

Toronto Preservation Board

Meeting No.: 35

Meeting Date: Monday, September 22, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB35.7 - 15 Toronto Street - Demolition of a Building Within the St. Lawrence Neighbourhood Heritage Conservation District and Approval of a Replacement Building

Decision Type: ACTION

Status: Adopted

Ward: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the 'non-contributing' building and the erection of a new mixed-use building at 15 Toronto Street in the St. Lawrence Neighbourhood Heritage Conservation District, in accordance with subsections 42(1) 4 and 42(1) 2 of the Ontario Heritage Act, and subject to the following conditions:

- a. that the related Zoning By-law Amendment has come into full force and effect;
- b. that the replacement building for 15 Toronto Street is substantially in accordance with the plans and elevations submitted by the applicant and prepared by BDP Quadrangle Architects Ltd., dated May 2025, and the Heritage Impact Assessment, prepared by GBCA Architects Ltd., dated July 30, 2022, and revised August 24, 2023, and on file with the Senior Manager, Heritage Planning; and
- c. that prior to the issuance of any heritage permit for the property at 15 Toronto Street including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing 'non-contributing' building as are acceptable to the Senior Manager, Heritage Planning, the owner provides the following to the satisfaction of the Senior Manager, Heritage Planning:
 1. final building permit drawings for the replacement building, including the design of the replacement building, is consistent with the St. Lawrence Neighbourhood Conservation District Plan substantially in accordance with the plans and elevations submitted by the applicant and prepared by BDP Quadrangle Architects Ltd., dated May 2025, and the St. Lawrence Neighbourhood Conservation District Plan.

Decision Advice and Other Information

Neil MacKay, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 15 Toronto Street - Demolition of a Building Within the St. Lawrence Neighbourhood Heritage Conservation District and Approval of a Replacement Building.

Origin

(September 2, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on September 22, 2025 the Toronto Preservation Board considered Item [PB35.7](#) and made recommendations to City Council.

Summary from the report (September 2, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed demolition of the existing 11-storey building located at 15 Toronto Street in the St. Lawrence Neighbourhood Heritage Conservation District, and approve the design of a replacement structure, in accordance with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act, with conditions.

The property is designated under Part V of the Ontario Heritage Act as part of the St. Lawrence Neighbourhood Heritage Conservation District. The subject property is identified as 'non-contributing' in the District Plan. The District Plan allows for the demolition of buildings or structures on a non-contributing property. The proposed new 56-storey mixed-use building complies with the St. Lawrence Neighbourhood Heritage Conservation District.

The subject development application also requires approval under the Planning Act. The recommendations contained within this report relate solely to approvals required under the Ontario Heritage Act.

Background Information

(September 2, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 15 Toronto Street - Demolition of a Building Within the St. Lawrence Neighbourhood Heritage Conservation District and Approval of a Replacement Building

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258297.pdf>)

Staff Presentation on 15 Toronto Street - Demolition of a Building Within the St. Lawrence Neighbourhood Heritage Conservation District and Approval of a Replacement Building

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258701.pdf>)

Communications

(September 22, 2025) E-mail from PB35.7 - Nicole Corrado (PB.New)

Speakers

Christina Glass, Madison Group