

56 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Date: January 20, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the application for alterations proposed at the designated heritage property at 56 Yonge Street under Section 33 of the Ontario Heritage Act in conjunction with an application to amend the Official Plan and Zoning By-law to permit the development of a 65-storey (246.2-metres, including mechanical penthouse) mixed-use building, containing 648 residential units and 68 square metres of non-residential space.

The project site contains the 8-storey designated heritage property at 56 Yonge Street and a 12-storey building at 60 Yonge Street which is not designated. The proposed tower would demolish the 12-storey building at 60 Yonge Street and construct the new tower at that site that would contain a cantilever to project 2.6 metres from the north elevation of the heritage property (south elevation of tower at 60 Yonge Street) over the heritage building. This projection would be four stories above the existing designated 8-storey hotel on 56 Yonge Street, which will be retained as is. This report also requests authority to amend an existing Heritage Easement Agreement for the building at 56 Yonge Street.

In October 2019, City Council approved an application to alter the designated property at 56 Yonge Street and also to alter properties at 199 Bay Street and 25 King Street West in conjunction with a development of the Commerce Court site. The application retained 56 Yonge Street in full and in situ. At that time, the only alteration proposed was to allow pedestrian access at the ground level from Yonge Street through the building and through the rear of the property to allow access to the new project.

As a result of the Commerce Court development, the property at 56 Yonge Street is already subject to an existing Heritage Easement. An amended Heritage Easement

Agreement and Conservation Plan will be required. There is no conflict between the proposal that is the subject of this report and the approved alteration permit which already impacts the designated building at 56 Yonge.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 56 Yonge Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 65-storey mixed use building, with such alterations substantially in accordance with plans and drawings dated October 3, 2025, prepared by architects AS + GG Canada, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment, prepared by ERA Architects Inc., dated October 23, 2025, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the conditions as set out below:

a. that the related site-specific Official Plan Amendment and Zoning By-law Amendment bringing about the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning;

b. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, fully executed on November 26, 2019, and on file with the Senior Manager, Heritage Planning; and

c. prior to the issuance of any permit for all or any part of the property at 56 Yonge Street, 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. enter into an Amended Heritage Easement Agreement with the City for the property at 56 Yonge Street, substantially in accordance with the plans and drawings dated October 3, 2025 prepared by AS + GG Canada and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 23, 2025, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 1.c.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;

2. 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 for the property at 56 Yonge Street to the satisfaction of the Senior Manager, Heritage Planning;

3. have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendments, and such Amendments to have come into full force and effect;

4. 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;

5. 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;

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

7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.c.2 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

8. 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

d. prior to the release of the Letter of Credit required in Recommendation 1.c.8 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 have been completed in accordance with the 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.

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

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On October 2 and 3, 2019, City Council adopted Item TE8.70 for Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement - 199 Bay Street, 25 King Street West and 56 Yonge Street to allow for the construction of a new commercial office building at Commerce Court on the lands known municipally in the year 2019 as 199 Bay Street, 25 King Street West and 56 Yonge Street (including the entrance addresses of 21 Melinda Street, 187 Bay Street and 18-30 Wellington Street West)

[Agenda Item History - 2019.TE8.70](#)

On October 2 and 3, 2019, City Council also adopted within the above report Intention to designate the property at 56 Yonge Street under Part 4 of the Ontario Heritage Act. Report and Attachments 1-7 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Designated Heritage Property, Amendment of a Designating By-Law, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement - 199 Bay Street, 25 King Street West and 56 Yonge Street

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-137361.pdf>

BACKGROUND

Site and Context

The property at 56 Yonge Street contains the building originally known as the Hotel Mossop (1908) that was renamed in the 1920s as the Hotel Victoria. It was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1983. It was designated per By-Law 1638-2019 under Part IV, Section 29 of the Ontario Heritage Act.

The property at 56 Yonge Street is located on the west side of the street between Wellington and Melinda streets. The property (The Hotel Mossop 1907 and later known as the Hotel Victoria) is a well-designed example of a purpose-built hotel by the noted Toronto architect J. P. Hynes. The property was designed as a well-crafted early-20th century commercial building with Edwardian Classical styling. The building further contributes contextually to the character of lower Yonge Street as it developed in the

late-19th and early-20th century where it is historically, visually and physically linked to its setting.

Site Adjacencies

The Financial District contains a varied streetscape with a mix of building typologies, scales, and eras, including early-19th century commercial buildings, early skyscrapers, historic department stores, canyon-form taller buildings, and mid-to-high rise commercial and mixed-use buildings. At the nearby major intersection of Yonge and King streets, the Canadian Pacific Building, the Royal Bank of Canada Building, the Trader's Bank Building, and the Dominion Bank Building, together form an ensemble of the area's early-20th century skyscrapers.

The Development Site is considered adjacent to the following heritage properties:

1. 199 Bay Street: Part IV Commerce Court West, 1968-1972; I.M. Pei and Associates, Page and Steele Inc., Designation By-Law 467-91 enacted August 12, 1991, Repealing By-Law 539-91 enacted September 16, 1991.
2. 25 King Street West: Part IV Commerce Court North, 1929-1931; Darling & Pearson, York & Sawyer, Designation By-law 467-91 enacted June 17, 1991, Repealing By-Law 539-91 enacted September 16, 1991.
3. 11-15 King Street West: Listed Montreal Trust Tower, 1965; Page + Steele Inc., Listed June 24, 2003.
4. 1 King Street West: Part IV Dominion Bank Building, 1914; Darling & Pearson, Designation By-law 278-90 enacted May 7, 1990.
5. 69 Yonge Street: Part IV Canada Pacific Railway Building, 1911-1913; Darling & Pearson, Designation By-law 280-90 enacted May 7, 1990.
6. 67 Yonge Street: Part IV Traders Bank Building, 1905; Carrere & Hastings with F.S. Baker, Designation By-law 449-76 enacted Sept. 15, 1976.
7. 51 Yonge Street: Part IV Commercial Travellers Association Building, 1847; John G. Howard, Designation By-law 439-2023 enacted May 15, 2023.

Development Proposal

The proposed development would demolish the existing 12-storey commercial building at 60 Yonge Street and replace it with a 65-storey building with one retail unit at grade and residential uses above. No development is proposed for the designated property at 56 Yonge Street. Changes to the property are limited to the cantilevering of the proposed tower at 60 Yonge Street over part of the property.

The residential tower will be positioned atop a five-storey glazed podium, which matches the overall height of the property at 56 Yonge Street. Above the podium, the massing is stepped back on the east, north, and west elevations from the sixth floor to

the 11th floor. Starting at the 12th floor (four floors above the property), the proposed tower will cantilever 2.6 metres over the north portion of the designated property at 56 Yonge Street.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Planning Statement (2024). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(r) specifically refers "to a built form that is well designed and provides for a sense of place."

The Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 (PPS), issued under the authority of Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include:

- building strong communities
- wise use and management of resources
- protecting public health and safety

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."

"Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed development:

3.1.6.4 - Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council.

3.1.6.5 - Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

3.1.6.6 - The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26 - New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Heritage Planning staff have reviewed the Heritage Impact Assessment dated October 23, 2025, submitted in support of the proposal for conformity with the Planning Act, the Provincial Planning Statement, and the City's Official Plan heritage policies.

Staff are satisfied that the proposed development will sufficiently conserve the cultural heritage value of the designated heritage property at 56 Yonge Street. The proposal consists of full building conservation, and the property will be fully retained with no modifications. The cantilever above the north portion of the property will have no material or physical impact upon the property. The visual impact will not be significant in that the massing of the cantilever will be minimal as seen from the Yonge Street frontage. The cantilever is located four stories above the heritage property and extends along the street frontage for 2.6 metres above the north portion of the heritage façade as viewed from the street.

The tower has been designed to be contextually compatible with the lower heritage buildings at the site and surrounding area. However, numerous high-rise structures are also prominent in the area. The residential tower at 60 Yonge Street will be positioned atop a five-storey glazed podium, which matches the overall height of the property at 56 Yonge Street. The ground floor features a double-height residential lobby and a small retail unit. Above the podium, the massing is stepped back on the east (approximately 3 metres at the east/Yonge Street elevation), north, and west elevations from the sixth floor to the 11th floor. As mentioned, starting at the 12th floor, the proposed tower will cantilever 2.6 metres over 56 Yonge Street.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan Approval for the proposed development, the applicant will be required to submit a

Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The interpretation strategy will focus on the historic evolution of the site as described in the HIA.

CONCLUSION

Heritage Planning staff are supportive of the proposed development of the heritage property located at 56 Yonge Street. The proposed alteration is appropriate within the context of the proposal. Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada and recommend that Council approve the proposal under Section 33 of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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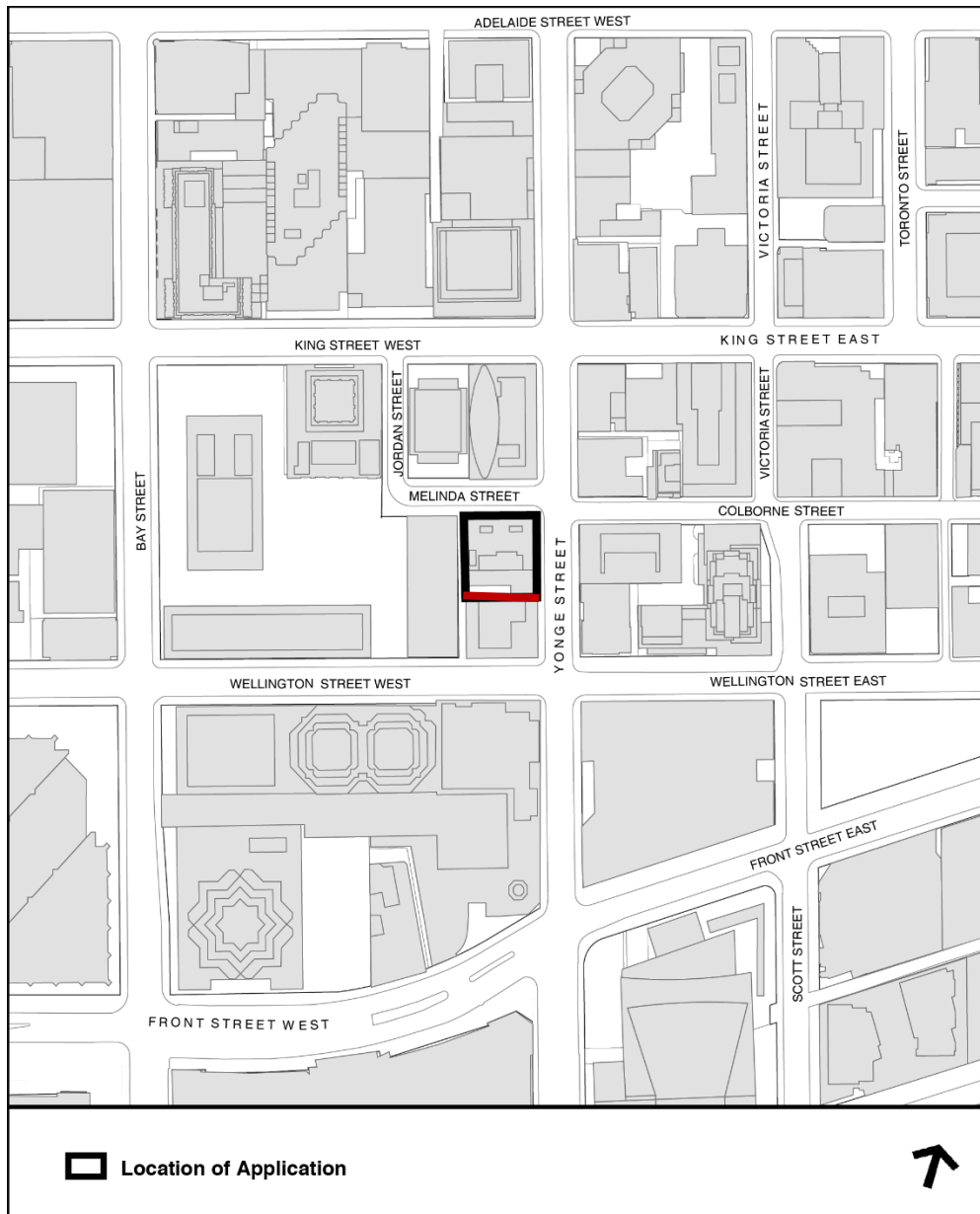
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Drawings
Attachment 4 - Renderings

LOCATION MAP

56 Yonge Street

ATTACHMENT 1



Location Map: Project Site at 56-60 Yonge enclosed by indicated box. 56 Yonge Street shown between parallel red lines.

PHOTOGRAPHS

ATTACHMENT 2

56 Yonge Street



56 Yonge Street - Yonge Street (ERA Architects, 2024)

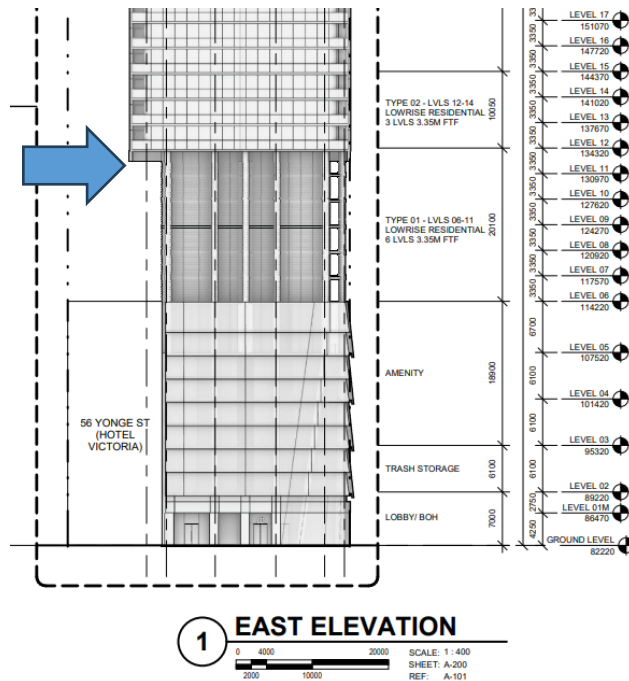


56 Yonge Street 1909 Photo (Toronto Archives)

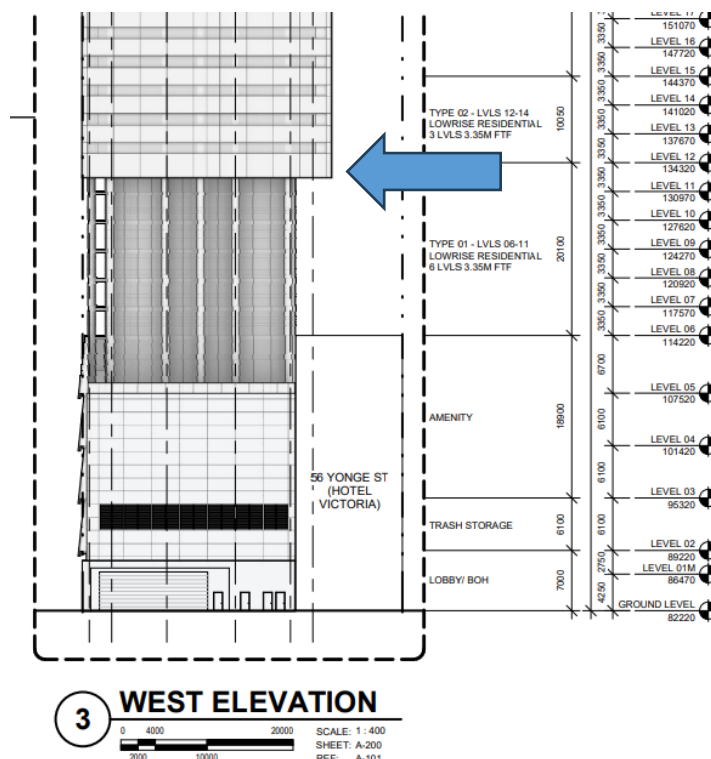
SELECTED DRAWINGS

ATTACHMENT 3

56 Yonge Street



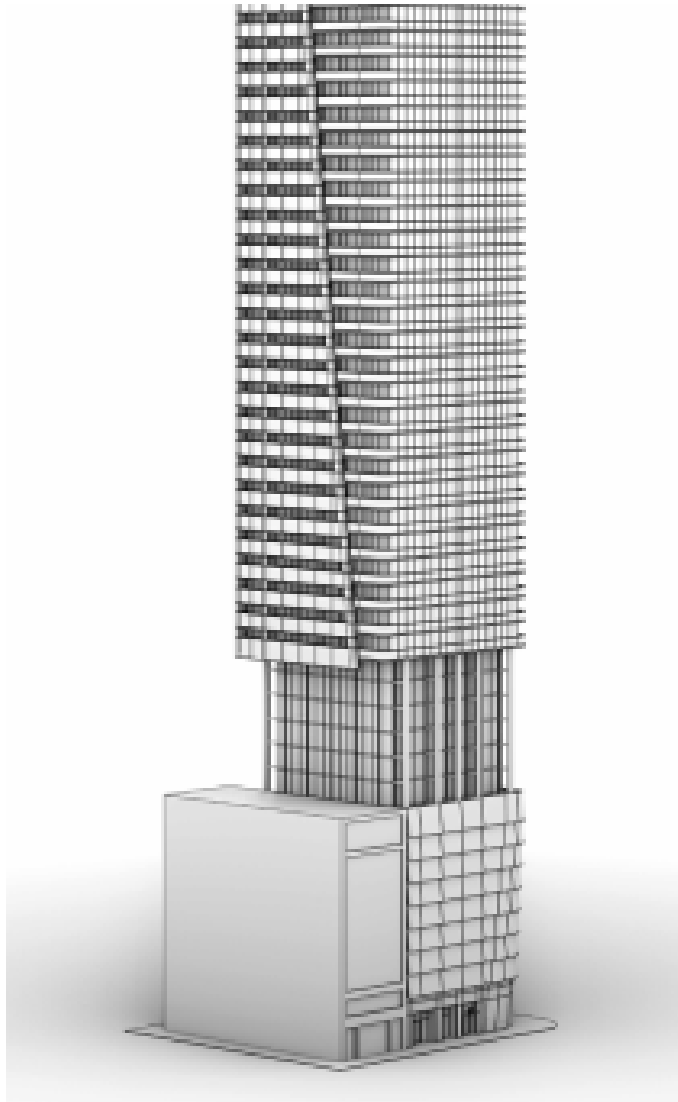
East/Yonge Steet Elevation of Proposed Development. Blue Arrow indicated 2.6 Metre Cantilever Projection over 56 Yonge Street



West/Rear Elevation of Proposed Project. Cantilever Indicated by Blue Arrow

RENDERINGS
56 Yonge Street

ATTACHMENT 4



Massing view of the southeast corner of proposed building at 60 Yonge Street, with 56 Yonge Street to the south



Renders of the Proposed project

- 1) Upper Left: Looking West at the East/Yonge Street Façade 56 and 60 Yonge Street;
- 2) Lower Left: Looking towards Southeast 60 Yonge at Foreground with 56 Yonge Street;
- 3) Right: Looking Northwest at 56 and 60 Yonge Street