

Toronto Preservation Board**Meeting No.:** 44**Contact:** Tanya Spinello, Committee Administrator**Meeting Date:** Wednesday, May 13, 2026**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

PB44.4 - 212 Dundas Street East - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act**Decision Type:** ACTION**Status:** Adopted**Ward:** 13 - Toronto Centre**Board Decision**

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the designated heritage property at 212 Dundas Street East (including 275 George Street) in accordance with Section 42 of the Ontario Heritage Act to allow for the construction of a new residential building with such alterations to the designated property substantially in accordance with the plans and drawings dated February 23, 2026, prepared by Rafael & Bigauskas Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated April 16, 2026, prepared by Giaimo + Associates Architects Inc 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, and subject to the conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 212 Dundas Street East (including 275 George Street), in accordance with Part V, Section 42 of the Ontario Heritage Act, is also subject to the following conditions:

a. prior to the issuance of any heritage permit or demolition permit for the property at 212 Dundas Street East, 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 April 16, 2026 Heritage Impact Assessment for the property at 212 Dundas Street East. The Conservation Plan will include plans and drawing of all conservation work, including a retention plan for in-situ wall portions, a deconstruction plan for portions of the heritage property that will be temporarily moved, recommended restoration work, a detailed plan describing how on and off-site heritage resources will be protected and/or stored during construction, a reconstruction plan and estimated costs for all rehabilitation work, to the satisfaction of the Senior Manager, Heritage Planning;

2. provide demolition permit drawings that include a deconstruction plan keyed to related sections of the approved Conservation Plan, including notes and specifications for in situ retention, panelization and removal, to be prepared by the project architect, engineer and a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Planning; and

3. 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, including costs associated with retention, deconstruction, reconstruction and restoration; and

b. prior to the issuance of any building permit for all or any part of the property at 212 Dundas Street East, 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 Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their 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;

2. 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;

3. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

4. submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning; and

5. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.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.

3. 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

Neil MacKay, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 212 Dundas Street East - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act.

Origin

(April 27, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 13, 2026 the Toronto Preservation Board considered Item [PB44.4](#) and made recommendations to City Council.

Summary from the report (April 27, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 212 Dundas Street East (the former Wilton Court Hotel) and 275 George Street (the Henry Tasker House) under Section 42 of the Ontario Heritage Act, in connection with the proposed development of the subject property. The application is subject to a Heritage Permit application under the Ontario Heritage Act as a previously approved application related to an approved Zoning By-law Amendment has been revised.

The subject property contains two buildings that are designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District. The property is identified as a 'contributing' property in the District Plan.

On December 15, 16 and 17, 2021, City Council approved recommendations to alter the heritage properties to allow for the construction of a 41-storey building. Since the previous scheme was approved, the applicant has revised the development application to 44 stories, including a revised conservation strategy accompanying the related Site Plan Control application. A new Heritage Impact Assessment was prepared by Giaimo + Associates Architects Inc., dated April 16, 2026, that considers the impact of the revised proposal.

Heritage Planning staff are satisfied that the proposed alterations continue to conserve the onsite and adjacent heritage properties and are consistent with the existing policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(April 27, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 212 Dundas Street East - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bqrd/backgroundfile-286561.pdf>)

Staff Presentation on 212 Dundas Street East - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bqrd/backgroundfile-286988.pdf>)

Communications

(May 13, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Joey Giaimo, Giaimo

Leslie Barnes, Toronto and East York Community Preservation Panel

Declared Interests

The following member(s) declared an interest:

Mitchell May - The member's employer is engaged as the heritage consultant on this file. Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13025>

