

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

PB43.6 - 54 - 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act - Refusal

Decision Type: ACTION

Status: Adopted

Ward: 10 - Spadina - Fort York

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the application to alter the designated heritage properties at 54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a 55-storey mixed-use building, in accordance with the plans and drawings dated March 31, 2025 prepared by Sweeney and Co. Architects and the Heritage Impact Assessment prepared by Giaimo dated February 27, 2026.
2. City Council refuse the application to demolish heritage attributes at the designated heritage property at 54-66 Fraser Avenue under Part IV, Section 34(1)(1) of the Ontario Heritage Act to allow for the construction of a 55-storey mixed-use building, in accordance with the plans and drawings dated March 31, 2025 prepared by Sweeney and Co. Architects and the Heritage Impact Assessment prepared by Giaimo dated February 27, 2026.
3. City Council refuse the application to demolish a single storey detached building at the designated heritage property at 54-66 Fraser Avenue under Part IV, Section 34(1)(2) of the Ontario Heritage Act to allow for the construction of a 55-storey mixed-use building, in accordance with the plans and drawings dated March 31, 2025 prepared by Sweeney and Co. Architects and the Heritage Impact Assessment prepared by Giaimo dated February 27, 2026.
4. In the event this decision is appealed to the Ontario Land Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal in opposition to the appeal and to continue discussions with the applicant in an attempt to resolve outstanding issues.

Decision Advice and Other Information

Dan DiBartolo, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 54 - 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act - Refusal.

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 [PB43.6](#) 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 refuse the application under Part IV, Sections 33, 34(1)(1) and 34(1)(2) of the Ontario Heritage Act for alterations to the properties at 68 Fraser Avenue (with an entrance address of 147 Liberty Street) and 54-66 Fraser Avenue, the demolition of heritage attributes at the property at 54-66 Fraser Avenue, as well as for the demolition of a single storey detached brick building at the south end of the property at 54-66 Fraser Avenue. This application was made in connection with an Official Plan Amendment and Zoning By-law Amendment application for a 55-storey mixed-use building that has been appealed to the Ontario Land Tribunal.

The designated property at 68 Fraser Avenue (147 Liberty Street) contains a two-storey former factory building with features of Edwardian Classical style. The designated properties at 54-66 Fraser Avenue include the original one-storey factory building, a one-storey south wing addition, and a second-storey addition over the southern bays. These buildings, with flat roofs, form a U-shape around a courtyard accessed from Fraser Avenue. The complex is an example of well-designed early 20th-century industrial building with elements of the Renaissance Revival style.

The redevelopment proposes to fully retain and restore the heritage building at 68 Fraser Avenue (147 Liberty Street) and the east (street facing) facades of the properties at 54-66 Fraser Avenue.

At 54-66 Fraser Avenue, the proposal would demolish and rebuild at a reduced depth the interstitial recess or courtyard between 58-60 and 62-66 Fraser Avenue. Staff is not supportive of this aspect of the proposal and seek conservation of a greater portion of the courtyard.

At 54-66 Fraser Avenue, the tower projects over the heritage properties in a manner that visually dominates these heritage resources. The tower element should be pulled back so that the floor and balcony slab edges do not overwhelm the heritage properties.

The current proposal does not conform with the policies of the Official Plan and does not conserve the cultural heritage values and attributes of the properties at 68 Fraser Avenue (147 Liberty Street) and 54-66 Fraser Avenue.

Background Information

(April 1, 2026) Report and Attachments 1 to 5 from the Senior Manager, Heritage Planning,

Urban Design, City Planning on 54 - 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act – Refusal

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286048.pdf>

Staff Presentation on 54 - 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act – Refusal

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286461.pdf>

Communications

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

Declared Interests

The following member(s) declared an interest:

Mitchell May - The member's employer is the heritage consultant on this file.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13004>