

Toronto Preservation Board**Meeting No.:** 43**Contact:** Tanya Spinello, Committee Administrator**Meeting Date:** Monday, April 27, 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

PB43.5 - 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**Decision Type:** ACTION**Status:** Adopted**Ward:** 13 - Toronto Centre**Board Decision**

The Toronto Preservation Board 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.

Decision Advice and Other Information

Emily Game, Senior Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 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.

Origin

(April 1, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 27, 2026 the Toronto Preservation Board considered Item [PB43.5](#) and made recommendations to City Council.

Summary from the report (April 1, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(April 1, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning the on 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

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286036.pdf>

Staff Presentation on 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

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286460.pdf>

Communications

(April 27, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Sharon Hong, Senior Associate, ERA Architects Inc.