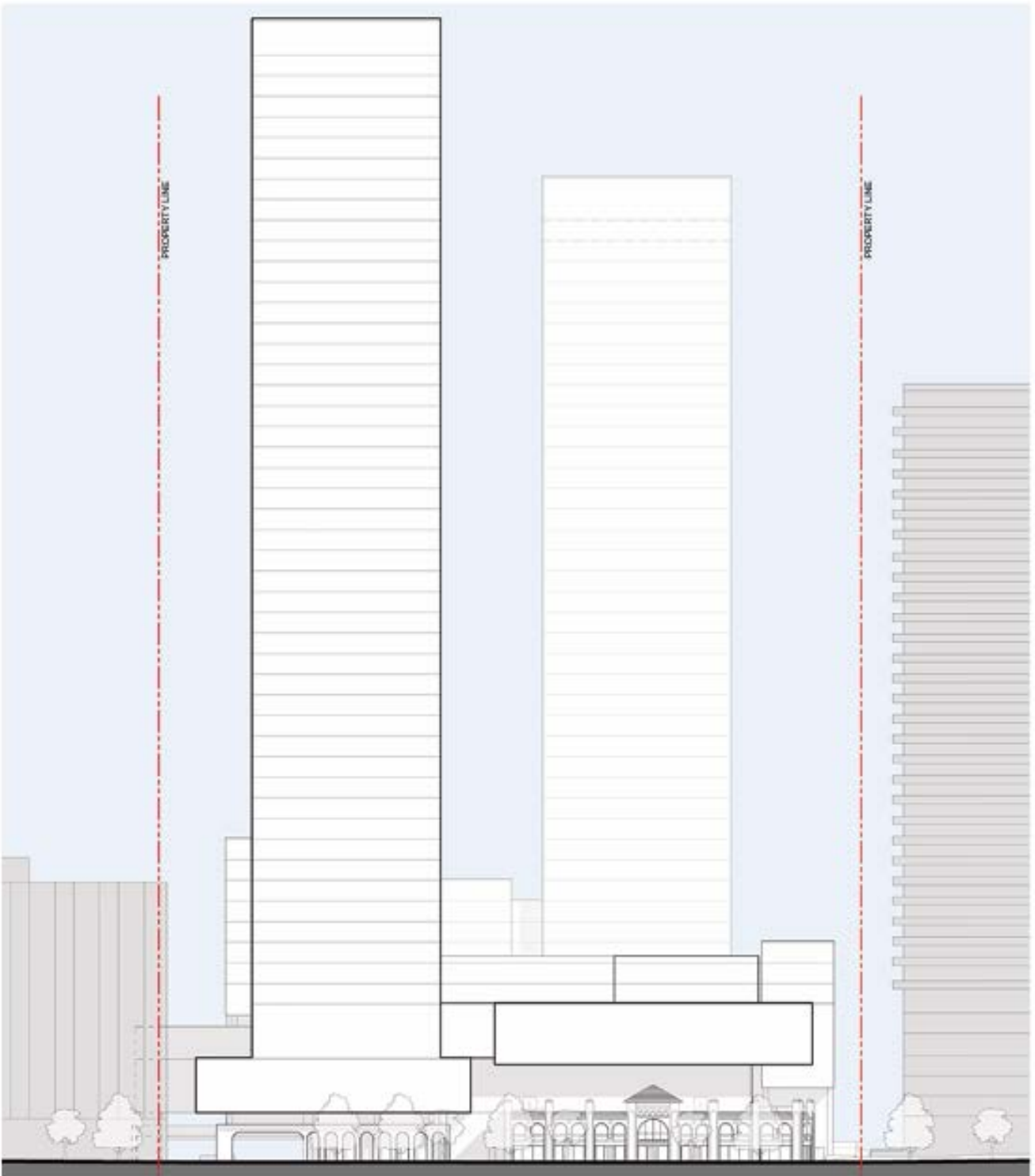
Proposed Ground Floor Plan of the proposed mixed-use development with remnant of the former Grand Market building highlighted in the red box (Adamson Architects, 2026).



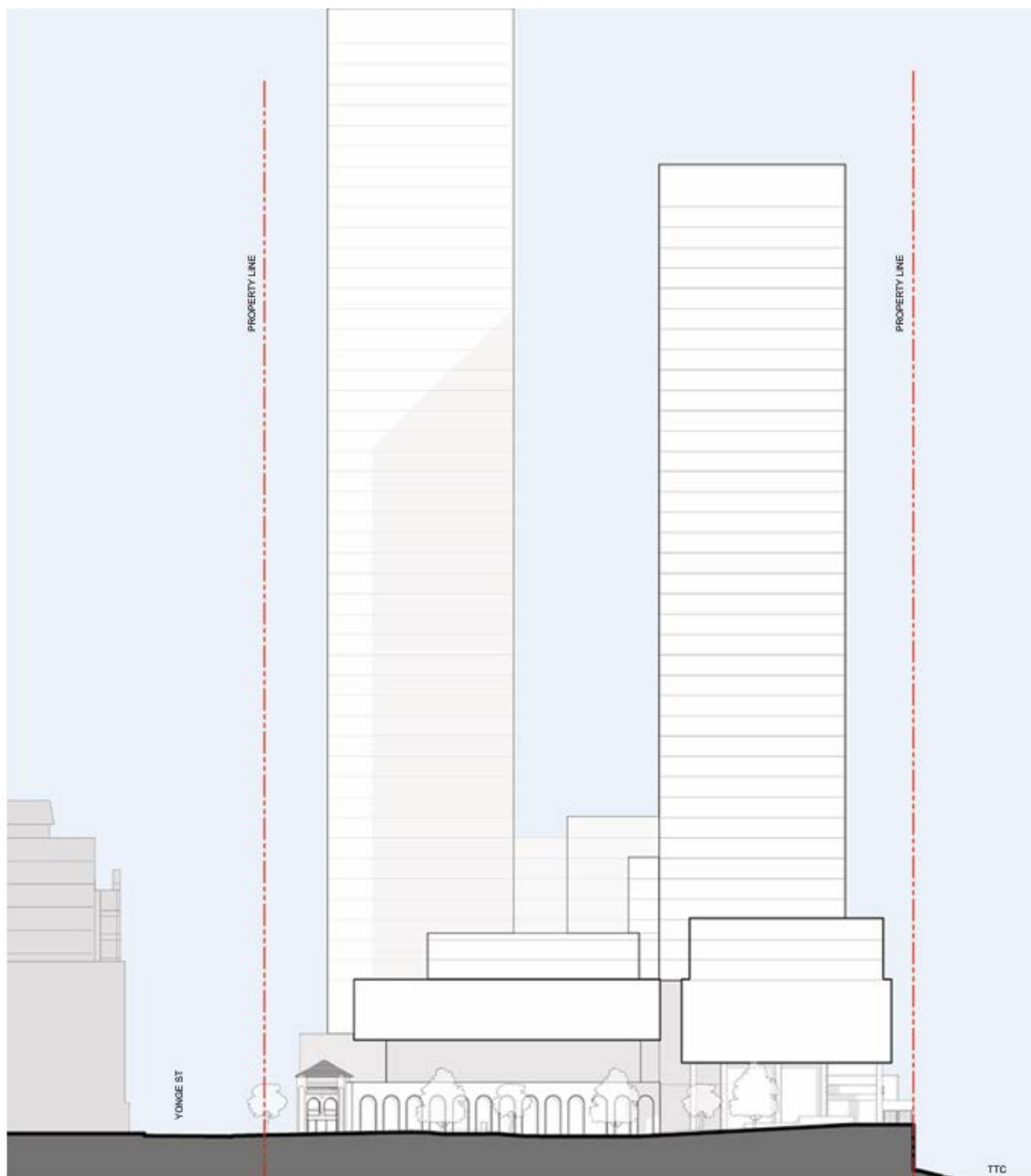
Proposed second storey floor plan showing setbacks above the retained heritage façade (Adamson Architects, 2026, annotated by ERA Architects).



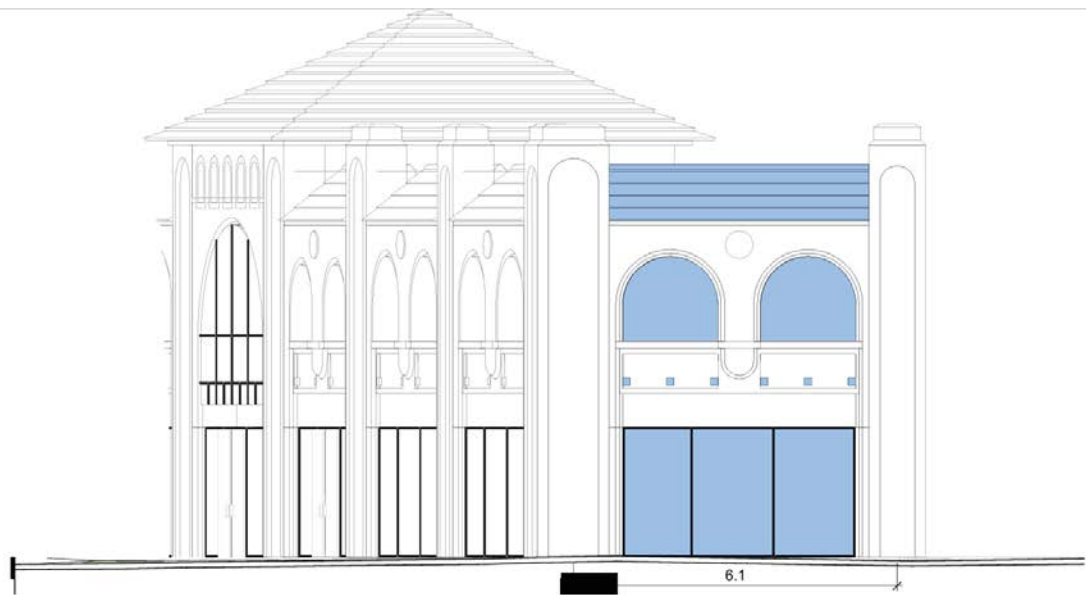
Proposed cross section drawing showing setback and stepbacks above the retained heritage façade (Adamson Architects, 2026, annotated by ERA Architects).



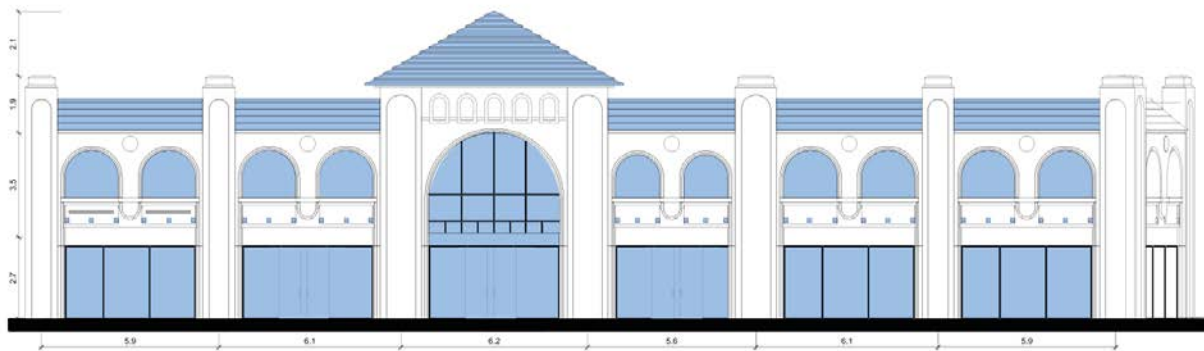
West elevation showing the retained heritage façade with the proposed development (Adamson Architects, 2026).



South elevation showing the retained heritage façade with the proposed development (Adamson Architects, 2026).



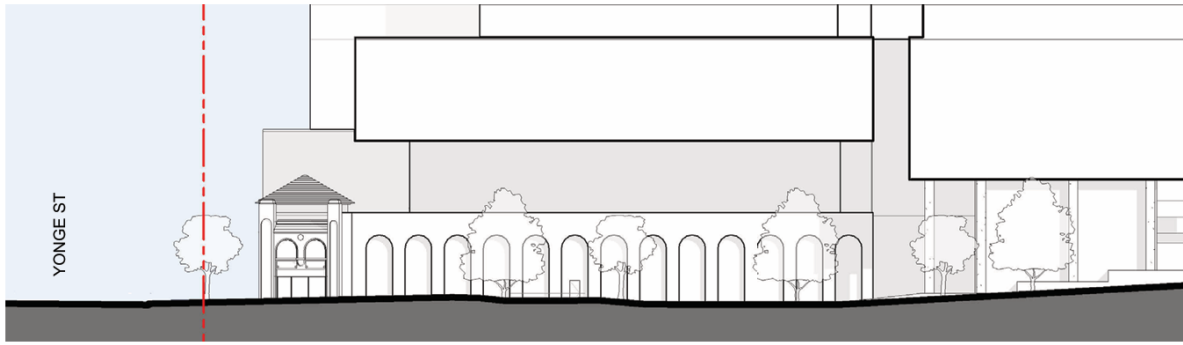
Proposed alterations in blue for the heritage façade on the south elevation (Adamson Architects, 2026, annotated by ERA Architects).



Proposed alterations in blue for the heritage façade on the west elevation (Adamson Architects, 2026, annotated by ERA Architects).

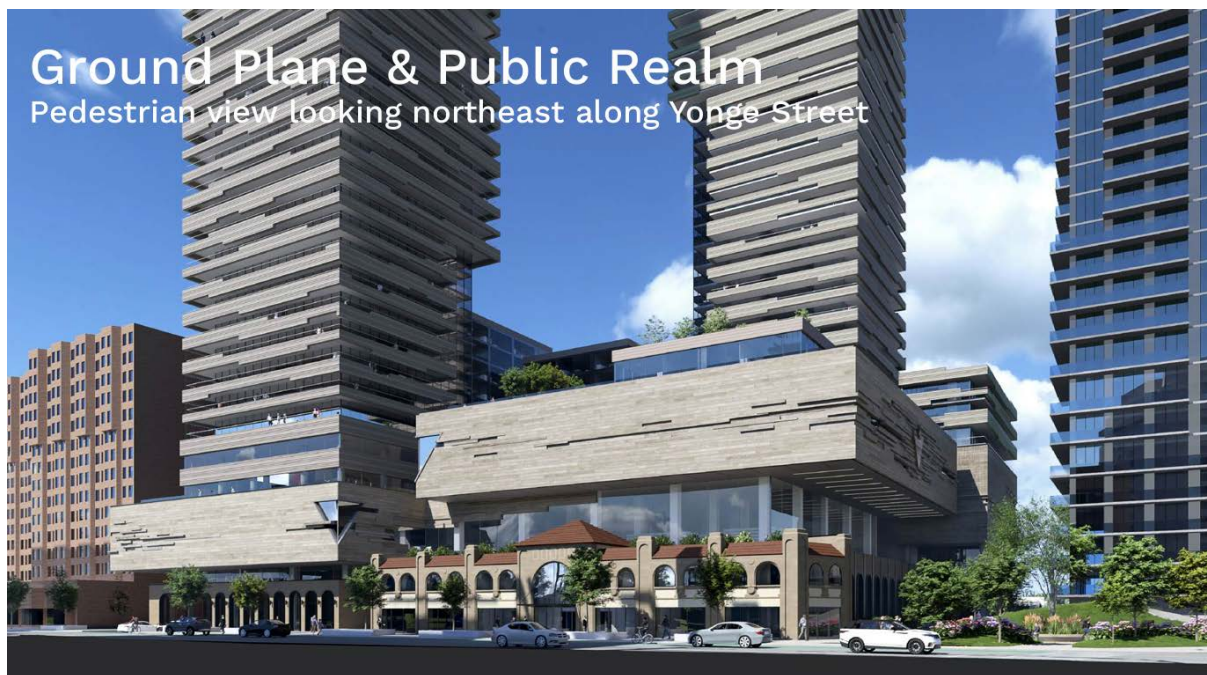


Proposed reinstatement and restoration of the third architectural bay coloured in blue along the West heritage façade facing Yonge Street (Adamson Architects, 2026, annotated by ERA Architects).



South Elevation showing proposed step back on the third floor and cantilever setback on the third storey from the rear roof eaves. The design of the new podium building features arches and architectural bays facing Church Street (Adamson Architects, 2026).

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Proposed rendering of the development with integrated heritage façade facing Yonge Street (Adamson Architects, 2026).



Proposed rendering of the development with integrated heritage façade facing Yonge Street (Adamson Architects, 2026).



Proposed rendering of the development with integrated heritage façade showing step back and setback of the proposed second and third storey cantilever (Adamson Architects, 2026).