

420-444 Yonge Street and 1-23 College Street (College Park) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend an Existing Heritage Easement Agreement

Date: May 20, 2026

To: Toronto Preservation Board

Toronto East York Community Council

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 Section 33 of the Ontario Heritage Act (OHA) to alter a designated heritage property at 420-444 Yonge Street and 1-23 College Street known as "College Park" (Ross and Macdonald Building). This report is in connection with the submitted Official Plan Amendment and Zoning By-law Amendment application(s) for three mixed use towers of 65, 75 and 96 storeys, proposed above the existing designated College Park building, which will form the base of the towers. The owner also requests that Council grant authority to amend the existing Heritage Easement Agreement.

The subject property contains a 7-storey building at the southwest corner of College Street and Yonge Street, with a three-storey wing extending south along Yonge Street. It was designated under Part IV of the OHA on November 26, 1975, under City of Toronto By-law 510-75. A Heritage Easement Agreement was registered on the property on November 10, 2011. The property contains the T. Eaton Co. Limited, Eaton's College Street Store building that was designed by Ross & Macdonald; Sproatt & Rolph, Associates and constructed in 1928-1930. It is designated as being of architectural value as a notable example of Classical Revival style with Art Moderne detailing.

The proposed conservation strategy includes retention of the majority of the seven-storey corner College Park building; full in-situ retention of street-facing elevations (east and north); and partial in-situ retention of the south and west (rear) elevations. The project would restore the interior arcade, the seventh-floor foyer, round room, clipper

rooms, and auditorium. Extending along the Yonge Street frontage, there would be a new podium infill above the existing three storey podium. The proposed addition would align with the datums of the existing building and interpret the original designs by Ross & Macdonald.

Heritage Planning staff are satisfied that the proposed alterations conserve the onsite and adjacent 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 Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the designated heritage property at 420-444 Yonge Street and 1-23 College Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of the three mixed-use tall buildings, with such alterations to the designated heritage property being substantially in accordance with plans and drawings dated January 23, 2026, prepared by Hariri Pontarini Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 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.
2. City Council direct that its consent to the application to alter the designated properties at 420-444 Yonge Street and 1-23 College Street under Part IV, Section 33 of the Ontario Heritage Act is also subject to the following conditions:
 - a. that the related site-specific Official Plan Amendment and Zoning By-law Amendment have 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 July 4, 2025 as revised on April 17, 2026 for the property at 420-444 Yonge Street and 1-23 College Street, to the satisfaction of the Senior Manager, Heritage Planning;
 - c. the owner shall enter into an amended, or amended and restated, Heritage Easement Agreement with the City for the entire property at 420-444 Yonge Street and 1-23 College Street, in accordance with plans and drawings dated January 23, 2026, prepared by Hariri Pontarini Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 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 420-444 Yonge Street and 1-23 College 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. 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;

2. 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;

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

4. provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;

5. 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

6. 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, Lighting Plan and Interpretation Plan and where alterations are phased on the lands, the letter of credit may be phased, as set out in the amended Heritage Easement Agreement; and

e. that prior to the release of the Letter of Credit required in Recommendation 2.d.6 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;

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

3. where any letter of credit may be provided for phased work, it may only be returned where the subsequent phase does not impact completed alterations in an earlier phase of heritage works, as may be set out in the amended Heritage Easement Agreement.

3. City Council authorize the requested amendments to the existing Heritage Easement Agreement under Section 37 of the Ontario Heritage Act that gives effect to Recommendation 1 and 2 above and authorize the appropriate City staff and the City Solicitor to give effect to such amendments to continue to protect the heritage property at College Park.

4. City Council authorize the City Solicitor to introduce the necessary Bill(s) in Council to amend/amend and restate, the Heritage Easement Agreement for the property at 420-444 Yonge Street and 1-23 College 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

College Park was designated under Part IV, Section 29, of the Ontario Heritage Act ("OHA") on November 26, 1975, under City of Toronto By-law 510-75:

<https://www.toronto.ca/legdocs/pre1998bylaws/toronto%20-%20former%20city%20of/1975-0510.pdf> .

A Heritage Easement Agreement was registered on the property on November 10, 2011.

BACKGROUND

Site and Context

The development site that includes the designated heritage property, College Park, is located on the southwest corner of Yonge Street and College Street with a three-storey wing extending southward on Yonge Street. The property contains several municipal addresses ranging from 420-444 Yonge Street and 1-23 College Street. The approval under Section 33 of the Ontario Heritage Act and authorization to amend the existing Heritage Easement Agreement are in reference to the full set of addresses at College Park.

The surrounding area is dense and highly evolved, containing a variety of architectural styles, which illustrate several periods of development. While mainly commercial in character, the area has evolved through the addition of several mixed-use high-rise towers. Several institutional campuses are also in the vicinity, including Toronto Metropolitan University to the southeast, the University of Toronto, the University Health Network, and the provincial legislative complex at Queen's Park to the west. Retail uses line Yonge Street south to the Eaton Centre and Sankofa Square at Dundas Street, with the financial district located further southward.

Adjacent heritage resources include the following properties:

- 2 College St. (Oddfellows' Hall) Part IV Designated (April 14, 1997, By-law 176-97) Architect Dick & Wickson, built 1891
- 14 College St. (Upper Canada Bible Society) Listed (March 15, 1974) Architect: Gordon & Helliwell, built 1910
- 22 College St. (Canadian Foresters' Hall) Listed (March 15, 1974) Architect: William R. Gregg, built 1910

Heritage Property

The property at College Park comprises three distinct components:

- A 7-storey commercial building, known as College Park (formerly Eaton's College Street), built 1928-1930.
- A 3-storey wing extending south along Yonge Street.
- A non-original, 10-storey apartment block, known as the College Park Apartments (built in 1978).

College Park is designated for its cultural heritage value. Located at the southwest corner of Yonge and College Street, the site contains the commercial building historically known as Eaton's College Street store which was constructed between 1928 and 1930. On the interior, the first-floor elevator and pedestrian arcade, and the seventh floor Eaton Auditorium, Round Room, foyer, and the rooms in the northeast corner

designed as a lobby, lounge and private dining room are included in the Reasons for Identification as identified in the executed 2011 Heritage Easement Agreement (HEA).

Eaton's College Street store is a rare example of Art Deco styling applied to the interior of a 1920s commercial building in Toronto. Its exterior reflects the Modern Classical designs popular for commercial buildings of the period, which is set apart by its scale, stone finishes and Classical detailing. The interior was intended to showcase Eaton's upscale household products and its in-house interior design service. It is distinguished by the Art Deco design of the Seventh Floor, which unveils an interconnected series of rooms and spaces, highlighted by the Eaton Auditorium and Round Room restaurant. The layout with application of contemporary Canadian materials and the use of geometrical and streamlined forms identified with the Art Deco period, creates a unique interior space in Toronto. These described attributes are protected by the existing 2011 Heritage Easement Agreement.

Development Proposal

An Official Plan and Zoning By-law Amendment application was submitted for the subject site in July 2025. The application proposes three towers of 65, 75 and 96 stories to be located above the protected heritage property, College Park, which will form the base of the towers. A total of 2,342 residential units is proposed, including the replacement of 210 existing rental units, 6 additional rental replacement units, and 2,126 additional dwelling units. The proposal also includes approximately 6,169 square metres of cultural space, a 1,537 square metre child care centre, 20,509 square metres of hotel space, 45,579 square metres of commercial and retail space and 600 square metres of new on-site parkland to expand the existing adjacent College Park open space.

As this property is designated under Part IV, Section 29 of the Ontario Heritage Act, permission is required under Section 33 of the Ontario Heritage Act for the alterations proposed to the designated building in association with this proposed development. In addition, this property is covered by a Heritage Easement Agreement (HEA) that includes a Statement of Cultural Heritage Value and exterior and interior heritage attributes. As the proposed alterations affect the heritage attributes set out in the HEA but are not contemplated within the document, the consent of Council is required to amend the HEA to authorize the development. This report explains the required approvals under Section 33 of the Ontario Heritage Act and the proposed amendments to the HEA.

The primary component of the conservation strategy is to retain the existing 7-storey College Park building in-situ, and to rehabilitate it for contemporary commercial uses. The existing 1970s 10 storey residential tower is proposed to be removed, and the existing west (rear) elevation would be altered to improve the interface with the adjacent College Park open space. Identified exterior heritage features at the primary (east), north and south elevations would be conserved through restoration and rehabilitation. Two bays of the south return façade of the heritage building would be demolished to allow for the construction of Tower 3. These bays are proposed to be rebuilt using salvaged materials and integrated into the new base.

Existing interior heritage attributes located in the Arcade and the 7th-storey Carlu space are proposed to be conserved and rehabilitated, while select previously removed elements would be restored based on available archival evidence. The existing roof is proposed to be converted into an outdoor terrace / amenity space for tower residents. The original configuration of the Arcade would be reinstated and rehabilitated through the introduction of lifts to provide barrier-free access. Original finishes and fittings, including the marble, bronze, grillwork and Monel metal would be conserved and restored.

The remainder of the ground level, which was the original Eaton's sales floor is not subject to the designation by-law and is not protected by the HEA. This area is proposed to be reintegrated with the Arcade to provide an improved commercial retail space. A double height space at an expanded northeast corner entrance would create a new grand entrance, serving to connect to the TTC service, the historic Arcade, and a new arcade that would introduce a central axis to the park, while serving to tie the site together through an expanded public realm. Original architectural elements, finishes and materials are proposed to be restored or documented and salvaged, where possible. The ground floor is proposed to be rehabilitated to provide barrier-free circulation and connectivity to the TTC service, proposed contemporary arcade and commercial spaces, and revitalized College Park open space to the west of the Site.

The Carlu event and performance venue on the 7th-floor is proposed to be restored and its stage expanded to provide the venue with increased and modernized facilities to maintain long term sustainability of the site as a venue. The east wall of the foyer would be removed to allow for the construction of the elevator core for Tower 1 and limited alterations at the piers between the auditorium doors would allow for the new structural columns. Restoration would use salvaged materials where possible. Access to the Carlu event space would be through the west side via College Street and the restored west elevators.

Following the removal of the existing 10 storey 1970s apartment tower, a contemporary interpretation of the Ross & Macdonald podium design (1930) would be constructed, reflecting the originally intended, but ultimately unexecuted, massing for the complex. The proposed infill would include a bay centred on the retained Roman-arched primary entrance, with a double-height volume housing the condominium's rooftop amenity space. The southern volume would match the height of the original northern portion, maintain a consistent frieze band across the east and south elevation, and incorporate glazed bays framed by columns. The interpreted streetwall podium addition is proposed to be clad in a compatible masonry material.

Conservation Strategy Details

Exterior

- Conservation of existing Classical detailing, including the band courses, rope moulding, carved keystones, fluted ionic pilasters, floral motifs, plaques and friezes with medallions and swags exterior, with select restoration (repairs). Some exterior material may need to be temporarily dismantled and reinstated to facilitate construction access.
- Replacement of existing non-original window units with new multi-light insulated glass units that match the existing profile, depth and tint per available archival documentation (architectural drawings and historic photographs).
- The existing ground floor storefronts of the north and east elevations will be rehabilitated for contemporary commercial use, and to accommodate barrier-free access.
- Existing storefront surrounds, comprised of Gananoque granite with bronze detailing and transoms, will be conserved.
- Non-original entrances and glazing will be removed for construction access. The original storefront configuration will be restored to match the original materiality.
- The existing glazing and bronze storefront frames at the northeast corner (fronting the intersection of College Street and Yonge Street) will be removed to accommodate a new vestibule for TTC access.
- New awnings reflecting the original condition per archival sources will be reinstated above all restored storefronts on the east and north facades. Along the south façade more solid awnings are proposed to assist with wind mitigation from Tower 3.

Interior

- Restoration of the interior Arcade; Existing non original partitions will be removed, thereby reinstating end to end connections. Heritage elements including limestone, granite, metal and glass will be conserved and restored. Existing vitrines will be repaired, and new vitrines will be fabricated to match originals.
- The existing elevator bank at the south end of the Arcade, which currently provides access to the Carlu, is proposed to only access the site's commercial spaces from Lower Level through to Level 3. These elevators will be decommissioned from Level 4 and above, and the west elevators will be reinstated to serve the 7th-floor.
- Restoration of the 7th-floor Foyer, Round Room, and Auditorium based on archival documentation.

Tower Massing

Three towers are proposed for the site and each of them incorporates generous step backs from Yonge and College Streets. Given the scale of the project, the proposed development may be constructed in more than one phase. Preliminary details of the proposed phasing are included within the submitted Heritage Impact Assessment.

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 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include:

- building strong communities
- wise use and management of resources
- protecting public health and safety

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, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act." The property is also a protected heritage property as it is subject to a Heritage Easement Agreement that provides for the conservation of identified heritage attributes under the Ontario Heritage Act.

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.

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 January 23, 2026, and revised April 17, 2026) prepared by ERA Architects Inc. submitted in support of the proposal for conformity with the Planning Act, consistency the Provincial Planning Statement, and conformity to the City's Official Plan policies.

The HIA notes that proposed construction will prioritize the protection of heritage features, and will include environmental controls, physical protection, specialized equipment, and ongoing monitoring to ensure compliance with heritage conservation standards. Full retention of the northern 7-storey College Park volume is proposed with limited floor removals.

The North Tower (Tower 1) has been situated to minimize impacts to the 7th-floor internal heritage attributes, including the Round Room and the Carlu auditorium. The existing 7-storey building structure will be retained in its entirety, including columns, floors and foundations. The retention design will include supplemental internal bracing and external steel skeletal frames to provide lateral support to facilitate the selective removal of interior floor slabs within the retained building. The selective removal of interior floor slabs does not generally include areas that have been identified as internal heritage attributes.

The Central Tower (Tower 2) will be located in a manner that will allow shoring for the new tower structure below grade, while maintaining the existing heritage structure. Tower 2 will be set back from the Yonge Street facade to avoid impact to the heritage attributes of the historic Arcade on the ground floor, and the new tower will be located within the portion of the existing building to be demolished, avoiding the need for any structural interventions within the Arcade. Construction access, including the tower crane and hoist apparatus, will be located on the west side of the existing building to minimize disturbances to the heritage property.

The South Tower (Tower 3) will be located directly north of the south facade to allow for the in-situ retention of the heritage façade along Yonge Street. Tower 3 will be set back from Yonge Street to avoid impacts to the heritage attributes of the HEA protected Arcade on the ground level, but Tower 3 will extend over top of the Arcade and entrance vestibules. The west wall of the Arcade that intersects with Tower 3 will be carefully dismantled, salvaged and reinstated, with modifications made to the Arcade that will integrate it with the new construction and provide connections for accessibility. Where necessary and unavoidable, provisions to facilitate construction access, including the tower crane and hoist apparatus, will be located on the west side of the existing building to minimize disturbances to the heritage property.

Based on the above construction strategy, which has been confirmed to be constructible by a licensed Engineer within the HIA, staff are satisfied that the three-tower development will not have a negative impact upon the structural integrity of the heritage property.

Given the scale of development being proposed it will take many years to build out the full project. Nevertheless, the applicant has confirmed that all the conservation works, including the new south podium will take place within the first phase. This phase will also include the interior structural columns that will allow for the construction of towers in the later phases.

Conservation Strategy

The introduction of three new towers at the subject site has been carefully designed so that it conserves in situ the entire 7-storey heritage property at the southwest corner of Yonge and College Street and the entire Yonge Street (including the three-storey south extension along the Yonge Street frontage) and College Street facades as well as the two bays of the three storey return walls at the south façade. Staff accept the removal and reconstruction of the end bays along the south façade as this is necessary to allow the construction of Tower 3 and is acceptable within the context of a comprehensive conservation and restoration strategy for the former Eaton's College Street store.

The overall conservation strategy for the development as contained in the HIA is supported by staff, and the restoration of the ground floor Arcade would represent a considerable improvement. The changes to the 7th-floor and Carlu event space are minor and ensure its values and attributes are being appropriately conserved while allowing for upgrades to the stage.

The rehabilitation of the existing storefronts to accommodate barrier free entrances is supported by staff and the introduction of new awnings above the restored storefronts that reflect the original condition as seen in archival sources is welcome. The HIA notes that re-use of the original awning mechanisms may be possible, but this will need to be explored further. The existing glazing and bronze storefront frames at the northeast corner (fronting the intersection of College Street and Yonge Street) will be removed to accommodate a new vestibule for TTC access. Details of the changes to this entrance will be required as part of the Conservation Plan that will be to the satisfaction of the Senior Manager, Heritage Planning. This intervention is expected to adopt a minimal intervention approach that restores storefront detailing where possible.

New contemporary awnings and a new entrance canopy are proposed along the south return façade to mitigate wind impacts as a result of the introduction of Tower 3. These would need to project out by approximately 3 metres and be of a solid construction to achieve their purpose. Their introduction would require the temporary removal of the storefronts to allow structural supports to be installed behind them. The awnings are intended to be a contemporary, compatible design that would be installed within the existing bays while retaining as much of the original storefront material as possible. Further details will be included in the required Conservation Plan. Staff accept this alteration as necessary for pedestrian safety and comfort and are of the opinion that appropriate design can mitigate negative impacts.

New Construction

New Yonge Street Streetwall Podium Addition based on 1930 Design.

Staff support the proposed contemporary interpretation of the Ross & Macdonald podium design (1930). It will include a bay centred on the retained Roman-arched primary entrance that will match the height of the original northern portion and would be both a complimentary and distinguishable addition that respects the history of the property. Staff worked with the applicant to extend the podium along the south façade and to set the new massing further back than originally proposed to provide a more compatible relationship between the new tower and the podium.

Details of the podium design would be included in the required Conservation Plan and will provide details of the proposed materials. Staff note that the existing building is noted for the high quality of its materials and will continue to work with the applicant to ensure the use of high-quality materials and respect for the original 1930s design.

Three New Towers atop the Heritage Property

The proposal involves the construction of three new towers with heights at 65-storeys (Tower 1), 96-storeys (Tower 2), and 75-storeys (Tower 3) above the site with the north tower constructed atop the seven-storey retained building at the southwest corner of Yonge and College Street.

Tower 1 proposes a step back of 35 metres from the Yonge Street frontage and 6.7 metres from the College Street frontage. As previously discussed, the strategy conserves in full and in situ the entire building including primary external and internal attributes. Notably, the 35-metre tower set back conserves the visual sense of massing and volume of the seven storey College Park property when viewed from the Yonge Street frontage and as viewed from oblique viewpoints along Yonge Street and further east along College Street.

Tower 2 proposes a step back of 13.1 metres from the Yonge Street façade and will employ a 28-metre separation from Tower 1. The resulting location would fully conserve the three-storey façade along the southern portion of the Yonge Street frontage. The step back also ensures minimal impact to the HEA protected ground floor Arcade. The new podium addition (additional height) atop the 3-storey existing façade will also serve to visually mitigate the massing impact of the tower when viewed from Yonge Street.

Tower 3 proposes a step back of 7.6 metres from the Yonge Street façade and will employ a 28.8 metre separation from Tower 2. The resulting location would fully conserve the 3-storey façade along the southern portion of the Yonge Street frontage and the return south façade also. The step back also ensures minimal impact to the easement protected ground floor arcade as construction of the tower is proposed to the rear of the arcade. The new podium addition (additional height) atop the 3-storey existing façade will serve to visually mitigate the massing impact of the tower when viewed from Yonge Street.

The design of the new towers will be contemporary to maintain the prominence of the College Park. Staff are satisfied that the placement of the towers and proposed conservation strategies will minimize impacts and maximize the conservation of this landmark heritage property.

View Corridors

The proposal impacts the protected view of Old City Hall along Bay Street from the southwest corner of Temperance Street, compromising the silhouette of the roofline and clock tower. As a result, an Official Plan Amendment (OPA) is required. To help mitigate the impacts, the height of the Tower 1 was reduced from 75 to 65 storeys which increased sky views between the Old City Hall clock tower and Tower 1. Staff are of the opinion that with appropriate design articulation and materiality, the impact of the towers on view corridor can be reduced and the development will not undermine the visual prominence of Old City Hall. The appropriate use of articulation and materiality of the tall building additions on College Park will be secured in the amended Heritage Easement Agreement.

The proposal also impacts the protected view of new City Hall. The massing is visible over the podium and closer to the east tower of City Hall thereby impacting the silhouette of City Hall when seen from the east end of the view corridor noted in the Official Plan. However, there is still space between the east tower of City Hall and the proposed towers and, as noted above, the impact is only at the far eastern end of the protected view corridor. Staff are of the opinion that the use of articulation and materiality for visible tower elements will mitigate the impact of the minor projection, and the visual prominence of City Hall will be maintained.

Adjacent Heritage Resource

Heritage Planning staff are of the opinion that the proposal conserves the cultural heritage value of the adjacent heritage properties at the north side of College Street. By conserving the scale, massing and form of the property, the proposed development maintains the relationship between these adjacent heritage properties as well as the historic context existing along Yonge 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 recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, the applicant will be required to submit an Interpretation Plans for each phase of the proposal to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of College Park.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the 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 College Park, including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Should Council authorize amendments to the existing Heritage Easement Agreement, in combination with the authorization granted under Section 33 of the OHA, an amendment to the existing Heritage Easement Agreement will be made to secure and authorize the changes to the conservation required in the existing Heritage Easement Agreement and authorize the new development on the lands in accordance with the new approved plans and drawings.

CONCLUSION

Heritage Planning staff are supportive of the alterations proposed for the designated heritage property (College Park) 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 grant authority to revise the existing Heritage Easement Agreement.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Proposed Drawings
Attachment 5 - Renderings

LOCATION MAP

College Park

ATTACHMENT 1



The Subject Property

Location Map: College Park Southwest Corner of Yonge and College Streets

AERIAL PHOTOS

ATTACHMENT 2

College Park



Aerial Location Map: College Park identified by dashed lines.



- Northern 7-Storey Volume
- 3-Storey Yonge Wing
- 10-storey College Park Apartments
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Aerial Photo of College Park Building Components

PHOTOS

College Park

ATTACHMENT 3



College Park looking southwest at the corner of Yonge Street and College Street



College Park, Yonge Street/East Façade

PHOTOS

College Park



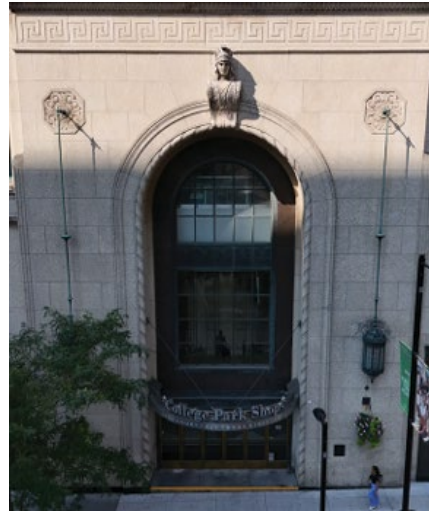
College Park, College Street/North Façade



College Park, Looking northwest at South Façade and Yonge Street/East Façade

PHOTOS

College Park



College Park, Left: First Floor Storefront in Bronze Frames; Right: Monumental Arched Entry at Yonge Street Façade.

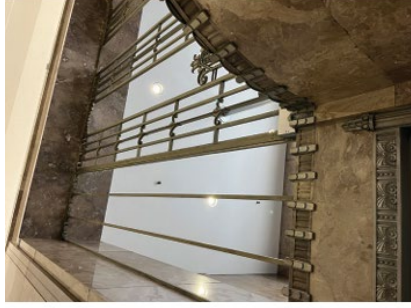


College Park; Left: The Cornice with Dentil Detail; Right: The entrances, where doors with bronze detailing are set in an oversized Classical surround with transom.

PHOTOS
College Park



College Park, Rear/West Façade



College Park, Ground Level Arcade and Details

PHOTOS

College Park



College Park, Left: 7th Level Foyer, Center: 7th Level Round Room, Right: 7th Level Auditorium

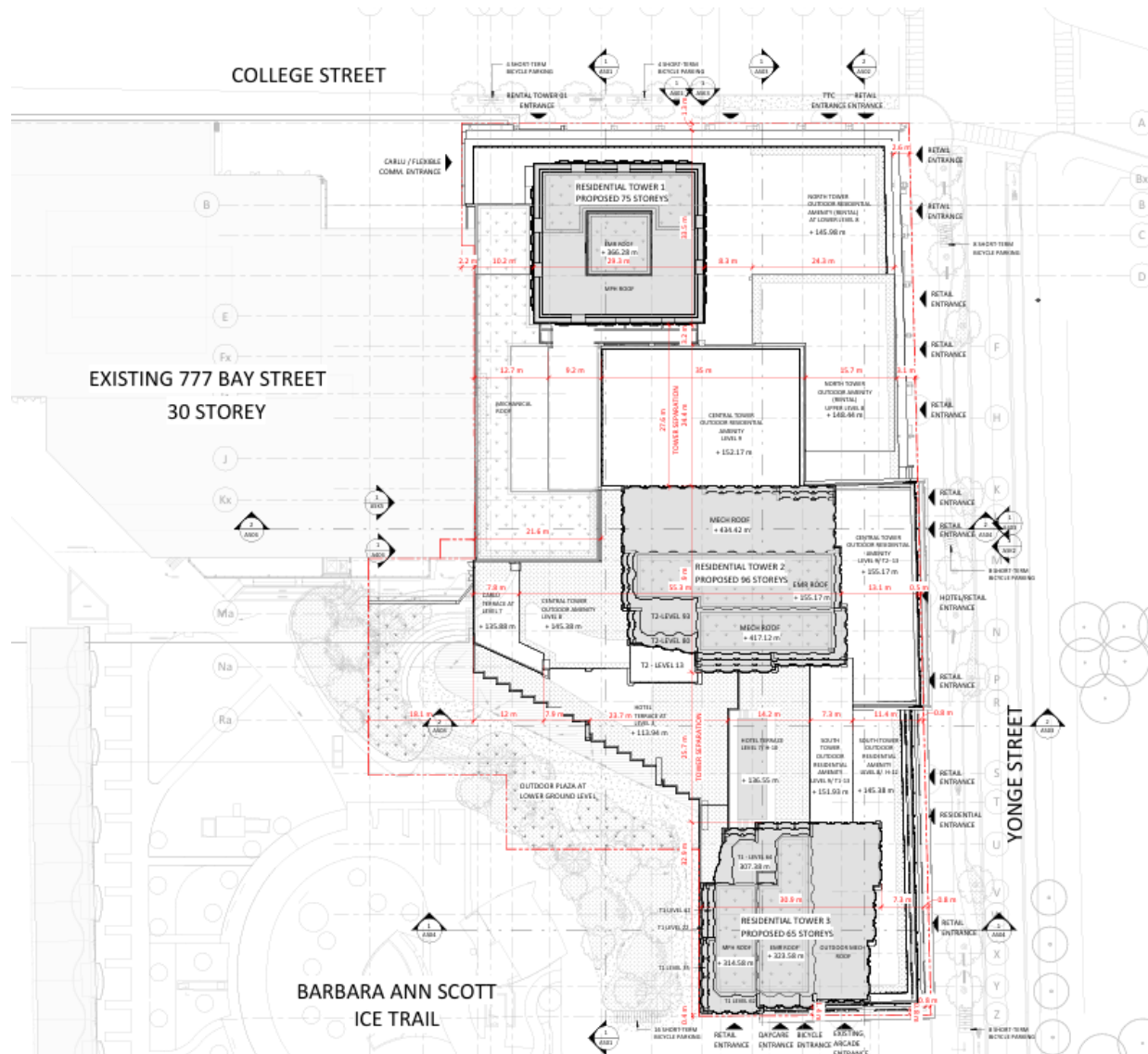


College Park, Conceptual Scheme for College Park as proposed (1920s), Note Far Left Yonge Street Frontage Currently Proposed to be Constructed Based Upon the Above Scheme.

SELECTED PROPOSED DRAWINGS

ATTACHMENT 4

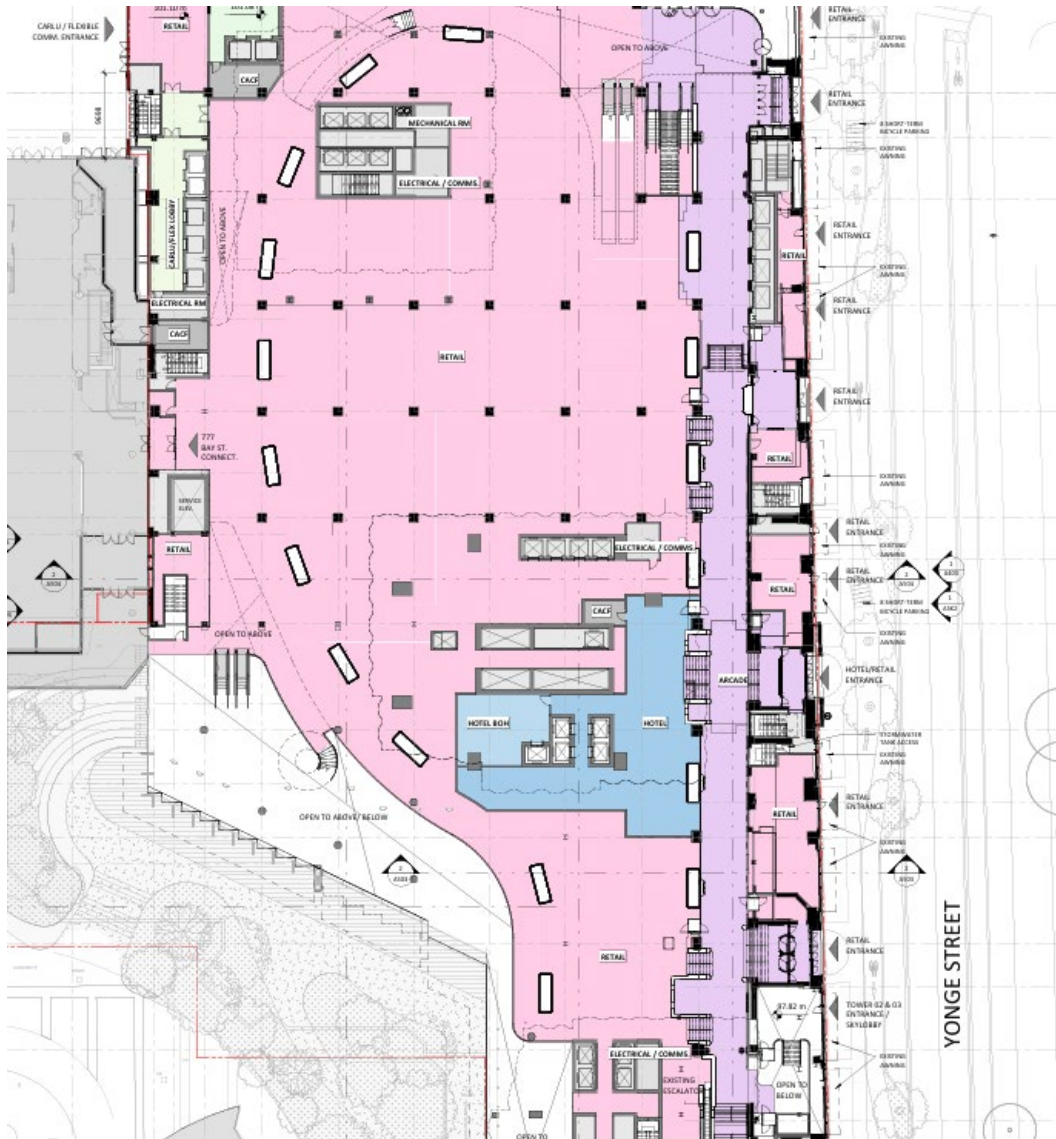
College Park



College Park, Proposed Block Site Plan

SELECTED PROPOSED DRAWINGS

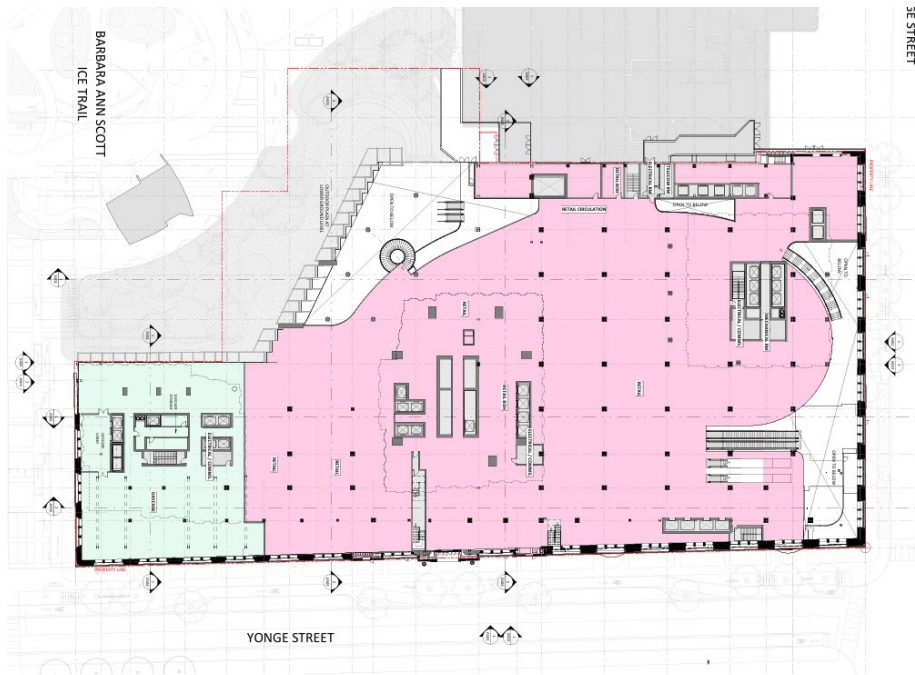
College Park



College Park, Ground Level, Note Continuous Proposed Arcade (shown in purple)

SELECTED PROPOSED DRAWINGS

College Park



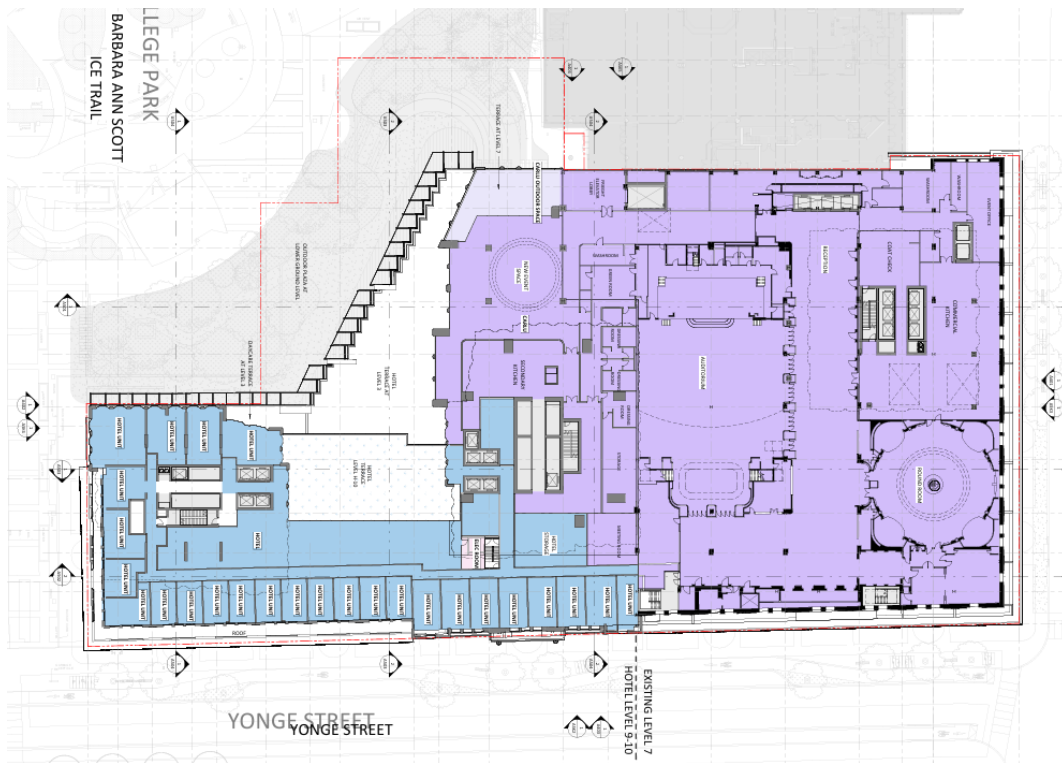
College Park, Second Level



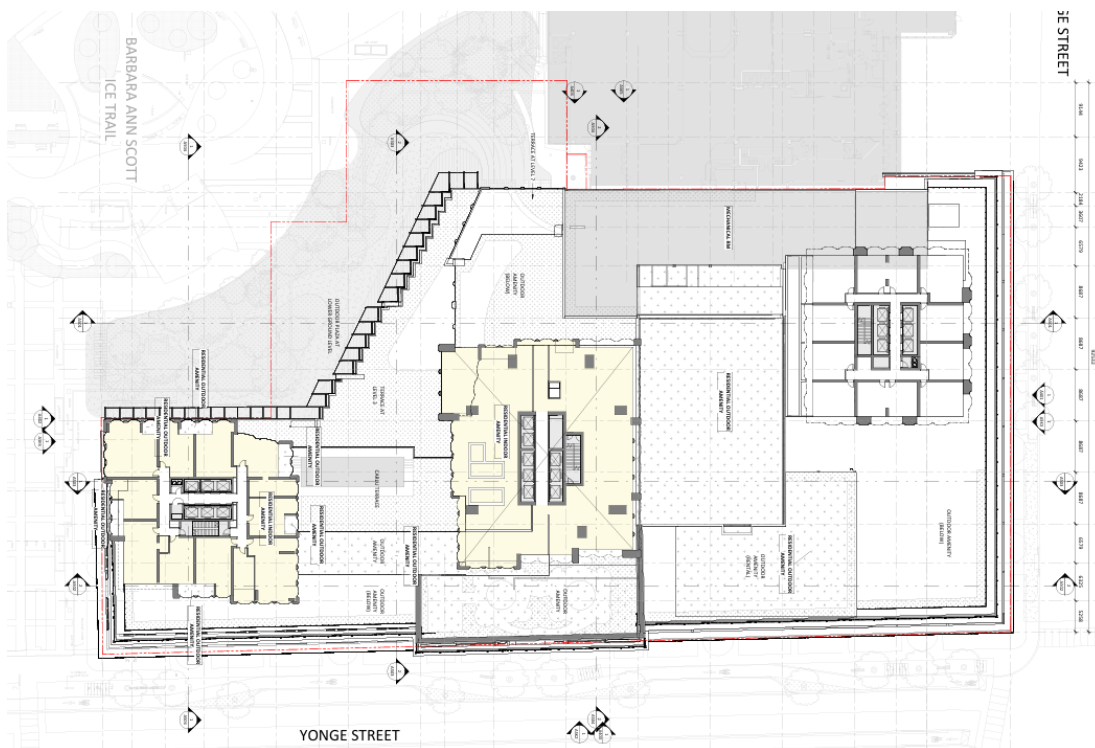
College Park, Level 3

SELECTED PROPOSED DRAWINGS

College Park



College Park, 7th Floor includes Foyer, Round Room and Auditorium

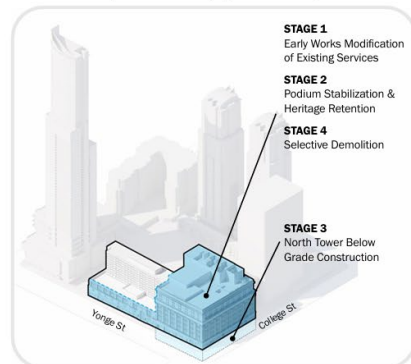


College Park, 9th Floor, Above Heritage Property

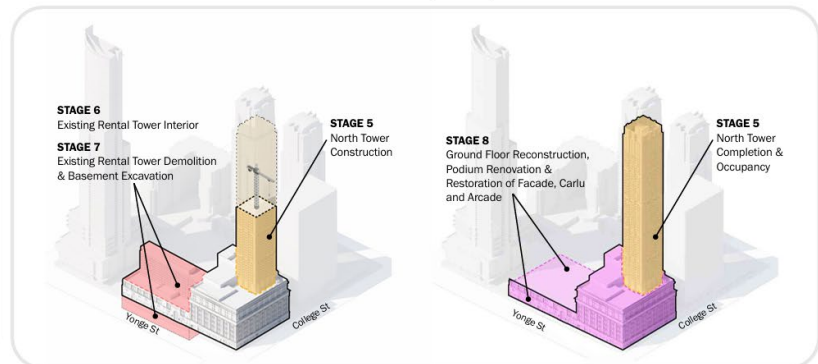
SELECTED PROPOSED DRAWINGS

College Park

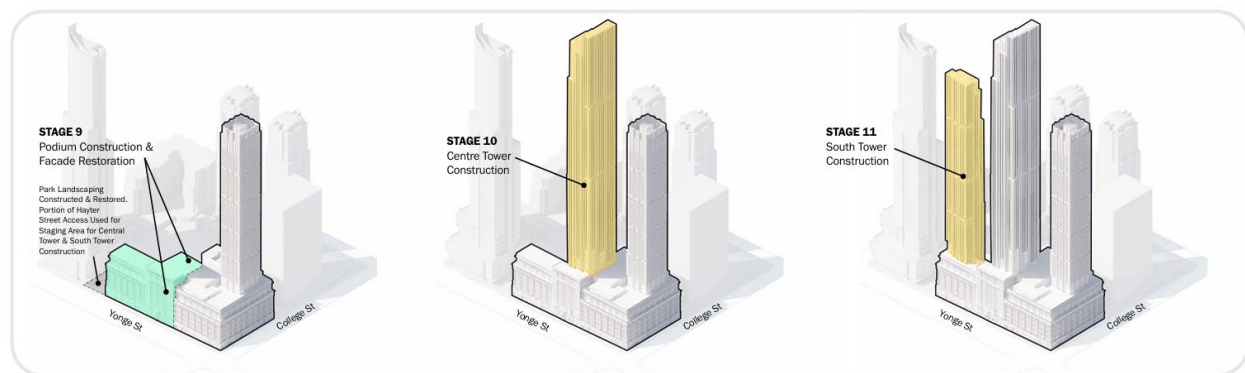
Phase 1: Early Site Works (Up to 2 Years)



Phase 2: North Tower Construction & Tenant Relocation (4 Years)

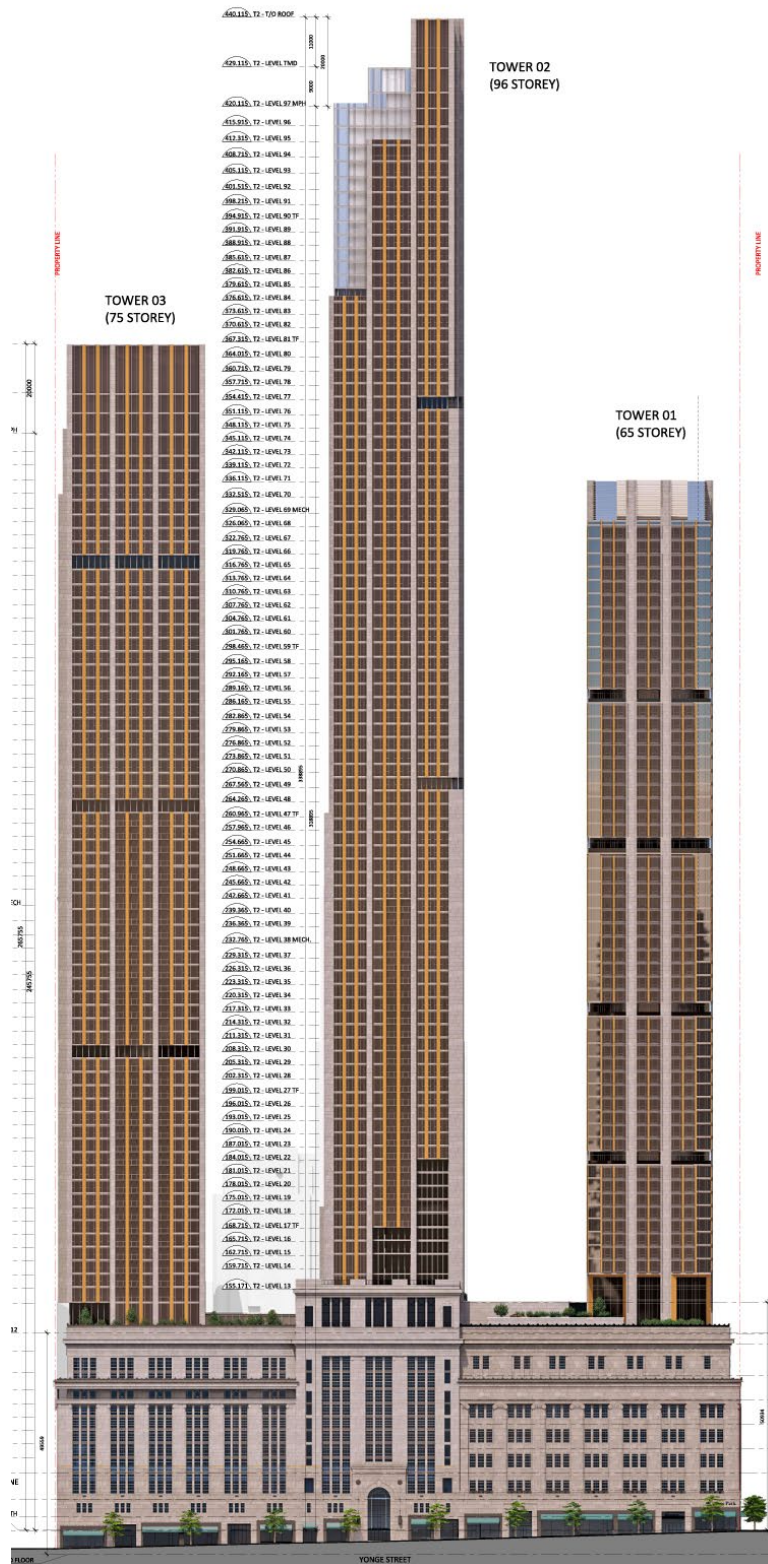


Phase 3: Central Tower, South Tower & Landscaping



College Park, Proposed Construction Stages

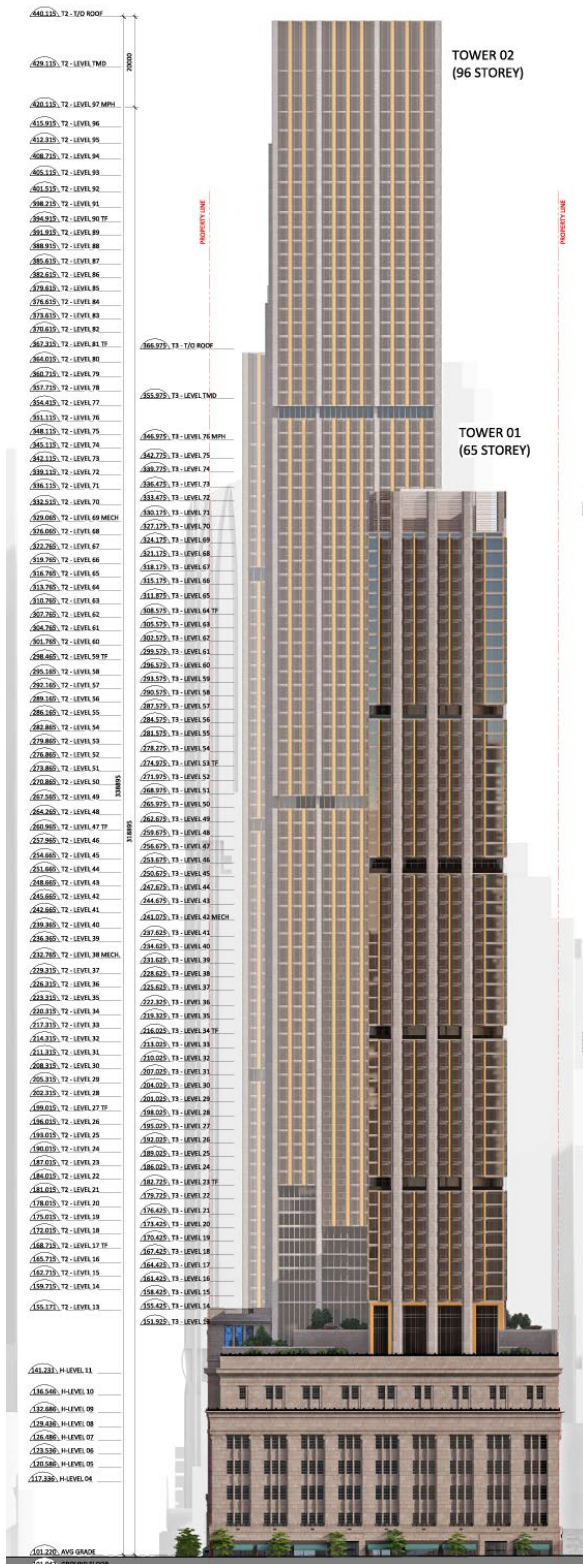
College Park



College Park, Proposed Yonge Street/East Facade

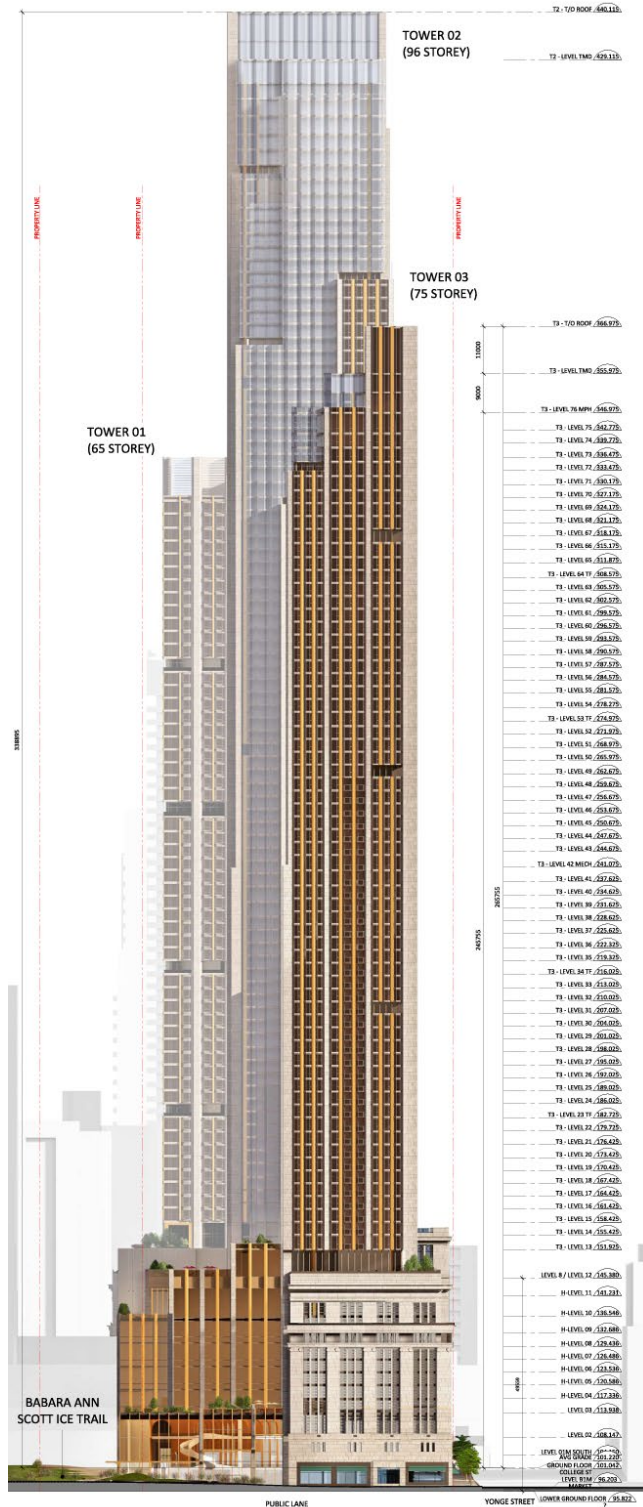
SELECTED PROPOSED DRAWINGS

College Park



College Park, Proposed College Street/North Façade

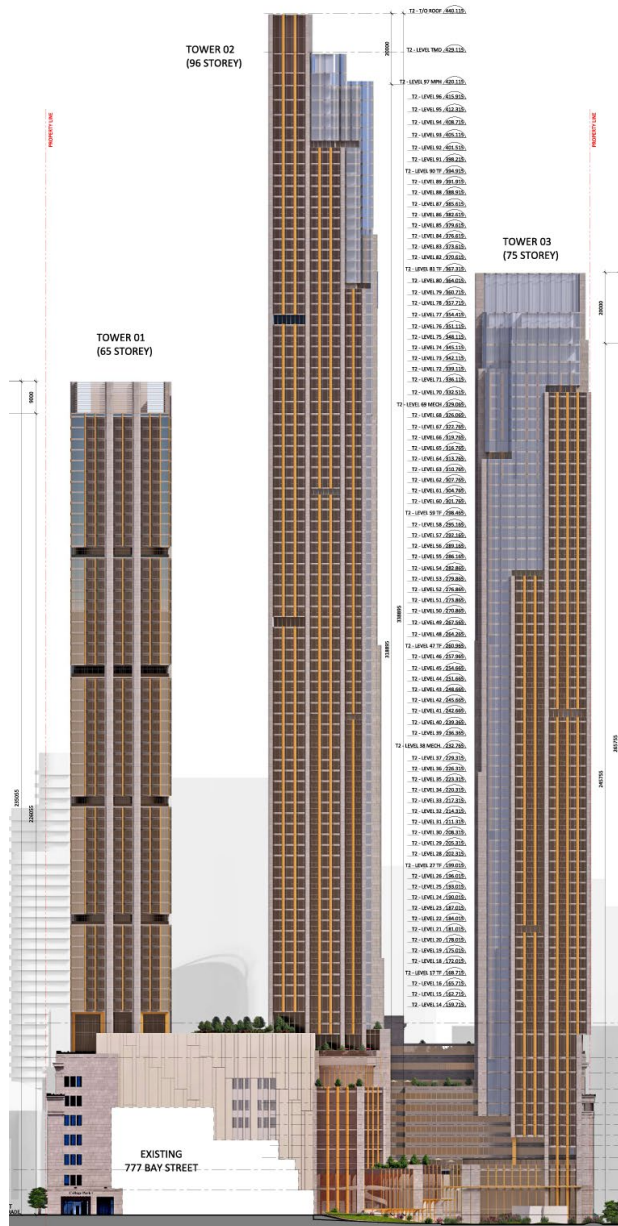
College Park



College Park, Proposed South Façade

SELECTED PROPOSED DRAWINGS

College Park



College Park, Proposed West/Rear Facade

RENDERINGS

College Park

ATTACHMENT 5



College Park, Current Proposal Yonge Street Façade at Left, Original 1920s Design Scheme shown at right.



College Park, Proposed South Facade