



## Decision Letter

### Toronto Preservation Board

**Meeting No.** 26

**Meeting Date** Wednesday, January 8, 2025

**Start Time** 9:30 AM

**Location** Committee Room 1, City Hall/Video  
Conference

**Contact** Tanya Spinello, Committee  
Administrator

**Phone** 416-397-4592

**E-mail** hertpb@toronto.ca

**Chair** Julia Rady

PB26.6	ACTION	Adopted		Ward: 11
--------	--------	---------	--	----------

#### **522 University Avenue - Alterations to and Demolition of Heritage Attributes at a Designated Property under Sections 33 and 34 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 approve:

a. the alterations to the designated heritage property at 522 University Avenue, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 64-storey mixed-use building, with such alterations substantially in accordance with the plans and drawings dated July 31, 2024 prepared by WZMH and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects, dated October 15, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to conditions as set out below; and

b. the demolition of heritage attributes of the existing designated heritage property at 522 University Avenue accordance with Section 34(1) 1 of the Ontario Heritage Act to allow for the construction of a 64-storey mixed-use building , substantially in accordance with the plans and drawings dated July 31, 2024 by WZMH and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by ERA Architects dated October 15, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager,

Heritage Planning, Urban Design, City Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 522 University Avenue, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 522 University Avenue, under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. that the related Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning, Urban Design, City Planning;

b. that prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. enter into a Heritage Easement Agreement with the City for the property at 522 University Avenue, substantially in accordance with the plans and drawings dated July 31, 2024 prepared by WZMH, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning; and the Heritage Impact Assessment (HIA), dated October 15, 2024 prepared by ERA Architects, all on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.2 below, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including execution of such agreement to the satisfaction of the City Solicitor; and

2. 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 for the property at 522 University Avenue, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. that prior to the issuance of any permit for all or any part of the property at 522 University Avenue, 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, Urban Design, City Planning the owner shall:

1. have entered into a Heritage Easement Agreement with the City required in Recommendation 2.b.1 above for the property at 522 University Avenue including registration on title of such agreement, to the satisfaction of the City Solicitor;

2. have obtained final approval for the necessary Zoning By-law Amendments, and such Amendments to have come into full force and effect;
3. provide a Heritage Lighting Plan that describe 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, Urban Design, City Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;
4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;
5. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning;
6. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning;
7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.b.2, 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, Urban Design, City Planning; and
8. 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, Urban Design, City Planning to secure all work included in the approved Conservation and Interpretation plans.

d. that prior to the release of the Letter of Credit required in Recommendation 2.c.8 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 the 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, Urban Design, City Planning; and
2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City 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 522 University Avenue.

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**

Erin Smith, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 522 University Avenue - Alterations to and Demolition of Heritage Attributes at a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

### **Origin**

(December 16, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on January 8, 2025 the Toronto Preservation Board considered Item [PB26.6](#) and made recommendations to City Council.

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

This report recommends City Council approve the alterations and demolitions proposed under Sections 33 and 34(1)1 of the Ontario Heritage Act for the Part IV designated heritage property at 522 University Avenue and grant authority to enter into a Heritage Easement Agreement, in connection with the proposed development of the property.

The property at 522 University Avenue is located at the southwest corner of University Avenue and Elm Street and contains a 15-storey office building, known as the National Life Building, constructed for the National Life Insurance Company of Canada between 1971 and 1974 to the design of John C. Parkin. It is a fine example of Monumental Modernist architecture utilizing precast concrete in Toronto.

A heritage permit application has been submitted in connection with applications for amendments to the Zoning By-law and Site Plan Approval. Following the property's designation under the Ontario Heritage Act, the applicant worked with the City to revise their applications to include a conservation strategy for the National Life Building. The revised applications propose to alter and integrate the building into the redevelopment as a podium, including interior heritage attributes. The northern two-thirds of the building will be retained in-situ, including its floor slabs and core. The southern bay of the building and its heritage attributes will be demolished and reconstructed to allow for construction of a 49-storey residential tower above. The applications conserve the onsite heritage building's cultural heritage value and attributes in accordance with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

**Background Information**

(December 16, 2024) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 522 University Avenue - Alterations to and Demolition of Heritage Attributes at a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-251730.pdf>)

**Speakers**

Brendan McCabe, Project Manager, ERA