

Authority: Toronto and East York Community Council  
Item TE13.6, as adopted by City of Toronto Council on  
February 26, 2020

## **CITY OF TORONTO**

### **Bill 1081**

### **BY-LAW -2020**

#### **To designate the property at 41 Wabash Avenue as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 41 Wabash Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 41 Wabash Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 41 Wabash Avenue, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 41 Wabash Avenue at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December , 2020.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

The property at 41 Wabash Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design-physical, historical-associative and contextual value.

#### **National Equipment Company Ltd**

##### **Description**

Located on the south side of Wabash Avenue, east of Sorauren Avenue, the property at 41 Wabash Avenue is a two-and-a-half storey rectangular-plan, brick-clad volume constructed for the National Equipment Company Ltd. in 1912 in the Roncesvalles neighbourhood.

##### **Statement of Cultural Heritage Value**

The building, originally known as the National Equipment Company Ltd. and more recently known as J. S. Addison Plumbing, has physical and design value as a representative of an early twentieth-century, industrial warehouse typology. This is evident in its location on the north edge of the property with no set back, the simple block massing, brick cladding and regular distribution of window openings which is interrupted to accommodate functional requirements such as loading bays and entrances. Although an industrial form, the building has architectural refinement in the raising of the parapet into a broad pediment on its principal (north) elevation facing Wabash Avenue and in the arrangement of the window openings in a classical manner which features hierarchy and symmetry presented in the double width of the central window aligned with the pediment and flanked by two windows, half its width on either side at both upper levels.

The building has historic value as it is associated with the industrial development of area which was encouraged by location of the railways to the east of this section of the Roncesvalles neighbourhood. The purchase and development of the property at 41 Wabash Avenue in 1911 by the National Equipment Company followed several other industries which located between Sorauren Avenue and the railway line in the triangular area just south of Dundas Street West including the Canada Linseed Oil Mills Ltd on the north side of Wabash Avenue. These industries provided employment for the Roncesvalles neighbourhood to the west and south and to Brockton village to the east.

Contextually, with its century-old materials, composition and form, this industrial block has heritage value as it maintains the industrial character of this eastern section of the historic Roncesvalles neighbourhood. Located to the south-east of Dundas Street West and the railway lines, the neighbourhood has had a continuous mix of low-rise industrial and residential buildings for over 110 years. The addition of Sorauren Park and the smaller Charles G. Williams Park has added important amenity to the area which will be enhanced by the adaptive re-use of the Canada Linseed Oil building on the north side of Wabash Avenue as a community centre. The integration of heritage and its adaptive re-use will build on and enhance the richness and variety of the sense of place in this historic and evolving neighbourhood.

**Heritage Attributes**

The heritage attributes of the property at 41 Wabash Avenue are:

- The setback, placement and orientation of the industrial warehouse building on the south side of Wabash Avenue
- The scale, form and massing of the two-and-a-half-storey building including the raised parapet with its gable form on the north elevation
- The materials including the brick cladding, the stone lintels over the loading bays, the bush-hammered stone sills, the stone blocks set as the top masonry course beneath the top of the windows on the north elevation, and projecting wood window hoods over the second storey windows on the north elevation
- On the north elevation the arrangement of openings including the wide window openings flanked by two narrower windows at the upper levels, the door at grade and the adjacent opening presumably originally used for loading and now filled in with blocks
- On the west elevation, at all three levels, the three pairs of long narrow window openings with segmental-arched headers towards the south end (one of the openings has been extended to floor level) and the loading dock opening at the lower level at the north end (filled in) with a single narrow, segmental-arched headed opening above at the upper level
- The brick clad east elevation and remaining visible window openings

The rear, metal-clad, single-storey addition is not included in the heritage attributes. The south elevation is not included in the heritage attributes as it has been overlaid in metal siding.

**SCHEDULE B**  
LEGAL DESCRIPTION

PIN 21335-0047 (LT)  
PART OF LOT 5 AND 6, REGISTERED PLAN 1256, AS IN CA291324  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)