



Decision Letter

Toronto Preservation Board

Meeting No.: 45

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, June 8, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB45.5 - 420-444 Yonge Street and 1-23 College Street (College Park) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend an Existing 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 420-444 Yonge Street and 1-23 College Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of the three mixed-use tall buildings, with such alterations to the designated heritage property being substantially in accordance with plans and drawings dated January 23, 2026, prepared by Hariri Pontarini Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 2026, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
2. City Council direct that its consent to the application to alter the designated properties at 420-444 Yonge Street and 1-23 College Street under Part IV, Section 33 of the Ontario Heritage is also subject to the following conditions:
 - a. that the related site-specific Official Plan Amendment and Zoning By-law Amendment have come into full force and effect;
 - b. the owner shall 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 July 4, 2025 as revised on April 17, 2026 for the property at 420-444 Yonge Street and 1-23 College Street, to the satisfaction of the Senior Manager, Heritage Planning;

c. the owner shall enter into an amended, or amended and restated, Heritage Easement Agreement with the City for the entire property at 420-444 Yonge Street and 1-23 College Street, in accordance with plans and drawings dated January 23, 2026, prepared by Hariri Pontarini Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 4, 2025 as revised on April 17, 2026 and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the approved Conservation Plan required in Recommendation 2.b above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and

d. prior to the issuance of any permit for all or any part for the properties at 420-444 Yonge Street and 1-23 College 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 Heritage Lighting Plan that describe 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;

2. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;

3. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

4. provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;

5. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.b 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

6. 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, Lighting Plan and Interpretation Plan and where alterations are phased on the lands, the letter of credit may be phased, as set out in the amended Heritage Easement Agreement; and

e. that prior to the release of the Letter of Credit required in Recommendation 2.d.6 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 has been completed in accordance with the approved Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning;

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

3. where any letter of credit may be provided for phased work, it may only be returned where the subsequent phase does not impact completed alterations in an earlier phase of heritage works, as may be set out in the amended Heritage Easement Agreement.

3. City Council authorize the requested amendments to the existing Heritage Easement Agreement under Section 37 of the Ontario Heritage Act that gives effect to Recommendation 1 and 2 above and authorize the appropriate City staff and the City Solicitor to give effect to such amendments to continue to protect the heritage property at College Park.

4. City Council authorize the City Solicitor to introduce the necessary Bill(s) in Council to amend/amend and restate, the Heritage Easement Agreement for the property at 420-444 Yonge Street and 1-23 College Street.

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

Decision Advice and Other Information

Dan DiBartolo, Senior Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 420-444 Yonge Street and 1-23 College Street (College Park) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend an Existing Heritage Easement Agreement.

Origin

(May 20, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 8, 2026 the Toronto Preservation Board considered Item [PB45.5](#) and made recommendations to City Council.

Summary from the report (May 20, 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 (OHA) to alter a designated heritage property at 420-444 Yonge Street and 1-23 College Street known as "College Park" (Ross and Macdonald Building). This report is in connection with the submitted Official Plan Amendment and Zoning By-law Amendment application(s) for three mixed use towers of 65, 75 and 96 storeys, proposed above the existing designated College Park building, which will form the base of the towers. The owner also requests that Council grant authority to amend the existing Heritage Easement Agreement.

The subject property contains a 7-storey building at the southwest corner of College Street and Yonge Street, with a three-storey wing extending south along Yonge Street. It was designated under Part IV of the OHA on November 26, 1975, under City of Toronto By-law 510-75. A Heritage Easement Agreement was registered on the property on November 10, 2011. The property contains the T. Eaton Co. Limited, Eaton's College Street Store building that was designed by Ross & Macdonald; Sproatt & Rolph, Associates and constructed in 1928-1930. It is designated as being of architectural value as a notable example of Classical Revival style with Art Moderne detailing.

The proposed conservation strategy includes retention of the majority of the seven-storey corner College Park building; full in-situ retention of street-facing elevations (east and north); and partial in-situ retention of the south and west (rear) elevations. The project would restore the interior arcade, the seventh-floor foyer, round room, clipper rooms, and auditorium. Extending along the Yonge Street frontage, there would be a new podium infill above the existing three storey podium. The proposed addition would align with the datums of the existing building and interpret the original designs by Ross & Macdonald.

Heritage Planning staff are satisfied that the proposed alterations 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

(May 20, 2026) Report and Attachments 1 to 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 420-444 Yonge Street and 1-23 College Street (College Park) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend an Existing Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-287254.pdf>)

Staff Presentation on 420-444 Yonge Street and 1-23 College Street (College Park) - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend an Existing Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-287798.pdf>)

Communications

(June 8, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Scott Weir, ERA Architects

Samantha Irvine, ERA Architects

Zak Fish, ERA Architects

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - The member's employer is the planning consultant for the applicant for this development project.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13105>