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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
1913 YONGE STREET  
NOTICE OF DECISION**

**RECEIVED**  
2022/09/07  
(YYYY/MM/DD)  
Ontario Heritage Trust

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that the Council of the City of Toronto on July 19, 20, 21, and 22, 2022, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 1913 Yonge Street.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council approve the alterations to the heritage property at 1913 Yonge Street in accordance with Section 33 of the Ontario Heritage Act to allow for alterations substantially in accordance with plans and drawings prepared by Core Architects Inc., submitted with the Heritage Impact Assessment Addendum prepared by GBCA Architects for 1951 Yonge Street (which covers 1913-1951 Yonge Street), dated December 24, 2021, subject to and in accordance with the approved Conservation Plan required in Recommendation 2.a.2., all to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.
2. City Council direct that its consent to the application to alter the heritage property at 1913 Yonge Street is also subject to the following conditions:
  - a. That prior to any Ontario Land Tribunal Order issued in connection with the Official Plan Amendment and a Zoning By-law Amendment appeal for 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue, the owner shall complete the following matters, or, in the event that one or more of these matters has not been completed by the owner before August 12, 2022, City Council directs the City Solicitor to request that the Ontario Land Tribunal impose as part of the final Zoning By-law Amendment a Holding ("H") provision until such time

as the outstanding matters have been completed, all to the satisfaction of the City Solicitor:

1. Enter into a Heritage Easement Agreement with the City for the heritage property at 1913 Yonge Street in accordance with the plans and drawings prepared by Core Architects Inc., and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment Addendum for 1951 Yonge Street (which covers 1913-1951 Yonge Street) prepared by GBCA Architects, dated December 24, 2021; and in accordance with the Conservation Plan required in Recommendation 2.a.2, to the satisfaction of the Senior Manager, Heritage Planning including registration 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 Addendum for 1951 Yonge Street (which covers 1913-1951 Yonge Street), prepared by GBCA Architects, dated December 24, 2021, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation 2.a.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

b. That prior to final Site Plan approval for the proposal, for the properties at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue heritage property at 1913 Yonge Street, the owner shall:

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

2. Provide a Heritage Lighting Plan that describes how the exterior of the property at 1913 Yonge Street will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.

3. Provide a detailed Landscape Plan for the property at 1913 Yonge Street, satisfactory to the Senior Manager, Heritage Planning.

4. Submit a Signage Plan for the property at 1913 Yonge Street to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the property at 1913 Yonge Street, to the satisfaction of the Senior Manager, Heritage Planning thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

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.

7. Provide full documentation of the existing property at 1913 Yonge Street, 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.

c. That prior to the release of the Letter of Credit, as required in recommendation 2.b.6, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan 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.

#### **IF YOU WISH TO REFER THE MATTER TO THE ONTARIO LAND TRIBUNAL:**

Notice of an objection of the decision of City Council on the application to alter the Property may be served on the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca) within thirty days of July 26, 2022, which is August 25, 2022.

#### **A Notice of Objection must:**

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.



**Who Can File An Appeal:**

Only the owner of the Property may object to the decision of Council of the City of Toronto and refer the matter to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions, or refuses the application to alter a property.

**Getting Additional Information:**

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC47.47>

Dated at the City of Toronto on July 26, 2022.



John D. Elvidge  
City Clerk