

Toronto Preservation Board

Meeting No.	1	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Monday, December 5, 2022	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference		

PB1.1	ACTION	Adopted		Ward: 10
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127 Strachan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Recommendations

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 127 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 127 Strachan Avenue (Reasons for Designation) attached as Attachment 3, to the report (November 10, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Megan Albinger, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 127 Strachan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(November 10, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

This report recommends that the City of Toronto state its intention to designate the property at 127 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Constructed in 1878, the property at 127 Strachan Avenue anchors the southeast corner of Strachan Avenue and Adelaide Street West. Designed by celebrated architect David Brash Dick as one of his earliest individual commissions, the building is a representative example of the Second Empire architectural style that was popular in Toronto in the late-19th century. It contributes to the historic character of the surrounding residential neighbourhood by retaining its original scale, form, and massing as a 3-storey building with 1-storey rear wing, and its Second Empire style is reflected in many of its extant original design features. The property was purpose-built as a grocery with apartments above for original proprietor John H. Meyer

and it maintained that use for close to 70 years. Since the 1990s it has been operating as a neighbourhood bar and restaurant.

Staff have completed the Research and Evaluation Report for the property at 127 Strachan Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design and physical, historical and associative, and contextual values. As such, the property is a significant built heritage resource.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

Official Plan Amendment, Zoning Amendment, and Site Plan Control applications were submitted to the City in 2021, which propose the retention of the primary structure at 127 Strachan Avenue and demolition of the rear one-storey wing and addition, as well as the demolition of some adjacent low-rise properties at 109-115 Strachan Avenue. A high-rise residential development would be constructed in their place.

The City Clerk issued a complete application notice on February 18, 2022. A waiver to extend the 90 day time period in which City Council must make a decision in respect of the submitted applications under the Ontario Heritage Act was received by the City with no deadline.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. An HIA for 109, 111, 115, and 127 Strachan Avenue was prepared by GBCA Architects and submitted to the City in December 2021.

Background Information

(November 10, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 127 Strachan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-230110.pdf>

(December 2, 2022) Staff Presentation - 127 Strachan Avenue -Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-230282.pdf>

Communications

(December 5, 2022) Letter from Adam G. Wynne (PB.Supp)

Speakers

Adam Wynne