

Toronto Preservation Board

Meeting No.: 46

Meeting Date: Monday, July 6, 2026

Start Time: 9:30 AM

Location: Committee Room 1, City Hall/Video
Conference

Contact: Tanya Spinello, Committee
Administrator

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Chair: Julia Rady

PB46.12 - 1151 Weston Road- Alterations to and Removal of an Attribute of a Designated Heritage Property under Part IV, Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 5 - York South - Weston

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the application to alter the designated heritage property at 1151 Weston Road, with conditions, in accordance with Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of a 46-storey mixed-use building with the alterations to the designated heritage property being substantially in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Relocation and Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
2. City Council approve the application to remove a specified heritage attribute of the designated property at 1151 Weston Road, with conditions, under Part IV, Section 34(1)1 of the Ontario Heritage Act to allow for the construction of a 46-storey mixed-use building with the removal of the specified heritage attribute on the designated heritage property being substantially in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Relocation and Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
3. City Council direct that its consent to the application to alter the designated heritage property at 1151 Weston Road, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the removal of a specified heritage attribute at the designated heritage property at 1151 Weston Road, 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 Official Plan Amendment and Zoning By-law Amendment have come into full force and effect;
- b. the owner shall provide a detailed Relocation and Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 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 property at 1151 Weston Road in accordance with the plans and drawings dated April 7, 2026 prepared by SvN on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Giaimo Architects dated March 27, 2026, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Relocation and 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 of the property at 1151 Weston Road, 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 Senior Manager, Heritage Planning, the owner shall:
 1. 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;
 2. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its 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. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;
 4. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;
 5. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Relocation and Conservation Plan 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
 6. 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 Relocation and Conservation Plan and Interpretation Plan; and
- e. prior to the release of the Letter of Credit required in Recommendation 2.d.6. 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 Relocation and

Conservation Plan and the Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage 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 property at 1151 Weston Road.

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

Origin

(June 15, 2026) Report from Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.12](#) and made recommendations to City Council.

Summary from the revised report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve alterations to and removal of a heritage attribute of the heritage property at 1151 Weston Road, with conditions under Sections 33 and 34(1) 1 of the Ontario Heritage Act. This is in connection with an Official Plan Amendment and Zoning By-law Amendment application seeking approval for the construction of a 46-storey mixed use building on the subject property. This report also seeks Council authority to enter into a Heritage Easement Agreement.

The subject property, which contains a Part IV designated Scotiabank branch building, is located on the north-east corner of Weston Road and Eglinton Avenue. Built in 1949, the bank building originally abutted the Weston Road property line; however, to facilitate a road realignment in 1965, the building was moved back on the lot thereby creating an expansive front lawn condition that did not exist when the bank first opened.

The one-storey building was designed by Gordon S. Adamson in the modernist style to emphasize "openness and accessibility" (Designation Report, 2025). Heritage attributes of the property include ashlar-faced limestone-cladding, symmetrical north elevation, asymmetrical west (principal) elevation which has three bas relief panels, and a double entrance with a vestibule and projecting roof. The location of the building at the northeast corner of Weston Road and Eglinton Avenue West and its orientation towards Weston Road are also heritage attributes. In 1981-82 a modern side addition was constructed.

The proposed application for the subject site includes the demolition of the rear wall and the 1981-82 side addition which do not contain attributes. The front and side walls are proposed to be relocated closer to Weston Road and reoriented towards Eglinton Avenue West in order to allow for the construction of a new 46-storey mixed-use building. The moving of the building alters its location and removes the orientation of its principal façade from Weston Road.

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.

Background Information

(June 15, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1151 Weston Road- Alterations to and Removal of an Attribute of a Designated Heritage Property under Part IV, Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288585.pdf>)

Communications

(July 6, 2026) E-mail from Nicole Corrado (PB.New)

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=13166>