

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

PB44.5 - 150 College Street (Medical Sciences Building - 1 King's College Circle) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the designated heritage property at 150 College Street (1 King's College Circle), in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a nine-storey multipurpose building (plus a two-storey mechanical penthouse), with such alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by MVRDV and Diamond Schmitt Architects Inc., dated February 27, 2026, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 16, 2026, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 150 College Street (1 King's College Circle), in accordance with Part IV, Section 33 of the Ontario Heritage Act are also subject to the following conditions:

a. that prior to the issuance of any permit for all or any part of the property at 150 College Street (1 King's College Circle), 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. enter into a Heritage Easement Agreement with the City for the property at 150 College Street (1 King's College Circle), substantially in accordance with the plans and drawings dated February 27, 2026, prepared by MVRDV and Diamond Schmitt Architects Inc. and on file with the Senior Manager, Heritage Planning, the Heritage

Impact Assessment prepared by ERA Architects Inc., dated April 16, 2026, and in accordance with the Conservation Plan required in Recommendation 2.a.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

2. 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 property at 150 College Street (1 King's College Circle), prepared by ERA Architects Inc., dated April 16, 2026, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the Conservation Plan required in Recommendation 2.a.2 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;

4. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character 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. 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;

7. submit a Signage Plan for the subject property 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 and Interpretation Plans; and

b. that prior to the release of the Letter of Credit required in Recommendation 2.a.8 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work have been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

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 property at 150 College Street (1 King's College 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

Pourya Nazemi, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 150 College Street (Medical Sciences Building - 1 King's College Circle) - Alterations to a Designated Heritage Property 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 [PB44.5](#) 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 an application under Section 33 of the Ontario Heritage Act to alter the Part IV designated heritage property located at 150 College Street (Medical Sciences Building – 1 King's College Circle), in connection with the rehabilitation of the University of Toronto's Medical Sciences Building. This report also seeks approval to enter into a Heritage Easement Agreement to ensure the long-term conservation of this significant heritage resource.

The Medical Sciences Building complex is located at the southeast portion of King's College Circle, between King's College Road and Queen's Park Crescent West, on the University of Toronto's St. George Campus. The property is designated under Part IV, Section 29 of the Ontario Heritage Act (OHA) through Designation By-law 84-2026 and currently houses the Temerty Faculty of Medicine and affiliated student programming.

Constructed between 1966 and 1970, the Medical Sciences Building is characterized by its asymmetrical massing, generally ranging between three and seven storeys, and its highly sculptural precast concrete panel cladding, designed by Canadian artists Robert Downing and Ted Bieler and the fabricator, Beer Precast. The subject property is a significant example of the University of Toronto's post-war expansion and is recognized as a landmark within both the campus and the City of Toronto.

The proposal involves the rehabilitation of the Medical Sciences Building complex to support its continued use as a centre for leading-edge biomedical research. The proposed rehabilitation will introduce open-concept research, teaching, and social spaces to support collaboration and interdisciplinary work.

The proposal includes the demolition of the western-most wing (Wing B) and its replacement with a nine-storey multipurpose building, with a two-storey mechanical penthouse. The replacement building will accommodate new laboratory spaces, modernized teaching facilities, collaborative workspaces, and administrative offices.

The impacts of the proposed development on the heritage property and adjacent heritage resources are appropriately mitigated through the overall conservation strategy and the compatible, yet distinguishable, design of the new building. Heritage Planning staff are satisfied that the proposed alterations conserve the cultural heritage value and attributes of the property and are consistent with the applicable policy framework.

Background Information

(April 27, 2026) Report and Attachments 1 to 6 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 150 College Street (Medical Sciences Building - 1 King's College Circle) - Alterations to a Designated Heritage Property 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-286558.pdf>

Staff Presentation on 150 College Street (Medical Sciences Building - 1 King's College Circle) - Alterations to a Designated Heritage Property 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-286989.pdf>

Communications

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

Speakers

Brenton Nader, ERA Architects