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City Clerk's Office

Secretariat
Francine Adamo, Administrator
North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Ulli S. Watkiss
City Clerk

Tel: 416-395-0480
Fax: 416-395-7337
Email: nycc@toronto.ca
Web: www.toronto.ca

2014NY34.20let

September 17, 2014

**Alteration of a Designated Heritage Property - 2384 Yonge Street (Postal Station K)
(Ward 16 – Eglinton-Lawrence)**

**Item NY34.20 – Amended and Adopted by City Council
on August 25, 26, 27 and 28, 2014**

City Council, at its meeting on the above date:

1. Approved the alteration of the heritage property at 2384 Yonge Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 27-storey residential tower and the adaptive re-use of the former Postal Station K building for commercial/retail use, provided that 2384 Yonge Street is designated and subject to a Heritage Easement Agreement with the City, with such alterations to the property to be substantially in accordance with the Heritage Impact Assessment, prepared by ERA Architects dated June 2, 2014 and the drawings prepared by RAW Design, dated May 21, 2014 and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following conditions:
 - a. that the related Zoning By-law Amendment giving rise to the proposed alterations have 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 Manager, Heritage Preservation Services;
 - b. that prior to the introduction of bills for the Zoning By-law Amendment by City Council, the owner shall have:
 - i. entered into a Heritage Easement Agreement for the property at 2384 Yonge Street in accordance with the Heritage Impact Assessment prepared by ERA Architects dated June 2, 2014, to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor; and
 - ii. completed and entered into a Section 37 Agreement (pursuant to the Planning Act) to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Manager of Heritage Preservation Services.
 - c. that prior to Site Plan Approval for the property at 2384 Yonge Street the owner shall have:

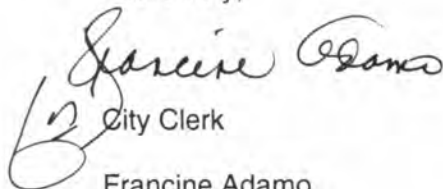
- i. provided a Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Statement for 2384 Yonge Street prepared by ERA Architects, dated June 2, 2014 and all to the satisfaction of the Manager, Heritage Preservation Services; and
 - ii. provided Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services;
- d. that prior to the issuance of any permit for all or any part of the property at 2384 Yonge Street, excluding the portion of the lot known municipally in the year 2014, as 31 Montgomery Avenue, including pursuant to the Ontario Heritage Act and the Building Code Act and including any permit for excavation and shoring or foundation, but excluding a permit for the removal of the one storey addition to the rear of the heritage structure, a rental/sales centre, repairs, maintenance and usual and minor repairs and maintenance of the existing heritage building the owner shall:
 - i. obtain final approval for the necessary by-law amendment required for the alterations to the property at 2384 Yonge Street, such amendments to have been enacted by City Council and to 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 Manager, Heritage Preservation Services;
 - ii. have obtained Final Site Plan Approval for such property issued by the Chief Planner and Executive Director, City Planning, for an above-grade permit only;
 - iii. provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services, except in the case of any below grade permit, only the subject building permit drawings are to be provided;
 - iv. provide a Lighting Plan that describes how Postal Station K will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services, for an above grade permit only;
 - v. provide an Interpretation Plan for Postal Station K, to the satisfaction of the Manager, Heritage Preservation Services, for an above grade permit only; and
 - vi. provide a Letter of Credit, including provisions for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and the Interpretation Plan; and

- e. that prior to the release of the Letter of Credit the owner shall:
- i. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services; and
 - ii. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.
2. Authorized the General Manager, Transportation Services to enter into an encroachment agreement with the owner on terms and conditions satisfactory to the General Manager, Transportation Services and in a form satisfactory to the City Solicitor.
 3. Approved custom plaza paving along all frontages of the site on Montgomery Avenue, Yonge Street and Helendale Avenue under the provisions of Municipal Code Chapter 743.
 4. Directed that all costs associated with the preparation of an encroachment agreement and including registration of the agreement on title to the subject lands by the City will be incurred by the owner.

You can view this item and any background information on the City's Web site at:

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=7855>

Yours truly,



City Clerk

Francine Adamo
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Sent to: Interested Persons
c.: John Livey, Deputy City Manager
City Solicitor
Chief Planner and Executive Director, City Planning Division
General Manager, Parks, Forestry and Recreation
General Manager, Transportation Services
Director, Transportation Services, North York District
Director, Urban Design, City Planning
Director, Urban Forestry, Parks, Forestry and Recreation
Director, Community Planning, North York District
Acting Manager, Heritage Preservation Services