



Decision Letter

Toronto Preservation Board

Meeting No. 30

Meeting Date Tuesday, April 1, 2025

Start Time 9:30 AM

Location Committee Room 2, City Hall/Video Conference

Contact Tanya Spinello, Committee Administrator

Phone 416-397-4592

E-mail hertpb@toronto.ca

Chair Julia Rady

PB30.8	ACTION	Adopted		Ward: 9
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1117 Queen Street West - Alterations to a Designated Property and Demolition of Heritage Attributes of a Building on a Designated Property under Sections 33 and 34(1)1 of the Ontario Heritage Act - Request for Directions

Confidential Attachment - Advice or communications that are subject to solicitor-client privilege and information regarding litigation or potential litigation.

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 (March 19, 2025) from the City Solicitor.
2. City Council authorize the public release of the confidential instructions to staff contained in Confidential Attachment 1 to this report (March 19, 2025) 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 (March 19, 2025) 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

Erin Smith, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 1117 Queen Street West - Alterations to a Designated Property and Demolition of Heritage Attributes of a Building on a Designated Property under Sections 33 and 34(1)1 of the Ontario Heritage Act - Request for Directions.

Origin

(March 19, 2025) Report from the City Solicitor

Summary

At its meeting on April 1, 2025 the Toronto Preservation Board considered Item [PB30.8](#) and made recommendations to City Council.

Summary from the report (March 19, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

On February 26, 2024, the owner of 1117 Queen Street West appealed Council's refusal of the Official Plan Amendment and Zoning By-law Amendment applications for 1117 Queen Street West (the "Original Development Applications") to the Ontario Land Tribunal (the "Tribunal").

On June 17, 2024, the owner appealed Council's refusal of the applications to alter and demolish heritage attributes of the property at 1117 Queen Street West under Sections 33 and 34(1)1 of the Ontario Heritage Act to the Tribunal (the "Original Permit Requests"). The heritage permit applications reflected the proposal in the above noted Official Plan and Zoning By-law Amendment applications.

On October 4, 2024, the Tribunal issued the Procedural Order regarding the appealed Original Development Applications and Original Permit Requests, and set down a 10 day hearing commencing on July 7, 2025.

On February 4, 2025, as permitted by the Procedural Order, the owner filed revisions to the Original Development Applications and Original Permit Requests.

The Original Development Applications have been revised to propose the construction of a 28 storey, mixed use building, partially retaining the designated heritage Postal Station 'C' building at the base. The development proposes a total gross floor area of 17,353 square metres, consisting of 16,421 square metres of residential floor space and 932 square metres of community space. A total of 272 residential units are proposed and one level of underground parking for 309 bicycles. Loading for the site is accessed from Lisgar Street (the "Revised Development Applications").

This report focuses on the owner's revisions to the Original Permit Requests (described below) under Section 33 of the Ontario Heritage Act which requests City Council's consent to alterations to the designated property at 1117 Queen Street West and subsection 34(1)1 of the Ontario Heritage Act, which requests the demolition of specified heritage attributes on the building of the designated heritage property. Council requires the advice of the Toronto Preservation Board in respect of matters which may impact a designated heritage property.

Background Information

(March 19, 2025) Report from the City Solicitor on 1117 Queen Street West - Alterations to a Designated Property and Demolition of Heritage Attributes of a Building on a Designated Property under Sections 33 and 34(1)1 of the Ontario Heritage Act - Request for Directions (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253686.pdf>)

Public Attachment 1 - Location Map

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253687.pdf>)

Public Attachment 2 - Photographs of Existing Building

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253688.pdf>)

Public Attachment 3 - Extracts from the Revised Plans and Drawings prepared by Giannone Petricone Associates, dated January 31, 2025

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253689.pdf>)

Confidential Attachment 1 - Confidential Information

Staff Presentation on 1117 Queen Street West - Alterations to a Designated Property and Demolition of Heritage Attributes of a Building on a Designated Property under Sections 33 and 34(1)1 of the Ontario Heritage Act - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-254236.pdf>)