

February 18, 2021

Toronto and East York Community Council
City Hall, 2nd Floor West
Toronto, Ontario
M5H 2N2



Email: teycc@toronto.ca

RE: TE23.29 – Residential Demolition Application – 127 Strachan Avenue (Ward 10)

Members, Toronto and East York Community Council,

The Architectural Conservancy of Ontario, Toronto Branch (ACOTO), has been engaged in preserving Toronto's architectural heritage since 1933. Not all of Toronto's heritage buildings are legally protected, yet nonetheless those that are not, deserve consideration to ensure that future protection remains an option.

Community members have notified us of their concerns over the demolition request for 127 Strachan Avenue. This particular 3-storey building has been standing in the neighbourhood for over 144 years! Constructed in the Second Empire Style (1877/1878) the building was designed by architect David Brash Dick an architect behind many commercial, institutional, religious and residential buildings that shaped much of Toronto's built landscape in the late 19th and early 20th century. This building at 127 Strachan is one of his earliest known works in Toronto and originally built for grocer John H. Meyer. It is nearly unchanged in its original form and still retains many original architectural elements such as its elliptical dormers, decorative brackets and fenestration pattern.

The ACOTO is recommending that the City will oppose the demolition to evaluate this site's heritage value. The building is not currently Heritage Listed or Designated, however this does not discount its historic value, especially being in proximity to the historic Palace Arms at King West Street and Strachan Avenue. The City should work with the current owners to reconsider demolition and encourage its reuse or incorporation into any future development and unlock its potential! Not only would the demolition of the building be a loss to the community and the City as whole, it only contributes to building demolition waste and loss of quality materials.

Our recommendation comes on the basis that there is plenty opportunity for the site to be incorporated into a development in a manner that could appease both the developers and the wider community, as the loss of these small-scale, quality buildings in our neighbourhoods erodes the very nature of what makes Toronto's neighbourhoods inviting and great places to explore!

Thank-you,

Matthew Zambri, Toronto Branch President

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