

### 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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### **PB44.8 - 6-8 and 10-12 Sumach Street - 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 6-8 and 10-12 Sumach Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of two new mixed-use and residential buildings with such alterations to the designated properties substantially in accordance with the plans and drawings dated March 12, 2026, prepared by RAW Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated July 11, 2025, with revisions March 16, 2026, and April 15, 2026, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and the conditions as set out below.
2. City Council direct that its consent to the application to alter the designated heritage properties at 6-8 and 10-12 Sumach Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, are subject to the following conditions:
  - a. prior to the issuance of any permit for all or any part of the properties at 1, 6-8 and 10-12 Sumach 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. 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 6-8 and 10-12 Sumach Street, to the satisfaction of the Senior Manager, Heritage Planning;

2. provide full documentation of the Cube House at 1 Sumach Street, to the satisfaction of the Senior Manager, Heritage Planning;
3. execute and register on title a Heritage Easement Agreement with the City for the properties at 6-8 and 10-12 Sumach Street, substantially in accordance with the plans and drawings dated March 12, 2026, prepared by RAW Architects Inc., and the Heritage Impact Assessment dated July 11, 2025, with revisions March 16, 2026, and April 15, 2026, prepared by ERA Architects Inc., 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;
4. 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;
5. 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;
6. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;
7. submit a Signage Plan for the designated properties retained within the proposed development to the satisfaction of the Senior Manager, Heritage Planning;
8. 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
9. 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 6-8 and 10-12 Sumach Street.

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 6-8 and 10-12 Sumach Street - 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 [PB44.8](#) 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 6-8 Sumach Street and 10-12 Sumach Street under Section 33 of the Ontario Heritage Act, in connection with a proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

The subject property contains two Victorian-era terrace house-form buildings that are designated under Part IV of the Ontario Heritage Act. Built as two identical pairs between 1886 and 1888, the four properties at 6-8 Sumach Street and 10-12 Sumach Street are valued as fine surviving examples of late Victorian era workers' housing that proliferated in the King-Parliament area during the second half of the 19th century.

On December 16 and 17, 2025, City Council stated its intention to designate the properties at 6-8 Sumach Street and 10-12 Sumach Street under Part IV of the Ontario Heritage Act, and on February 4, 2026, enacted Designation By-law No. 90-2026.

The proposed development application for the subject site includes the relocation of the two heritage buildings on the development site and the construction of two new mixed-use and residential towers. 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.

The development of the property requires the demolition of the "Cube House" at 1 Sumach Street. Staff and the applicant explored possible retention and relocation strategies for the listed heritage property but no reasonable solution could be identified. However, given the visibility and community interest in the Cube House, and the agreement between the City and the project heritage consultants that the property has heritage value sufficient to warrant commemoration, the applicant will prepare a robust Interpretation Plan for the site, including commissioning an artist to work with the community on a creative art installation to honour the presence of this intriguing residence.

## **Background Information**

(April 27, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 6-8 and 10-12 Sumach Street - 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-286551.pdf>)

Staff Presentation on 6-8 and 10-12 Sumach Street - 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-287004.pdf>)

**Communications**

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

**Speakers**

Leslie Barnes, Toronto and East York Community Preservation Panel

