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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
2430 AND 2434 YONGE STREET
NOTICE OF DECISION**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



TAKE NOTICE that the Council of the City of Toronto on July 14, 15 and 16 2021, 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 Properties municipally known as 2430 and 2434 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. Approve the alterations to the designated heritage properties located within the development site and municipally known as 2430 Yonge Street and 2434 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, for the construction of the revised development proposal set out in the Settlement Offer with alterations to the designated buildings at 2430 Yonge Street and 2434 Yonge Street in conjunction with an appeal to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) comprised of the plans and drawings prepared by Hariri Pontarini Architects, submitted with the Heritage Impact Assessment Addendum prepared by Goldsmith Borgal & Company Ltd. Architects, dated May 31, 2021, all on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan to be submitted by the owner to the satisfaction of the Senior Manager, Heritage Planning.
2. City Council require the owner, prior to the issuance of any permit for all or any part of the development site with the municipal addresses of 2430 Yonge Street and 2434 Yonge Street, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, to:

a. obtain the Ontario Land Tribunal's (formerly Local Planning Appeal Tribunal) final order for the necessary Official Plan and Zoning By-law amendments required for the alterations to the property at 2430 Yonge Street and 2434 Yonge Street, such amendments having a form and content acceptable to City Council as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 5 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.

c. 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, Heritage Lighting Plan, Landscape Plan and Interpretation Plan.

d. provide full documentation of the existing heritage property 2430 Yonge Street and 2434 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 CD 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.

3. Prior to the release of the Letter of Credit required in the above noted paragraph 2c, the owner shall:

a. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape 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

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

4. The matters in the above noted paragraph 2 also be secured by the Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with 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 within thirty days of September 30, 2021, which is November 1, 2021.

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 appeal the decision of Council of the City of Toronto 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=2021.CC35.18>

Dated at the City of Toronto on September 30, 2021.



 John D. Elvidge
City Clerk