

17-19, 23 and 25 Toronto Street and 55 Adelaide Street East - Alterations to Heritage Properties, Demolition of a Building within the St. Lawrence Neighbourhood Heritage Conservation District, Approval of a Replacement Building and Authority to Enter into a Heritage Easement Agreement

Date: April 1, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 13 – Toronto Centre

SUMMARY

This report recommends that City Council approve an application under Section 42 of the Ontario Heritage Act to alter designated heritage properties at 17-19 Toronto Street, 25 Toronto Street and 55 Adelaide Street East. This report also recommends that City Council approve the demolition of 23 Toronto Street under Section 42 of the Ontario Heritage Act in connection with a proposed development of the subject properties. 57 Adelaide Street East is within the development site but is not proposed to be altered. This report also recommends that Council grant authority to enter into a Heritage Easement Agreement for 17-19 Toronto Street, 25 Toronto Street and 55 Adelaide Street East.

The proposed development includes the construction of a 91-storey mixed-use tower comprising commercial, office, and residential spaces on the site. It includes full retention of buildings at 17-19 Toronto Street and 57 Adelaide Street East, along with in-situ façade retention of 25 Toronto Street and 55 Adelaide Street East.

23 Toronto Street is identified as 'non-contributing' in the District Plan. The District Plan allows for the demolition of buildings or structures on a non-contributing property. The proposed new low-rise building associated with the tower development complies with the St. Lawrence Neighbourhood Heritage Conservation District Plan.

Through revisions to the application, Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage properties and are consistent with

the existing policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve the demolition of the 'non-contributing' building and the erection of a new mixed-use building at 23 Toronto Street in the St. Lawrence Neighbourhood Heritage Conservation District, in accordance with subsections 42(1) 4 and 42(1) 2 of the Ontario Heritage Act, and subject to the following conditions:

a. that the related Zoning By-law Amendment has come into full force and effect;

b. that the replacement building for 23 Toronto Street is substantially in accordance with the plans and elevations submitted by the applicant and prepared by SvN Architects + Planners, dated February 27, 2026, and the Heritage Impact Assessment, prepared by ERA Architects Ltd., dated April 20, 2023, and revised February 27, 2026, and on file with the Senior Manager, Heritage Planning; and

c. that prior to the issuance of any heritage permit for the property at 23 Toronto Street including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing 'non-contributing' building as are acceptable to the Senior Manager, Heritage Planning, the owner provides the following to the satisfaction of the Senior Manager, Heritage Planning:

1. final building permit drawings for the replacement building, including the design of the replacement building, that are consistent with the St. Lawrence Neighbourhood Conservation District Plan and substantially in accordance with the plans and elevations submitted by the applicant and prepared by SvN Architects + Planners, dated February 27, 2026, and the St. Lawrence Neighbourhood Conservation District Plan.

2. City Council approve the alterations to the designated heritage properties at 25 Toronto Street and 55 Adelaide Street East in accordance with Section 42 of the Ontario Heritage Act to allow for the construction of a new mixed-use building with alterations to 25 Toronto Street and 55 Adelaide Street East, and permit the demolition of 23 Toronto Street, substantially in accordance with the plans and drawings prepared by SvN Architects + Planners, dated February 27, 2026, and the Heritage Impact Assessment dated April 20, 2023 and revised February 27, 2026, prepared by ERA Architects Ltd., all 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 the conditions as set out below.

3. City Council direct that its consent to the application to alter the designated heritage properties at 17-19 Toronto Street, 25 Toronto Street and 55 Adelaide Street East, in accordance with Part V, Section 42 of the Ontario Heritage Act, are also subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the properties at 17-19 Toronto Street, 25 Toronto Street and 55 Adelaide 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 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 properties at 17-19 Toronto Street, 25 Toronto Street, 55 Adelaide Street East and 57 Adelaide Street East, to the satisfaction of the Senior Manager, Heritage Planning;

2. execute and register on title a Heritage Easement Agreement with the City for the properties at 17-19 Toronto Street, 25 Toronto Street, and 55 Adelaide Street East, substantially in accordance with the plans and drawings prepared by SvN Architects + Planners, dated February 27, 2026, and the Heritage Impact Assessment dated April 20, 2023 and revised February 27, 2026, prepared by ERA Architects Ltd., all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 3.a.1 above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;

3. 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;

4. 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;

5. provide a detailed Landscape Plan for the subject properties, satisfactory to 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 3.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; 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.

4. City Council authorize the City Solicitor to introduce the necessary Bills in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 17-19 Toronto Street, 25 Toronto Street, and 55 Adelaide Street East.

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

FINANCIAL IMPACT

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 November 26, 1975, 17-19 Toronto Street was designated under Part IV of the Ontario Heritage Act through By-law 508-1975, the By-law was amended on January 17, 1977, through By-law 17-1977, excluding the rear alterations and additions to 23 and 25 Toronto Street and 55 Adelaide Street East that connected the properties for use by Consumers' Gas as office and commercial space.

On July 17, 1978, Council designated 57 Adelaide Street East under Part IV of the Ontario Heritage Act, through By-law 504-1978. On November 3, 1989, a Heritage Easement Agreement (HEA No. CA58758) was registered on title for 57 Adelaide Street East.

On December 9 and 10, 2015, City Council adopted the St. Lawrence Neighbourhood Heritage Conservation District (By-law 1328-2015) which created the HCD under Part V of the Ontario Heritage Act, along with the adoption of a Heritage Conservation District Plan.

<https://secure.toronto.ca/council/agenda-item.do?item=2015.TE12.11>

On November 16, 2021, the St. Lawrence Heritage Conservation District was approved by the Ontario Land Tribunal and came into force. The District Plan can be found here:

17-19, 23 and 25 Toronto St. and 55 Adelaide St. E – Alterations, Demolition and HEA

BACKGROUND

Area Context

The development site at 17-19 Toronto Street, 23 Toronto Street, 25 Toronto Street, 55 Adelaide Street East and 57 Adelaide Street East is located on the south side of Adelaide Street East, in the City's Downtown East Neighbourhood. The properties are located between Toronto Street to the west, Church Street to the east, and Court Street to the south. The development site contains the following heritage buildings:

- 17-19 Toronto Street (Part IV, Part V, contributing) is a three-storey commercial building situated on the south edge of the development site, south of 23 Toronto Street. The building was constructed in 1876 by Consumers' Gas Company and was altered and expanded in 1899 and 1905. The well-preserved example of High Victorian commercial architecture is attributed to David B. Dick.
- 23 Toronto Street (Part V, non-contributing) is a one-storey commercial building, constructed in the 1960s by Consumers' Gas for use as a showroom. It is located on the east side of Toronto Street, between 19 and 25 Toronto Street.
- 25 Toronto Street (Part V, contributing) is a four-storey commercial building, located at the northwest corner of Toronto Street and Adelaide Street East. Constructed in 1871, the building is associated with the Consumers' Gas Company and several financial institutions.
- 55 Adelaide Street East (Part V, contributing) is a four-storey commercial building, located between 57 Adelaide Street East and 25 Toronto Street. The building was constructed to serve as the Third Courthouse c. 1852-53 and is attributed to Cumberland & Ridout. The building was altered in 1903 by F.H. Herbert for use by Consumers' Gas. Most of the west wing of the Courthouse was lost in a fire in the 1980s; the main façade was rebuilt with both original and new materials.
- 57 Adelaide Street East (Part IV, Part V, contributing, Heritage Easement Agreement) is a three-storey building situated on the eastern edge of the development site. The building was constructed c. 1852-3 as the York County Courthouse and is attributed to Cumberland & Ridout.

On March 30, 2026, a Heritage Permit application was submitted to allow demolition and alterations to the heritage buildings on the development site. A Heritage Impact Assessment (HIA), prepared by ERA Architects, dated April 20, 2023, and revised February 27, 2026, was submitted to support the development application.

Adjacent Heritage Properties

The site is adjacent to 10 Toronto Street (Post Office #7) and 36 Toronto Street (Excelsior Life Building), properties designated under Part IV of the Ontario Heritage Act and contributing properties in the HCD Plan. The development site is also adjacent to 10 Court Street (Courthouse Square), designated under Part V of the Ontario Heritage Act and identified as non-contributing in the HCD Plan.

Development Proposal

The development application proposes a 91-storey mixed-use tower (299 metres, including mechanical penthouse). The building is conceived as a high-rise structure with considerable setbacks behind the retained heritage facades on Toronto Street and Adelaide Street East. Commercial and office uses are proposed on the ground, second, and third floors, with amenities and additional office spaces on the fourth through ninth floors. Residential units are proposed within the tower above.

The development application proposes the complete in-situ retention of 57 Adelaide Street East and 17-19 Toronto Street. There will be no tower encroachment above these retained heritage buildings, nor will there be parking beneath these buildings.

The façades of 25 Toronto Street and 55 Adelaide Street East are proposed to be retained and incorporated into the development. Levels five to seven of the tower are proposed to be setback 8.5 metres from Toronto Street and 7.5 metres from Adelaide Street East and located above the retained heritage facades.

23 Toronto Street is proposed for demolition and replacement with a modern and complementary lobby building.

The proposed conservation strategy has been significantly improved through the application review process. Originally, a 12-storey component was proposed above 17-19 Toronto Street, which was removed from the proposal, allowing for the full retention of the heritage property and improving the massing relationship between the base building, tower, and neighbouring properties.

Tower setbacks have been increased along Adelaide Street East and Toronto Street, as well as from the neighbouring properties at 15 Toronto Street and 59-65 Adelaide Street East. The tower floorplate has been reduced from 827 to 794.5 square metres. Balconies are no longer proposed, resulting in a more slender tower form and further reducing the perceived size of the tower element.

Sculpting has been added to the tower top to provide an improved contribution to the Downtown skyline and reduce shadow impacts on the playground in St. James Park in the summer.

The proposal no longer includes vehicle parking, which improves the condition along the Court Square frontage of the site and allows for greater retention of the heritage properties.

Heritage Planning Policy Framework

The City of Toronto Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policy applies to heritage conservation districts and proposed new construction:

3.1.6.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans. The City of Toronto Official Plan can be found here:

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

St. Lawrence Neighbourhood Heritage Conservation District

The development site is located within the boundaries of the St. Lawrence Neighbourhood Heritage Conservation District Plan, which was adopted by City Council on December 9 and 10, 2015 and enacted by By-Law No. 1328-2015. The HCD Plan works to protect the character of the District, conserve existing heritage attributes and resources, and guide future development.

The properties at 17-19 Toronto Street, 25 Toronto Street, 55 Adelaide Street East and 57 Adelaide Street East are identified as 'contributing', meaning that they support the identified significant cultural heritage value, heritage attributes and integrity of the District.

23 Toronto Street is identified as 'non-contributing', meaning that it does not support the overall cultural heritage values, character and integrity of the District. HCD Plan policy allows the demolition of non-contributing properties and guides the impact of alterations on the District. The following policies have guided the review of the subject application:

5.17.1 - Additions or alterations to a non-contributing property shall be physically and visually compatible with and shall not negatively impact the cultural heritage values and heritage attributes of the District.

5.17.2 - The demolition of buildings or structures on a non-contributing property may be permitted.

5.17.3 - If permission to demolish a building or structure located on a non-contributing property is granted, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by Heritage Planning.

5.17.4 - New development and/or additions to a non-contributing property shall respect and reinforce the pedestrian-scaled environment of the District.

5.17.5 - New development and/or additions to a non-contributing property shall respect the context of the District and must reinforce the pedestrian-scaled environment of the District.

5.17.6 - New development and/or additions at-grade to non-contributing properties should build out to the front lot line and should build the full extent of the property frontage.

5.17.7 - New development and/or additions to non-contributing properties should respond to the vertical rhythm of the facades of contributing properties within the block frontage.

5.17.8 - New development and/or additions to non-contributing properties should respond to the horizontal rhythm of the facades of contributing properties within the block frontage.

5.17.9 - New development and/or additions to non-contributing properties shall not include blank walls facing the public realm.

5.17.10 - On a non-contributing property that occupies a corner lot, all policies for non-contributing properties in Section 5 apply to all facades of the building that face a street.

5.17.11 - The massing and composition of streetwalls on a non-contributing property that occupies a corner lot may vary to respond to the streetwall of contributing properties on both block frontages.

The HCD Plan also aims to mitigate the potential negative impact of shadows on the cultural heritage values of the District, and focuses on specific areas where shadows would have a direct negative impact on specific properties and areas:

5.18.1 - New development and/or additions to non-contributing properties shall limit net new shadow impacts on St. James Cathedral and St. James Park.

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(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) “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 province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment.

The provincial policy-led planning system recognizes and addresses the complex interrelationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

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, management and use 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.

Provincial Plans are intended to be read in their entirety, and relevant policies are to be applied to each situation.

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 alterations:

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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.

3.1.6.27 - Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of

buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

The City of Toronto Official Plan can be found here:

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

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-5, and 7-9), and the Standards for Rehabilitation (11-12) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

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

Conservation Strategy

The development application proposes full building retention for 17-19 Toronto Street and 57 Adelaide Street East, with minor alterations proposed to the rear elevation of 17-19 Toronto Street. The retained heritage facades at 25 Toronto Street and 55 Adelaide Street East are proposed to be retained and incorporated into the base building of the new development. The 1960s building at 23 Toronto Street is proposed for demolition and replacement with a modern infill, with vertical and horizontal datum lines aligned with adjacent heritage facades.

The proposed development minimizes alterations to the street-facing elevations of the heritage buildings and proposes exterior conservation based on archival and documentary evidence.

The details of the restorations will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

17-19 Toronto Street

17-19 Toronto Street is proposed to be retained as a whole building and will continue to be used for commercial purposes. The scale, form, and massing of the three-storey rectangular building will not be altered, and it will maintain its location, placement, and orientation within the larger commercial streetscape. The building's exterior, including its Italianate main façade and its Flemish-bond buff-brick rear façade, is proposed to be

cleaned and restored where necessary, based on archival information. The extant window and door openings on the main façade are proposed to be retained. Interior elements such as decorative plaster, oak sash casement windows, wood panelling and marble are proposed to be retained.

Alterations to 17-19 Toronto Street include removing four ground-floor window openings on the rear elevation to allow for loading. All other openings will remain to preserve the building's three-dimensional integrity. No changes are proposed to the two window openings or the door with a decorative header.

The proposed tower will not encroach on the airspace above the heritage building at 17-19 Toronto Street, and the lands beneath the building will remain unexcavated.

23 Toronto Street

The existing building at 23 Toronto Street is proposed to be demolished and replaced with a compatible, low-rise structure that responds to the streetwall between 17-19 Toronto Street and 25 Toronto Street. The lobby building has been designed with vertical and horizontal datum lines that are distinguishable from, yet compatible with, those of the adjacent heritage buildings.

25 Toronto Street

The development proposes the in-situ retention of the north and west façades of 25 Toronto Street. The building's exterior is proposed to be restored based on archival evidence, and missing architectural elements, such as the cornice and parapet, will be reinstated. The restoration will restore the building's Renaissance Revival architectural character. The projecting portico on the building's west side will be temporarily removed and reinstated to facilitate the installation of sidewalk caissons for the façade retention system.

55 Adelaide Street East

The development proposes the in-situ retention of the primary (north) façade of 55 Adelaide Street East. The storefront on the main façade is proposed to be altered to introduce a pedestrian passage to Courthouse Square, thereby increasing connectivity to the public realm. The former cast-iron storefront from the Consumers' Gas showroom is proposed to be reinterpreted and reinstated to reflect the building's evolution.

The rear wall of 55 Adelaide Street East is proposed to be constructed of red brick; its overall height and windows on the second and third floors will correspond to the existing conditions at 17-19 Toronto Street.

57 Adelaide Street East

57 Adelaide Street East is proposed to be preserved as a whole and will continue to serve commercial purposes. The scale, form, and massing of the three-storey rectangular structure will remain unchanged, and it will retain its location, placement, and orientation within the broader commercial streetscape. The building's exterior,

including its Classical Greek Revival façade in buff Ohio Sandstone and its Flemish-bond buff-brick rear façade, is planned for restoration where needed, based on archival records.

Massing

The introduction of a tower on the site will impact the scale, form, and massing of the heritage resources both physically and visually. However, the 8.5-metre step back from levels four to six of the tower from Toronto Street and the 7.5-metre step back from Adelaide Street East will mitigate impacts on the retained heritage structures. The proposed tower setbacks will retain the low-rise character of the historic streetwall and the legibility of the buildings from the public realm. The following is a breakdown of the tower setbacks, which are further illustrated in Attachment 4.

From the Toronto Street (west) property line:

8.5m setback, levels 4 to 6

7.75m setback, levels 7 to 8

6.5m setback, typical floor levels 9 and above

From the Adelaide Street East (north) property line:

7.5m setback, levels 4 to 6

6.75m setback, levels 7 to 8

5.5m setback, levels 9 to 30

5m setback, typical floor levels 9 and above

The full retention of 17-19 Toronto Street and 57 Adelaide Street East, with no tower encroachment over the roofline and the façade retention of 25 Toronto Street and 55 Adelaide Street East, will further reinforce the integrity and continuity of the historic streetscape.

Balconies are not proposed on the tower, resulting in a more slender tower form and further reducing the perceived size of the tower element.

Shadowing

HCD Plan policy aims to mitigate the potential negative impact of shadows on the cultural heritage values of the District and focuses on specific areas where shadows would have a direct negative impact on specific properties and areas. District Plan Policy 5.5.1 states that additions and alterations shall limit net new shadow impacts on St. James Cathedral and St. James Park.

The HIA, as well as a supplementary shadow study prepared by SvN Architects + Planners (dated June 11, 2025, revised February 20, 2026), describes how the proposal limits net new shadow impacts on the District and heritage resources. The study shows the proposed development casts new shadows on St. James Park on June 21 from 4:18-6:18 p.m. and Nathan Philips Square on March 21 and September 21 at 9:18 p.m. St. James Park and Nathan Philips Square are identified as Sun Protected Parks and Open Spaces in the Downtown Plan where net new shadows should be limited between 10:18 a.m. and 4:18 p.m.

To mitigate shadow impacts, sculpting has been added to the tower top to provide an improved contribution to the Downtown skyline and reduce shadow impacts on the playground in St. James Park in the summer.

CONCLUSION

Heritage Planning staff are supportive of the proposed alterations to the designated heritage properties at 17-19 Toronto Street, 23 Toronto Street, 25 Toronto Street, 55 Adelaide Street East and 57 Adelaide Street East, in the context of the conservation and mitigation strategies proposed for the development site. Heritage Planning staff support the retention strategy and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage property.

Heritage Planning staff are satisfied that 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. Staff recommend that Council approve the proposed alterations and grant authority to enter into Heritage Easement Agreements for 17-19 Toronto Street, 25 Toronto Street, and 55 Adelaide Street East.

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ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Aerial Photograph

Attachment 3 - Photographs

Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

17-19, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East



Location Map showing the properties at 17-19, 23 and 25 Toronto Street and 55, 57 Adelaide Street East, outlined in red, located on the south side of Adelaide Street East, in the City's Downtown East. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

17-19, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East



Aerial photograph showing the properties at 17-19, 23 and 25 Toronto Street and 55, 57 Adelaide Street East, outlined in red, located on the south side of Adelaide Street East, in the City's Downtown East. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2024).

PHOTOGRAPHS

ATTACHMENT 3

17-19 Toronto Street, 23 Toronto Street and 25 Toronto Street and 55 Adelaide Street East and 57 Adelaide Street East



West elevation of 17-19 Toronto Street (ERA, 2022)



West elevation of 23 Toronto Street (ERA, 2022)



North and west elevations of 25 Toronto Street (ERA, 2022)



North elevation of 55 Adelaide Street East (ERA, 2022)

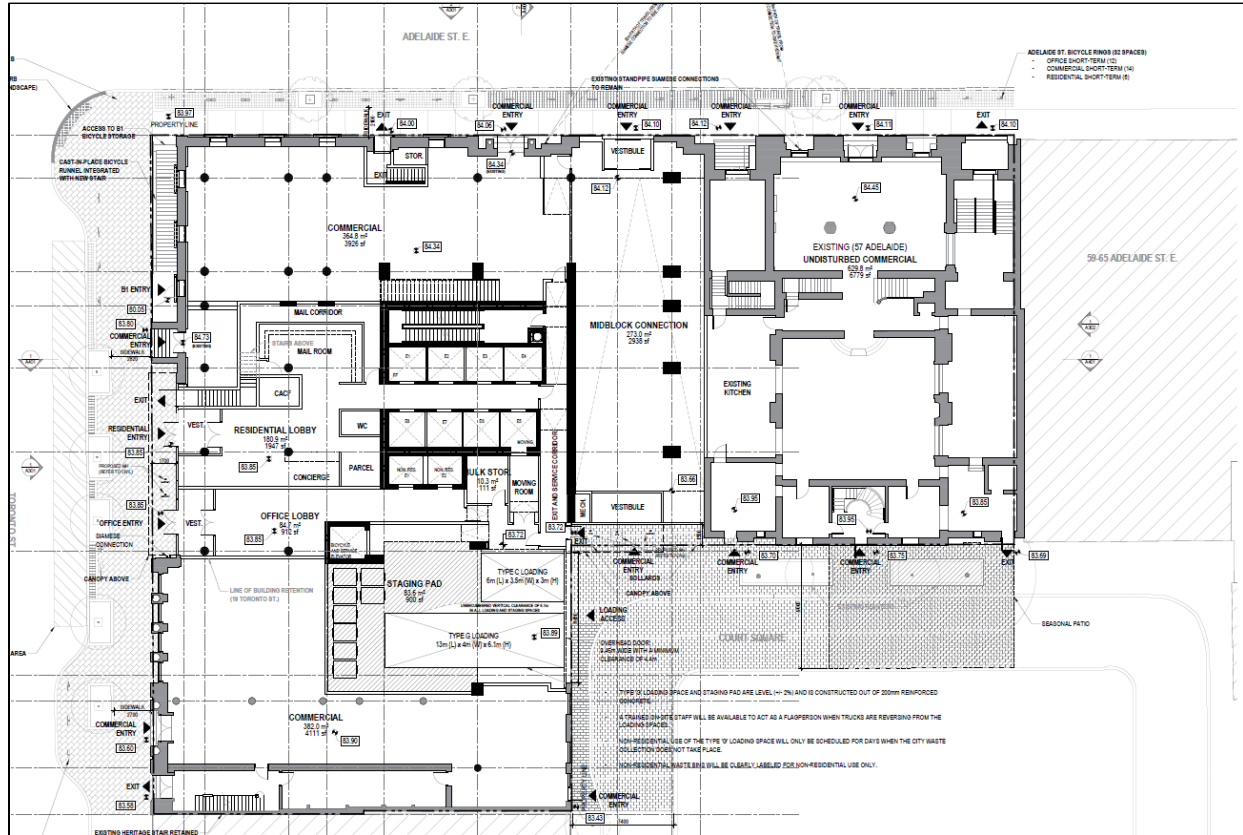


North elevation of 57 Adelaide Street East (ERA, 2022)

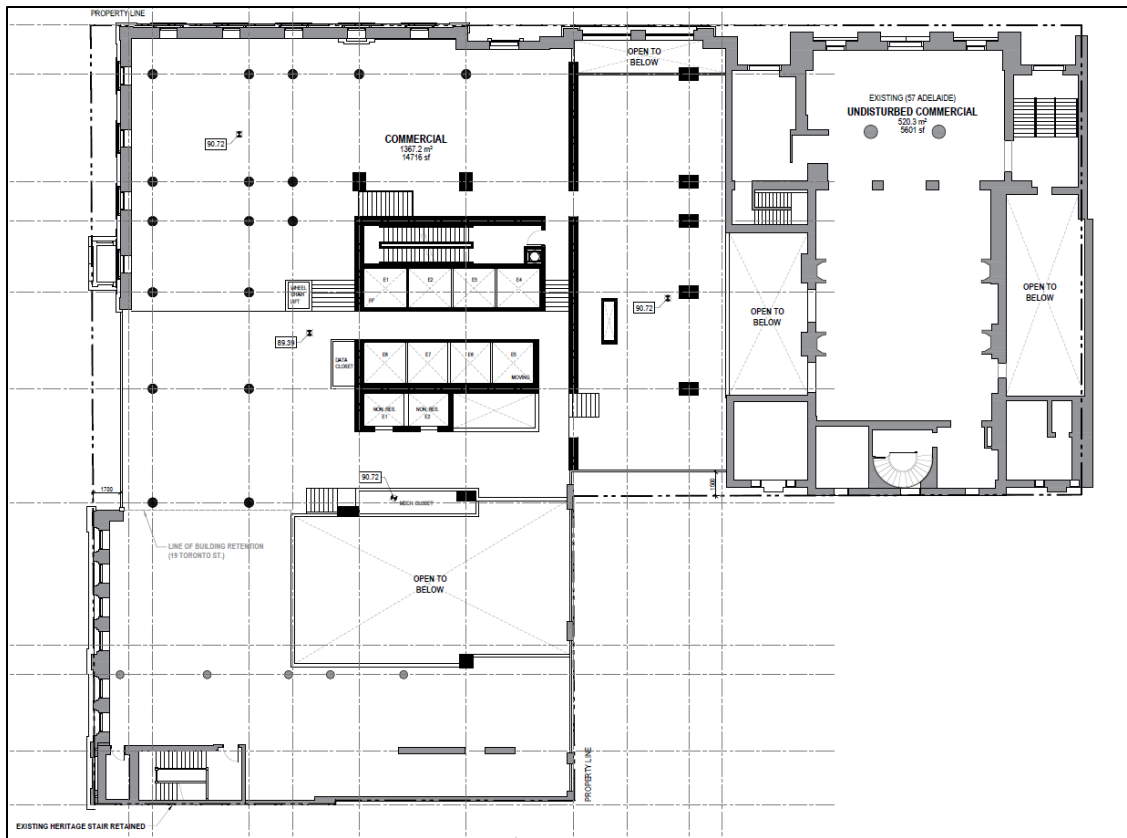
SELECTED DRAWINGS

ATTACHMENT 4

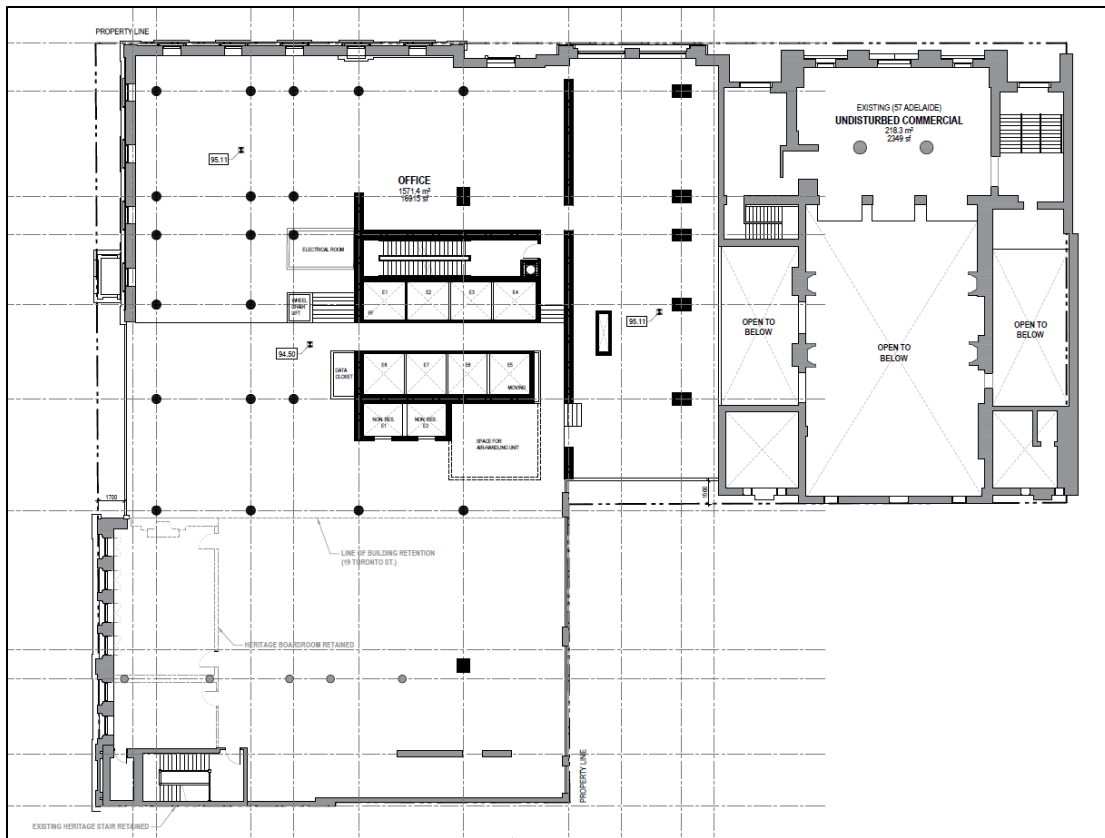
17-19 Toronto Street, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East



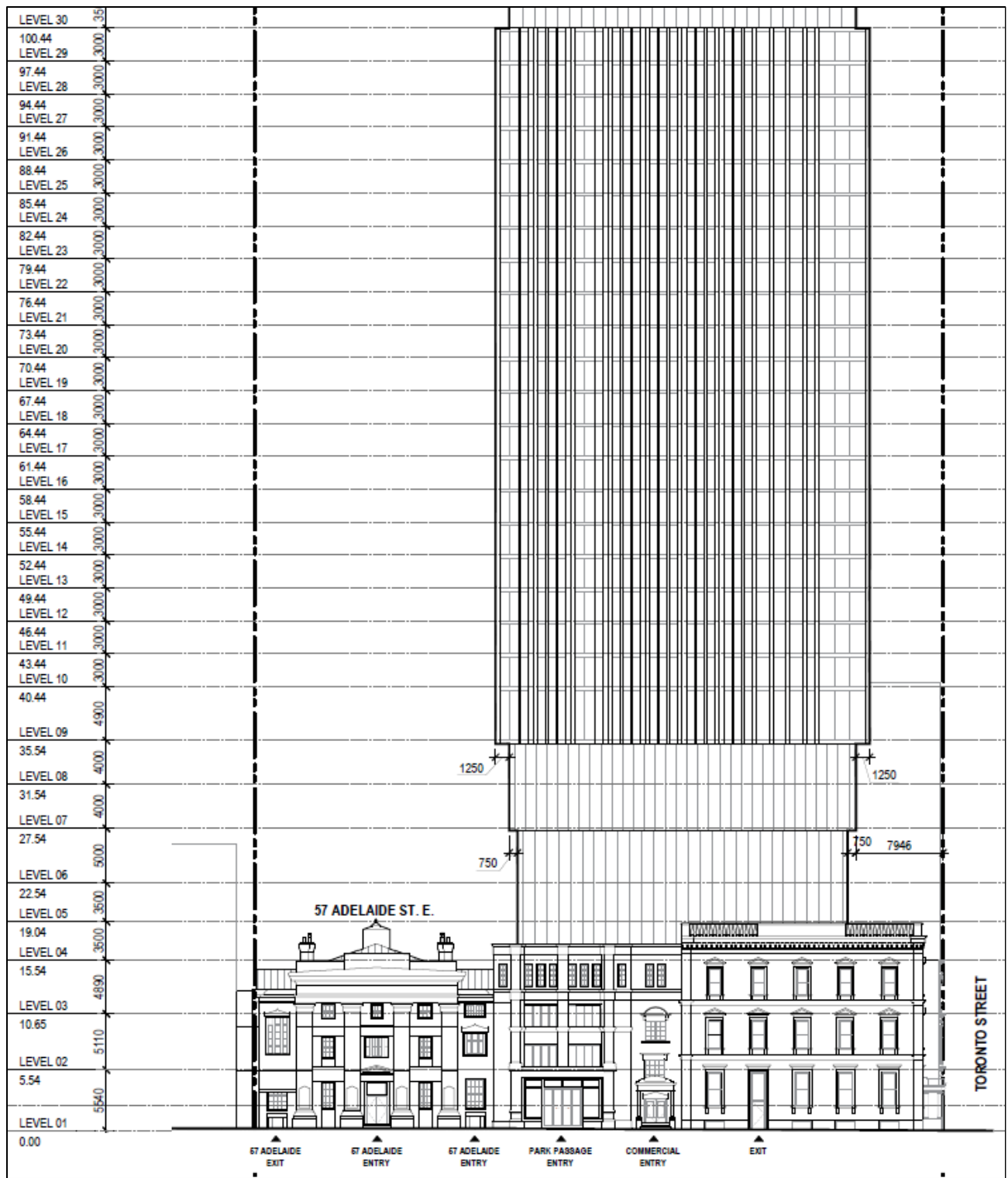
Proposed ground floor plan for 17-19 Toronto Street, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East, included for illustration purposes (SvN Architects + Planners, 2026).



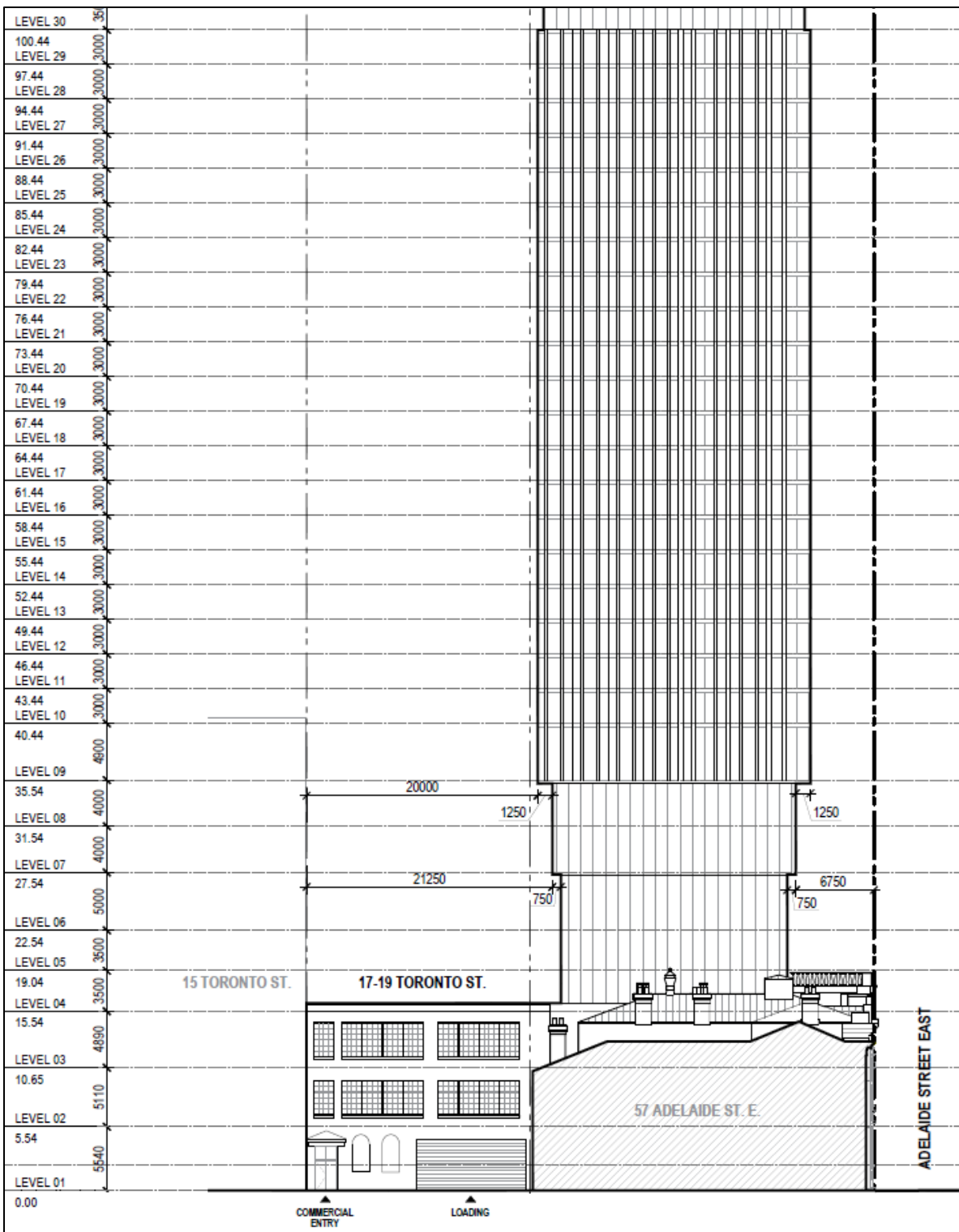
Proposed second-floor plan for 17-19 Toronto Street, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East, included for illustration purposes (SvN Architects + Planners, 2026).



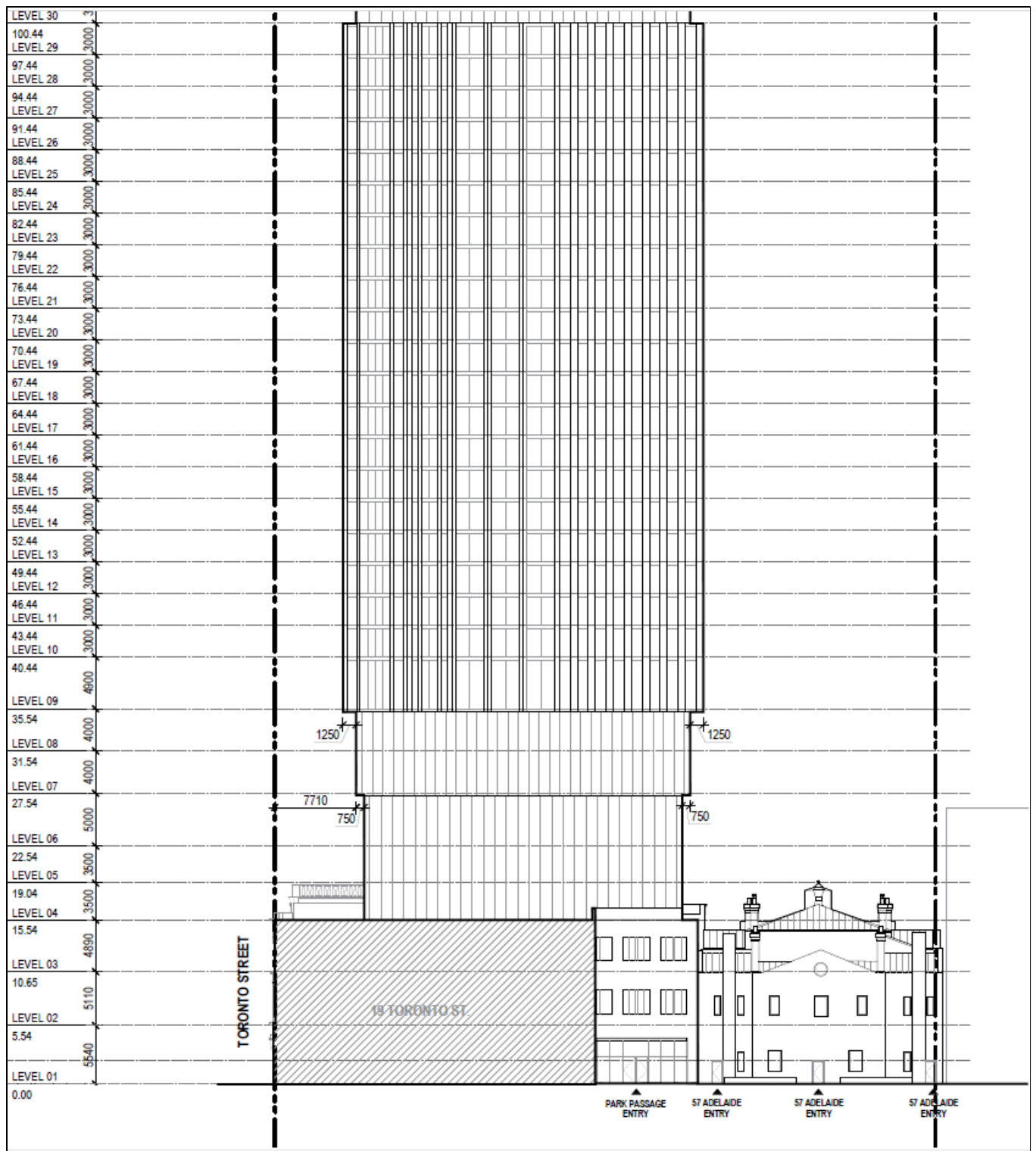
Proposed third-floor plan for 17-19 Toronto Street, 23 and 25 Toronto Street and 55 and 57 Adelaide Street East (SvN Architects + Planners, 2026).



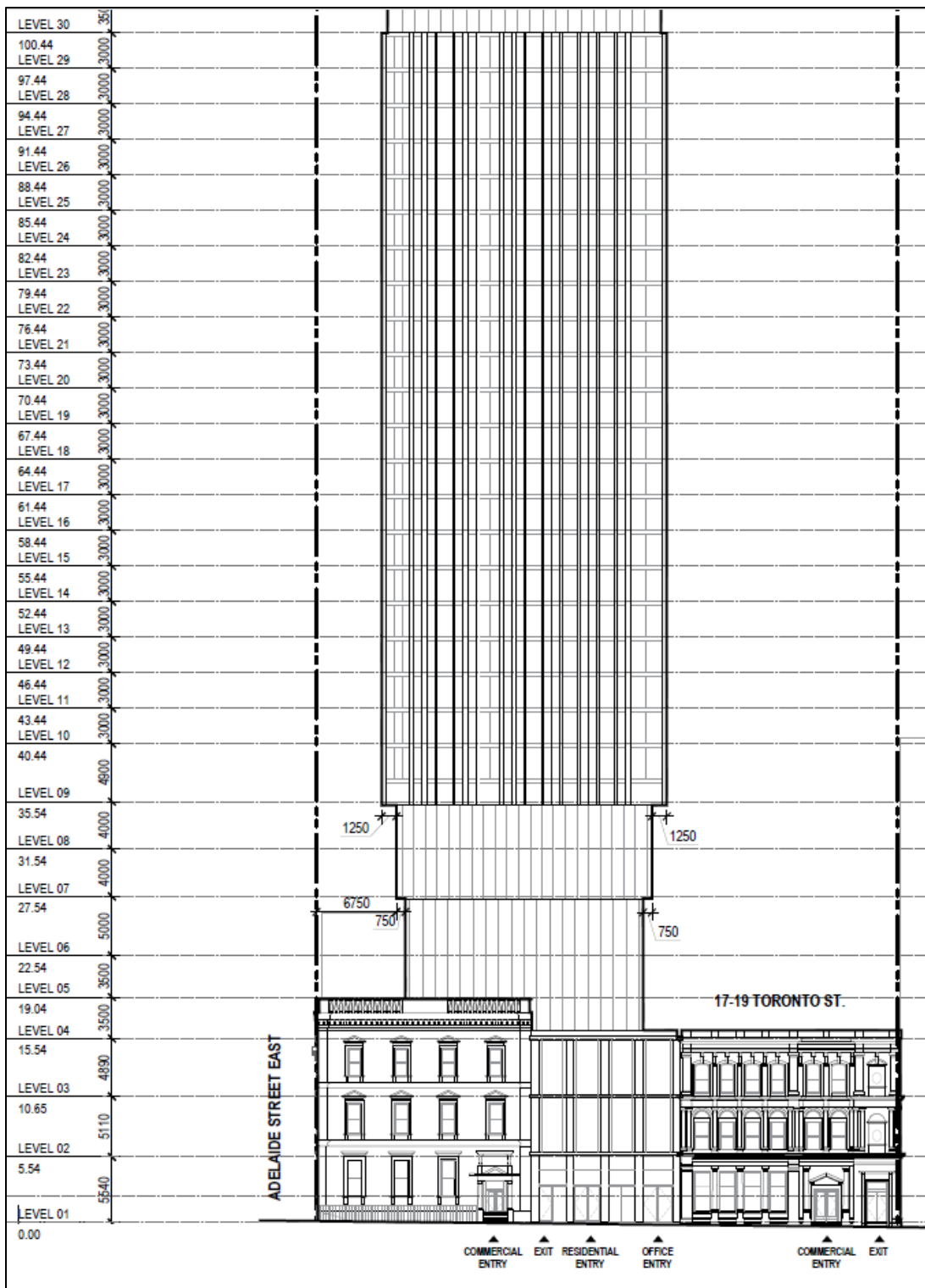
Proposed north elevation of 57 Adelaide Street East, 55 Adelaide Street East and 25 Toronto Street (SvN Architects + Planners, 2026).



Proposed east elevation of 17-19 Toronto Street (SvN Architects + Planners, 2026).



Proposed south elevation of 55 Adelaide Street East and 57 Adelaide Street East (SvN Architects + Planners, 2026).



Proposed west elevation of 25 Toronto Street, 23 Toronto Street and 17-19 Toronto Street (SvN Architects + Planners, 2026).



3D model of the tower, looking northwest (SvN Architects + Planners, 2026)



Rendering of the proposed development looking southeast (SvN Architects + Planners, 2026).



Rendering of the proposed development looking southwest (SvN Architects + Planners, 2026).



Rendering of the proposed Toronto Street Entrance (SvN Architects + Planners, 2026).



Rendering of the Courthouse Square to the north showing the proposed loading doors on 17-9 Toronto Street and the new rear elevation of 55 Adelaide Street East (SvN Architects + Planners, 2026).