

Toronto Preservation Board

Meeting No.	31	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Wednesday, May 14, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 3, City Hall/Video Conference	Chair	Julia Rady

PB31.1	ACTION	Adopted		Ward: 13
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68 Wellesley Street East - Alterations to a Heritage Property Designated Under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board recommends that:

1. City Council consent to the application to alter the designated heritage property at 68 Wellesley Street East in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a new mixed use building in conjunction with an appeal to the Ontario Land Tribunal, comprised of the plans and drawings prepared by BDP Quadrangle, dated March 3, 2025 submitted with the Heritage Impact Assessment and addendum prepared by ERA Architects Inc., dated January 23, 2024 and March 4, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that it consents to the application to alter the heritage property at 68 Wellesley Street East under Part IV, Section 33 of the Ontario Heritage Act are also subject to the following conditions:

a. prior to issuance of an OLT order in connection with the Official Plan and Zoning By-law Amendment appeals for the property at 68 Wellesley Street East, the owner shall:

1. provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment and addendum for 68 Wellesley Street East, prepared by ERA Architects Inc., dated January 23, 2024 and March 4,

2025 and details all future conservation efforts as part of this application, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. enter into a Heritage Easement Agreement with the City for the property at 68 Wellesley Street East in accordance with the plans and drawings prepared by BDP Quadrangle, dated March 3, 2025 submitted with the Heritage Impact Assessment and addendum prepared by ERA Architects Inc., dated January 23, 2024 and March 4, 2025, and in accordance with the Conservation Plan required in Recommendation 2.a.1 above, to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement to the satisfaction of the City Solicitor.

b. prior to the issuance of any permit for all or any part of the property at 68 Wellesley Street East including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, the owner of the subject property shall:

1. have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager, Heritage Planning;

3. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;

4. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

5. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.1 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; and

6. 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 and Interpretation Plan.

c. that prior to the release of the Letter of Credit required in Recommendation 2.b.6 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and required interpretive work has been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and
2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.
3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 68 Wellesley Street East.
4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

Decision Advice and Other Information

Dan Dibartolo, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 68 Wellesley Street East - Alterations to a Heritage Property Designated Under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(April 28, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 14, 2025 the Toronto Preservation Board considered Item [PB31.1](#) and made recommendations to City Council.

Summary from the report (April 28, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations for the property at 68 Wellesley Street East under Section 33, Part IV of the Ontario Heritage Act, in connection with an agreed resolution with respect to the Conservation Strategy at the site.

On January 30, 2024, the City received applications to amend the Official Plan and Zoning By-law to permit a 28-storey mixed-use building in conjunction with an application for Site Plan approval for the proposed development. The project would have a non-residential gross floor area of 427 square metres, and a residential gross floor area of 17,056 square metres with 258 dwelling units.

On April 17 and 18, 2024, City Council refused an Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act.

[Agenda Item History - 2024.TE12.26](#)

On May 17, 2024, the owner of 68 Wellesley Street East appealed Council's refusal of the Official Plan Amendment, Zoning By-law Amendment and Heritage applications for 68 Wellesley Street East to the Ontario Land Tribunal (the "Tribunal").

The site contains the properties located at 68 Wellesley Street East (convenience addresses: 70, 72, 74, 76, 78, 78A Wellesley Street East and 505, 507, 509 and 509 1/2 Church Street). Collectively known as the William McBean Terrace, these properties are designated under Part IV of the Ontario Heritage Act under By-law 914-2014. Constructed in the late 19th century, the built form of the William McBean Terrace is a contiguous row of 2 ½ storey row houses designed in the Second Empire style with a mansard roof, projecting dormers, and decorative detailing. The property was first listed on the City of Toronto's Inventory of Heritage Properties in 1974.

The proposal will feature in-situ retention of the entire street facing facades of the property at both Church Street and Wellesley Street East. The heritage attributes at the facades will be rehabilitated and restored. The existing storefront, which is not considered to be a heritage attribute, is proposed to be replaced by a new storefront that is more compatible with the existing building. The project would employ a seven-metre step back from Church Street with no cantilever above. At Wellesley Street East, the step back would be three metres with a 3 storey reveal. A cantilever would project to the façade plane above the three-storey reveal.

The owner has applied to alter the designated heritage property under Section 33 of the Ontario Heritage Act and this report recommends the application be approved with authority to enter into a heritage easement agreement.

Background Information

(April 28, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 68 Wellesley Street East - Alterations to a Heritage Property Designated Under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255082.pdf>)

Staff Presentation on 68 Wellesley Street East - Alterations to a Heritage Property Designated Under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-255337.pdf>)

Communications

(May 13, 2025) E-mail from Nicole Corrado (PB.New)