

## Toronto Preservation Board

<b>Meeting No.</b>	4	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Thursday, March 23, 2023	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Sandra Shaul

<b>PB4.8</b>	<b>ACTION</b>	Amended		Ward: 10
--------------	---------------	---------	--	----------

### **127 Strachan Avenue - Alterations and Demolition of a Heritage Attribute to a Designated Property and Authority to Enter into a Heritage Easement Agreement**

#### **Board Decision**

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council approve:

a. The alterations to the designated heritage property at 127 Strachan Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new 13-storey building substantially in accordance with the plans and drawings dated December 16, 2022 prepared by IBI Group and the Heritage Impact Assessment dated December 22, 2022 prepared by Goldsmith Borgal & Company Ltd. Architects all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to conditions as set out below.

b. The removal of the single-storey rear wing of the designated heritage property at 127 Strachan Avenue, in accordance with Section 34 (1)1 of the Ontario Heritage Act to allow for the construction of a new 13-storey building substantially in accordance with the plans and drawings dated December 16, 2022 prepared by IBI Group and the Heritage Impact Assessment dated December 22, 2022 prepared by Goldsmith Borgal & Company Ltd. Architects all subject to, and in accordance with, a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the conditions as set out below.

2. City Council direct that its consent to the application to alter the designated property at 127 Strachan Avenue under Part IV, Section 33 of the Ontario Heritage Act and its consent to the demolition of a heritage attribute, being the single-storey rear wing of the designated heritage property at 127 Strachan Avenue, under Part IV, Section 34(1) 1 of the Ontario Heritage Act are also subject to the following conditions:

a. That prior to any Ontario Land Tribunal Order issued in connection with the Official Plan Amendment and Zoning By-law Amendment appeal, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 127 Strachan Avenue substantially in accordance with plans and drawings dated December 16, 2022 prepared by IBI Group and the Heritage Impact Assessment dated December 22, 2022 prepared by Goldsmith Borgal & Company Ltd. Architects, subject to and in accordance with the approved Conservation Plan required in Recommendation 2.a.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including execution 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 for 127 Strachan Avenue dated December 22, 2022 prepared by Goldsmith Borgal & Company Ltd. Architects, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 127 Strachan Avenue the owner shall:

1. Provide final Site Plan drawings including drawings related to the approved Conservation Plan required in Recommendation 2.a.1 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. Provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. Provide a detailed Landscape Plan for the property at 127 Strachan Avenue, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to the issuance of any permit for all or any part of the property at 127 Strachan Avenue, 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, Urban Design, City Planning, the owner shall:

1. 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.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, Urban Design, City Planning.

2. 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, Urban Design, City Planning to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 2.c.2 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, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 127 Strachan Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City 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 property at 127 Strachan Avenue.

### **Decision Advice and Other Information**

The Toronto Preservation Board recommended that Heritage Planning Staff encourage the applicant/owner to give consideration to using historically appropriate and 19th century slate shingle design during the repair and restoration of the Mansard roof of 127 Strachan Avenue;

as well as using historically appropriate materials for the the round, curved headed dormer windows.

Anne Fisher, Program Manager, Heritage Preservation, Urban Design, City Planning gave a presentation on 127 Strachan Avenue - Alterations and Demolition of a Heritage Attribute to a Designated Property and Authority to Enter into a Heritage Easement Agreement.

## **Origin**

(March 2, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on March 23, 2023, the Toronto Preservation Board considered Item [PB4.8](#) and made recommendations to City Council.

Summary from the report (March 2, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed alterations to the designated property at 127 Strachan Avenue and grant authority to enter into a Heritage Easement Agreement for this property. This report also recommends approval of the proposed demolition of a heritage attribute, being the removal of the single-storey rear wing identified in the designation by-law. This is in connection with an Official Plan Amendment and a Zoning By-law Amendment application for properties at 109-127 Strachan Avenue for a new 13-storey (including mechanical penthouse) mixed use building that includes retention and alterations to the designated building at 127 Strachan Avenue. Both the planning applications and the heritage designation are subject of appeals to the Ontario Land Tribunal.

The subject property was constructed in 1878 by the celebrated architect David Brash Dick and is one of his earliest individual commissions. It 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 and anchors the southeast corner of Strachan Avenue and Adelaide Street West. This building was purpose-built as a grocery store with apartments above for the 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.

This report recommends that City Council approve the proposed alterations for the heritage property at 127 Strachan Avenue, in connection with the proposed redevelopment for 109-127 Strachan Avenue to allow the construction of a 13-storey mixed use building. The proposed development includes the conservation and rehabilitation of the whole of the designated building at 127 Strachan Avenue apart from its rear single-storey wing which would be removed.

## **Background Information**

(March 2, 2023) Report and Attachments 1 - 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 127 Strachan Avenue - Alterations and Demolition of a Heritage Attribute to a Designated Property and Authority to Enter into a Heritage Easement Agreement - Approval

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234881.pdf>

Staff Presentation - 127 Strachan Avenue - Alterations and Demolition of a Heritage Attribute to a Designated Property and Authority to Enter into a Heritage Easement Agreement

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-235153.pdf>

## **Communications**

(March 23, 2023) E-mail from Adam G. Wynne (PB.Supp)

## **Speakers**

Adam Wynne

Emad Ghattas, GBCA Architects