



Decision Letter

Toronto Preservation Board

Meeting No.: 47

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Thursday, July 23, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB47.8 - 835-839 Yonge Street - Alterations to Designated Heritage Properties and Demolition of Heritage Attributes on Designated Heritage Properties under Sections 33 and 34(1)1 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

a. the alterations to the designated heritage properties at 835-839 Yonge Street with conditions, under Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of the a mixed-use building with two towers of 41 and 49 storeys, with such alterations to the designated heritage properties being substantially in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022, as revised on May 22, 2026, 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; and

b. the demolition of specified heritage attributes of the designated heritage properties at 835-839 Yonge Street with conditions, under Part IV, Section 34(1)1 of the Ontario Heritage Act, to allow for the construction of a mixed-use building with two towers of 41 and 49 storeys, with such alterations to the designated heritage properties being substantially in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022 as revised on May 22, 2026, 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 properties at 835-839 Yonge Street under Part IV, Section 33 of the Ontario Heritage, and its consent to the demolition of specified heritage attributes at the designated heritage properties at 835-839 Yonge Street under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

- a. that the related site-specific Zoning By-law Amendment has come into full force and effect;
- b. the owner shall 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 prepared by ERA Architects Inc., dated August 15, 2022, as revised on May 22, 2026, to the satisfaction of the Senior Manager, Heritage Planning;
- c. the owner shall enter into a Heritage Easement Agreement with the City for the properties at 835-839 Yonge Street, in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 15, 2022, as revised on May 22, 2026, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan required in Recommendation 2.b above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
- d. prior to the issuance of any permit for all or any part for the properties at 835-839 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.c above;
 2. provide a Heritage Lighting Plan that describe 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;
 3. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;
 4. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;
 5. provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;
 6. 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. 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
 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

e. that prior to the release of the Letter of Credit required in Recommendation 2.d.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 approved 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 entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 835-839 Yonge Street 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 entering into of a Heritage Easement Agreement for the properties at 835-839 Yonge Street.

5. City Council authorize the City Solicitor and City staff to take all necessary and reasonable actions to implement City Council's decision.

Decision Advice and Other Information

Colin Pang, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 835-839 Yonge Street - Alterations to Designated Heritage Properties and Demolition of Heritage Attributes on Designated Heritage Properties under Sections 33 and 34(1)1 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(June 30, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 23, 2026 the Toronto Preservation Board considered Item [PB47.8](#) and made recommendations to City Council.

Summary from the report (June 30, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve an application under Sections 33 and 34(1)1 of the Ontario Heritage Act (OHA) to alter and demolish specified heritage attributes at the designated heritage properties at 835-839 Yonge Street. This report is in connection with the submitted Zoning By-law Amendment application for a mixed-use building with two tower elements of 41 and 49 storeys in height, containing 922 residential units and a minimum of 750 square metres of non-residential space. This report also seeks approval to enter into a Heritage Easement Agreement to ensure the long-term conservation of the heritage property.

The subject properties are located at the northeast corner of the intersection of Yonge/ Church Streets and Davenport Road, across from the Masonic Temple and adjacent to the South Rosedale Heritage Conservation District. They were designated under Part IV of the Ontario Heritage Act on March 29, 30 and 31, 2023 under City of Toronto By-law 440-2023.

The properties include an existing commercial building, a surface parking lot (839 Yonge Street) and a gas bar (835 Yonge Street) owned and operated by the Canadian Tire Corporation. The entrance address for the site is 837 Yonge Street.

The property contains surviving elements of the former Grand Central Market, a two-storey commercial market building designed in the Spanish Colonial Revival style by Henry Wilkinson in 1929 and constructed in 1935. In 1936, the Canadian Tire Corporation acquired the property and adapted the building for use as its headquarters and flagship store on Toronto's prominent Yonge Street. Subsequent alterations to the Grand Central Market building in the 1980s left only portions of the west and south façades extant on the property.

The proposed development conserves the façades of the former Grand Central Market building while removing all the other existing buildings, the parking lot and the gas bar, to construct a new, mixed-use development with two residential towers and a new green space. The conservation strategy proposes the retention in-situ of the west and south elevations of the former Grand Central Market Building and integrating them with the new proposed podium building, reinstating the third architectural bay at the north end of the heritage façade and the removing and reinstating of the non-original central pyramidal and sloped tile roofs. The non-original storefronts and windows will be removed and new historically appropriate storefronts and windows reinstated.

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

Background Information

(June 30, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 835-839 Yonge Street - Alterations to Designated Heritage Properties and Demolition of Heritage Attributes on Designated Heritage Properties under Sections 33 and 34(1)1 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289393.pdf>)

Staff Presentation on 835-839 Yonge Street - Alterations to Designated Heritage Properties and Demolition of Heritage Attributes on Designated Heritage Properties under Sections 33 and 34(1)1 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289868.pdf>)

837 Yonge Street - Heritage Impact Assessment - Part 1

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289871.pdf>)

837 Yonge Street - Heritage Impact Assessment - Part 2

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289872.pdf>)

Communications

(July 23, 2026) E-mail from Nicole Corrado (PB.Supp)

Speakers

Dan Eylon, ERA Architects Inc.