

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

PB45.6 - 64 Wellesley Street East - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend 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 the alterations to the designated heritage property at 64 Wellesley Street East under Section 33 of the Ontario Heritage Act to allow for the construction of a new mixed-use building, with such alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by Diamond Schmitt Architects Inc., dated February 6, 2026, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 24, 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 64 Wellesley Street East, in accordance with Part IV, Section 33 of the Ontario Heritage Act are also subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the properties at 64 Wellesley 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. amend the existing Heritage Easement Agreement with the City for the property 64 Wellesley Street East, substantially in accordance with the plans and drawings dated February 6, 2026, prepared by Diamond Schmitt Architects Inc., and the Heritage Impact Assessment dated April 24, 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.2 below, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration 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 prepared by ERA Architects Inc., dated April 24, 2026, for the property at 64 Wellesley Street East 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. 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; and

8. provide full documentation of the existing World Pride murals, 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 USB flash drive in tiff format and 600 dpi resolution keyed to a location map and elevations. to the satisfaction of the Senior Manager, Heritage Planning; 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 to amend the Heritage Easement Agreement for the property at 64 Wellesley Street East.

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

Neil MacKay, Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 64 Wellesley Street East - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement.

Origin

(May 15, 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 [PB45.6](#) and made recommendations to City Council.

Summary from the report (May 15, 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 heritage attributes of a designated heritage property at 64 Wellesley Street East in connection with the proposed development of the subject property. The application for Site Plan Control is subject to a Heritage Permit application under the Ontario Heritage Act because a previously approved application related to an approved Zoning By-law Amendment has been revised.

The subject property at 64 Wellesley Street East contains the Wellesley Apartments, a five-storey, multi-unit residential apartment building constructed in 1931. The property is designated under Part IV, Section 29, of the Ontario Heritage Act for its association with the pre-World War II apartment building type, its design as a representative example of the Georgian Revival style, and its role in supporting the context of the Church-Wellesley Village.

On July 19 and 20, 2023, City Council approved recommendations to alter the heritage property under Section 33 of the Ontario Heritage Act allow for the construction of a new mixed-use building. Since the previous scheme was approved, the applicant has revised the conservation strategy accompanying the related Site Plan Control application. As a result of the proposed changes to the previous scheme, an amended Heritage Easement Agreement will be required.

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

(May 15, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 64 Wellesley Street East - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-287257.pdf>)

Staff Presentation on 64 Wellesley Street East - Alterations to a Designated Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-287799.pdf>)

Communications

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

Speakers

Emily Collins, ERA Architects

Tom Cai