



## Decision Letter

### Toronto Preservation Board

<b>Meeting No.</b>	24	<b>Contact</b>	Tanya Spinello, Committee Administrator
<b>Meeting Date</b>	Thursday, November 7, 2024	<b>Phone</b>	416-397-4592
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Julia Rady

PB24.2	ACTION	Adopted		Ward: 8
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#### 50 Eglinton Avenue West - Alterations to a Designated Property under Sections 33 of the Ontario Heritage Act

**Confidential Attachment - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board**

#### Board Decision

The Toronto Preservation Board recommends that:

1. City Council adopt the confidential instructions to staff contained in Confidential Attachment 1 to this report (October 29, 2024) from the City Solicitor.
2. City Council authorize the public release of the confidential instructions to staff contained in Confidential Attachment 1 and Confidential Appendix "A" to this report (October 29, 2024) from the City Solicitor, if adopted by City Council, at the discretion of the City Solicitor.
3. City Council direct that all other information contained in Confidential Attachment 1 to this report (October 29, 2024) from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it is about litigation before the Ontario Land Tribunal and contains advice or communications that are subject to solicitor-client privilege.

#### Decision Advice and Other Information

Kristen Flood, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 50 Eglinton Avenue West - Alterations to a Designated Property under Sections 33 of the Ontario Heritage Act

#### Origin

(October 29, 2024) Report from the City Solicitor

## Summary

At its meeting on November 7, 2024 the Toronto Preservation Board considered Item [PB24.2](#) and made recommendations to City Council.

Summary from the report (October 29, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

The owner of 50 Eglinton Avenue West appealed Council's refusal of its Official Plan Amendment and Zoning By-law Amendment applications for 50-90 Eglinton Avenue West and 17-41 Henning Avenue to the Ontario Land Tribunal ("OLT").

The amendments to the Zoning By-law proposed 46 and 58 storey mixed use buildings on 50-90 Eglinton Avenue West, with approximately 1,206 residential dwelling units and non-residential uses at-grade and a 34 storey residential building on the Henning Avenue properties, with approximately 373 residential dwelling units.

The focus of this report is the owner's application under Section 33 of the Ontario Heritage Act which requests City Council's consent to alterations to the designated property at 50 Eglinton Avenue West. Council requires the advice of the Toronto Preservation Board in respect of matters which may impact a designated heritage property.

## Background Information

(October 29, 2024) Report from the City Solicitor on 50 Eglinton Avenue West - Alterations to a Designated Property under Sections 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-249843.pdf>)

Staff presentation on 50 Eglinton Avenue West - Alterations to a Designated Property under Sections 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250379.pdf>)

Public Attachment 1 - Location Map

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-249844.pdf>)

Public Attachment 2 - Photographs of Existing Building

(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-249845.pdf>)

Confidential Attachment 1 - Confidential Information

Confidential Appendix "A" - Confidential Information

## Speakers

Nicolas Barrette