



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

PB47.7 - 54 to 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)(1) and 34(1)(2) of the Ontario Heritage Act - Request for Directions

Decision Type: ACTION

Status: Adopted

Ward: 10 - Spadina - Fort York

Confidential Attachment - This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

Board Decision

The Toronto Preservation Board recommends that:

1. City Council adopt the confidential instructions to staff contained in Confidential Attachment 1 to the report (July 8, 2026) from the City Solicitor.
2. City Council authorize the public release of the confidential instructions to staff contained in Confidential Attachment 1, along with the entirety of Confidential Appendix "A" and Confidential Appendix "B" to the report (July 8, 2026) from the City Solicitor, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 to the report (July 8, 2026) from the City Solicitor is to remain confidential at the discretion of the City Solicitor, as it contains advice which is subject to solicitor-client privilege.

Origin

(July 8, 2026) Report from the City Solicitor

Summary

At its meeting on July 23, 2026 the Toronto Preservation Board considered Item [PB47.7](#) and made recommendations to City Council.

Summary from the report (July 8, 2026) from the City Solicitor:

On January 24, 2025, the City received an Official Plan Amendment and Zoning By-law Amendment application for 147 to 151 Liberty Street and 54 to 68 Fraser Avenue (the "Site") to permit the construction of a 55-storey mixed-use building atop existing heritage-listed buildings. The applicant appealed City Council's failure to make a decision on its application for the Official Plan and Zoning By-law Amendment (the "Appeal"), to the Ontario Land Tribunal (the "OLT") on September 18, 2025.

The owner of the Site subsequently made an application under Section 33 of the Ontario Heritage Act for alterations to the heritage properties at 54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street), under Section 34(1)1 of the Ontario Heritage Act for the demolition of heritage attributes at 54-66 Fraser Avenue, and under Section 34(1)2 of the Ontario Heritage Act for the demolition of the detached building at 54 Fraser Avenue. City Council refused all permits and these matters were subsequently appealed to the OLT, to be heard with the other Appeal relating to the Site.

The City Solicitor requires further directions for the upcoming nine-day OLT hearing commencing on November 30, 2026. The hearing will be concluded before the next Council meeting. On this basis, this matter is urgent.

Background Information

(July 8, 2026) Report from the City Solicitor on 54 to 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)(1) and 34(1)(2) of the Ontario Heritage Act - Request for Directions

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289392.pdf>)

Confidential Attachment 1 - Confidential Information

Confidential Appendix A - Confidential Information

Confidential Appendix B - Confidential Information - Part 1

Confidential Appendix B - Confidential Information - Part 2

Confidential Appendix B - Confidential Information - Part 3

Confidential Appendix B - Confidential Information - Part 4

Confidential Appendix B - Confidential Information - Part 5

Confidential Appendix B - Confidential Information - Part 6

Confidential Appendix B - Confidential Information - Part 7

Confidential Appendix B - Confidential Information - Part 8

Communications

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

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=13206>