

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

Phone: 416-397-4592

E-mail: hertpb@toronto.ca

Chair: Julia Rady

PB37.8 - 543 Yonge Street - Demolition of a Building within the Historic Yonge Street Heritage Conservation District and Approval of a Replacement Building

Decision Type: ACTION

Status: Adopted

Ward: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the non-contributing building and the erection of a new mixed-use building at 543 Yonge Street in the Historic Yonge Street Heritage Conservation District, in accordance with subsections 42(1) 4 and 42(1) 2 of the Ontario Heritage Act, and subject to the following conditions:

- a. that the related Zoning By-law Amendment has come into full force and effect;
- b. that the replacement building for 543 Yonge Street is substantially in accordance with the plans and elevations submitted by the applicant and prepared by Arcadis, dated September 5, 2025, and the Heritage Impact Assessment, prepared by ERA Architects Inc, dated June 2, 2025, and on file with the Senior Manager, Heritage Planning; and
- c. that prior to the issuance of any heritage permit for the property at 543 Yonge Street including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing 'non-contributing' building as are acceptable to the Senior Manager, Heritage Planning, the owner provides the following to the satisfaction of the Senior Manager, Heritage Planning:
 1. final building permit drawings for the replacement building, including the design of the replacement building, consistent with the Historic Yonge Street Heritage Conservation District Plan substantially in accordance with the plans and elevations submitted by the applicant and prepared by Arcadis, dated September 5, 2025, and the Historic Yonge Street Heritage Conservation District Plan.

Decision Advice and Other Information

Dan Dibartolo, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 543 Yonge Street - Demolition of a Building within the Historic Yonge Street Heritage Conservation District and Approval of a Replacement Building.

Origin

(November 4, 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 [PB37.8](#) and made recommendations to City Council.

Summary from the report (November 4, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed demolition of the 4-storey commercial building on the site at 543 Yonge Street (543, 545 and 549 Yonge Street) and approve its replacement with a 68-storey mixed-use building with a 2-storey podium, including retail at grade and residential above, in accordance with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act, with conditions.

The property is designated under Part V of the Ontario Heritage Act as part of the Historic Yonge Street Heritage Conservation District ("HYSCD"). The subject property is identified as 'non-contributing' in the District Plan. The District Plan allows for the demolition of buildings or structures on non-contributing properties. The proposed new 68-storey mixed-use building complies with the intent of objectives contained within the HYSCD Plan.

The development application also requires approval under the Planning Act, which is the subject of a separate report from the Director, Community Planning. Recommendations contained within this report relate solely to approvals required under the Ontario Heritage Act.

Background Information

(November 4, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 543 Yonge Street - Demolition of a Building within the Historic Yonge Street Heritage Conservation District and Approval of a Replacement Building

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-259800.pdf>

Staff Presentation on 543 Yonge Street - Demolition of a Building within the Historic Yonge Street Heritage Conservation District and Approval of a Replacement Building

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-260125.pdf>

Communications

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

Speakers

Emma Cohlmeier, ERA Architects Inc.