

Toronto Preservation Board

Meeting No.: 46

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, July 6, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB46.14 - 53 Strachan Avenue Entrance Address 805 Wellington Street West - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and Demolition of a Building under Sections 33 and 34(1)1 and 34(1)2 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 10 - Spadina - Fort York

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

- a. the alterations to the designated heritage property at 53 Strachan Avenue, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 28-storey mixed-use building, with such alterations substantially in accordance with the plans and drawings dated May 29, 2026 by DTAH Architects Limited and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by RDH Building Science dated May 29, 2026, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below;
- b. the demolition of heritage attributes of the designated heritage property at 53 Strachan Avenue, specifically Strachan House, in accordance with Section 34(1) 1 of the Ontario Heritage Act to allow for the construction of a 28-storey mixed-use building , substantially in accordance with the plans and drawings dated May 29, 2026 by DTAH Architects Limited and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by RDH Building Science dated May 29, 2026, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below; and
- c. the demolition of a building on the designated heritage property at 53 Strachan Avenue, more specifically the Maple Green Building at entrance address 805 Wellington Street West in accordance with Section 34(1)2 of the Ontario Heritage Act.

2. City Council direct that its consent to the application to alter the designated heritage property at 53 Strachan Avenue, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to

the demolition of heritage attributes at designated heritage property at 53 Strachan Avenue under Part IV, Section 34(1)1 and demolition of a building on a designated heritage property under Part IV, Section 34(1)2 of the Ontario Heritage Act are also subject to the following conditions:

a. that the related Official Plan Amendment and Zoning By-law Amendment permitting the proposed alterations has come into full force and effect; and

b. that prior to the issuance of any permit for all or any part of the property at 53 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, and excluding a building permit to demolish the Maple Green Building at the entrance address 805 Wellington Street West, as are acceptable to the Senior Manager, Heritage Planning, the leaseholder of the City-owned property shall:

1. enter into a Heritage Easement Agreement with the City for the property at 53 Strachan Avenue, substantially in accordance with the plans and drawings dated May 29, 2026 by DTAH Architects Limited, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by RDH Building Science dated May 29, 2026, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.2 below, to the satisfaction of the Senior Manager, Heritage 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 prepared by RDH Building Science dated May 29, 2026 for the property at 53 Strachan Avenue, to the satisfaction of the Senior Manager, Heritage Planning;

3. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;

4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;

5. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

6. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.b.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; and

7. 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, to secure all work included in the approved Conservation and Interpretation Plans; and

c. that prior to the issuance of a building permit to demolish the Maple Green Building at entrance address 805 Wellington Street West, the owner shall:

8. provide a Mothballing Plan prepared by a qualified heritage consultant for the building at 53 Strachan Avenue, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such protections to the satisfaction of the Senior Manager Heritage Planning; and

d. that prior to the release of the Letter of Credit required in Recommendation 2.b.7 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 and the required interpretive work has been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the lessee 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 and City staff to take all necessary actions to implement City Council's decision.

Decision Advice and Other Information

Erin Smith, Senior Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 53 Strachan Avenue Entrance Address 805 Wellington Street West - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and Demolition of a Building under Sections 33 and 34(1)1 and 34(1)2 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(June 22, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 6, 2026 the Toronto Preservation Board considered Item [PB46.14](#) and made recommendations to City Council.

Summary from the revised report (June 29, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends City Council approve the alterations and demolitions proposed under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act for the Part IV designated heritage property known as Strachan House at 53 Strachan Avenue and the demolition of a building at entrance address 805 Wellington Street West, as well as grant authority to enter into a Heritage Easement Agreement.

The City-owned property contains the former Strachan House, 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, who adaptively re-used it for supportive 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. The property is currently vacant.

The subject application is associated with a City-initiated Official Plan and Zoning By-law Amendment application to redevelop the subject site as part of the Toronto Builds program with the goal of creating new affordable rental housing units on City-owned lands and re-establishing the supportive housing use on the site. The Official Plan requires that when a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance, and compatible adaptive reuse of the property.

The application proposes a 28-storey apartment building with 296 rental units (including 60 affordable rental units) at 53 Strachan Avenue, which includes conserving the Strachan House within the base of the redevelopment through the integration of its principal north and west facades and partial east and south facades by way of in-situ retention and dismantling and reconstruction. The 3-storey brick chimney smokestack located on the interior of the building is proposed to be reconstructed and other interior attributes that cannot be retained are proposed to be commemorated.

An 8-storey supportive housing building is proposed to replace the existing two-storey building known as the Maple Green Building at entrance address 805 Wellington Street West. The Maple Green Building was not identified in the property's statement of significance.

The combined applications under the Ontario Heritage Act propose to conserve the cultural heritage value and attributes of the Strachan House in accordance with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(June 29, 2026) Revised Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 53 Strachan Avenue (Entrance Address 805 Wellington Street West) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and Demolition of a Building under Sections 33 and 34(1)1 and 34(1)2 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288858.pdf>)

(June 22, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 53 Strachan Avenue - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and Demolition of a Building under Sections 33 and 34(1)1 and 34(1)2 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-288570.pdf>)

Staff Presentation on 53 Strachan Avenue Entrance Address 805 Wellington Street West - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and Demolition of a Building under Sections 33 and 34(1)1 and 34(1)2 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289111.pdf>)

Communications

(July 6, 2026) E-mail from Nicole Corrado (PB.Supp)