

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

PB44.7 - 20 Gerrard Street East - Alterations of 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: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

a. the alterations to the designated heritage property at 20 Gerrard Street East under Section 33 of the Ontario Heritage Act to allow for the construction of a 7-storey building, with such alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by ERA Architects Inc., dated March 2, 2026, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 10, 2026, revised April 14, 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; and

2. City Council direct that its consent to the application to alter the designated heritage property at 20 Gerrard Street East, in accordance with Part IV, Section 33 of the Ontario Heritage Act is subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the properties at 20 Gerrard Street East, 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 prepared by ERA Architects Inc., dated March 10, 2026, revised April 14, 2026, for the property at 20 Gerrard Street East to the satisfaction of the Senior Manager, Heritage Planning;

2. execute and register on title a Heritage Easement Agreement with the City for the property 20 Gerrard Street East, substantially in accordance with the plans and drawings dated March 2, 2026, prepared by ERA Architects Inc., and the Heritage Impact Assessment dated March 10, 2026, revised April 14, 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;

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.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;

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 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 full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, 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 Plan and Interpretation Plan; and

b. that prior to the release of an existing Letter of Credit 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 approved Conservation Plan and Interpretation Plan 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 20 Gerrard Street East.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

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 [PB44.7](#) 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 and demolish heritage attributes of a designated heritage property at 20 Gerrard Street East (the former Willard Hall building), in connection with the proposed development of the subject property through a forthcoming Minor Variance application, and that Council grant authority to enter into a Heritage Easement Agreement.

The subject property contains a four-storey Georgian-style institutional building owned by Covenant House Toronto that is currently being used as a social service facility supporting vulnerable populations. The property is designated under Part IV, Section 29, of the Ontario Heritage Act through Designation By-law 80-90.

The proposed development application for the subject site contemplates the construction of a 7-storey building that enhances the subject site's ongoing use as a social service facility providing transitional housing, wellness, education, employment, and community programs. A Heritage Impact Assessment was prepared by ERA Architects Inc., dated March 10, 2026, and revised April 14, 2026, that considers the impacts of the proposal.

Heritage Planning staff are satisfied that the proposed alterations continue to conserve the onsite and adjacent heritage properties and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(April 27, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 20 Gerrard Street East - Alterations of 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-286535.pdf>)

Attachment 4 - Heritage Impact Assessment

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-287010.pdf>)

Communications

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

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - The member's employer is the planning consultant retained for this application. Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13026>