

Toronto Preservation Board

Meeting No.	27	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Friday, January 31, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 1, City Hall/Video Conference	Chair	Julia Rady

PB27.4	ACTION	Adopted		Ward: 13
---------------	---------------	---------	--	----------

86 Lombard Street - Alterations to a Designated Property and Removal of a Building on a Designated Property under Sections 33 and 34(1)2 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 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 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 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

Neil Mackay, Planner, Development Review, Urban Planning, City Planning gave a presentation on 86 Lombard Street - Alterations to a Designated Property and Removal of a Building on a Designated Property under Sections 33 and 34(1)2 of the Ontario Heritage Act.

Origin

(January 16, 2025) Report from the City Solicitor

Summary

At its meeting on January 31, 2025 the Toronto Preservation Board considered Item [PB27.4](#) and made recommendations to City Council.

Summary from the report (January 16, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

On March 26, 2024, the owner of 86 Lombard Street appealed Council's failure to make a decision within the legislated timelines for Zoning By-law Amendment applications for 86, 100-108 Lombard Street and 103 Richmond Street East to the Ontario Land Tribunal ("OLT").

The amendments to the Zoning By-law proposed a 59-storey (216 metres, including mechanical penthouse) mixed-use building containing 480 dwelling units, 4,321 square metres of office space, and 616 square metres of retail space. The former City Morgue building at 86 Lombard Street is designated under Part IV of the Ontario Heritage Act and proposed to be relocated to the eastern portion of the site. A mid-block connection between Richmond Street East and Lombard Street and a public open space are proposed.

This report focuses on the owner's applications under Section 33 of the Ontario Heritage Act which requests City Council's consent to alterations to the designated property at 86 Lombard Street and subsection 34(1)2 of the Ontario Heritage Act, which requests moving the building on the designated heritage property to another property. Council requires the advice of the Toronto Preservation Board in respect of matters which may impact a designated heritage property.

Background Information

(January 16, 2025) Report from the City Solicitor on 86 Lombard Street - Alterations to a Designated Property and Removal of a Building on a Designated Property under Sections 33 and 34(1)2 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-252224.pdf>)

Public Attachment 1 - Location Map

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-252225.pdf>)

Public Attachment 2 - Photographs of Existing Building

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-252226.pdf>)

Confidential Attachment 1 - Confidential Information

Confidential Appendix "A" - Confidential Information

Staff Presentation on 86 Lombard Street - Alterations to a Designated Property and Removal of a Building on a Designated Property under Sections 33 and 34(1)2 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-252874.pdf>)

Speakers

Kasper Koblauch, Project Manager MCIP, RPP, ERA Architects

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - The member is a planning consultant to the applicant/developer for this project.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12299>