

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

PB44.11 - 170 Merton Street - Demolition of a Heritage Attribute under Section 34 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 12 - Toronto - St. Paul's

Board Decision

The Toronto Preservation Board recommends that:

1. City Council consent to the application to demolish, by way of deconstruction and salvage, the terrace at the designated property at 170 Merton Street, under Part IV, Section 34(1)1 of the Ontario Heritage Act in accordance with the Heritage Impact Assessment Addendum dated March 31, 2026 prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Planning all satisfactory to the Senior Manager, Heritage Planning.
2. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the amendment of the Heritage Easement Agreement for the property at 170 Merton Street.

Decision Advice and Other Information

Kristen Flood, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 170 Merton Street - Demolition of a Heritage Attribute under Section 34 of the Ontario Heritage Act and Authority to Amend 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 [PB44.11](#) 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 demolition of a heritage attribute of the property at 170 Merton Street under Part IV, Section 34 of the Ontario Heritage Act, in connection with the proposed redevelopment of the site and grant authority to amend a Heritage Easement Agreement.

The property at 170 Merton Street contains the former Visiting Homemakers Association (VHA) building, constructed in 1969. It is a representative example of a distinctive Late Modern style office building designed as the headquarters for the VHA featuring octagonal towers and bays, ribbon windows, concrete brick with distinctive interlocking corners and an integrated exterior space with landscaping. The property is the first purpose-built headquarters for the VHA, an important social-welfare agency founded in Toronto in 1925.

In connection with an Official Plan and Zoning Amendment application (25 129087 STE 12 OZ), the redevelopment proposes a 45-storey mixed-use residential building, which includes the retention of a portion of the VHA Building. The conservation strategy proposed through the redevelopment was previously approved by City Council through item TE27.13.

This report seeks further approval for the demolition, reconstruction and extension of the original terrace, a heritage attribute of the property that was previously proposed to be conserved in situ. Staff is of the opinion that the revised proposal continues to conserve the heritage property and remains consistent with the policy framework.

Background Information

(April 27, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 170 Merton Street - Demolition of a Heritage Attribute under Section 34 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286560.pdf>)
Staff Presentation on 170 Merton Street - Demolition of a Heritage Attribute under Section 34 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286990.pdf>)

Communications

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

Speakers

Emma Abramowicz, ERA Architects
Spencer Owen, Graywoodgroup
Leslie Barnes, Toronto and East York Community Preservation Panel

