

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 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

PB46.15 - 570, 572, 574, & 576 Sherbourne Street and 29 and 37 Linden Street - Alterations to and Demolition of Attributes on Designated Heritage Properties and Removal of a Building Under Part IV, Sections 33 and 34(2) of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Decision Type: ACTION

Status: Amended

Ward: 13 - Toronto Centre

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the designated heritage properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new residential building with such alterations to the designated properties substantially in accordance with the plans and drawings dated April 15, 2026, prepared by Sweeny & Co. Architects, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, prepared by GBCA Architects, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and the conditions as set out below.
2. City Council approve the removal of the heritage building on the property at 29 Linden Street to allow for its relocation on the development site in accordance with Section 34(2) of the Ontario Heritage Act in connection with the approval of a 61-storey building on the property substantially in accordance with the plans and drawings prepared by Sweeny & Co. Architects dated April 15, 2026, and the Heritage Impact Assessment, prepared by GBCA Architects dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, 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 and subject to conditions as set out below.
3. City Council direct that its consent to the application to alter the designated heritage

properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and remove and relocate 29 Linden Street are subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden 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 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 properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street, to the satisfaction of the Senior Manager, Heritage Planning;

2. execute and register on title a Heritage Easement Agreement with the City for the properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street, substantially in accordance with the plans and drawings dated April 15, 2026, prepared by Sweeny & Co. Architects, and the Heritage Impact Assessment dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, prepared by GBCA Architects, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 3.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 a Heritage Lighting Plan that describes 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;

4. 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;

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

6. submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning;

7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved 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; 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 for 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street; 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 Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 570, 572, 574, 576 Sherbourne Street and 29 and 37 Linden Street.

5. 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

The Toronto Preservation Board:

1. Requested the Senior Manager, Heritage Planning, Urban Design, City Planning explore the use of existing stained glass windows at 570, 572, 574 and 576 Sherbourne Street within the conservation plan.

Emily Game, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on Toronto Preservation Board 570, 572, 574, & 576 Sherbourne Street and 29 and 37 Linden Street - Alterations to and Demolition of Attributes on Designated Heritage Properties and Removal of a Building Under Part IV, Sections 33 and 34(2) of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(June 23, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.15](#) and made recommendations to City Council.

Summary from the report (June 23, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage properties at 570, 572, 574, 576 Sherbourne Street, and 29 and 37 Linden Street (formerly 578 Sherbourne Street) and allow for the removal of the heritage building at 29 Linden Street under Section 33 of the Ontario Heritage Act in connection with a proposed development of the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

On October 9 and 10, 2024, City Council approved recommendations to alter the heritage properties to allow for the construction of a 69-storey residential tower. Since the previous scheme was approved, the applicant has revised the development application to include

additional land on Sherbourne Street and additional tower massing; the tower height has been reduced to 61-storeys. A new Heritage Impact Assessment was prepared by GBCA Architects, dated November 15, 2025, with addenda April 7, 2026, and May 20, 2026, that considers the impact of the revised proposal.

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

Background Information

(June 23, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 570, 572, 574, & 576 Sherbourne Street and 29 and 37 Linden Street - Alterations to and Demolition of Attributes on Designated Heritage Properties and Removal of a Building Under Part IV, Sections 33 and 34(2) of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288577.pdf>)

Staff Presentation on PB46.15 - 570, 572, 574, & 576 Sherbourne Street and 29 and 37 Linden Street - Alterations to and Demolition of Attributes on Designated Heritage Properties and Removal of a Building Under Part IV, Sections 33 and 34(2) of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289112.pdf>)

Communications

(July 6, 2026) E-mail from Nicole Corrado (PB.Supp)