



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
50 EGLINTON AVENUE WEST  
NOTICE OF DECISION**

ONTARIO HERITAGE TRUST  
10 ADELAIDE STREET EAST  
TORONTO, ONTARIO  
M5H 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

**RECEIVED**  
2024/11/18  
(YYYY/MM/DD)  
Ontario Heritage Trust

TAKE NOTICE that the Council of the City of Toronto on November 13 and 14, 2024, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 50 Eglinton Avenue West.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council approve the alterations of the designated property at 50 Eglinton Avenue West in accordance with Section 33 of the *Ontario Heritage Act* to allow for the construction of a new mixed use building substantially in accordance with plans and drawings prepared by Turner Fleischer dated October 17, 2024, and the Heritage Impact Assessment prepared by GBCA Architects dated March 2024 all 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 subject to conditions as set out below.
2. City Council direct that its consent to the application to alter the designated property at 50 Eglinton Avenue West under Part IV, Section 33 of the *Ontario Heritage Act* is also subject to the following conditions:
  - a. that the related Official Plan Amendment and Zoning By-law Amendment permitting the proposed alterations has come into full force and effect;
  - b. prior to issuance of an Ontario Land Tribunal order in connection with the Official Plan Amendment and Zoning By-law Amendment appeal for the

property at 50-90 Eglinton Avenue West and 17-41 Henning Avenue, 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 GBCA Architects dated March 2024, to the satisfaction of the Senior Manager, Heritage Planning;

c. prior to issuance of an Ontario Land Tribunal order in connection with the Official Plan Amendment and Zoning By-law Amendment appeal for the property at 50-90 Eglinton Avenue West and 17-41 Henning Avenue, the owner shall enter into a Heritage Easement Agreement with the City for the property at 50-90 Eglinton Avenue West, substantially in accordance with the plans and drawings prepared by Turner Fleischer dated October 17, 2024, and the Heritage Impact Assessment prepared by GBCA Architects dated March 2024, subject to and in accordance with the Conservation Plan required in Recommendation 2.b. to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor;

d. prior to the issuance of any permit for all or any part of the property at 50-90 Eglinton Avenue West, 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 of the subject property 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 a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;
3. 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;
4. Submit a Signage Plan to the satisfaction of 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 Plan required in Recommendation 2.b., 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 and Interpretation plans.

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 reconstruction work has 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.

#### **IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:**

Notice of an appeal of the decision of City Council on the application to alter the Property may be served on the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca) within thirty days of November 18, 2024, which is December 18, 2024.

#### **A Notice of Appeal must:**

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms>.

#### **Who Can File An Appeal:**

Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions, or refuses the application to alter a property.

#### **Getting Additional Information:**

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC23.18>

Dated at the City of Toronto on November 18, 2024.

A handwritten signature in blue ink, appearing to be 'John D. Elvidge', written in a cursive style.

for John D. Elvidge  
City Clerk