

Toronto Preservation Board

Meeting No.	33	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Monday, June 30, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 2, City Hall/Video Conference	Chair	Julia Rady

PB33.9	ACTION	Without Recs		Ward: 11
--------	--------	--------------	--	----------

126,128 and 130 Avenue Road - Demolition and New Construction on Designated Heritage Properties Under Part V, Section 42 of the Ontario Heritage Act - Approval

Board Decision

The Toronto Preservation Board forwards the Item without recommendations.

Decision Advice and Other Information

Anne Fisher, Program Manager, Heritage Preservation Services, Development Review, Urban Design, City Planning gave a presentation on 126,128 and 130 Avenue Road - Demolition and New Construction on Designated Heritage Properties Under Part V, Section 42 of the Ontario Heritage Act - Approval.

Origin

(June 13, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 30, 2025 the Toronto Preservation Board considered Item [PB33.9](#) and made recommendations to City Council.

Summary from the report (June 13, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of three category "X" buildings within the East Annex Heritage Conservation District (EAHCD) and approve the design of a replacement structure located at 126, 128 and 130 Avenue Road in accordance with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act.

The application is to demolish three existing buildings that form part of a row of buildings located on the west side of Avenue Road, between Bernard Avenue to the south and Davenport Road to the north. The EAHCD Plan allows for the demolition of category "X" buildings provided that the replacement building design complies with the EAHCD plan guidelines for new buildings. The demolition would allow for the construction of a new 11-storey building that meets the general intent of the EAHCD Plan's guidelines and would not detract from rated heritage buildings to the west of the development site.

On March 2, 2023, a related Zoning By-law Amendment application was made for 126-130 Avenue Road (23 119287 STE 11 OZ) to permit construction of a new 11-storey mixed-use building, containing 60 dwelling units and retail uses at-grade. The recommendations in this report relate solely to the approvals required under the Ontario Heritage Act.

Background Information

(June 13, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 126,128 and 130 Avenue Road - Demolition and New Construction on Designated Heritage Properties Under Part V, Section 42 of the Ontario Heritage Act - Approval

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256421.pdf>)

Staff Presentation on 126,128 and 130 Avenue Road - Demolition and New Construction on Designated Heritage Properties Under Part V, Section 42 of the Ontario Heritage Act - Approval

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256993.pdf>)

Communications

(June 24, 2025) E-mail from Suzette Couture (PB.Supp)

(June 25, 2025) E-mail from John Sakeris (PB.Supp)

(June 26, 2025) E-mail from Nicolette Flemming (PB.Supp)

(June 27, 2025) E-mail from Patricia Shaw (PB.Supp)

(June 30, 2025) E-mail from Nicole Corrado (PB.New)

(June 30, 2025) E-mail from Mitchell Gold (PB.New)

(June 30, 2025) E-mail from Ina Elias (PB.New)

Speakers

Sandra Shaul, Annex Residents' Association

Philip Evans, ERA Architects

Mitchell Gold