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RECEIVED
2024/05/28
(YYYY/MM/DD)
Ontario Heritage Trust

John D. Elvidge
City Clerk

City Clerk's Office
2nd Floor, West Tower
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-394-8101
Fax: 416-392-2980
Email: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
1420 YONGE STREET
(INCLUDING ENTRANCE ADDRESSES AT 1418, 1422, 1424, 1426 AND 1428 YONGE
STREET)**

NOTICE OF DECISION

TAKE NOTICE that the Council of the City of Toronto on May 22 and 23, 2024, has considered an application under Section 34(1)2 of the Ontario Heritage Act to demolish or remove, or permit the demolition or removal of a building and/or structure on the Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street).

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

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

1. City Council approve the demolition of the designated building at 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) in accordance with Section 34(1)2 of the Ontario Heritage Act, as part of a reconstruction strategy for the site to allow for the construction of a 50-storey building at 1406-1428 Yonge Street, with such demolition and reconstruction being substantially in accordance with plans and drawings dated April 18, 2023, prepared by IBI Group and on file with the Acting Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA) for 1404-1428 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023 and the Addendum to the Heritage Impact Assessment for 1404-1420 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 19, 2023, and on file with the Acting Senior Manager, Heritage Planning.
2. City Council direct that its consent to the application to demolish the designated building 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) in accordance with Section 34(1)2 of the Ontario Heritage Act is also subject to the following conditions:
 - a. that the related site specific Zoning By-law Amendment giving rise to the proposed demolition has been enacted by the City Council and have come into full

force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. prior to the introduction of the bills for such Zoning By-law Amendment to City Council, the owner shall provide a detailed Reconstruction Plan, prepared by a qualified heritage consultant that is substantially in accordance with the reconstruction strategy set out in the Heritage Impact Assessment (HIA) for 1404-1428 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023 and the Addendum to the Heritage Impact Assessment for 1404-1420 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 19, 2023, for the property at 1420 Yonge Street, to the satisfaction of the Senior Manager, Heritage Planning.

c. that prior to the issuance of any permit for all or any part of the property at 1404-1428 Yonge Street, including a heritage permit or a building permit, but excluding interior alterations not impacting identified interior attributes, 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 describes how the exterior of the reconstructed building at 1420 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.
2. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
3. provide an Interpretation Plan for the subject property, 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 for the subject property to the satisfaction of the Senior Manager, Heritage Planning.
5. provide building permit drawings, including notes and specifications for the reconstruction keyed to the approved Reconstruction Plan required in Recommendation 2.b, including a detailed 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.
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 the reconstruction and interpretation work included in the Heritage Impact Assessment for 1404-1428 Yonge Street,

prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023 and the Addendum to the Heritage Impact Assessment for 1404-1420 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 19, 2023.

7. provide full documentation of the existing heritage property at 1420 Yonge Street, including two (2) printed sets of archival quality 8 by 10 inch colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a memory stick in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

d. that prior to the release of the Letter of Credit required in Recommendation 2.c.6, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required reconstruction work and the required interpretive work has been completed in accordance with the Heritage Impact Assessment for 1404-1428 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated February 9, 2023 and the Addendum to the Heritage Impact Assessment for 1404-1420 Yonge Street, prepared by Goldsmith Borgal & Company Ltd. Architects, dated December 19, 2023 and that an appropriate standard of reconstruction has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Notice of an appeal of the decision of City Council on the application to demolish or remove a building and/or structure on the Property may be served on the City Clerk, Attention: Administrator Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty (30) days of May 28, 2024, which is June 27, 2024.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the decision;
- (2) set out the reasons in support of the objection to the decision; and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1,100 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms>.

Who Can File An Appeal:

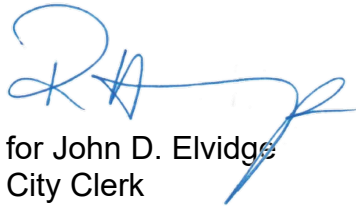
Only the owner of the Property subject of the application under Section 34 of the Ontario Heritage Act may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 34.1 of the Ontario Heritage Act. The appeal may only be made where City Council has consented to an application to demolish or remove a building and/or structure on a property with certain terms or conditions, or refuses the application to demolish or remove the building and/or structure on 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:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC18.17>

Dated at the City of Toronto on May 28, 2024.



for John D. Elvidge
City Clerk