

### 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

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### **PB37.7 - 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane - Alterations, Demolition and New Construction of Buildings on a Designated Heritage Property under Section 42 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 13 - Toronto Centre

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council approve:

a. the alterations to the designated heritage properties at 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane under Section 42 of the Ontario Heritage Act to allow for the construction of a 67-storey mixed-use building, with such alterations to the designated heritage properties being substantially in accordance with the plans and drawings prepared by Giannone Petricone Associated Inc. Architects, dated September 30, 2025 and the Heritage Impact Assessment prepared by ERA Architects Inc., dated January 2, 2025, and revised July 17, 2025 and October 21, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings 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 530-536 Yonge Street and 145 St. Luke Lane in accordance with Section 42 of the Ontario Heritage Act to allow for the construction of a 67-storey mixed-use building substantially in accordance with the plans and drawings prepared by Giannone Petricone Associated Inc. Architects, dated September 30, 2025 and the Heritage Impact Assessment prepared by ERA Architects Inc., dated January 2, 2025, and revised July 17, 2025 and October 21, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings 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 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane, in accordance with Section 42 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 530-536 Yonge Street and 145 St. Luke Lane, under Section 42 of the Ontario Heritage Act are also subject to the following conditions:

a. the related Zoning By-law Amendment requiring the proposed alterations have been enacted by the City Council and have come into full force and effect; and

b. prior to the introduction of the Zoning By-law Amendment bill to City Council, the owner 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 for 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane, prepared by ERA Architects Inc., dated January 2, 2025, and revised July 17, 2025 and October 21, 2025, to the satisfaction of the Senior Manager, Heritage Planning; and

2. enter into a Heritage Easement Agreement with the City for the property at 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane substantially in accordance with the plans and drawings prepared by Giannone Petricone Associated Inc. Architects, dated September 30, 2025, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated January 2, 2025, and revised July 17, 2025 and October 21, 2025 subject to and in accordance with the Conservation Plan required in Recommendation 2.b.1 above, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor; and

c. that prior to the issuance of any permit for all or any part of the property at 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings, 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.2 above for the property at 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane 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 Amendment, and such Amendment has come into full force and effect;

3. 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.1 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;

4. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance their 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 for the subject property, to the satisfaction of the Senior Manager, Heritage Planning; and

7. 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 Plan and Interpretation Plan; and

d. that prior to the release of the Letter of Credit required in Recommendation 2.c.7 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 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 City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the heritage property at 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane.

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**

Jennifer Guerin, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane - Alterations, Demolition and New Construction of Buildings on a Designated Heritage Property under Section 42 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

### **Origin**

(October 28, 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 [PB37.7](#) and made recommendations to City Council.

### **Summary from the report (October 28, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council approve an application under Section 42 of the Ontario Heritage Act to alter a designated heritage property at 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane, in connection with a Zoning By-law amendment application on the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The proposed development includes minor alterations of the principal east facade of 538 Yonge Street and in-situ retention of 544 Yonge Street and 546-550 Yonge Street, to be incorporated into the two-storey podium of a 67-storey mixed-use building. The south façade of the existing two-storey commercial building at 530-536 Yonge Street and 6-8 Breadalbane Street will be partially retained and incorporated into a new corner building with retail storefronts on the ground floor. The remainder of the existing building will be demolished. 145 St. Luke Lane is also proposed to be demolished as part of this proposal. A Privately-Owned Publicly Accessible Space (POPS) fronting on St. Luke Lane will replace the western portion of the existing building. A Heritage Impact Assessment prepared by ERA Architects Inc., dated January 2, 2025, was submitted to support the development application and revised July 17, 2025, and October 21, 2025.

Through revisions to the application, Heritage Planning staff are satisfied that the proposal conserves the designated heritage property and is consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy of the retained buildings and design of the replacement buildings.

### **Background Information**

(October 28, 2025) Report and Attachments 1 to 7 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane - Alterations, Demolition and New Construction of Buildings on a Designated Heritage Property under Section 42 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-259730.pdf>

Staff Presentation on 530-550 Yonge Street, 6-8 Breadalbane Street and 145 St. Luke Lane - Alterations, Demolition and New Construction of Buildings on a Designated Heritage Property under Section 42 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-260124.pdf>

### **Communications**

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