
Toronto Preservation Board

Meeting No. 33	Contact Tanya Spinello, Committee Administrator
Meeting Date Monday, June 30, 2025	Phone 416-397-4592
Start Time 9:30 AM	E-mail hertpb@toronto.ca
Location Committee Room 2, City Hall/Video Conference	Chair Julia Rady

PB33.5	ACTION	Adopted		Ward: 11
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149 College Street - Alterations to a Designated Heritage Property under Section 33 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 the alterations to the designated heritage property at 149 College Street, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 60-storey mixed-use building, with such alterations substantially in accordance with the plans and drawings dated March 11, 2025 prepared by Sweeney Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated February 24, 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 149 College Street, in accordance with Part IV, Section 33 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 Executive Director, Development Review, in consultation with the Senior Manager, Heritage 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 149 College Street, substantially in accordance with the plans and drawings dated March 11, 2025 prepared by Sweeney Architects inc. and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), dated February 24, 2025 prepared by ERA Architects, all on file with the Senior Manager, Heritage 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 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 149 College Street, to the satisfaction of the Senior Manager, Heritage Planning,

c. that prior to the issuance of any permit for all or any part of the property at 149 College 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 owner shall:

1. have entered into a Heritage Easement Agreement with the City required in Recommendation 2.b.1 above for the property at 149 College Street 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 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;

4. 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;

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

6. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage 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; 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, to secure all work included in the approved Conservation and Interpretation plans, and

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; 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 149 College Street.

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, Heritage Planning, Urban Design, City Planning gave a presentation on 149 College Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(June 13, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 30, 2025 the Toronto Preservation Board considered Item [PB33.5](#) and made recommendations to City Council.

Summary from the report (June 13, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve alterations under Section 33 of the Ontario Heritage Act for the Part IV designated heritage property at 149 College Street. This is in connection with an application to amend the Official Plan and Zoning By-law to permit a 60-storey mixed-use building that integrates the existing 6-storey heritage property known as the Stewart Building. The report also seeks approval to enter into a Heritage Easement Agreement to ensure the long-term conservation of this significant heritage resource.

The site was designated in 1978 under the Ontario Heritage Act, on architectural and historic grounds, by City of Toronto By-law 508-1978. The designation identifies the building, which was designed by E.J. Lennox, as "a significant work in the Romanesque Revival style, by [an] important Toronto architect." The designation identifies "large arched windows, prominent wall dormers, a fine arched entrance portico and a distinctive use of stone and brick" as noteworthy features.

A heritage permit application was submitted that integrates the retained building, including the College Street north façade, the east façade and a partial east and south façade into a base building with a 60-storey building component above. The new construction incorporates stepbacks above the retained heritage building. The transition in height between the heritage building and the tower will be moderated by a glazed reveal. A new landscape open area will be included at the northeast corner of the site. Staff are of the opinion that the proposal conserves the cultural heritage values, attributes and character of the heritage property.

Background Information

(June 13, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 149 College Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256422.pdf>)

Staff Presentation on 149 College Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256971.pdf>)

Communications

(June 30, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Andrew Pruss, ERA Architects Inc.