

### Toronto Preservation Board

**Meeting No.:** 44

**Contact:** Tanya Spinello, Committee Administrator

**Meeting Date:** Wednesday, May 13, 2026

**Phone:** 416-397-4592

**Start Time:** 9:30 AM

**E-mail:** hertpb@toronto.ca

**Location:** Committee Room 2, City Hall/Video Conference

**Chair:** Julia Rady

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### **PB44.6 - 153 and 185 Eastern Avenue - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act 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 alterations to the designated heritage properties at 153 and 185 Eastern Avenue in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of three new residential buildings with such alterations to the designated property substantially in accordance with the plans and drawings dated May 21, 2025, prepared by Core Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated January 5, 2026, prepared by Philip Goldsmith Architect, and 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.
2. City Council direct that its consent to the application to alter the designated heritage properties at 153 and 185 Eastern Avenue, in accordance with Part IV, Section 33 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 153 and 185 Eastern Avenue, 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 153 and 185 Eastern Avenue 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 153 and 185 Eastern Avenue, substantially in accordance with the plans and drawings dated May 21, 2025, prepared by Core Architects Inc., and the Heritage Impact Assessment dated January 5, 2026, prepared by Philip Goldsmith Architect, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.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 property, 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 property, 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 2.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.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 153 and 185 Eastern Avenue.

4. 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**

Neil MacKay, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 153 and 185 Eastern Avenue - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

### **Origin**

(April 27, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## Summary

At its meeting on May 13, 2026 the Toronto Preservation Board considered Item [PB44.6](#) and made recommendations to City Council.

### Summary from the report (April 27, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 153 Eastern Avenue and 185 Eastern Avenue under Section 33 of the Ontario Heritage Act, in connection with a proposed development of the subject property. The proposed development application for the subject site contemplates the construction of three new residential towers, including commercial and community space uses.

The development site, 153, 169, 171, and 185 Eastern Avenue, known as the Dominion Wheel & Foundries Ltd. Complex, comprises two significant heritage properties at 153 Eastern Avenue (Cleaning Room building) and 185 Eastern Avenue (Machine Shop building). The two buildings are unique examples of the industrial complex typology in the West Don Lands neighbourhood that reflect the historical evolution of the area from its earliest use as a Government Reserve, followed by its use as an important industrial centre in the late-19th and early-20th centuries.

On May 16, 2023, City Council stated its intention to designate the properties at 153 Eastern Avenue and 185 Eastern Avenue under Part IV of the Ontario Heritage Act, and on July 20, 2023, enacted Designation

By-law No. 732-2023.

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 27, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 153 and 185 Eastern Avenue - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286559.pdf>)

Staff Presentation on 153 and 185 Eastern Avenue - Alterations to Designated Heritage Properties Under Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286972.pdf>)

## Communications

(May 13, 2026) E-mail from Nicole Corrado (PB.New)

## Speakers

Philip Goldsmith, Philip Goldsmith Architect

## Declared Interests

The following member(s) declared an interest:

Julia Rady - The member's firm Stevens Burgess Architects Ltd. was the Heritage Consultant to the prior owner.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13006>