



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

HERITAGE MEMORANDUM

Issued To: Toronto & East York Community Council
teycc@toronto.ca

Date: July 7, 2025

Subject: 126-130 Avenue Road | TE24.5 & TE24.7

Project #: 22-020

This letter has been prepared in support of the development application for the properties at 126-130 Avenue Road, Toronto (the “Site”). The Site contains three unrated properties within the East Annex Heritage Conservation District (HCD).

ERA prepared a Heritage Impact Assessment (HIA), dated April 22, 2025, in line with the Terms of Reference for HIA’s and City Heritage Staff requests. It assesses the potential impacts of the proposed development, including the removal of all existing building fabric and replacement with a new mixed-use building.

As part of a previous submission, the street-facing elevations of the existing buildings were proposed to be retained, including the full Avenue Road elevation and approximately 26 metres of the Bernard Avenue elevation. In response to a City request for a widened sidewalk and public realm along Avenue Road, the proposal was revised to remove all existing building fabric.

As unrated properties within the HCD Study, the demolition of the existing buildings is permitted, and a Cultural Heritage Evaluation Report is not required. ERA worked with applicant to ensure that the Site’s value in providing an “appropriate scale and transition for the edge of the District,” as articulated in the HCD Study, is addressed in the scale and design of new construction, including the new two to three-storey streetwall.

In our professional opinion, the proposed development complies with all relevant municipal and provincial policies, including those in the Provincial Planning Statement and Official Plan, and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.

The proposal has been designed to acknowledge the Site’s contribution as a corner property, which provides an appropriate transition between the residential character of the HCD and the commercial arterial character of Avenue Road. The proposed design introduces a new three-storey masonry streetwall along Avenue Road, stepping down to two storeys along Bernard Avenue. It employs similar massing, proportions, and detailing to the existing buildings on and neighbouring the Site along Avenue Road.

ERA will continue to work with the applicant through the Site Plan stage, including exploring opportunities for interpretation to commemorate the Site’s history.

Sincerely,

Philip Evans | Principal, ERA