

Toronto Preservation Board

Meeting No. 32

Meeting Date Tuesday, May 27, 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

PB32.4	ACTION	Adopted		Ward: 11
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604 Bay Street (including entrance address 610 Bay Street) - Alterations to and Demolition of Heritage Attributes of 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 604 Bay Street (including entrance address 610 Bay Street), in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 16-storey mixed-use building, with such alterations substantially in accordance with the plans and drawings dated March 14, 2025 prepared by architectsAlliance and Studio Gang and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated April 11, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below; and

b. the demolition of heritage attributes of the existing designated heritage property at 604 Bay Street (including entrance address 610 Bay Street), accordance with Section 34(1) 1 of the Ontario Heritage Act to allow for the construction of a 16-storey mixed-use building, substantially in accordance with the plans and drawings dated March 14, 2025 prepared by architectsAlliance and Studio Gang and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects dated April 11, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage 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 604 Bay Street (including entrance address 610 Bay Street), in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 604 Bay Street (including entrance address 610 Bay Street), under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. that the related Official Plan Amendment and Zoning By-law Amendment requiring the proposed alterations has come into full force and effect;

b. that prior to the issuance of any permit for all or any part of the properties at 604 Bay Street (including entrance address 610 Bay Street), 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 leaseholder of the City-owned property shall:

1. provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc. dated April 11, 2025, to the satisfaction of the Senior Manager, Heritage Planning;

2. execute and register on title the Heritage Easement Agreement with the City for the heritage property at 604 Bay Street (including entrance address 610 Bay Street), substantially in accordance with the plans and drawings dated March 14, 2025 prepared by architectsAlliance and Studio Gang and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects dated April 11, 2025, subject to and in accordance with the approved Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Planning, and registered on title to the satisfaction of the City Solicitor;

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. 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 and thereafter shall implement such a plan to the satisfaction of the Senior Manager, Heritage Planning;

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

6. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the lessee in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in City Council authorizing the entering into of a Heritage Easement Agreement for the property at 604 Bay Street (including entrance address 610 Bay Street).

Decision Advice and Other Information

Erin Smith, Senior Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 604 Bay Street (including entrance address 610 Bay Street) - Alterations to and Demolition of Heritage Attributes of a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(May 12, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 27, 2025 the Toronto Preservation Board considered Item [PB32.4](#) and made recommendations to City Council.

Summary from the report (May 12, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends City Council approve the alterations and attribute demolitions proposed under Sections 33 and 34(1)1 of the Ontario Heritage Act for the Part IV designated heritage property at 604 Bay Street (including entrance address 610 Bay Street) in connection with the proposed Official Plan and Zoning By-law amendment applications at 604-610 Bay Street and 130 Elizabeth Street (25133694STE11OZ). Staff recommend that the future leaseholder of the City-owned property be required to enter into a Heritage Easement Agreement to ensure the long-term protection of the heritage property.

The City-owned property contains the former Gray Coach Terminal, completed in 1931 to the designs of architect Charles Brammall Dolphin in an Art Deco style. The property is an early example of a modern motor coach terminal, among the first of its type to be designed and constructed for this purpose in Canada. The property is associated with the Toronto Transportation Commission (forerunner to today's Toronto Transit Commission (TTC)) and the development of Toronto's transportation services and networks.

The subject property and the adjacent parcel at 130 Elizabeth Street were selected for redevelopment through the ModernTO program adopted by Toronto City Council in October 2019, and the property was decommissioned by the City in 2021. The Official Plan requires that when a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance, and compatible adaptive reuse of the property.

The redevelopment proposes a mixed-use development including affordable housing, a new Paramedic Services ("EMS") hub, and employment uses. The residential component of the development will be 100 percent purpose-built rental, approximately one third of which will be affordable units. The proposal conserves the Gray Coach Terminal building in-situ with alterations to its exterior and interior heritage attributes to adaptively reuse it for a new commercial use. The bus bay facades are proposed to be dismantled, reconstructed and

sympathetically reconfigured to accommodate the EMS use. Staff are of the opinion that the proposal conserves the cultural heritage values, attributes and character of the heritage property.

Background Information

(May 12, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 604 Bay Street (including entrance address 610 Bay Street) - Alterations to and Demolition of Heritage Attributes of 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-255316.pdf>)

Staff Presentation on 604 Bay Street (including entrance address 610 Bay Street) - Alterations to and Demolition of Heritage Attributes of 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-255710.pdf>)

Communications

(May 26, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Andrew Pruss, ERA Architects