

Toronto Preservation Board

Meeting No.: 40

Meeting Date: Wednesday, February 11, 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

PB40.8 - 1909 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Decision Type: ACTION

Status: Amended

Ward: 12 - Toronto - St. Paul's

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the application to alter the designated property at 1909 Yonge Street, with conditions, under Section 33 of the Ontario Heritage Act to allow for alterations to the designated heritage property, being substantially in accordance with the plans and drawings dated December 4, 2025, prepared by Core Architects Inc. on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by GBCA Architects dated October 2, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan completed to the satisfaction of the Senior Manager, Heritage Planning, and subject to the conditions as set out below:

a. that prior to the issuance of any permit for all or any part of the property at 1909 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. amend the existing Heritage Easement Agreement with the City for the property at 1913 Yonge Street, substantially in accordance with the plans and drawings dated December 4, 2025, prepared by Core Architects Inc, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by GBCA Architects dated October 2, 2025, subject to and in accordance with the Conservation Plan required in Part 1.a.2. below to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by GBCA Architects, dated October 2, 2025, to the satisfaction of the Senior Manager, Heritage Planning;

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

4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

5. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

6. provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all

existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning; and

7. 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

b. that prior to the release of the Letter of Credit required in Recommendation 1.a.7 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 Conservation Plan and Interpretation Plan 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 to amend the existing Heritage Easement Agreement with the City for the property at 1913 Yonge Street, dated and on file with the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the amendment of a heritage easement agreement for the property at 1913 Yonge Street.

Decision Advice and Other Information

The Toronto Preservation Board:

1. Requested the Senior Manager, Heritage Planning, Urban Design, City Planning to consider the following when reviewing the Conservation Plan:

a. further investigation into whether dichromatic or polychromatic masonry exists at 1909 Yonge Street and mandate that any such details be restored;

b. further investigation into historic roofing material and mandate that any such materials be restored; and

c. alternate integration between the historic c.1890s general store building and the proposed privately owned public space.

Amir Nissan, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 1909 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement.

Origin

(January 20, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on February 11, 2026 the Toronto Preservation Board considered Item [PB40.8](#) and made recommendations to City Council.

Summary from the report (January 20, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed alterations for the designated heritage property at 1909 Yonge Street and grant authority to amend the existing Heritage Easement Agreement (HEA). The owner is seeking permission under Section 33 of the Ontario Heritage Act to alter the property at 1909 Yonge Street and integrate it into the previously approved high-rise residential building project at 1913-1951 Yonge Street. This will require the existing HEA to be amended to include the property at 1909 Yonge Street.

Dating back to the late nineteenth century, the property at 1909 Yonge Street is a late-Victorian vernacular 2-storey building. It retains its original scale and massing as a two-storey brick building with a gabled roof. It is part of the main street buildings at the intersection of Yonge Street and Davisville Avenue that was once the heart of the historic village of Davisville.

This report recommends that City Council approve the proposed alterations for the heritage property at 1909 Yonge Street and grant authority to amend the existing HEA.

Background Information

(January 20, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1909 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-284232.pdf>

Staff Presentation on 1909 Yonge Street - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-264853.pdf>

Communications

(February 11, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Emad Ghattas, GBCA Architects

Adriana Sartini, GBCA Architects