

Toronto Preservation Board

Meeting No.: 37

Meeting Date: Tuesday, November 18, 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

PB37.4 - 1 Front Street West - Alterations to a Designated Heritage Property in the Union Station Heritage Conservation District Under Section 42 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 10 - Spadina - Fort York

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the application to alter the designated heritage property at 1 Front Street West, in accordance with Section 42 of the Ontario Heritage Act to allow for alteration of 14 openings at the north elevation of the property in conjunction with previously approved construction of a two mixed-use towers atop the property in accordance with the plans and drawings dated April 29, 2025 prepared by Architects Alliance and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated May 1, 2025 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan, satisfactory to the Senior Manager, Heritage Planning, subject to conditions.
2. City Council direct that its consent to the application to alter the designated heritage property at 1 Front Street West, in accordance with Section 42 of the Ontario Heritage Act are subject to the following conditions:
 - a. the related Official Plan Amendment and Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect; and
 - b. prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:
 1. amend the existing Heritage Easement Agreement with the City for the property at 1 Front Street West substantially in accordance with the plans and drawings dated April 29, 2025, Architects Alliance, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated May 1, 2025, 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 (HIA) for the property at 1 Front Street West prepared by ERA Architects Inc., dated May 1, 2025, to the satisfaction of the Senior Manager, Heritage Planning; and
 - c. prior to the issuance of any permit for all or any part of the property at 1 Front Street West, 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. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the HIA prepared by ERA Architects Inc, dated April 29, 2025,

and on file with the Senior Manager, Heritage Planning for the property at 1 Front Street West, to the satisfaction of the Senior Manager, Heritage Planning;

2. amend the existing Heritage Easement Agreement with the City for the property at 1 Front Street West substantially in accordance with the plans and drawings dated April 29, 2025, Architects Alliance, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated May 1, 2025, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.2 above to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

3. provide a detailed Landscape Plan for the subject property, demonstrating how it will support the cultural heritage value of the subject property, satisfactory to the Senior Manager, Heritage Planning;

4. 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 Plan to the satisfaction of the Senior Manager Heritage Planning;

5. 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;

6. submit a Signage Plan to the satisfaction of 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 Plan 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;

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

9. provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning; 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 has been completed in accordance with the approved Conservation Plan and Interpretation Plan, 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 amendment of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 1 Front Street West 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 Council authorizing the amendment of a heritage easement agreement for the property at 1 Front Street West.

Origin

(November 7, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 18, 2025 the Toronto Preservation Board considered Item [PB37.4](#) and made recommendations to City Council.

Summary from the report (November 7, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the heritage property located at 1 Front Street West under Section 42 of the Ontario Heritage Act at the Dominion Public Building, in connection with a proposed redevelopment of the subject property and that Council grant authority to amend the existing Heritage Easement Agreement for the subject property.

The property at 1 Front Street West is designated under Part IV of the Ontario Heritage Act and is also contained within the Union Station Heritage Conservation District Plan. The Dominion Public Building at 1 Front Street West is identified as a "contributing building" within the Plan.

A related Zoning By-law amendment application proposes amendments to the scheme that was approved in 2020 to permit changes to the permitted uses.

The current Heritage Permit application is largely the same as the scheme that was approved in 2020. The only difference is that now modifications are being proposed to 14 of the 18 existing openings on the Front Street façade. The 7 central windows on each wing flanking the central entrance block would be lowered to allow access to the new retail units on the first floor. The modifications will enhance pedestrian access and permeability between the public realm and interior of the property while retaining some original windows, the building's heavy stone base and its symmetrical form. All other aspects of the conservation strategy that was approved in 2020 are still proposed including restoration of the canopy that once ran the length of the south façade of the building.

Background Information

(November 7, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1 Front Street West - Alterations to a Designated Heritage Property in the Union Station Heritage Conservation District Under Section 42 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-259736.pdf>)

Communications

(November 18, 2025) E-mail from Nicole Corrado (PB.New)

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - The member's current employer was retained by the owner of the property as planning consultant for this development project.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12761>