



Decision Letter

Toronto Preservation Board

Meeting No. 34

Meeting Date Friday, July 18, 2025

Start Time 9:30 AM

Location Committee Room 3, City Hall/Video Conference

Contact Tanya Spinello, Committee Administrator

Phone 416-397-4592

E-mail hertpb@toronto.ca

Chair Julia Rady

PB34.6	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 - This report contains advice or communications that are subject to solicitor-client privilege. This report contains 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 (July 3, 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 (July 3, 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 (July 3, 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

(July 3, 2025) Report from the City Solicitor

Summary

At its meeting on July 18, 2025 the Toronto Preservation Board considered Item [PB34.6](#) and made recommendations to City Council.

Summary from the report (July 3, 2025) from the City Solicitor:

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 to the Ontario Land Tribunal (the "Tribunal") (the "Original Development Applications").

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, which has since been adjourned until December 1, 2025.

On February 4, 2025, the owner filed revisions to the Original Development Applications and Original Permit Requests (the "February Development Applications and February Permit Requests"), which City Council considered at its meeting on April 23 & 24, 2025.

On May 25, 2025, the owner filed revisions to the February Development Applications and February Permit Requests (the "May Development Applications and May Permit Requests").

The May Development Applications and May Permit Requests now propose the construction of a 27-storey, mixed use building, and partial retention of 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 proposed to be accessed from Lisgar Street.

The owner now seeks City Council's consent to alterations to the designated property at 1117 Queen Street West and to the demolition of specified heritage attributes of the building on 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

(July 3, 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-257265.pdf>)

Public Attachment 1 - Location Map

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-257245.pdf>)

Public Attachment 2 - Photographs of Existing Building

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-257246.pdf>)

Public Attachment 3 - Extracts from the Revised Plans and Drawings prepared by Giannone Petricone Associates, dated May 15, 2025

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-257267.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-257566.pdf>)

Communications

(July 18, 2025) E-mail from Nicole Corrado (PB.Supp)