

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 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

PB46.4 - 55 Elm Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 55 Elm Street (entrance address at 650 Bay Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 55 Elm Street (entrance address at 650 Bay Street) (Reasons for Designation) attached as Attachment 1 to the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

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

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.4](#) and made recommendations to City Council.

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

This report recommends that City Council state its intention to designate the property at 55 Elm Street (entrance address at 650 Bay Street) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance, which includes a description of heritage attributes, found in Attachment 1.

Anchoring the southwest corner of Bay and Elm streets, the subject property contains a three-storey commercial building designed in the Renaissance Revival style and completed in 1891 for the Canadian Temperance League in the city's historic St. John's Ward ("The Ward") neighbourhood. The subject property is valued as part of a broader collection of 26 heritage buildings located along three contiguous blocks of Elm Street that comprises the most intact, surviving grouping of Ward-era built fabric in a range of typologies and historic uses that provide an understanding of the city's first immigrant neighbourhood, including housing, local institutions and charitable organizations that supported its working class residents. A location map and current photographs of the subject property are found in Attachment 2.

The subject property was included on the City of Toronto's Heritage Register in March 2021.

Staff have determined that the property at 55 Elm Street (entrance address at 650 Bay Street) has cultural heritage value and meets 5 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets 2 or more of the 9 criteria.

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

The subject property is subject to a Prescribed Event. On January 12, 2026, the City received an Official Plan and Zoning By-law Amendment application to construct an 18-storey building containing 234 hotel suites and retail space (#26101832STE11OZ). The application proposes partial retention of the property at 55 Elm Street and full demolition of the properties at 57-67 Elm Street.

The City Clerk issued a Notice of Complete Application on May 8, 2026. In order to meet prescribed timelines under the Ontario Heritage Act, Council must make a decision at its July 29-31, 2026 meeting to provide sufficient time for the City Clerk to issue a Notice of Intention to Designate.

A Cultural Heritage Assessment Report (CHER) and a Heritage Impact Assessment (HIA), both authored by ERA Architects Inc. and dated November 7, 2025, were submitted in support of the development application on the site of the subject property. The CHER and HIA conclude that the subject property has cultural heritage value.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

Background Information

(June 15, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 55 Elm Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288621.pdf>)

Communications

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