

1909 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Date: January 20, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto - St. Paul's, Ward 12

SUMMARY

This report recommends that City Council approve the proposed alterations for the designated heritage property at 1909 Yonge Street and grant authority to amend the existing Heritage Easement Agreement (HEA). The owner is seeking permission under Section 33 of the Ontario Heritage Act to alter the property at 1909 Yonge Street and integrate it into the previously approved high-rise residential building project at 1913-1951 Yonge Street. This will require the existing HEA to be amended to include the property at 1909 Yonge Street.

Dating back to the late nineteenth century, the property at 1909 Yonge Street is a late-Victorian vernacular 2-storey building. It retains its original scale and massing as a two-storey brick building with a gabled roof. It is part of the main street buildings at the intersection of Yonge Street and Davisville Avenue that was once the heart of the historic village of Davisville.

This report recommends that City Council approve the proposed alterations for the heritage property at 1909 Yonge Street and grant authority to amend the existing HEA.

RECOMMENDATIONS

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

1. City Council approve the application to alter the designated property at 1909 Yonge Street, with conditions, under Section 33 of the Ontario Heritage Act to allow for alterations to the designated heritage property, being substantially in accordance with the plans and drawings dated December 4, 2025, prepared by Core Architects Inc. on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by GBCA Architects dated October 2, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan completed to the satisfaction of the Senior Manager, Heritage Planning, and subject to the conditions as set out below:

a. that prior to the issuance of any permit for all or any part of the property at 1909 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 shall:

1. amend the existing Heritage Easement Agreement with the City for the property at 1913 Yonge Street, substantially in accordance with the plans and drawings dated December 4, 2025, prepared by Core Architects Inc, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by GBCA Architects dated October 2, 2025, subject to and in accordance with the Conservation Plan required in Part 1.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 prepared by GBCA Architects, dated October 2, 2025, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 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;

4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter

implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

5. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

6. provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, 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

b. that prior to the release of the Letter of Credit required in Recommendation 1.a.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 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; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement with the City for the property at 1913 Yonge Street, dated and on file with the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the amendment of a heritage easement agreement for the property at 1913 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

On November 21 and 23, 1973, City Council listed the property at 1909 Yonge Street on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

A report containing Staff's final recommendations on the cultural heritage value of the property at 1909 Yonge Street was considered at the Planning and Housing Committee meeting and at City Council in early 2022. This report recommended the designation of the property at 1909 Yonge Street and the adjacent property at 1913 Yonge Street (part of development application that received Council approval in 2022) under Part IV, Section 29 of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2022/cc/bgrd/backgroundfile-175676.pdf>

City Council on February 2 and 3, 2022 stated its intention to designate the property at 1909 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act per City of Toronto By-law 259-2022.

<https://www.toronto.ca/legdocs/bylaws/2022/law0259.pdf>

BACKGROUND

In July of 2022, City Council approved the alterations to the adjacent heritage building at 1913 Yonge Street in conjunction with the accepted settlement offer for a redevelopment proposal that involved two residential towers on the lands known as 1913-1951 Yonge Street. The subject of this report is alterations to the property at 1909 Yonge Street to integrate it into the adjacent development at 1913-1951 Yonge Street.

Area Context

The subject property at 1909 Yonge Street is located on the east side of Yonge Street, between Davisville Avenue and Millwood Road, where it forms part of a remnant of late-nineteenth and early-twentieth century buildings. 1909 Yonge Street anchors the northeast corner of Yonge Street and Davisville Avenue. It was and continues to be distinguished within the context of otherwise early-twentieth century commercial main street buildings for its earlier date of construction (c. 1890) and house-form typology.

Apart from what is remaining of late-nineteenth and early-twentieth century buildings, the surrounding area along Yonge Street largely features higher-density commercial built form from the mid-to-late twentieth century, and newer high-density residential built form.

Heritage Property

The building located at 1909 Yonge Street dates to circa 1890 and has design value as a late-nineteenth century late-Victorian vernacular two-storey building. 1909 Yonge Street also has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features remnants of late-nineteenth and early-twentieth century buildings that was once the centre of the historic village of Davisville.

Development Proposal

The proposal consists of a one-storey rear addition with an integrated terrace above that will front Davisville Avenue. This addition proposes a future connecting volume with the adjacent property at 1913 Yonge Street. The proposal also includes a new Privately Owned Public Space (POPS) at the rear of the property, connecting to the north end of 1913 Yonge Street. The designated heritage property at 1909 Yonge Street is proposed to be retained in-situ with the building's primary elevations and roof structure maintained and supported during construction. The building's east elevation is proposed to be altered with the insertion of large openings to accommodate commercial programming and to better integrate the rear addition with the main building. New openings are proposed within the masonry fabric at the north elevation to connect the commercial portions of the 1913 and 1909 Yonge Street properties in the future. No new massing is proposed above the heritage property.

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 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 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 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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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 facades alone is discouraged.

3.1.6.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

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 (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

Heritage Planning staff have reviewed the Heritage Impact Assessment in conjunction with the plans and drawings prepared by GBCA Architects and Core Architects Inc., respectively, for conformity with the Planning Act, the Provincial Planning Statement, and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

The Conservation Strategy

The property at 1909 Yonge Street has been proposed to be retained in-situ which will maintain the character defining attributes that are visible from Yonge Street and Davisville Avenue. As such, the main (west and south) elevations fronting Yonge Street and Davisville Avenue will be preserved, above grade, and will be integrated within the

proposed development. The rear (north and east) elevations are proposed to be retained in-situ yet rehabilitated to suit new commercial uses. The existing roof structure is proposed to be retained in-situ.

As part of the rehabilitation of the site, the building is also proposed to be altered. The new foundations are proposed to be detailed, above grade, to match the exterior stone appearance of the original stone foundations that were previously visible at the south elevation. The building's east elevation is proposed to be altered with large new openings for commercial programming and to better integrate the rear addition with the main building. New masonry openings are also proposed at the north elevation to connect the commercial portions of the 1913 and 1909 Yonge Street properties in the future. The impact of these alterations is expected to be minor as they are taking place at the rear of the building.

The incompatible, one-storey commercial addition fronting Yonge Street and Davisville Avenue is proposed to be demolished. In its place, a new storefront - drawing from historical precedents as noted in the HIA - will be constructed. With it, a glass addition will be placed behind the new, south verandah which is proposed to be constructed as part of the restoration approach of the conservation strategy.

The proposed one-storey addition with an integrated terrace will be constructed on the east elevation, at the rear of the building. While this will involve the demolition of the existing masonry and upper-storey window on the east elevation, staff are of the opinion that the impact is necessary for the adaption of the space to fit the expected commercial uses. The impact of the new one-storey rear addition will be mitigated by the proposed two-metre setback along Davisville Avenue and the salvaging of brick units for reuse and repairs for the restoration of the building. The intent is to conserve the attributes, scale and form of the property as perceived from the public realm and surrounding streets and the one storey rear addition has been sensitively placed and designed to accomplish this.

While the building is proposed to be primarily retained in-situ, the removal of the existing interior floor and foundation assemblies will likely have an impact on exterior features. The heritage consultant anticipates that the design of the existing door on the south elevation will need to be altered to include a transom to accommodate the new floor level. While this alteration will have an impact on the heritage fabric of the property, it is expected to be minor as the original door opening and configuration are proposed to be retained.

The primary conservation treatment to be undertaken is that of rehabilitation, to adapt the existing built fabric for new commercial use and integrated with 1913 Yonge Street at a later phase. Proposed rehabilitation actions as described in the HIA include:

- The careful demolition of interior floor assemblies, to be replaced with new (to match adjacent floors at 1913 Yonge St).
- The creation of new openings at the north (partition) elevation, ground and second floors, to later integrate adjacent interior spaces at 1913 Yonge Street.

- The careful demolition of the brick masonry wall assembly at the east (rear) elevation to create generous access to the new one-storey rear wing.
- The replication of a wood verandah adapted as an enclosed porch by integrating glazing units and door access (from Yonge Street).
- The construction of a new wall assembly at the south elevation, with a brick masonry finish, taking cues from archival documentation (c. 1900).
- New sympathetic wood window units with double glazing to match archival documentation.

A restoration approach will be taken to restore the appearance of the main elevations to match the archival documentation (photograph dating c. 1900). Proposed restoration actions as described in the HIA include:

- Removal of paint to restore the original brick at exterior elevations.
- Replication of the south elevation verandah. The restoration of the verandah's appearance was deemed historically and contextually significant through its association with the J.J. Davis General Store as depicted c. 1900, and the early development of the neighbourhood of Davisville.
- Replication of the missing decorative bargeboard detail panels at the west gable end.

CONCLUSION

Staff are supportive of the proposal to alter the property at 1909 Yonge Street, a circa 1890 Victorian vernacular building, to allow for the rehabilitation and integration of the site into the adjacent high-rise development. Staff accept the proposed alterations under Section 33 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 property. As such, staff are of the opinion that the proposed conservation strategy outlined in the HIA 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. Heritage Planning staff recommend that this application be approved under Section 33 of the Ontario Heritage Act.

CONTACT

Amir Nissan
 Heritage Planner, Heritage Planning
 Urban Design, City Planning
 Fax: 416-338-4805
 Email: Amir.Nissan@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

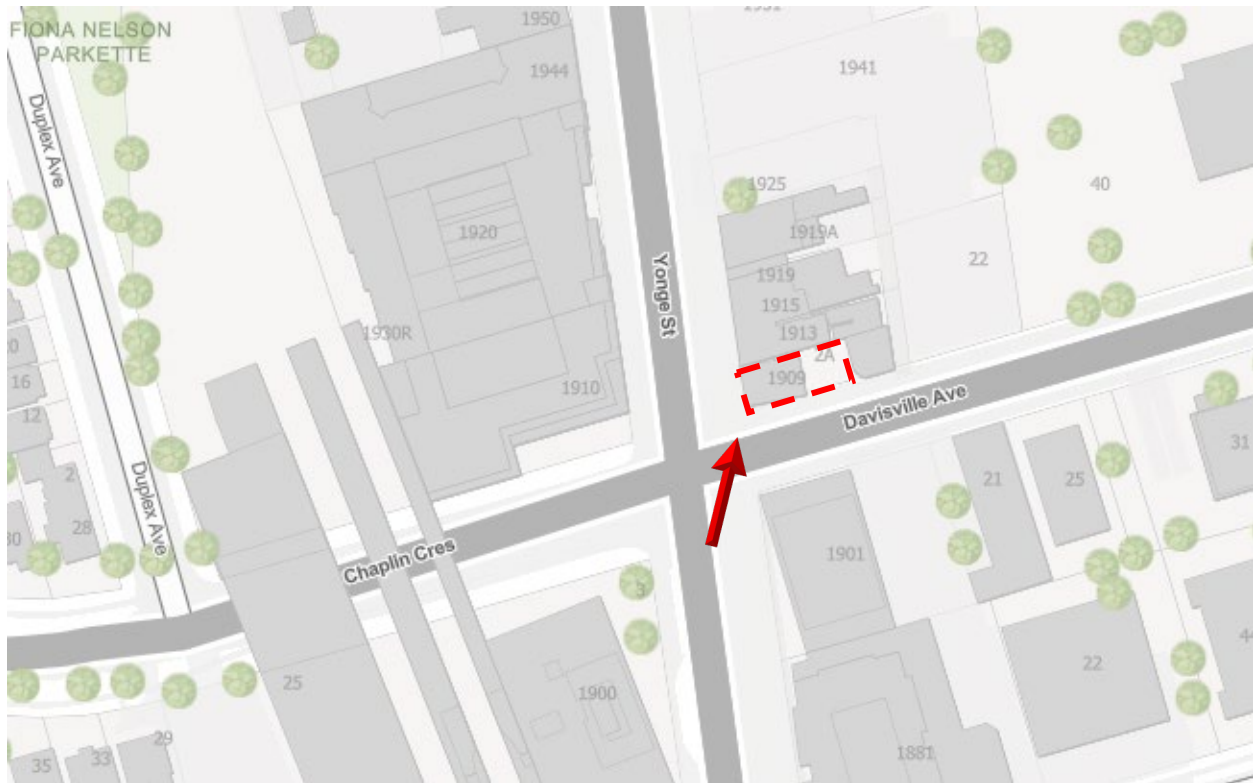
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Plans and Drawings

LOCATION MAP

1909 Yonge Street

ATTACHMENT 1



Map showing the subject property location outlined in red at 1909 Yonge Street, located at the northeast corner of Yonge Street and Davisville Avenue. This location map is for information purposes only. The exact boundaries of the property are not shown (City of Toronto Mapping)

PHOTOGRAPHS

ATTACHMENT 2

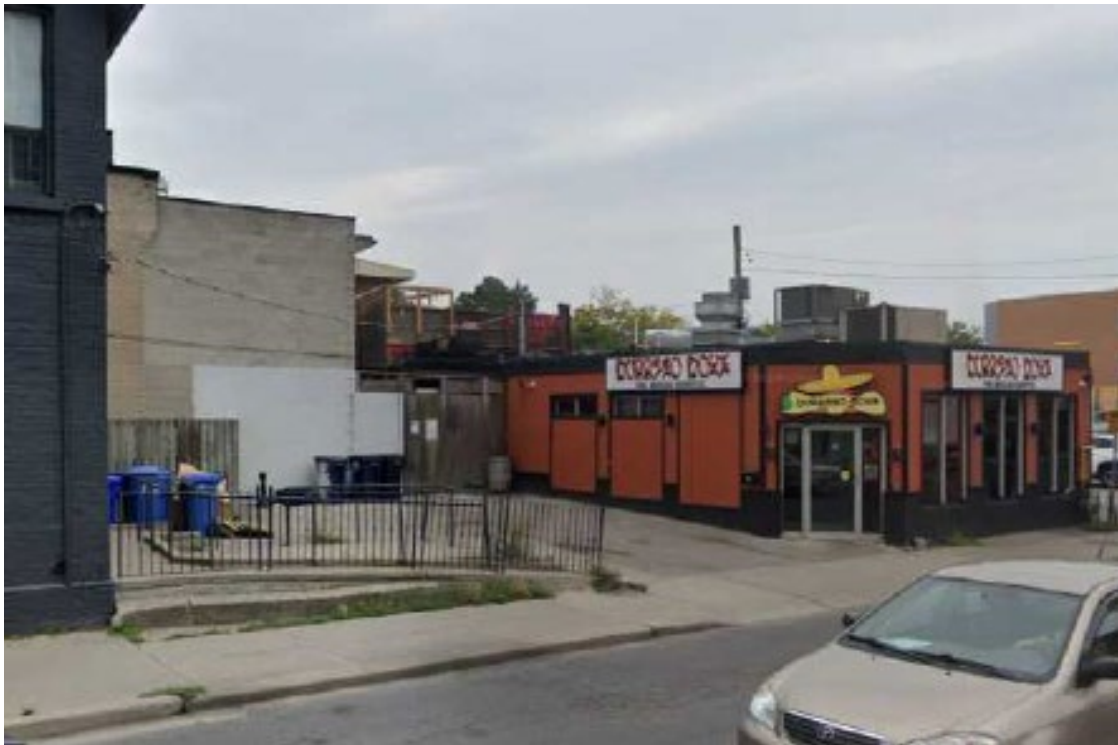
1909 Yonge Street



View of southwest elevation of 1909 Yonge Street from Yonge Street and Davisville Avenue (Heritage Impact Assessment, GBCA 2025).



View of west elevation of 1909 Yonge Street from Yonge Street (Heritage Impact Assessment, GBCA 2025).

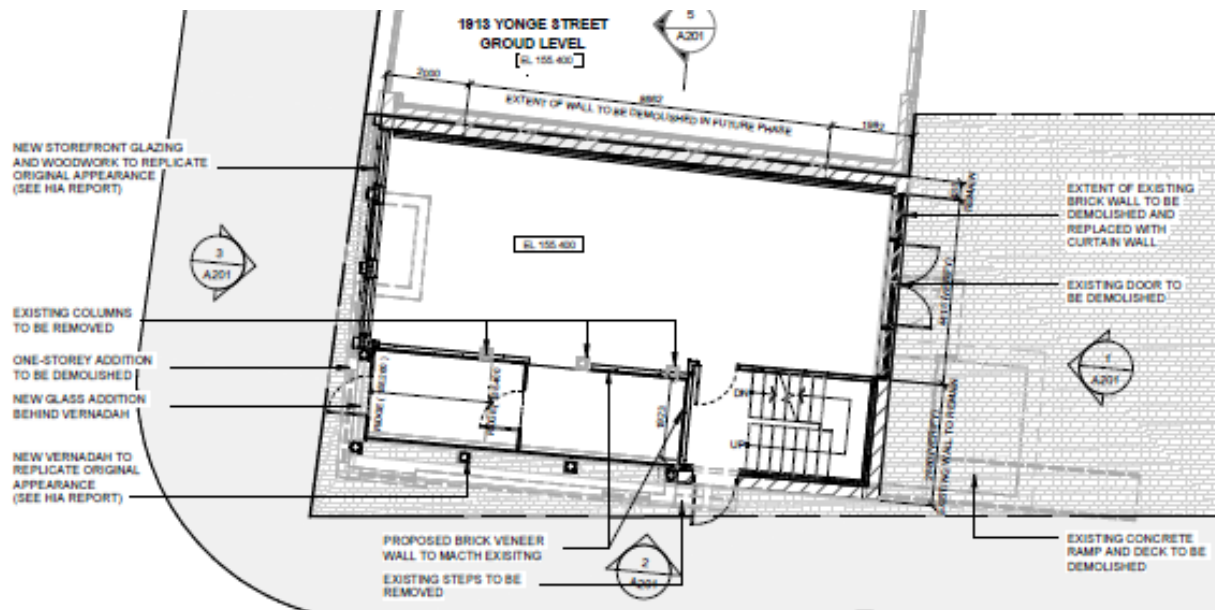
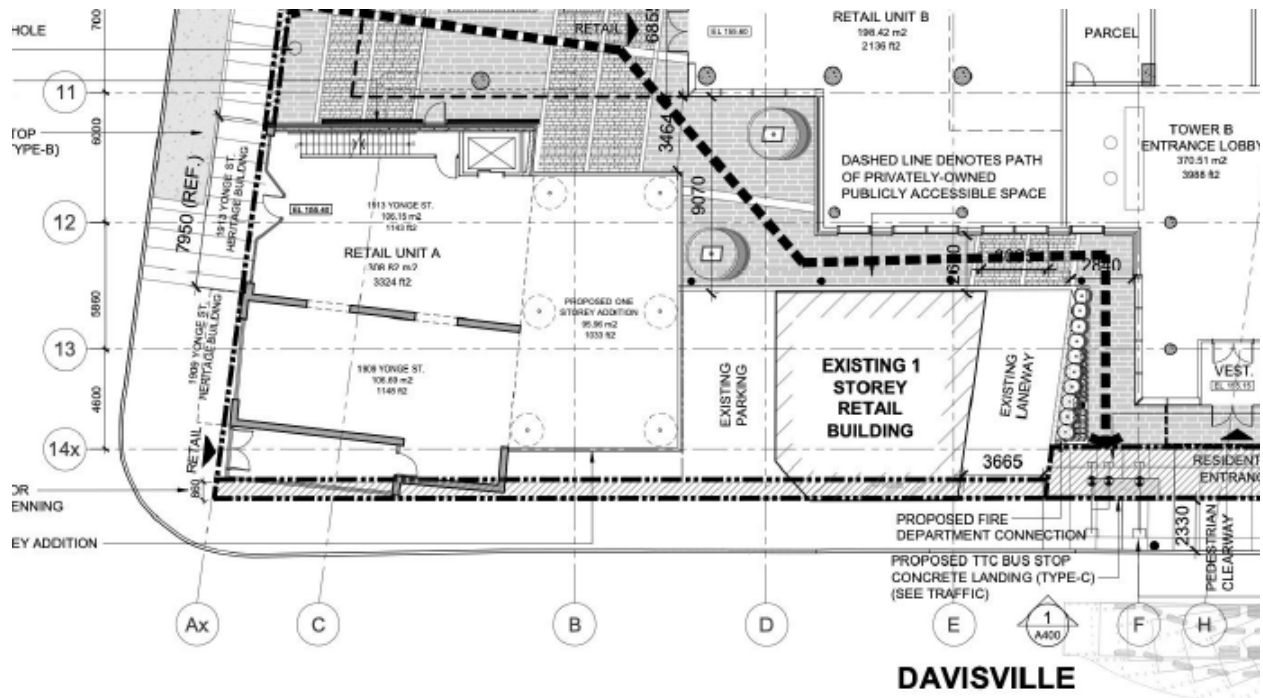


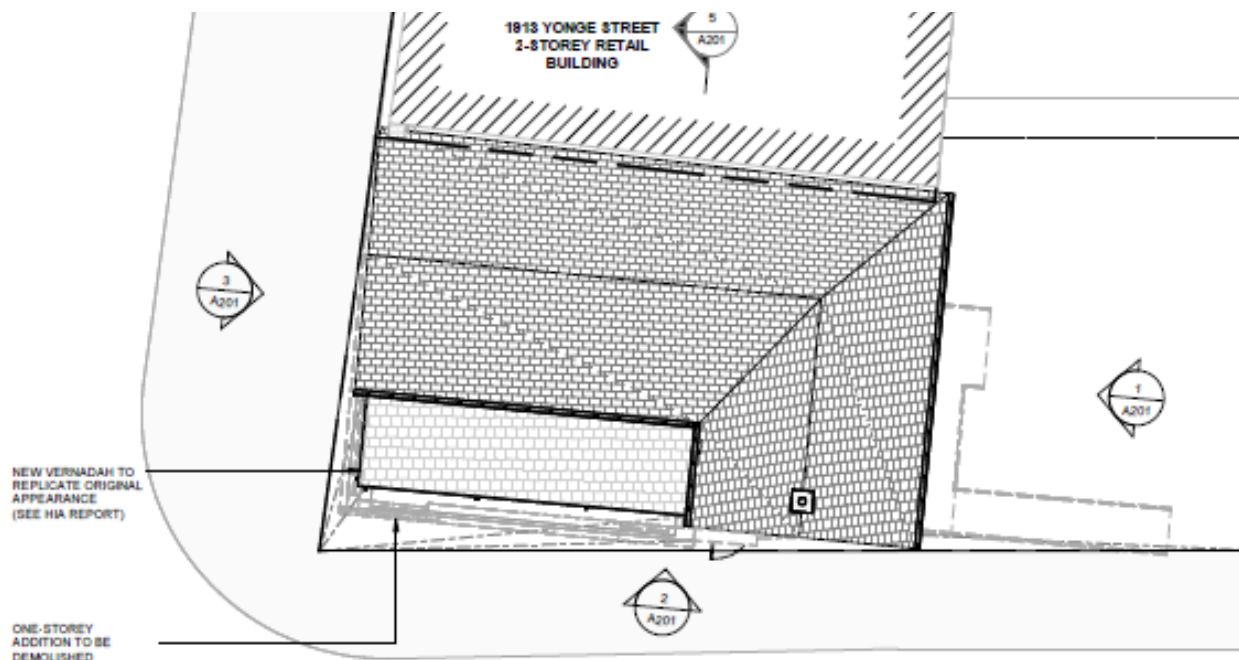
Partial view of northeast elevation of 1909 Yonge Street from Davisville Avenue (Heritage Impact Assessment, GBCA 2025).



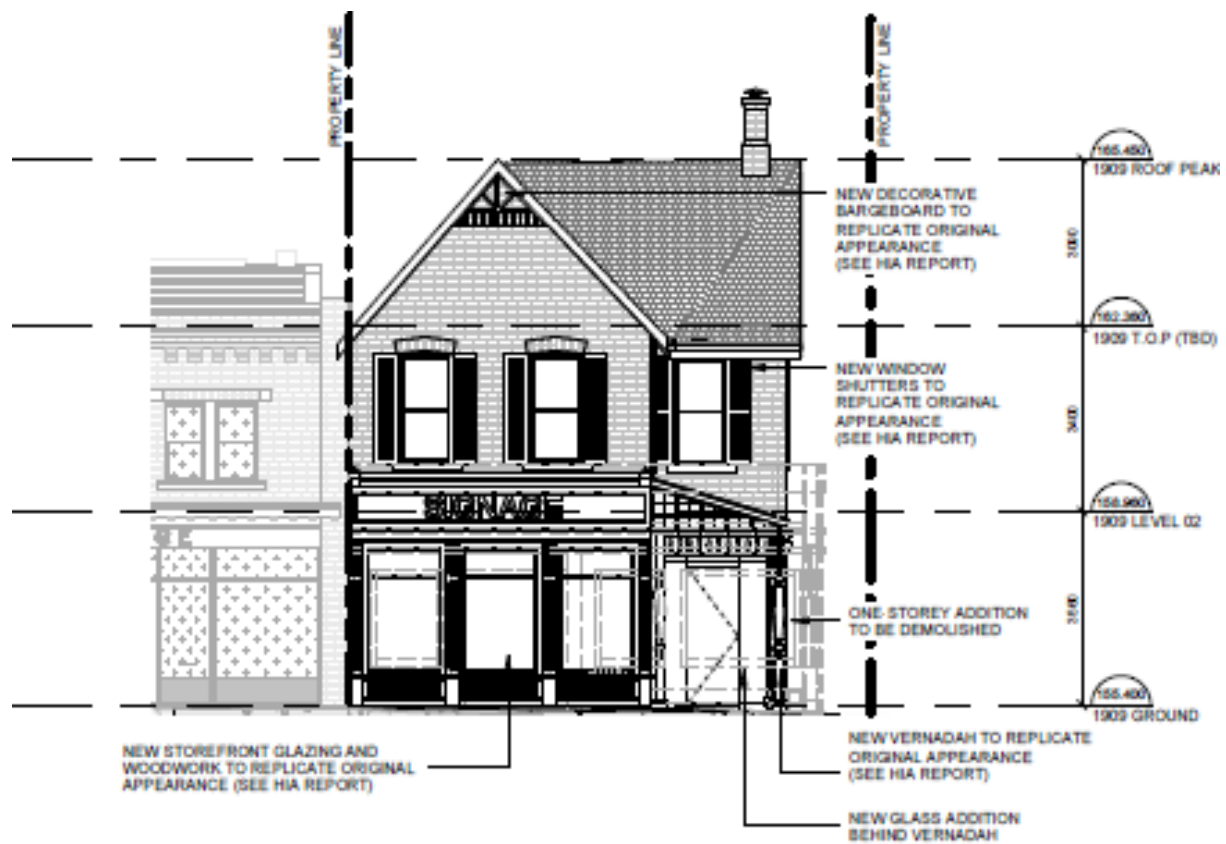
Partial view of east elevation of 1909 Yonge Street from Davisville Avenue (Heritage Impact Assessment, GBCA 2025).

1909 Yonge Street

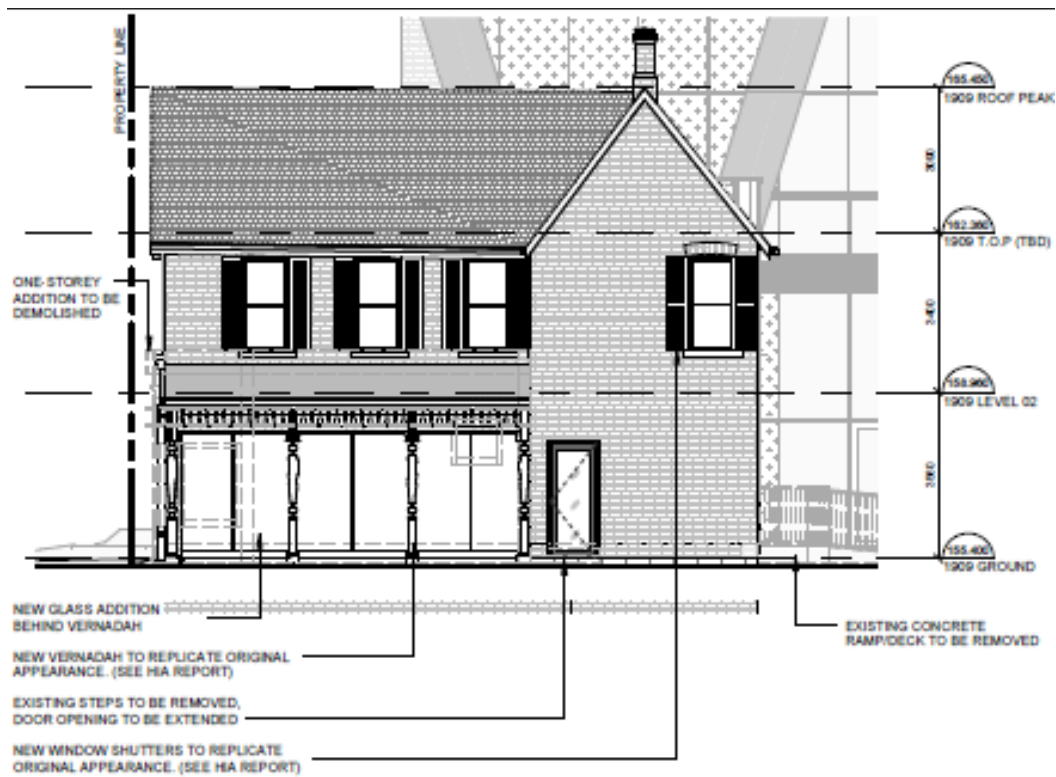




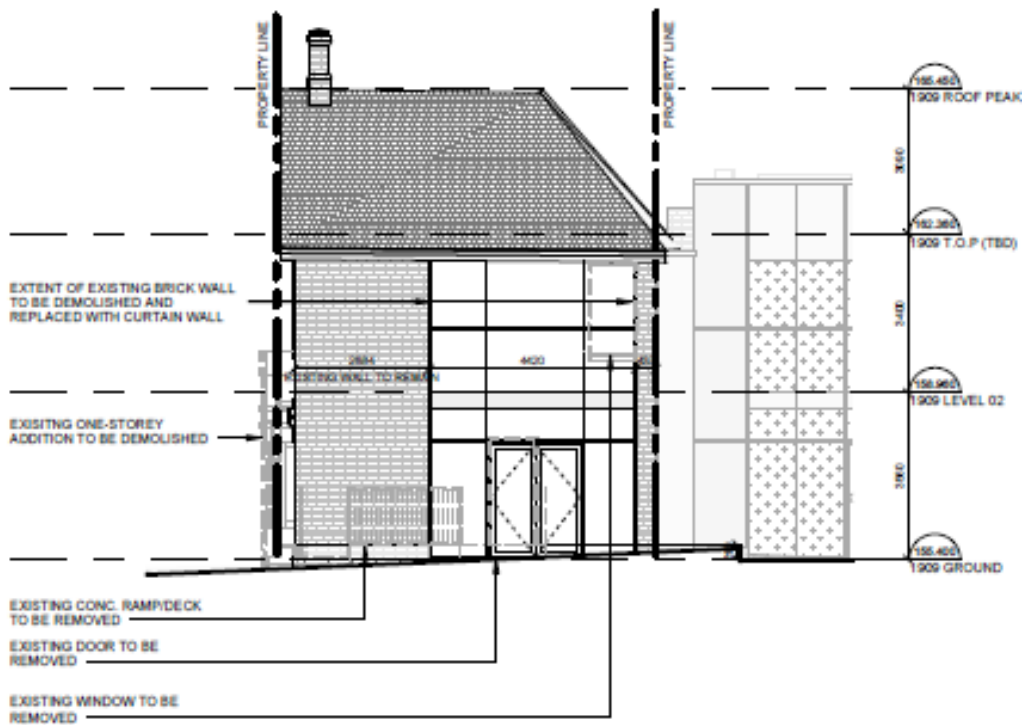
Proposed roof plan, showing details and specifications of the rehabilitation and restoration of 1909 Yonge Street (Core Architects Inc., 2025).



Proposed west elevation, showing rehabilitation and restoration of 1909 Yonge Street (Core Architects Inc., 2025).



Proposed south elevation, showing rehabilitation and restoration of 1909 Yonge Street (Core Architects Inc., 2025).



Proposed east elevation, showing rehabilitation and restoration of 1909 Yonge Street (Core Architects Inc., 2025).



Proposed rendering of southwest elevation at 1909 Yonge Street (Core Architects Inc., 2025).



Proposed rendering showing 1-storey addition with integrated terrace and POPS at the rear, east elevation of 1909 Yonge Street (Heritage Impact Assessment, GBCA 2025).