



Decision Letter

Toronto Preservation Board

Meeting No.	25	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Thursday, November 28, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB25.3	ACTION	Adopted		Ward: 10
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53 Strachan Avenue - Inclusion on the Heritage Register

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include 53 Strachan Avenue (including entrance addresses 715, 801, 805 A, 805, 805 B Wellington Street West) on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the report (November 13, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Decision Advice and Other Information

Gary Miedema, Project Manager, Policy and Research, Urban Design, City Planning gave a presentation on 53 Strachan Avenue - Inclusion on the Heritage Register.

Origin

(November 13, 2024) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 28, 2024 the Toronto Preservation Board considered Item [PB25.3](#) and made recommendations to City Council.

Summary from the report (November 13, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include 53 Strachan Avenue (including entrance addresses 715, 801, 805 A, 805, and 805 B Wellington Street West) on the City of Toronto's Heritage Register for its cultural heritage value and interest according to the Listing Statement (Reasons for Inclusion) found in Attachment 1.

The subject property at 53 Strachan Avenue is located on the southeast corner of Strachan Avenue and Wellington Street West, immediately north of the Lakeshore West rail corridor. A location map and current photograph of the heritage property are found in Attachment 1.

The subject property contains a three-storey, late-nineteenth century, brick factory/warehouse type building that extends one full block along Wellington Street West, east of Strachan Avenue. Constructed between 1888 and 1901, the property was the site of John B. Smith and Sons, which was considered one of the largest lumber planing mills in nineteenth century Canada. The company operated at the property for almost 80 years, until 1967.

The city-owned property was identified in 2014 as having potential heritage value as part of a heritage survey conducted through the South Niagara Planning Strategy. Another nearby former industrial site, the National Casket Company Factories at 89-109 Niagara Street, is designated under the Ontario Heritage Act.

The property recommended for inclusion on the City's Heritage Register has been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meets one or more of the provincial criteria for determining cultural heritage value or interest and is believed to be of cultural heritage value or interest.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

Background Information

(November 13, 2024) Report and Attachment 1 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 53 Strachan Avenue - Inclusion on the Heritage Register (<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-250664.pdf>)

Staff Presentation on 53 Strachan Avenue - Inclusion on the Heritage Register
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-251134.pdf>)