

### 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](mailto:hertpb@toronto.ca)

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

**Chair:** Julia Rady

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### **PB44.3 - 50 Park Road - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act - Refusal**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 11 - University - Rosedale

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council refuse the application to alter the designated heritage property at 50 Park Road under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a 31-storey mixed-use building, in accordance with the plans and drawings dated July 10, 2025 prepared by BDP Quadrangle; and the Heritage Impact Assessment prepared by ERA Architects dated October 23, 2025.
2. 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 to resolve outstanding issues.

#### **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 [PB44.3](#) 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 refuse the heritage permit application under Part IV,

Section 33 of the Ontario Heritage Act (OHA) for alterations to the property at 50 Park Road. This application was made in connection with an Official Plan Amendment and Zoning By-law Amendment application for the properties at 38, 40 and 50 Park Road that has been appealed to the Ontario Land Tribunal.

The property at 50 Park Road was listed on the City's Heritage Register in 1986 and was designated in 1991 under Part IV, Section 29 of the Ontario Heritage Act as per By-law 0182-1991 and it is within the South Rosedale Heritage Conservation District.

The building was constructed in 1954 as the headquarters of the Ontario Association of Architects (OAA) by the Toronto firm of John B. Parkin with John C. Parkin as the project architect. It won critical acclaim as a "landmark modern building" in Toronto with its simple low form, clean lines, smooth surfaces and exposed steel. Its relationship to the surrounding landscape is also a noted aspect of the design which took advantage of the "park setting created by the southern extension of Rosedale Park."

The development proposes the demolition of the buildings on the adjacent properties at 38 and 40 Park Road and the construction of a new 31-storey mixed-use building that retains and integrates with the heritage building at 50 Park Road. Permission is required under Section 33 of the Ontario Heritage Act for the alterations to the heritage property associated with this new construction.

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 Part IV designated property at 50 Park Road as a matter of provincial interest.

### **Background Information**

(April 27, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 50 Park Road - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act - Refusal  
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bqrd/backgroundfile-286557.pdf>)

### **Communications**

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