

### Toronto Preservation Board

**Meeting No.:** 40

**Meeting Date:** Wednesday, February 11, 2026

**Start Time:** 9:30 AM

**Location:** Committee Room 1, City Hall/Video Conference

**Contact:** Tanya Spinello, Committee Administrator

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**Chair:** Julia Rady

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## **PB40.3 - 53 Strachan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 10 - Spadina - Fort York

### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 53 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 53 Strachan Avenue (Entrance addresses: 715, 801, 805, 805A, and 805B Wellington Street West) (Reasons for Designation) attached as Attachment 1 to the report (January 20, 2026) 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.

### **Origin**

(January 20, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on February 11, 2026 the Toronto Preservation Board considered Item [PB40.3](#) and made recommendations to City Council.

### **Summary from the report (January 20, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council state its intention to designate the property at 53 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 53 Strachan Avenue is located at the southern edge of the West Queen West neighbourhood on the southeast corner of Wellington Street West and Strachan Avenue. The property, owned by the City since 1858, contains a large scale, brick, 3-storey factory building (Strachan House) constructed in 1888 and enlarged between 1899 and 1901, and a 2-storey brick stable (Maple Green Building) constructed in 1901. A location map and current photograph of the heritage property are found in Attachment 2.

Located in one of Toronto's most significant historic manufacturing areas of the late 19th and early 20th century, Strachan House was one of the largest planing mills in Canada in 1888 when built for John B. Smith & Sons for processing rough-cut, seasoned lumber into smooth, finished dimensional lumber and millwork. After John B. Smith and Sons closed in 1967, the City leased the former factory building in 1989 to Homes First, an organization that has provided supportive housing to Toronto's vulnerable since 1983. Converted to housing in 1996, Strachan House featured an innovative design by Levitt Goodman Architects based on an inclusive and collaborative process involving residents in its design.

Staff have determined that the property at 53 Strachan Avenue has cultural heritage value and meets 5 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The City-owned property at 53 Strachan Avenue was first identified as having potential heritage value as part of a heritage survey conducted through the South Niagara Planning Strategy, adopted by Council in August 2014. City Council directed staff to report back to Toronto and East York Community Council on the potential to designate the property at 53 Strachan Avenue.

The property was listed on the City's Heritage Register on December 17, 2024.

This report is being advanced at this time to support and inform CreateTO's project to deliver a mixed-income community with new affordable and purpose-built rental homes, in addition to restoring supportive housing on site.

### **Background Information**

(January 20, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 53 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/2026/pb/bgrd/backgroundfile-284227.pdf>)

### **Communications**

(February 11, 2026) E-mail from Nicole Corrado (PB.New)