

Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 176-178 Front Street East and 33 Sherbourne Street

Date: August 7, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council approve alterations proposed for the heritage properties located at 176-178 Front Street East and 33 Sherbourne Street in connection with a redevelopment of the subject properties, that Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the properties at 176-178 Front Street East and 33 Sherbourne Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the properties at 176-178 Front Street East and 33 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 176-178 Front Street East and 33 Sherbourne Street (Reasons for Designation) attached as Attachment 4 to the report August 7, 2020 from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, 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.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

6. City Council approve the alterations to the heritage property at 176-178 Front Street East and 33 Sherbourne Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed use building incorporating the heritage buildings on the lands known municipally in the year 2020 as 176-178 Front Street East and 33 Sherbourne Street, with such alterations substantially in accordance with plans and drawings dated September 3, 2019 and revised June 2, 2020 prepared by Giannone Petricone Associates Inc. Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by GBCA Architects dated March 4, 2019 and revised February 21, 2020, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning;

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 176-178 Front Street East and 33 Sherbourne Street in accordance with the plans and drawings September 3, 2019 and revised June 2, 2020 prepared by Giannone Petricone Associates Inc. Architects on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by GBCA Architects dated March 4, 2019 and revised February 21, 2020 and in accordance with the Conservation Plan required in Recommendation 6.b.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant consistent with the conservation strategy set out in the Heritage Impact Assessment for 176-178 Front Street East and 33 Sherbourne

Street prepared by GBCA Architects dated March 4, 2019 and revised February 21, 2020 to the satisfaction of the Senior Manager, Heritage Planning.

3. Enter into and register on the property at 176-178 Front Street East and 33 Sherbourne Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Planning with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations and securing such matters generally as set forth in these Recommendations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council, for the property located at 176-178 Front Street East and 33 Sherbourne Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.b.2, to the satisfaction of the Senior Manager, Heritage Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

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 Plan to the satisfaction of the Senior Manager Heritage Planning.

4. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

5. 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.

6. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the property 176-178 Front Street East and 33 Sherbourne Street, 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 as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.b.2, 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.
3. 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 Plan, Heritage Lighting Plan and Heritage Interpretation Plan.
4. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the release of the Letter of Credit required in Recommendation 6.c.3, 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 Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 176-178 Front Street East and 33 Sherbourne Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 176-178 Front Street East and 33 Sherbourne Street.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On July 27, 2020, the Local Planning Appeals Tribunal (LPAT) issued a decision allowing the appeal in part against the St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan. The St Lawrence Neighbourhood HCD Plan will be enacted following the order and the subject properties will be designated under Part V of the Ontario Heritage Act. The Decision Document can be accessed here:

<http://www.omb.gov.on.ca/e-decisions/mm160020-Oct-25-2016.pdf>

On December 9, 2015, City Council amended and adopted Item TE12.11 to enact the St. Lawrence Neighbourhood HCD Plan under Part V of the Ontario Heritage Act. The subject property is located within the boundaries of the HCD. The HCD was appealed to the LPAT, and a decision was issued on July 27, 2020. The Decision Document can be accessed here:

<https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=MM160020>

On May 22, 2019, the Toronto and East York Community Council considered a report from the Director of Community Planning, Toronto and East York District 33 Sherbourne Street and 176-78 Front Street East - Zoning Amendment Application - Preliminary Report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.29>

BACKGROUND

Proposal

The development proposal is to rehabilitate the properties at 33 Sherbourne Street, the Whitfield Building and 178 Front Street East, the Pearlman & Goldberg Building and incorporate them into a new mixed-use building. The proposed tall building is proposed to be 38 storeys high (plus a mechanical penthouse). It will include retail uses at grade with residential uses above. The primary elevations of the heritage buildings will be retained in-situ. The openings on the primary elevation of the Pearlman & Goldberg building will be modified to accommodate the new use. Above the heritage buildings the new residential building will be stepped back approximately 8 metres from Abbey Lane, 4 metres from Sherbourne Street and 5.7 metres from Front Street West.

Heritage Properties

The Whitfield and Pearlman & Goldberg Buildings were constructed in 1918 and 1941, respectively, and are related to the St. Lawrence Neighbourhood's period of manufacturing and industrial development. The Whitfield Building at 33 Sherbourne Street was constructed to serve as office space for the John Whitfield Company, which operated the Dominion Chain Works immediately to the south at 174 Front Street East, and has subsequently been occupied by various office and light manufacturing uses. The Pearlman & Goldberg Building at 178 Front Street East was constructed as office and warehouse/factory space for the Pearlman & Goldman Company, which traded in hides, wools, and furs, before serving as the warehouse and factory for the Samuel Harris Company, which sold fabrics for the automobile industry.

Adjacent Heritage Properties

The property known as the National Hotel at 251 King Street East is located immediately north of the development site. Constructed in the 1870s the National Hotel has cultural heritage value under all three categories prescribed by the Province of Ontario, design, associative and contextual value. The National Hotel was listed on the City's inaugural Heritage Inventory (now the Heritage Register) in 1973. It was designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 1086-2009 on October 28, 2009. In 2008 it was subject to a development application that incorporated the former hotel into a new mixed-use development. This application was refused by Toronto City Council but subsequently approved by the Ontario Municipal Board (now the LPAT). The National Hotel will be conserved within the approved development.

St. Lawrence Neighbourhood Heritage Conservation District

The development site is located within the St. Lawrence Neighbourhood Heritage Conservation District. City Council adopted the HCD Plan on December 9, 2015. The designation and HCD Plan were appealed to the LPAT, and the LPAT issued a decision allowing the appeal in part on July 27, 2020. The order directs the City of Toronto to amend the HCD Plan by revising its boundaries and changing or deleting a number of policies and guidelines.

The revised boundary maintains the subject properties within the HCD, including their identification as contributing properties, and the Plan requires that they be conserved. The amended HCD Plan will be in force as soon as the City presents amended policies and guidelines to the LPAT and the Plan is relevant to the evaluation of the development proposal.

The overall objective of the HCD Plan is to protect and conserve the heritage value of the St. Lawrence neighbourhood. The Plan seeks to manage change within the neighbourhood in order to conserve its heritage attributes. The policies and guidelines contained within the Plan assist property owners in ensuring that proposed alterations support the HCD Plan's objectives and respect the neighbourhood's heritage context.

Both the Whitfield Building and the Pearlman & Goldberg Building are identified as contributing properties within the HCD Plan. The adjacent National Hotel building is also identified as a contributing property.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) a built form that is well designed and provides for a sense of place.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s

Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

3.1.5.32: "Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City."

3.1.5.33: "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the

City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Heritage Planning has reviewed the Heritage Impact Assessment (HIA) submitted in support of the development proposal. The HIA concludes that the development will conserve the onsite heritage properties and that it is respectful and sensitive to the character of adjacent heritage resources. Overall staff agree with this assessment.

Retention Strategy

The current retention strategy is to retain the primary (south) elevation of the Pearlman & Goldberg Building with an east and west reveal. The retention strategy for the Whitfield Building includes the retention of the primary (west) elevation and a significant portion of the north elevation that faces Abbey Lane and is visible from Sherbourne Street. A reveal of the south elevation will also be retained. The applicant has provided an opinion letter from a professional engineer outlining the retention strategy and confirming that it is feasible to retain these walls in-situ. Staff are supportive of this strategy as it retains both of the onsite heritage buildings.

At an earlier stage of the related rezoning application for this development proposal the applicant proposed demolishing the Pearlman & Goldberg Building and constructing a new base building approximately in its place but with a greater step back from Front Street East. The new base building was to take design cues from the demolished building. Staff opposed this version of the development application as the Pearlman & Goldberg Building meets the criteria for designation under the Ontario Heritage Act and additionally, because the building is identified as a contributing property within the St. Lawrence Heritage Conservation District Plan. Demolishing the building and constructing a new base building of a similar design is not conservation as defined in the existing heritage planning framework.

Massing

The residential floorplates proposed to be constructed above the heritage buildings will be stepped back from the retained building elevations in order to mitigate the visual impact on them and to conserve the scale form and massing of the buildings. Stepping back the new residential floor plates will also conserve the existing street wall, an objective of the Council approved HCD and ensure the existing buildings remain dominant features on the street. The floor proposed to be constructed immediately above the heritage buildings has been designed as a one storey glazed reveal. Within this reveal the floor plate above the Whitfield Building will be stepped back approximately four metres from Sherbourne Street and nine metres from Abbey Lane.

This mitigation measure will leave the majority of the building clear of new massing. On Front Street East the new floor plate will be stepped back approximately 5.7 metres from the south elevation of the Pearlman & Goldberg Building. After a one storey reveal the floor plates will step out approximately 1 metre on Sherbourne Street and on Front Street East the building's stepbacks will vary. Closest to the intersection of Front Street East and Sherbourne Street the step will be approximately 1.5 metres. It will gradually increase as the floorplates extend out to meet the blank party wall of the neighbouring building to the east.

The three-dimensionality of the retained primary elevations will be enhanced through the retention of reveals of the adjoining elevations. On the Whitfield Building a reveal of the south elevation will be retained. Within the new commercial space a wall will be reconstructed within this location creating the perception of a whole building. On the Pearlman & Goldberg Building both an east and a west reveal wall will be retained. The west reveal will be extended through a reconstructed wall within the new residential lobby.

Amenity space is proposed to be constructed above both the Whitfield and the Pearlman & Goldberg Buildings. The potential visual impact of this amenity space has been reduced by inseting the required guard from the existing building parapets. The applicant has provided a view study that demonstrates that the guard will not be visible above the heritage buildings from pedestrian height on the opposite side of the street.

New Building Design

The proposed development includes a new base building element that will be constructed at grade on the corner of Front Street East and Sherbourne Street between the Whitfield and the Pearlman & Goldberg Buildings completing the street wall. The base building will serve as an approximately 330 square metre commercial space with an entrance that addresses the intersection. It has been designed with a heavy masonry frame that will reinforce the height of the Whitfield and the Pearlman & Goldberg Buildings. Within the frame the glazing has been divided up with horizontal and vertical divisions that respond to the articulation of the industrial buildings in the neighbourhood. Should Council approve the proposed alterations and the rezoning application staff will continue to work with the applicant to refine this component of the proposal at the Site Plan stage to ensure that it continues to respond favourably to the Whitfield and the Pearlman & Goldberg Buildings and the LPAT approved Heritage Conservation District Plan.

Above the proposed base building the proposed residential tower component of the new development will feature vertical red brick fins. These fins are proposed to help shape the tower and reference the red brick that is prominent on the heritage buildings within the neighbourhood. Should Council approve the proposal, details of this treatment will be refined through the required Site Plan process.

Rehabilitation and Restoration Work

As part of the proposed development the applicant will undertake restoration work on the Whitfield Building and rehabilitation work on the Pearlman & Goldberg Building. The

scope of work for the Whitfield Building includes paint removal, masonry repair and cleaning. The existing non-sympathetic windows are not original to the building and will be replaced with new sympathetic windows that will be designed based on archival photography. Modifications to the concrete steps will also be made to allow for the construction of a barrier free access

The proposed scope of work for the Pearlman & Goldberg Building includes masonry repair and cleaning. The window openings at grade will be modified to accommodate the residential lobby use for the new residential building. Should City Council approve the proposed development staff will work with the applicant through the required Conservation Plan on the details of these proposed interventions.

Adjacent Heritage Properties

The massing of the proposed development should not have a negative impact on the adjacent designated National Hotel. Staff will continue to work with the applicant through the Site Plan process to ensure that the base building proposed to be constructed between the Whitfield and the Pearlman & Goldberg Buildings will be designed to respond to the heritage character of the adjacent property and the larger St. Lawrence Neighbourhood Heritage Conservation District.

St. Lawrence Neighbourhood Heritage Conservation District Plan

Staff have reviewed the application against the in-force heritage policies and in the context of the emerging policy framework for the area including the St. Lawrence Neighbourhood Heritage Conservation District Plan (The HCD Plan). The proposal satisfies certain policies of the HCD Plan but falls short on others. For instance, staff have strongly encouraged the applicant to retain both of the onsite buildings identified as contributing within the Plan. The current proposal retains portions of both of these buildings. The development has been designed to keep the majority of the new residential floorplates off of the Pearlman & Goldberg Building and the tower setbacks above the heritage buildings are sufficient to maintain the dimensional integrity of the conserved heritage properties.

As the proposal is largely consistent with the policies of the LPAT approved HCD Plan, and as the proposal is responsive to many of the heritage issues raised, staff are supportive of the proposal.

Heritage Easement Agreement and Additional Plans

Conservation Plan

Should Council approve the proposed conservation strategy, it is recommended that the owner be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment, prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including: any recommended restoration work; required repair work to the exterior walls; a detailed plan describing how the heritage buildings will be protected during construction; a schedule of short and long-term maintenance requirements; and estimated costs for all conservation work.

Interpretation, Lighting Plan, and Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of a heritage permit for the proposed development the applicant should be required to submit a signage plan heritage lighting plan and a heritage interpretation plan to the satisfaction of the Senior Manager of Heritage Planning. The lighting plan should provide details of how the heritage buildings will be lit so that their unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the property and should reference the Heritage Interpretation Plan for Old Town Toronto.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 178 Front Street East (including 176 Front Street East) and 33 Sherbourne Street.

CONCLUSION

Staff are supportive of the proposal to alter the properties at 176-178 Front Street East and 33 Sherbourne Street to allow for their incorporation into a new residential building. The proposal conserves the onsite and adjacent heritage properties consistent with the City's Official Plan and the Provincial Policy framework and satisfies many of the policies of the St. Lawrence Neighbourhood Heritage Conservation District Plan.

CONTACT

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment No. 1 - Location Plan - 176-178 Front St. E. and 33 Sherbourne St.

Attachment No. 2 - Photographs - 176-178 Front St. E. and 33 Sherbourne St.

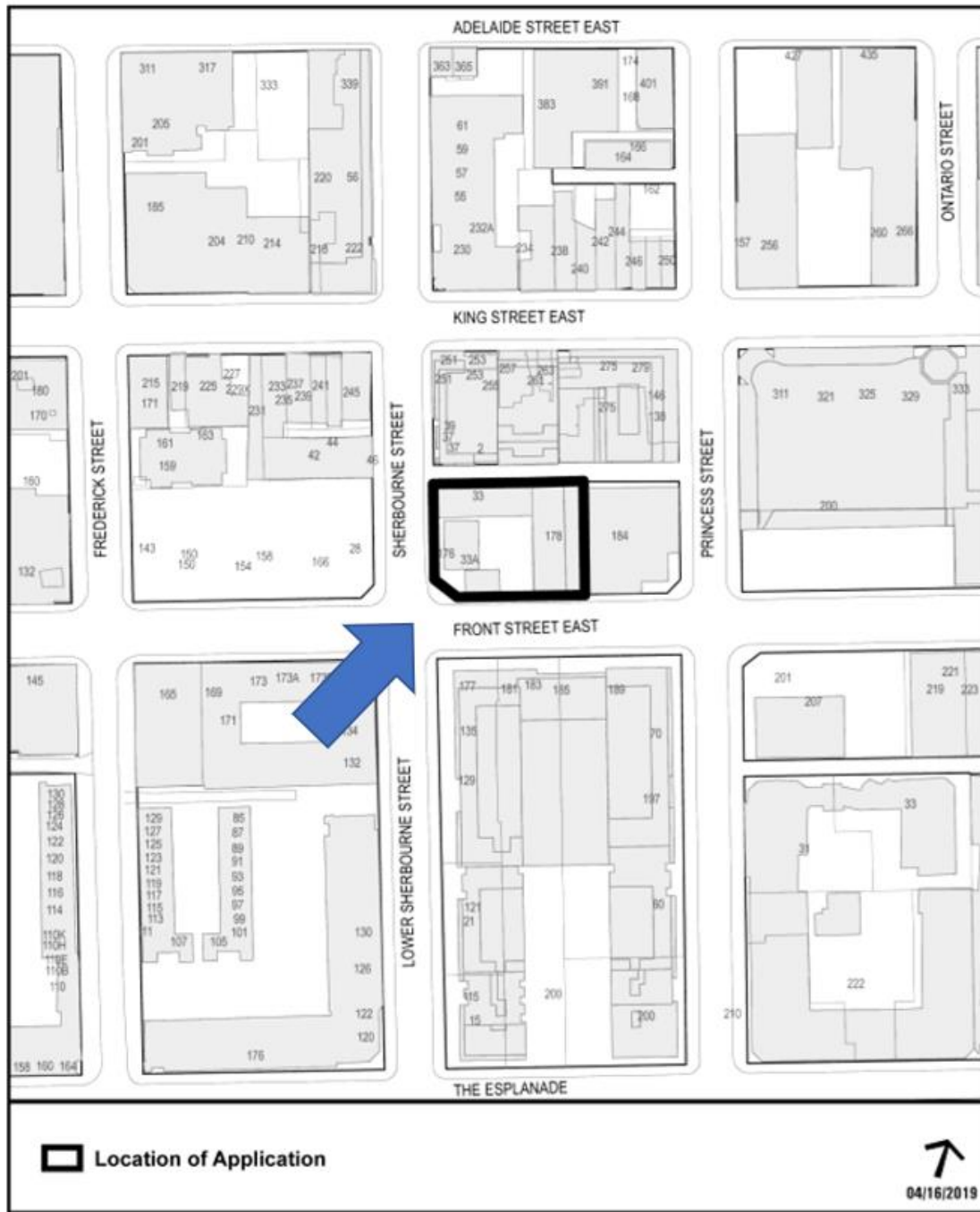
Attachment No. 3 - Proposal - 176-178 Front St. E. and 33 Sherbourne St.

Attachment No. 4 - Statement of Significance (Reasons for Designation) - 33 Sherbourne St.

Attachment No. 5 - Statement of Significance (Reasons for Designation) - 178 Front St. E.

Attachment No. 6 - Research and Evaluation Report - 178 Front St. E. and 33 Sherbourne St.

LOCATION PLAN - 176-178 FRONT ST E & 33 SHERBOURNE ST ATTACHMENT 1



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the property are not shown. The arrow marks the south boundary of the development site that includes the properties at 176-178 Front Street East and 33 Sherbourne Street.



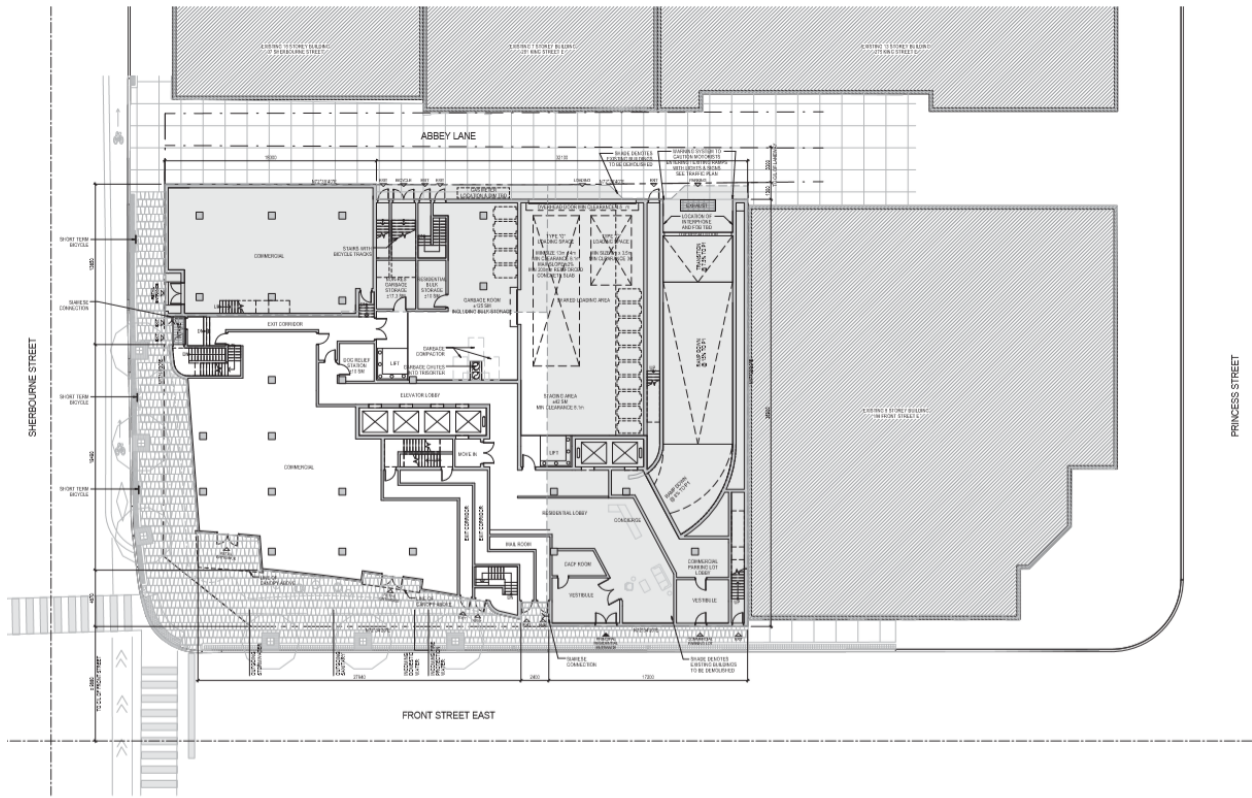
View of the Pearlman & Goldberg Building at 178 Front Street East looking north from the south side of Front Street East (GBC Architects)



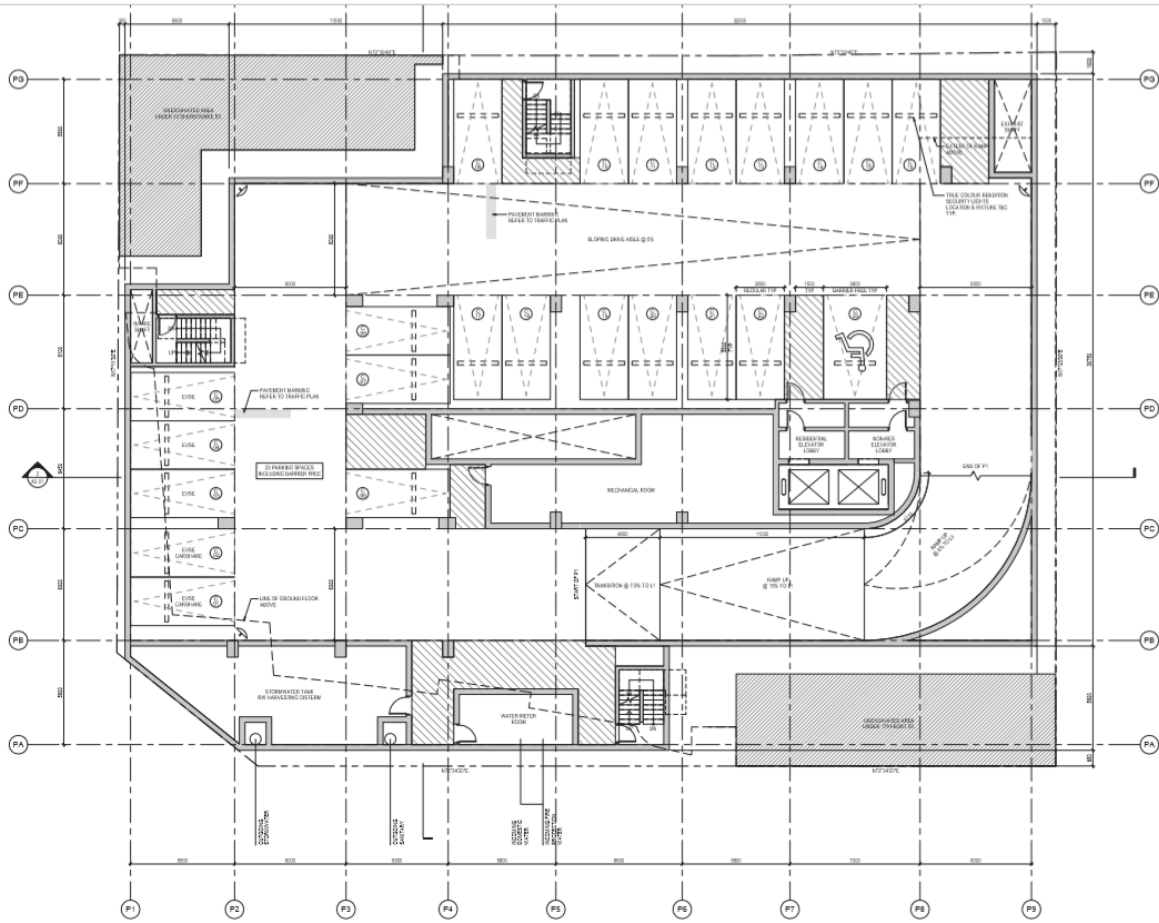
View of the Pearlman & Goldberg Building at 178 Front Street East from the south side of Front Street East looking northeast (GBC Architects)



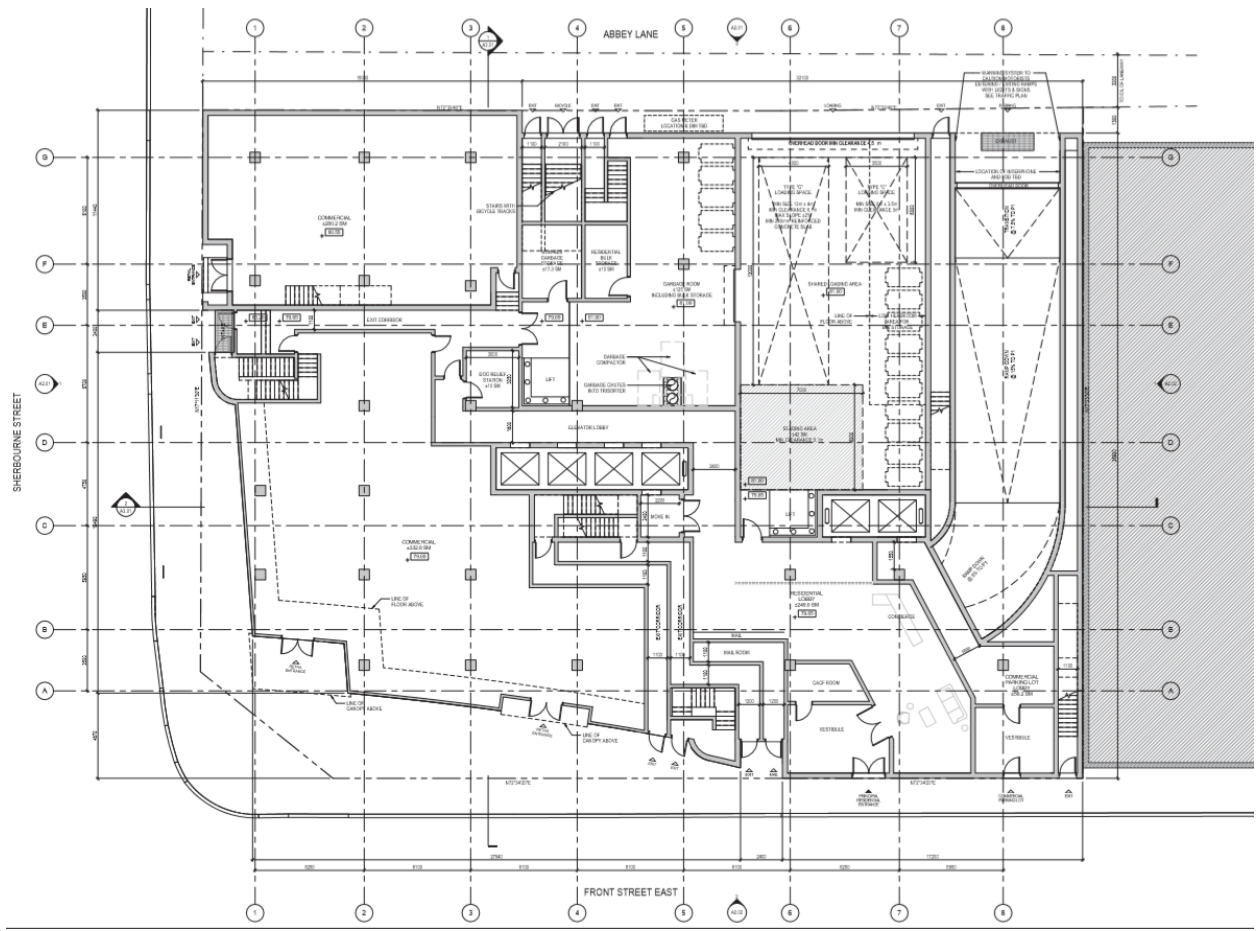
View of the Whitfield Building at 33 Sherbourne Street from the west side of Sherbourne Street looking northeast (GBC Architects)



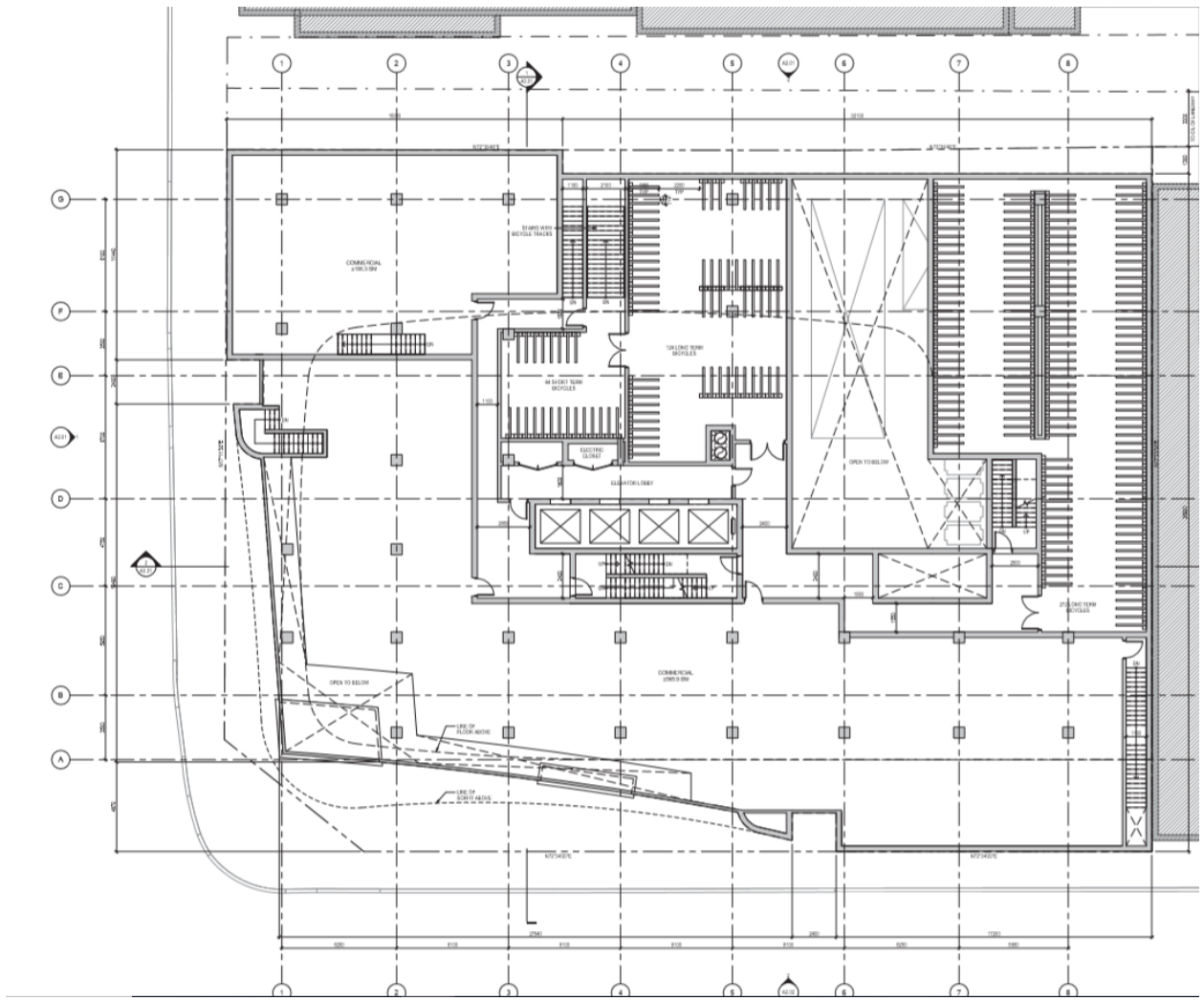
Proposed Site Plan



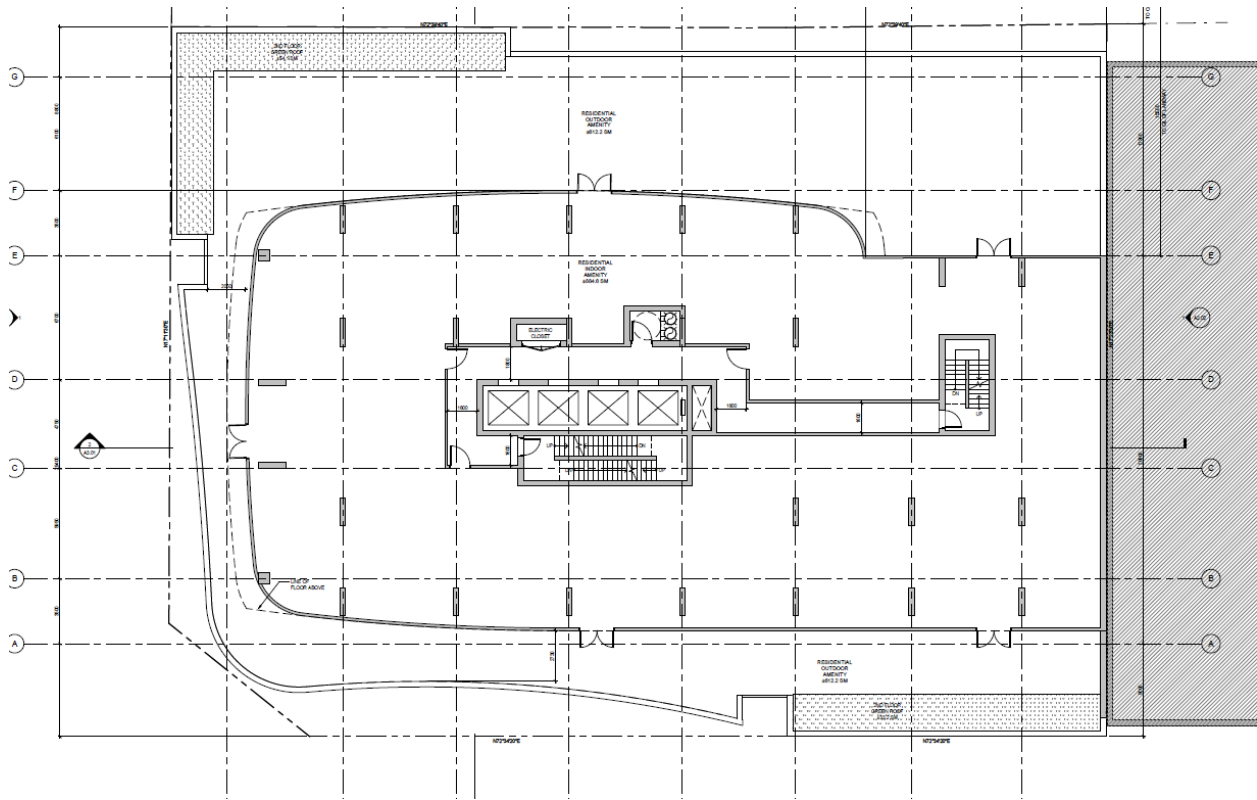
Proposed P1 Level Plan



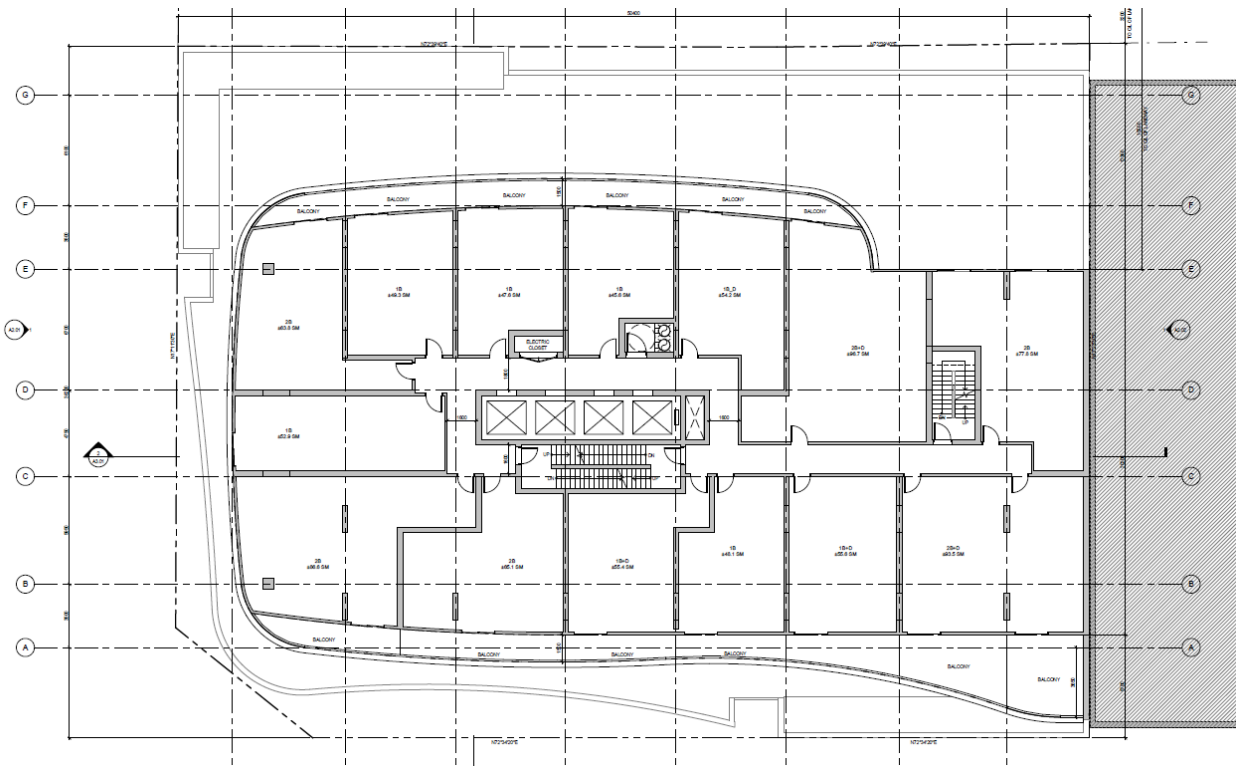
Proposed Ground Floor Plan



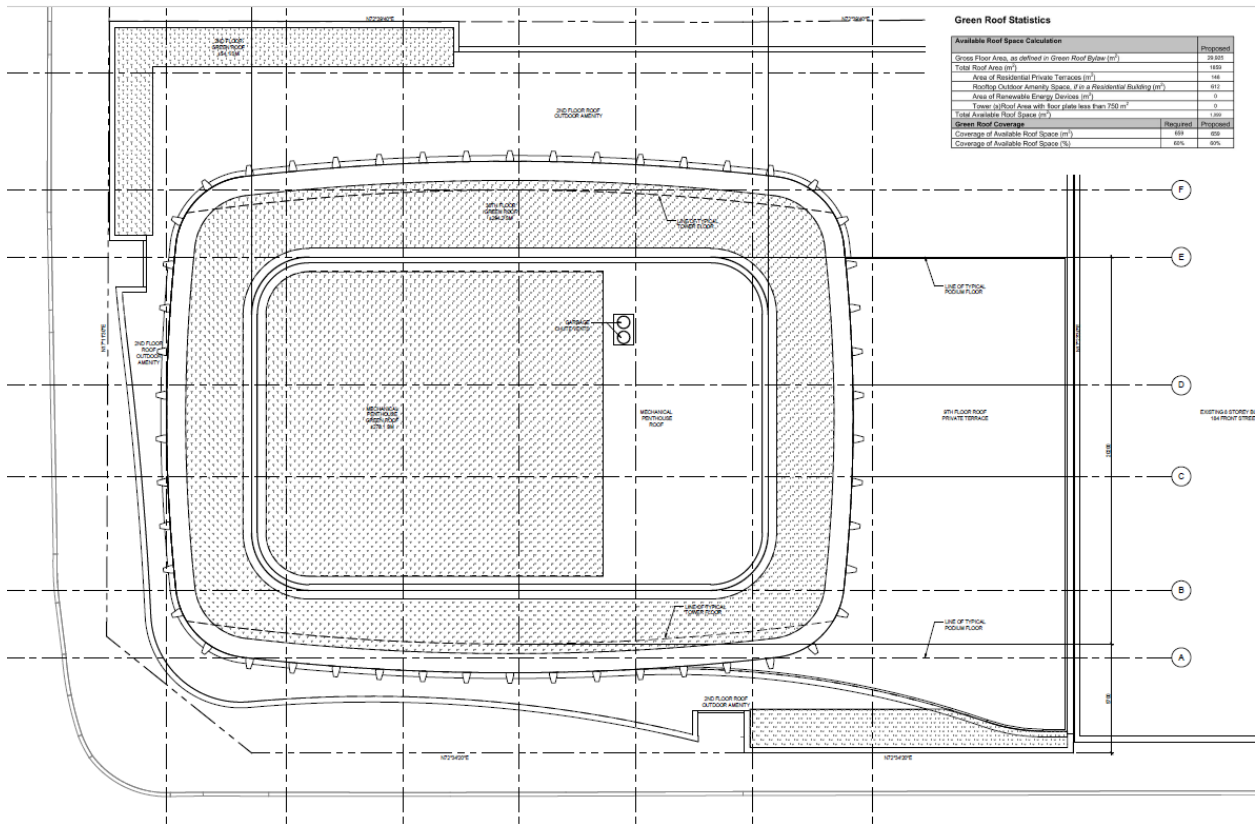
Proposed Second Floor Plan



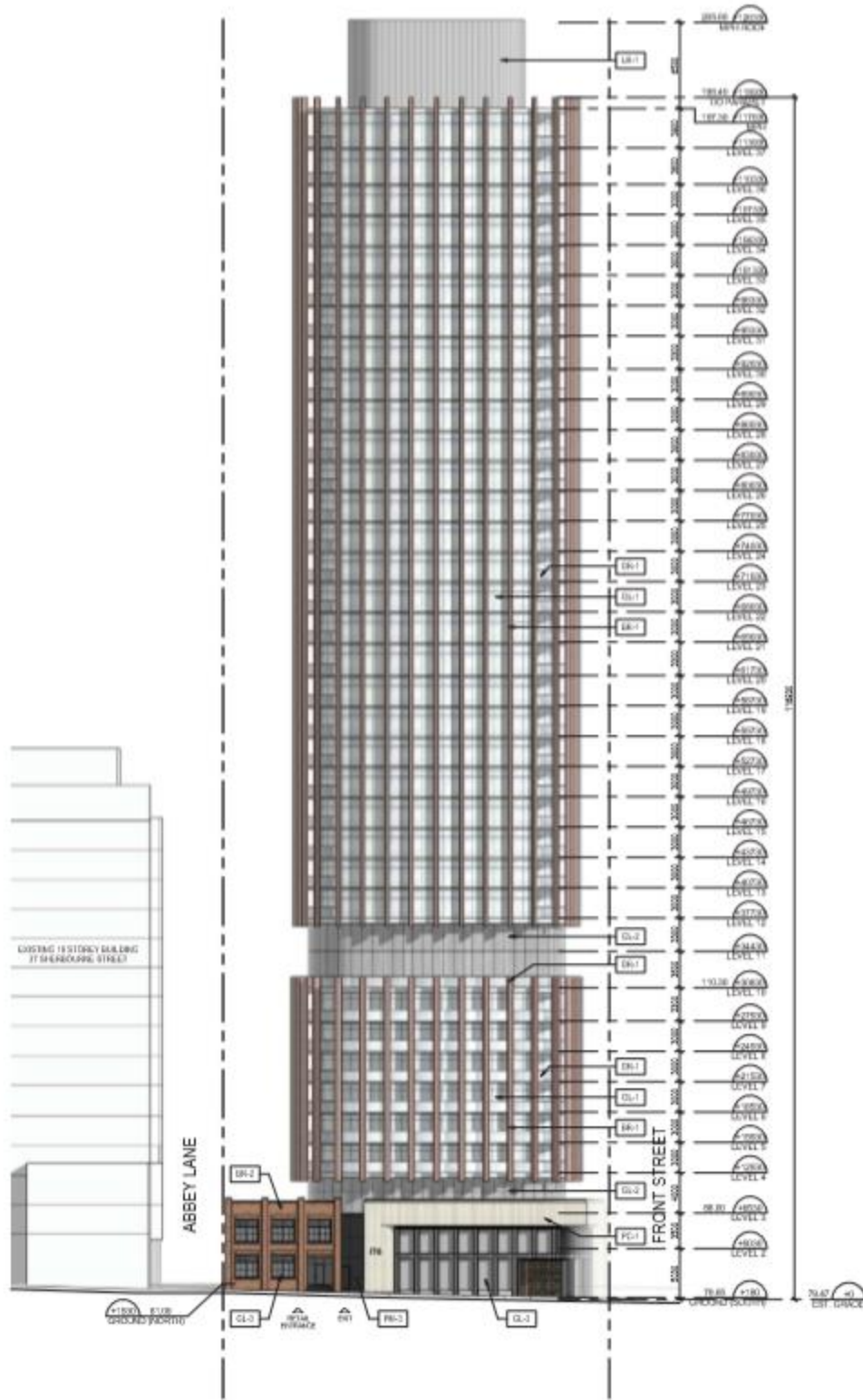
Proposed Third Floor Plan



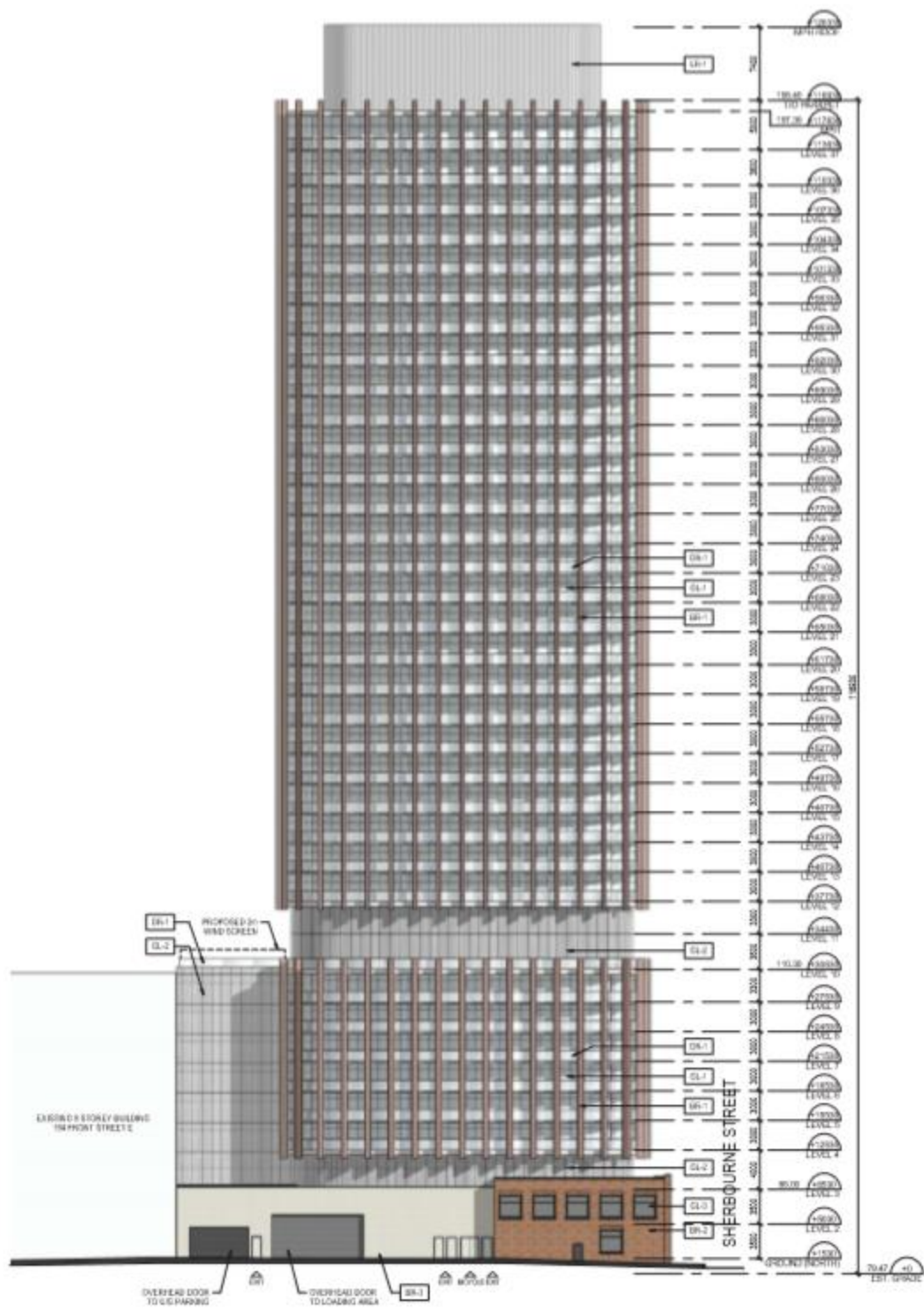
Proposed Fourth to Eighth Floor Plan



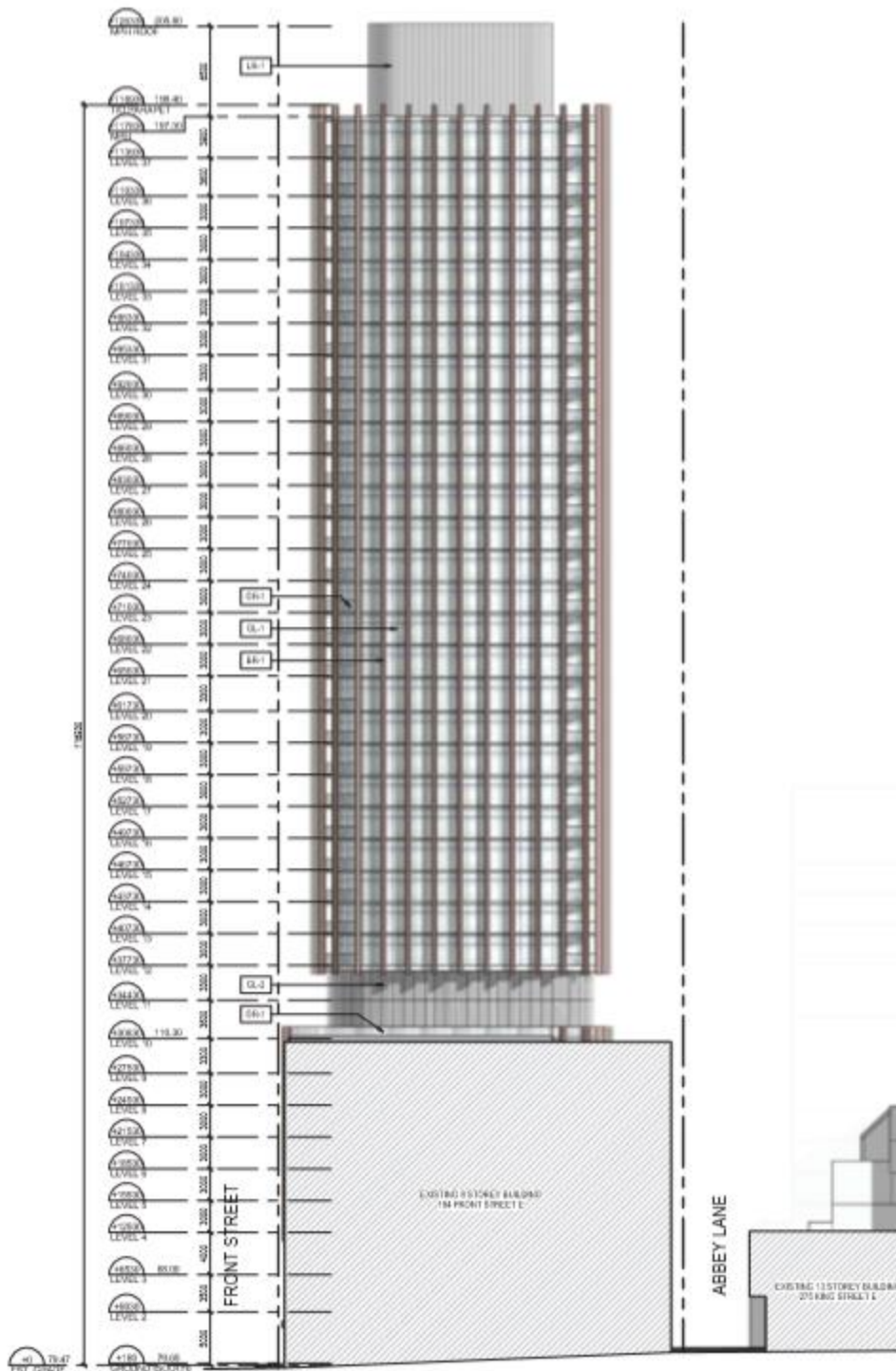
Proposed Roof Plan



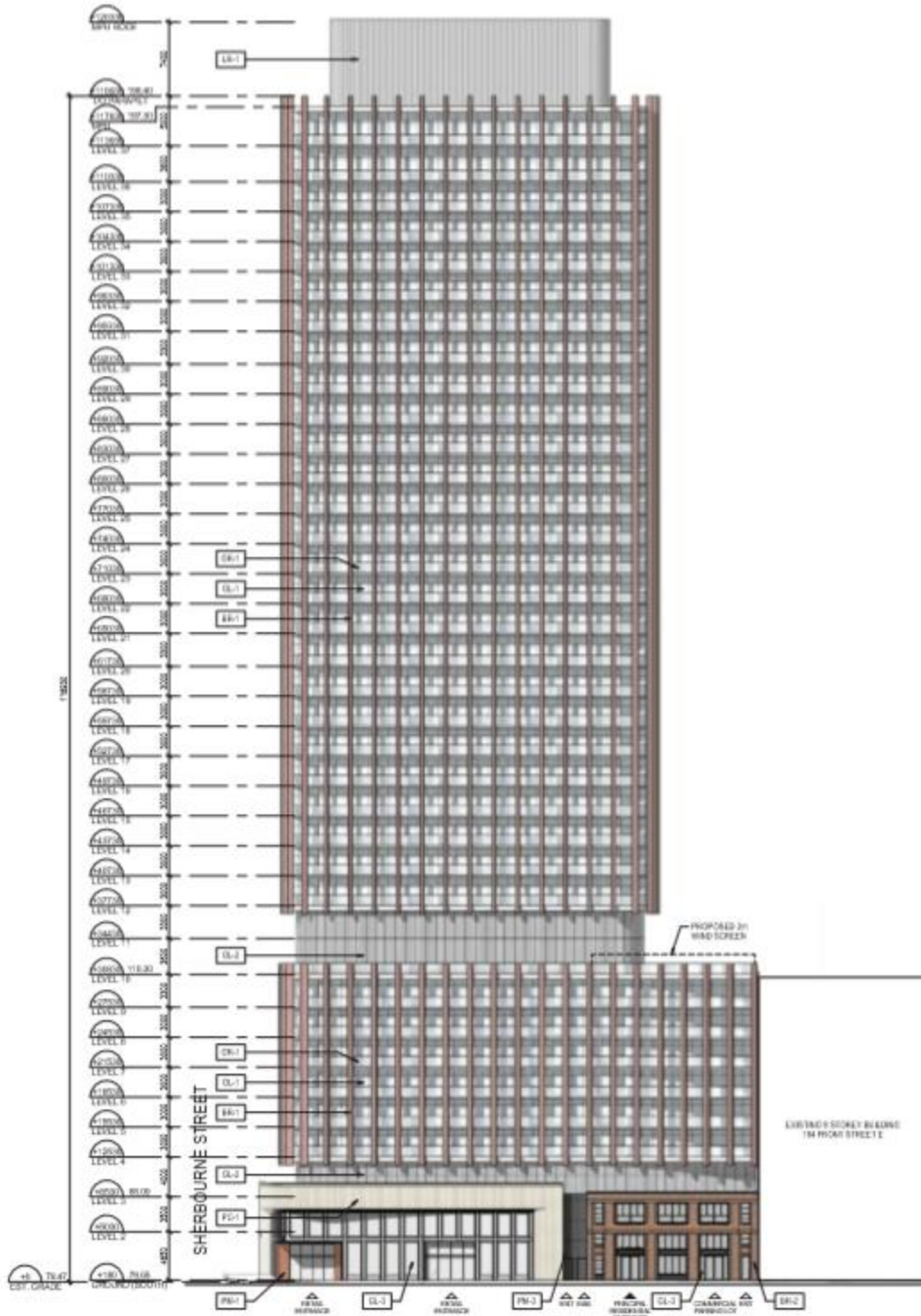
Proposed South Elevation



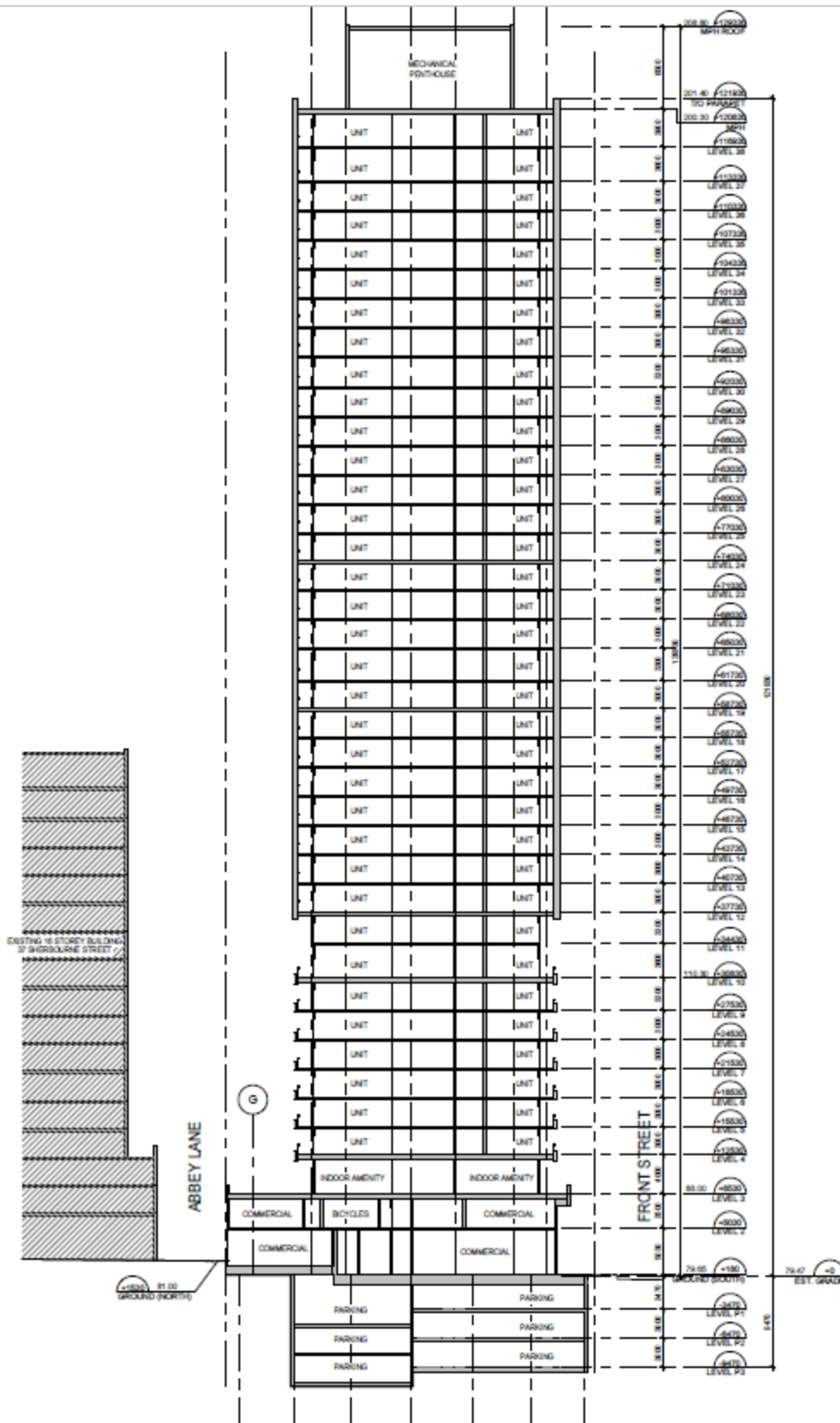
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed North South Section



Rendering of the proposed development looking south from the west side of Sherbourne Street showing the Whitfield Building



Rendering of the proposed development looking north from the south side of Front Street East showing the Pearlman & Goldberg Building



Rendering of the proposed development looking northeast

STATEMENT OF SIGNIFICANCE: 33 SHERBOURNE STREET ATTACHMENT 4 (REASONS FOR DESIGNATION)

The property at 33 Sherbourne Street (including the entrance addresses at 33 A Sherbourne Street and 176 Front Street East) 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 the categories of design and contextual value.

Description

Located on the east side of the street between Front Street East and King Street East, the property at 33 Sherbourne Street contains a two-storey early 20th century vernacular commercial building that was completed in 1918. The property is located on one of the original 10 blocks of the Town of York, and is one of the few remaining buildings that reflects the period of industrialization within the original 10 blocks. The Whitfield Building was constructed as an extension to a factory building located to the south at 176 Front Street East, and served as office space for the John Whitfield Company, which managed the Dominion Chain Works located on the property. The building remained as the offices for the John Whitfield Company until the death of John Whitfield in 1926, after which the company – later renamed Whitfield Engineering – retained space in the building, while leasing additional space out to a variety of small manufacturers. The Dominion Chain Works factory was demolished in 1955, and replaced by a service station. The property at 33 Sherbourne Street was identified as a contributing property in the St. Lawrence Neighbourhood Heritage Conservation District Plan, which was adopted by City Council in 2015.

Statement of Significance

The property at 33 Sherbourne Street has cultural heritage value as a representative example of an early 20th century vernacular commercial building, constructed to provide office space for related manufacturing uses. The Whitfield Building is a unique example of a building designed to provide office space for related manufacturing uses, and retains physical features that are both reflective of its utilitarian purposes, while being reminiscent of early 19th century storefront buildings, including the brick piers which vertically articulate its principal façade, its 2-storey streetwall, and the window openings, which are designed at a pedestrian height and scale. The property at 33 Sherbourne Street is located on a block that transitioned from the industrial and manufacturing character of Front Street East to the main street character of King Street East, with the design of the building reflecting these two unique contexts.

The property at 33 Sherbourne Street supports the historical context of the St. Lawrence neighbourhood, and in particular the original 10 blocks of the Town of York, as it evolved from its planned town context in the early 1800s to a manufacturing and industrial district in the latter half of the 19th century. The Whitfield Building contributes to the surviving collection of recognized heritage buildings from all phases of the development of the St. Lawrence Neighbourhood, and is one of the few remaining buildings within the original 10 blocks of the Town of York that reflects the neighbourhood's manufacturing and industrial period of development. With its location

on the east side of Sherbourne Street between Front Street East and King Street East, the Whitfield Building is part of an important block that transitions from the industrial character of Front Street East, to the main street character of King Street East, and which includes buildings that help support an understanding of that historic context, including 178 Front Street East (1941), and the National Hotel and Tavern at 251 King Street East (1868, with additions).

Heritage Attributes

The heritage attributes of the Whitfield Building at 33 Sherbourne Street are:

- The placement and setback of the building on the east side of Sherbourne Street between Front Street East and King Street East
- The scale, form and massing of the two-storey rectangular-shaped plan building
- The brick cladding of the principal (west) façade of the building
- The flat roofline with the simple brick parapet and metal coping
- The principal (west) façade which is divided into three bays by 2-storey brick piers, each bay containing flat headed rectangular window openings on the first and second storeys, and an entrance within the southernmost bay

Note: The side (north and south) facades are not identified as heritage attributes.

STATEMENT OF SIGNIFICANCE: 178 FRONT STREET EAST ATTACHMENT 5 (REASONS FOR DESIGNATION)

The property at 178 Front Street East 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 the category of contextual value.

Description

Located on the north side of the street between Sherbourne Street and Princess Street, the property at 178 Front Street East contains a two and a half storey warehouse building that was completed in 1941 and built by the contractor J.E. LeWars. The property is located on one of the original 10 blocks of the Town of York, and is one of the few remaining buildings that reflects the period of industrialization within the original 10 blocks. The Pearlman & Goldberg Building was constructed as a warehouse facility for the Pearlman & Goldberg Company, which traded in hides, wools and furs, and replaced an earlier warehouse building that served a similar purpose. The building served as the warehouse for the Pearlman & Goldberg Company through the 1950s, after which it was sold to Samuel Harris, who ran his fabric and textiles business out of the building until the company was sold in 1993. The property at 178 Front Street East was identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan, which was adopted by City Council in 2015.

Statement of Significance

The property at 178 Front Street East has contextual value as it supports the historical context of the St. Lawrence neighbourhood, and in particular the original 10 blocks of the Town of York, which evolved from its planned town context in the early 1800s to a manufacturing and industrial district in the latter half of the 19th century. The Pearlman & Goldberg Building contributes to the collection of recognized heritage buildings from all phases of the development of the St. Lawrence Neighbourhood, and is one of the few remaining buildings within the original 10 blocks of the Town of York that reflects the neighbourhood's manufacturing and industrial period of development. The building's brick cladding, planar façade with minimal ornamentation, and large windows that are designed to provide access to light – rather than engage with the sidewalk and pedestrian realm – are features that relate to the neighbourhood's manufacturing context. With its location on the north side of Front Street East between Sherbourne Street and Princess Street, the Pearlman & Goldberg Building is part of an important block that transitions from the industrial character of Front Street East, to the main street character of King Street East, and which includes buildings that help support an understanding of that historic context, including 33 Sherbourne Street (1918), and the National Hotel and Tavern at 251 King Street East (1868, with additions).

Heritage Attributes

The heritage attributes of the Pearlman & Goldberg Building at 178 Front Street East are:

- The placement and setback of the building on the north side of Front Street East between Sherbourne Street and Frederick Street
- The scale, form and massing of the two and a half storey rectangular-shaped plan building
- The brick cladding of the principal (south) façade of the building
- The flat roofline with the simple brick parapet and metal coping
- The principal (south) façade which is divided into five bays, the central three bays containing flat headed rectangular window openings on the first and second storeys, and the outer two bays containing entrances with windows above, and which are both slightly recessed from the otherwise planar principal facade

Note: The side (west) and rear (north) facades are not identified as heritage attributes.



THE PEARLMAN & GOLDBERG BUILDING
178 FRONT STREET EAST, TORONTO

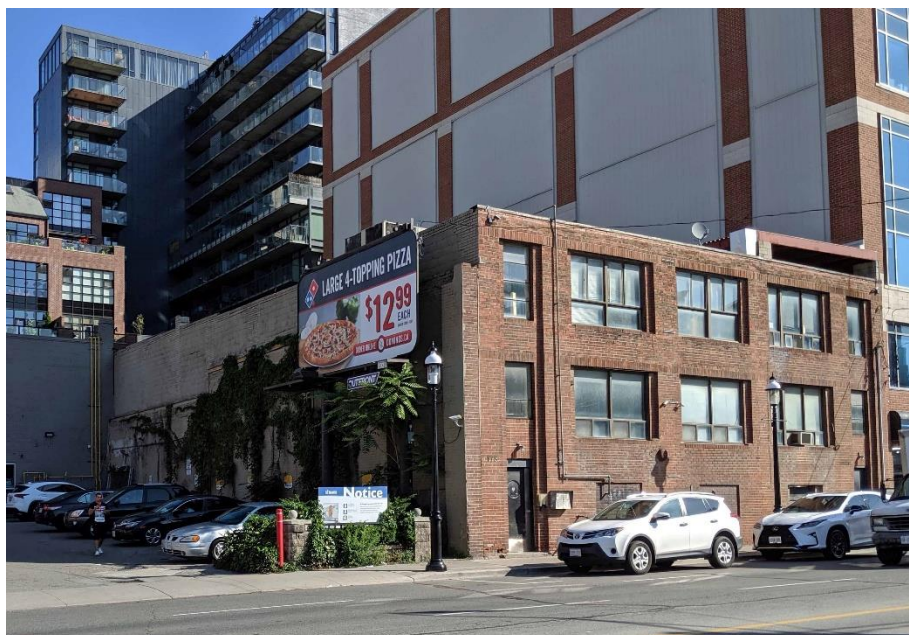


THE WHITFIELD BUILDING
33 SHERBOURNE STREET, TORONTO

Prepared by:
Heritage Planning
City Planning Division
City of Toronto

August 2020

1. DESCRIPTION



Cover: aerial photographs, 2020 (www.google.ca/maps) above: current photograph, 178 Front Street East (Heritage Planning, 2019)

| 178 Front Street East: The Pearlman & Goldberg Building | |
|---|--|
| ADDRESS | 178 Front Street East (north side, east of Sherbourne Street) |
| WARD | Ward 13 (Toronto Centre) |
| LEGAL DESCRIPTION | Plan Town of York, Part Lots 3 & 4 |
| NEIGHBOURHOOD/COMMUNITY | St. Lawrence Neighbourhood |
| HISTORICAL NAME | N/A |
| CONSTRUCTION DATE | 1941 |
| ORIGINAL OWNER | Louis Pearlman and Harry E. Goldberg |
| ORIGINAL USE | Commercial |
| CURRENT USE* | Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | J. E. LeWars, contractor |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding |
| ARCHITECTURAL STYLE | See Section 2 |
| ADDITIONS/ALTERATIONS | See Section 2 |
| CRITERIA | Contextual value |
| HERITAGE STATUS | Not on the register |
| RECORDER | Heritage Planning: Alex Corey |
| REPORT DATE | July 2020 |



Above: current photograph, 33 Sherbourne Street (Heritage Planning, 2019)

| 33 Sherbourne Street: The Whitfield Building | |
|--|--|
| ADDRESS | 33 Sherbourne Street (east side, south of King Street East) |
| WARD | Ward 13 (Toronto Centre) |
| LEGAL DESCRIPTION | Plan Town of York, Part Lot 4 |
| NEIGHBOURHOOD/COMMUNITY | St. Lawrence Neighbourhood |
| HISTORICAL NAME | N/A |
| CONSTRUCTION DATE | 1918 |
| ORIGINAL OWNER | John Whitfield |
| ORIGINAL USE | Commercial |
| CURRENT USE* | Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | N/A |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding, with concrete foundation |
| ARCHITECTURAL STYLE | See Section 2 |
| ADDITIONS/ALTERATIONS | See Section 2 |
| CRITERIA | Design, contextual value |
| HERITAGE STATUS | Not on the register |
| RECORDER | Heritage Planning: Alex Corey |
| REPORT DATE | July 2020 |

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 178 Front Street East and 33 Sherbourne Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|----------|---|
| 1793 | The Plan of York Harbour, surveyed by A. Aitken, lays out the original 10 blocks of the Town of York, including the subject block, on the north shore of Lake Ontario, west of the mouth of the Don River (image 2a) |
| 1797 | The block is owned by Peter Russell and his half-sister, Elizabeth, who in 1797 construct a one-storey, H-shaped frame house called "Russell Abbey" on the eastern half of the block, facing Front Street East (image 3c) |
| 1808 | Peter Russell dies, and the house and the subject block are inherited by Elizabeth, who maintains residence at Russell Abbey |
| 1813 | The 1813 Williams map shows the block as occupied by Russell Abbey on the eastern half, and gardens on the western half, containing the subject properties (image 2b) |
| 1818 | The block bound by Caroline (Sherbourne), King, Princess and Palace (Front) is shown in Smith's map of 1818, with the western half, containing the subject properties, owned by Elizabeth Russell, and the eastern half owned by Peter Russell, however with his death in 1808, it's likely the property was being held in trust on behalf of his estate (image 2c) |
| 1822 | Elizabeth Russell dies, and the subject block is bequeathed to Phoebe Wilcocks, wife of William Warren Baldwin ¹ |
| 1820s | Russell Abbey is rented out by the Baldwin family, including serving as the home of Bishop Macdonell of Kingston, Ontario, while in York on business ² |
| 1830s | Russell Abbey is occupied by a day school run by a Mrs. Humphries, and later an immigration agency associated with Dr. Bradley ³ |
| 1842 | The Crane survey depicts the subject block, now subdivided with development along King Street East. The southeast portion of the block is shown as containing a market garden, and two buildings, including the Shea residence at the northeast corner of Sherbourne Street and Front Street East (image 2d) |
| 1850s | Russell Abbey is rented to Speaker Truss and his family, a black family of shoemakers, who lived in and ran their business out of the house. |
| 1856 | Russell Abbey is destroyed by fire, and the property redeveloped |

¹ MacIntosh, Earliest Toronto, 35.

² Robertson, Landmarks of Toronto, 123.

³ St. Lawrence Neighbourhood HCD Study, 26.

| | |
|------|---|
| 1880 | The Goads Fire Insurance Plan of 1880 shows the subject block, now bisected by Abbey Lane. The southeastern portion containing the subject properties is identified as a stone cutting yard, including a collection of 1-storey wood buildings, and a 2-storey brick building on Front Street East (image 2e) |
| 1918 | Building Permit #17727 is issued for a proposed extension to a factory building for the John Whitfield Company at 33 Sherbourne Street (image 3a) |
| 1924 | The Goads Fire Insurance Plan of 1924 shows the subject block, now containing the present-day brick building on the site of 33 Sherbourne Street, and a wood frame building on the site of 178 Front Street East (image 2f) |
| 1941 | Building Permit #72922 is issued for the construction of a 1-storey with basement factory building for Pearlman and Goldberg at 178 Front Street East, signed by contractor J.E. LeWars (image 3b) |
| 1960 | The building at 178 Front Street East is altered, including the removal of the central doors on the principal (south) façade and their replacement with the existing window openings |
| 2015 | The properties at 33 Sherbourne Street and 178 Front Street East are identified as contributing properties in the St. Lawrence Neighbourhood Heritage Conservation District Plan |
| 2020 | LPAT decision issued, confirming the inclusion of the subject properties within the St. Lawrence Neighbourhood Heritage Conservation District as contributing properties |

ii. HISTORICAL BACKGROUND

St. Lawrence Neighbourhood

The St. Lawrence Neighbourhood comprises the original ten blocks of the Town of York, laid out in 1793, as well as the surrounding area generally bound by Victoria/Scott Streets, Adelaide Street East, Berkeley Street, and the CNR train tracks. The area is defined by a strong historic context comprised of buildings reflective of waves of development related to the neighbourhood's evolving role as a political, financial, industrial and cultural centre within the City of Toronto.

There are several geographic elements that have contributed to the unique evolution of the St. Lawrence Neighbourhood including the Don River and its estuary, Taddle Creek, and the changing Lake Ontario shoreline, which has gradually migrated south as a result of various wharf construction and land filling operations over the last 200 years.

Two major post-contact events that helped define the City of Toronto both occurred within the boundaries of the St Lawrence Neighbourhood. First, the surveying of the original 10 blocks of the (Old) Town of York, conducted by Lieutenant Governor John Graves Simcoe in 1793 and second, the establishment of the first purpose-built Parliament buildings for Upper Canada in 1797 at Front and Parliament Streets. Other milestone events from the period included the westward expansion of the growing city

into the 'New' Town of York and the establishment of the Government Reserves, both in 1797. These reserves consisted of: the actual 'Government Reserve' north of the First Parliament site; the Walks and Gardens Reserve (or Trust) along the then-shoreline; the Gaol (Jail) Reserve; the Church Reserve, where St. James Cathedral and Park are located; the Court House Reserve, now home to Courthouse Square Park; the Hospital Reserve; the School Reserve; and the Market Reserve, still the site of the St. Lawrence Market. The establishment of these reserves, along with the survey of the original ten blocks, largely gave the area its current street and block pattern.

The period leading up to 1849 included significant residential, institutional and commercial development within the neighbourhood. It was also during this period that the City of Toronto was incorporated in 1834. The Great Fire of 1849 caused major damage to much of the area and led to the next phase of residential, commercial and industrial intensification from 1850 to 1920, coinciding with significant outward growth and expansion of the city. This was the time period during which the rail lines were constructed and the importance of the neighbourhood's proximity to the wharves waned, with resulting commercial development to the north of the tracks. Subsequent to the establishment of the rail lines was the infilling of the harbour and wharves south of the tracks in the late 19th century. The arrival of the rail lines saw the development of industrial areas east of Jarvis Street, creating a strong and still-legible warehouse context, and the densification of commercial areas west of Jarvis Street, centered on Toronto Street. It was also during this time that there was a marked reduction in residential uses in the area, particularly those within the original ten blocks.

The period from 1920 to the 1970s saw a gradual decline and contraction of large-scale industrial activity in the area, particularly after the Second World War. Many older blocks of industrial and storefront buildings were demolished and replaced by parking lots, with smaller industries and new commercial uses occupying spaces within the neighbourhood.

The latter half of the 20th century saw the re-emergence of the neighbourhood, most notably sparked by the establishment of two major theatres, the O'Keefe (now Sony) Centre and the St. Lawrence Centre for the Performing Arts. The former railyards along the Esplanade were redeveloped as part of a mixed-use, mixed-income neighbourhood, and the St. Lawrence neighbourhood benefitted from reinvestment in its historic building stock.

The late 20th and early 21st centuries witnessed a major increase in the construction of residential buildings within the neighbourhood, as well as the emergence of new office and commercial uses in new or re-purposed buildings. The area became a hub for the creative and design industries, attracting George Brown College, among other institutional landowners, as well as interior and industrial design stores centered along King Street East. It also saw the conversion of several industrial buildings into theatrical and cultural venues, including the Young People's Theatre, Alumnae Theatre, Canadian Stage Company and Canadian Opera Company.

Since the 1970s, the neighbourhood has been the focus of numerous heritage studies, and most recently was designated by City Council as a heritage conservation district in

2015, a decision that was confirmed by the Local Planning Appeal Tribunal in July, 2020.

178 Front Street East and 33 Sherbourne Street:

The historical development of the properties at 178 Front Street East and 33 Sherbourne Street is outlined on the timeline above, as well as through the archival maps and images attached in Section 3 of this report.

The properties at 178 Front Street East and 33 Sherbourne Street are located within one of the original 10 blocks, laid out in 1793 and bound by Front Street East, Sherbourne Street, King Street East, and Princess Street. The block was subdivided into lots 3 and 4, and were first patented by Peter Russell (lot 3) and his half-sister, Elizabeth Russell (lot 4, containing the subject properties). Peter Russell was a political figure in Upper Canada through the 1790s and the first decade of the 19th century, first arriving in the American colonies before receiving an appointment to the Executive and Legislative councils of Upper Canada under John Graves Simcoe's leadership. Arriving in York in 1797, Russell was an administrator and major land holder. Russell was one of a handful of council members who opposed the abolition of slavery, and is known to have enslaved black people while residing in York (Toronto), including a woman named Peggy and her three children: Jupiter, Amy and Milly. Peggy's husband, Mr. Pompadour, was a free man in Russell's employ⁴.

Within lot 3 Peter Russell constructed "Russell Abbey" in 1797, where Peter and Elizabeth would live until their deaths in 1808 and 1822, respectively. The 1813 Town of York map by George Williams (image 2b) shows Russell Abbey within the southeast part of the block facing Front Street East, with large gardens occupying the portion of the block containing the subject properties to the west. Following Elizabeth's death in 1822, the property was conveyed to Phoebe Wilcocks, wife of William Warren Baldwin and cousin to Elizabeth Russell, and was subsequently rented out. Tenants of Russell Abbey included Bishop Macdonnell of Kingston, Ontario; Dr. Bradley, who operated an emigration agency; Mrs. Humphries, who ran a day school; and in the 1850s Speaker Truss, a black man who along with his family lived in and ran their shoemaking business on the property. Russell Abbey was destroyed by fire in 1856, and by 1858 – shortly after the arrival of rail lines to Toronto – lots 3 and 4 were subdivided and occupied by a variety of industrial uses.

Through the latter half of the 19th century the subject properties were occupied by a range of light industrial uses within 1-2 storey wood framed buildings, including wagon makers, file and stone cutters, black smiths and warehouses. The exception was the home of John Shea, a contractor who maintained a small house on the corner of Front Street East and Sherbourne Street (image 3d). The collection of small industrial uses within wood framed buildings continued until the early 20th century, at which point consolidation began, largely under the ownership of John Whitfield, who around 1890 assumed management of the Dominion Chain Works at 174 Front Street East, which occupied the property at 174 Front Street East and 33 Sherbourne Street.

4 Henry, "Black Enslavement in Canada" The Canadian Encyclopedia.

33 Sherbourne Street:

In 1918 a building permit was issued for the construction of an extension to the Dominion Chain Works factory located at Front and Sherbourne and owned by John Whitfield, President of the John Whitfield Machinery Company. The permit drawing (image 3a) depicts the 2-storey brick-clad building, with its principal (west) façade divided into 3 bays by vertical brick piers, each containing a flat headed window opening containing two hung windows and framed by soldier course brick lintels and sills. The entrance is located in the southernmost bay, with a single door set below a transom window and adjacent to a smaller window opening.

The building at 33 Sherbourne Street served as the offices for the John Whitfield Company through the early 1920s; upon John Whitfield's death in 1926, portions of the property were occupied to the Linde Canadian Refrigeration Company and Dominion Brass Products Limited. The John Whitfield Company – later renamed Whitfield Engineering Limited – would continue to own the property at 33 Sherbourne Street through the 1940s and 1950s, maintaining offices in the building while leasing out space to other small manufacturing businesses.

In 1941 a building permit was issued for the construction of a 1-storey machine shop to the south of the building, and in 1943 a boiler room was constructed, attached to the building's south façade. Both of these additions were later demolished, including the original factory building for the Dominion Chain Works on Front Street East, which was replaced with a service station in 1955.

Since the disposition of the building by Whitfield Engineering, 33 Sherbourne has been occupied by a range of small manufacturing businesses, and has most recently being converted for the use of a café. The rear portions of the building currently serve as retail for the adjacent service station on the corner of Sherbourne Street and Front Street East.

178 Front Street East:

The property at 178 Front Street East has served a variety of purposes since being subdivided from the Russell's land grant, with alternating addresses ranging from 176 to 182 Front Street East recorded in assessment rolls and building records. The existing building was constructed in 1941, when a building permit was issued for the construction of a 1-storey and basement factory building for Pearlman and Goldberg, and constructed by contractor J. E. LeWars.

Founded by Louis Pearlman and Harry Goldberg, Pearlman and Goldberg stored and traded in hides and wools, with the building at 178 Front Street East serving as office space and a storage facility. The existing building replaced an earlier factory building owned by Louis Pearlman and out of which he ran his own hides and wools business.

Pearlman and Goldberg maintained the property at 178 Front Street East through the 1940s and into the 1950s, at which point it was sold to Samuel Harris, owner of the Harris Cap Company. Born in Poland and of Jewish ancestry, Harris immigrated to Toronto in 1926, beginning work as a milkman before founding his cap cutting company in the 1930s. He would go on to establish Samuel Harris Limited, which provided textiles and fabrics for the interior of cars, a business which he operated out of the building at 178 Front Street East after purchasing the property from Pearlman and Goldberg around 1960. Management of the business passed on to his daughter May following his retirement in 1982, with the business being sold in 1993. The building has subsequently served as offices and light-manufacturing space for various businesses.

iii. ARCHITECTURAL DESCRIPTION

33 Sherbourne Street:

The building located at 33 Sherbourne Street is a representative example of an early 20th century vernacular commercial building constructed in 1918, and is a unique example of a building designed to provide office space for related manufacturing uses. The two-storey, common bond brick-clad building's principal (west) façade is divided into three bays, set between brick piers with a brick parapet and concrete foundation. Flat headed window openings within each bay feature soldier brick lintels and concrete sills, with a recessed entrance in the southernmost bay. The building has a minimal setback from Sherbourne Street, and engages with the public realm with features more reminiscent of storefront than manufacturing buildings, including windows at a pedestrian height and scale, and a 2-storey streetwall.

The south façade features a single brick pier at the first bay, flat headed window openings on the second floor and an irregular pattern of flat headed window openings on the first floor. A stone veneer has been applied at the base of the building, with an entrance bound by two flat headed window openings at the eastern extent of the façade.

The north façade, facing into Abbey Lane, features a regular rhythm of flat headed window openings on the second floor, with a single opening on the ground floor, and a series of secondary entrances off the lane. A number of window openings on the ground floor have been bricked-in either in-part or entirely, and what appears to have been a receiving door on the second floor has been bricked in as well. The building is connected to but does not form a part of the building located at 178 Front Street East, which extends the full depth of the property to Abbey Lane.

178 Front Street East:

The Pearlman & Goldberg building is a small-scale commercial building, designed in a mid-century vernacular style. The rectangular plan building is clad in a common-bond brick; the brick bond changes to a more distinct double Flemish-bond on the principal (south) façade where the former entrance was located and subsequently bricked-in. The principal façade is divided into five bays, with the centre three bays defined by large flat headed window openings on the upper two levels, and smaller window openings at the

raised basement level, with the centre bay window opening having been bricked in. The windows are set beneath a continuous soldier brick string course at each level, with simple brick sills and recessed brick panels on either side of each window opening.

The outer two bays contain single door entrances at-grade, with flat headed window openings in the upper two levels, and which continue the string courses from the central bays. The outer two bays are slightly recessed from the otherwise planar façade. Alterations to the building include the removal of the principal entrance from the central bay, installation of entrances within the outer two bays, and replacement of all windows on the principal façade.

The north façade, fronting onto Abbey Lane, has been extensively altered, with the reconfiguration of the central recessed loading bay, the removal of the east loading dock and installation replacement windows. The original west loading dock remains.

iv. CONTEXT

The properties at 33 Sherbourne Street and 178 Front Street East are located within one of the original 10 blocks of the Town of York, which comprise the first survey of the Town of York undertaken in 1793 by Lieutenant John Graves Simcoe. Initially planned for and developed as a residential block, it was home to Elizabeth and Peter Russell's home "Russell Abbey" until 1856. The block evolved through the 19th century to take on an industrial and manufacturing character along with the rest of the St. Lawrence Neighbourhood east of Jarvis Street, as a result of its proximity to the harbour and, later, the rail lines.

The properties are located within an evolving post-industrial urban context; many of the light industrial and manufacturing buildings that formerly occupied the area south of King Street East between Jarvis and Parliament Streets have been demolished, and replaced by multi-unit residential and mixed-use buildings. Those buildings that remain within the immediate context and that are reflective of the neighbourhood's formerly industrial character include 44 Sherbourne Street - directly across from the property at 33 Sherbourne Street - and 165 Front Street East (designated, Part IV).

To the north of the subject properties is the intersection of King Street East and Sherbourne Street, which maintains a main street character and is defined by distinctive heritage properties at three corners: the former National Hotel & Tavern at 251 King Street East (1905), the William Copeland Building at 245-247 King Street East (1879), and the former Imperial Bank branch at 226 King Street East (1908).

The former rail yards to the south were redeveloped during the 1970s as a municipal housing initiative, and contain a mix of condominium, co-operative and affordable housing buildings and townhouses, centered along the linear David Crombie Park. The area was endorsed by the Toronto Preservation Board in 2014 for the development of a heritage conservation district plan, and designation as a heritage conservation district.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or “X” if it is applicable, with explanatory text below.

33 Sherbourne Street:

| Design or Physical Value | |
|--|-----|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | X |
| ii. displays high degree of craftsmanship or artistic merit | N/A |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

The Whitfield Building at 33 Sherbourne Street is a representative example of an early 20th century vernacular commercial building, constructed to support related manufacturing uses. The building's simple design – accentuated by the regular division of its principal façade into three bays by brick piers and regular rhythm of window openings – reflects the utilitarian nature of its original use. The building is a unique example of a building constructed to provide formal office space for related manufacturing uses, and while its design remains largely utilitarian, consideration of its outward appearance can be seen through the three brick piers on its principal façade, the height and form of its pedestrian-oriented windows at street-level, its minimal setback from the street, and in the archival sources which reference the original hung wood windows, in contrast to the wire- and steel-framed windows more commonly associated with manufacturing buildings.

| Historical or Associative Value | |
|--|-----|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | N/A |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

| Contextual Value | |
|---|-----|
| i. important in defining, maintaining or supporting the character of an area | X |
| ii. physically, functionally, visually or historically linked to its surroundings | N/A |
| iii. landmark | N/A |

The property at 33 Sherbourne Street is one of the few remaining buildings within the original 10 blocks and that reflect the area's historic context of manufacturing uses that lasted from the 1850s to 1970s. Along with 178 Front Street East, 33 Sherbourne is important in supporting the area's present-day character which is comprised of a collection of buildings reflective of the waves of development the neighbourhood has

experienced, including 19th century storefront buildings, early 20th century manufacturing buildings, and late 20th century multi-unit residential buildings. As one of the few remaining early 20th century buildings relating to manufacturing uses in the area, 33 Sherbourne is an important reminder of a significant period in the history of the original 10 blocks of the Town of York, and the St. Lawrence Neighbourhood.

178 Front Street East:

| Design or Physical Value | |
|--|-----|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | N/A |
| ii. displays high degree of craftsmanship or artistic merit | N/A |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

| Historical or Associative Value | |
|--|-----|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | N/A |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

| Contextual Value | |
|---|-----|
| i. important in defining, maintaining or supporting the character of an area | X |
| ii. physically, functionally, visually or historically linked to its surroundings | N/A |
| iii. landmark | N/A |

The property at 178 Front Street East is one of the few remaining buildings within the original 10 blocks and that reflect the area's historic context of manufacturing uses that lasted from the 1850s to 1970s. Along with 33 Sherbourne Street, 178 Front Street East is important in supporting the area's present-day character which is comprised of a collection of buildings reflective of the waves of development the neighbourhood has experienced, including 19th century storefront buildings, early 20th century manufacturing buildings, and late 20th century multi-unit residential buildings. As one of the few remaining early 20th century buildings relating to manufacturing uses in the area, 178 Front street East is an important reminder of a significant period in the history of the original 10 blocks of the Town of York, and the St. Lawrence Neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 178 Front Street East and 33 Sherbourne Street have cultural heritage value for their design and context. Located within one of the original ten blocks of the Town of York, the Whitfield and Pearlman & Goldberg buildings are representative examples of manufacturing- and warehouse related buildings, and are

associated with the neighbourhood's period of manufacturing and industrialization. The Whitfield Building and the Pearlman & Goldberg building support the historical context of the original ten blocks of the Town of York and the St. Lawrence Neighbourhood as representative examples of this period of significance, and contribute to its important collection of recognized heritage properties.

5. SOURCES

Archival Sources:

Archival Maps and Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

Archival Photographs, City of Toronto Archives (individual citations in Section 6)

Assessment Rolls, Ward 2, Division 2

Building Records, Toronto and East York, 33 Sherbourne, and 174, 176 and 178 Front Street East

City of Toronto Directories

Secondary Sources:

Henry, Natasha L. "Black Enslavement in Canada". The Canadian Encyclopedia. June, 2020. Accessed on August 4, 2020:

<https://www.thecanadianencyclopedia.ca/en/article/black-enslavement>

MacIntosh, Robert. Earliest Toronto. General Publishing Company, 2006.

Robertson, John Ross. Robertson's Landmarks of Toronto: a collection of historic sketches of the old town of York, from 1792 until 1837, and of Toronto from 1834 to 1908. 1908.

"Samuel Harris, 88, loved singing". Toronto Star, obituaries. March 25, 1995.

The St. Lawrence Neighbourhood Heritage Conservation District Study. City of Toronto, 2014.

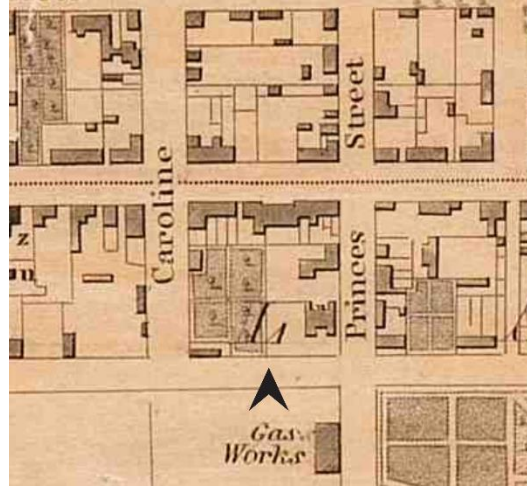
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



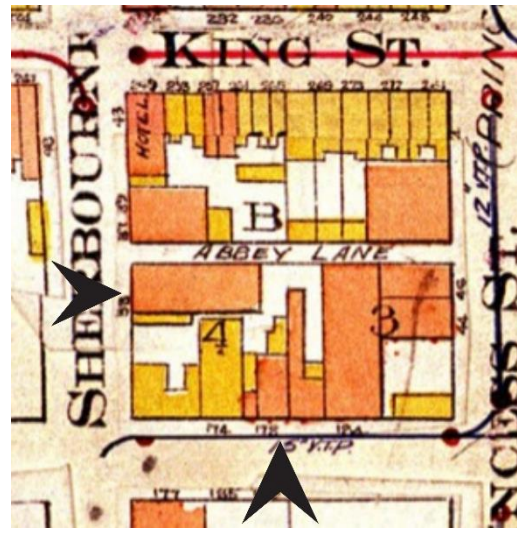
1. Location Map: showing the location of the subject properties in the block bound by Front Street East, Sherbourne Street, King Street East and Princess Street (City of Toronto Property Data Map).



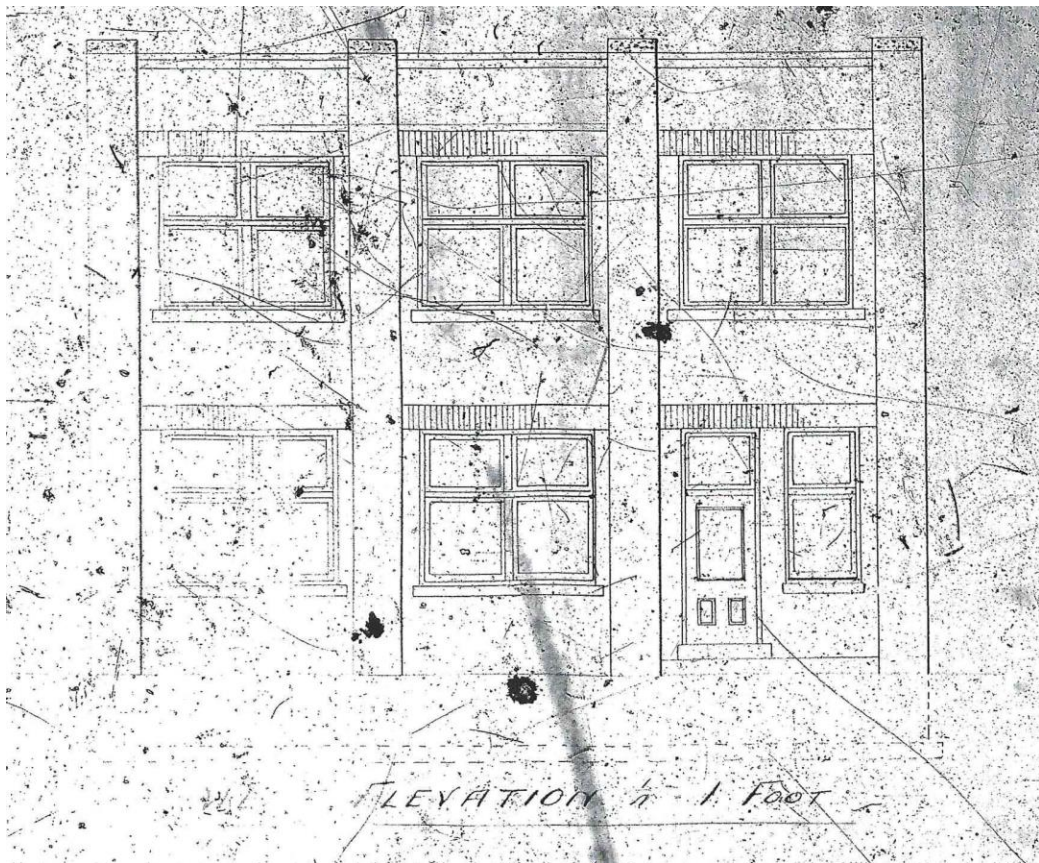
2a. Plan of York Harbour Surveyed by order of Lt. Governor Simcoe, A. Aiken. 1793 (left) and 2b. Sketch of the grounds in advance of and including York, Upper Canada, George Williams, 1813 (right)



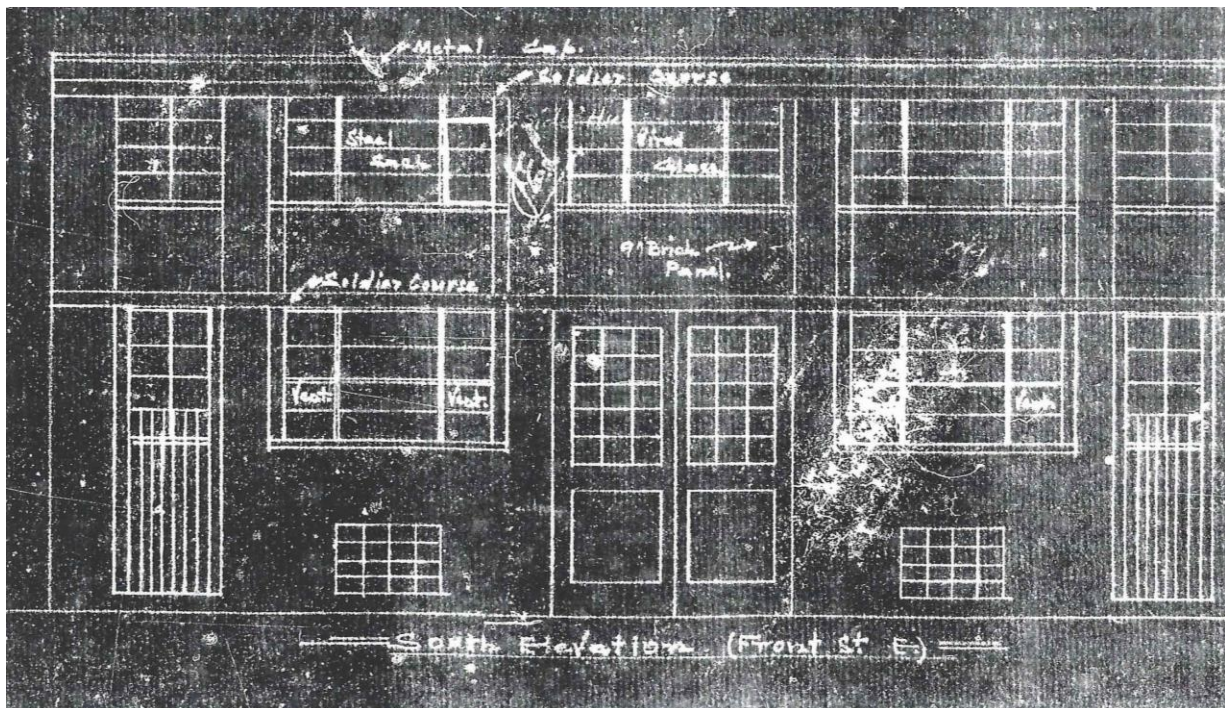
2c. Plan of the Town of York, W. C., 1818 (left) and 2d. Topographical Plan of the City and Liberties of Toronto, Crane, 1842 (right).



2e. Goad's Atlas, 1880 (left) and 2f. Goad's Atlas, 1924 (right) with the 2 storey brick building at 33 Sherbourne Street shown.



3a. Extract from the 1918 building permit for 33 Sherbourne Street showing the principal (west) façade. City of Toronto Building Records.



3b. Extract from the 1941 building permit for 178 Front Street East, showing the principal (south) façade. City of Toronto Building Records.



3c. Russell Abbey, Frederic Victor Poole, after an engraving circa 1850 in Henry Scadding's *Toronto of Old*. 1912. Toronto Public Library.



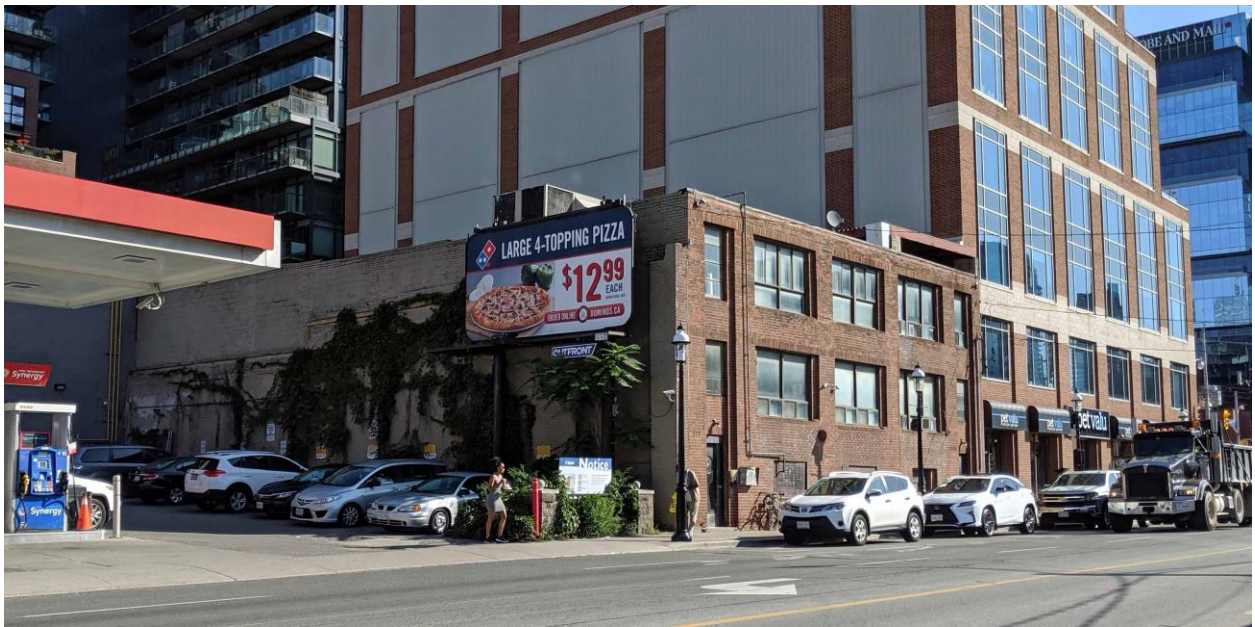
3d. Southwest corner of Front Street East and Sherbourne Street, showing the John Shea Cottage and the Dominion Chain Works building on the right. 1885. Toronto Public Library.



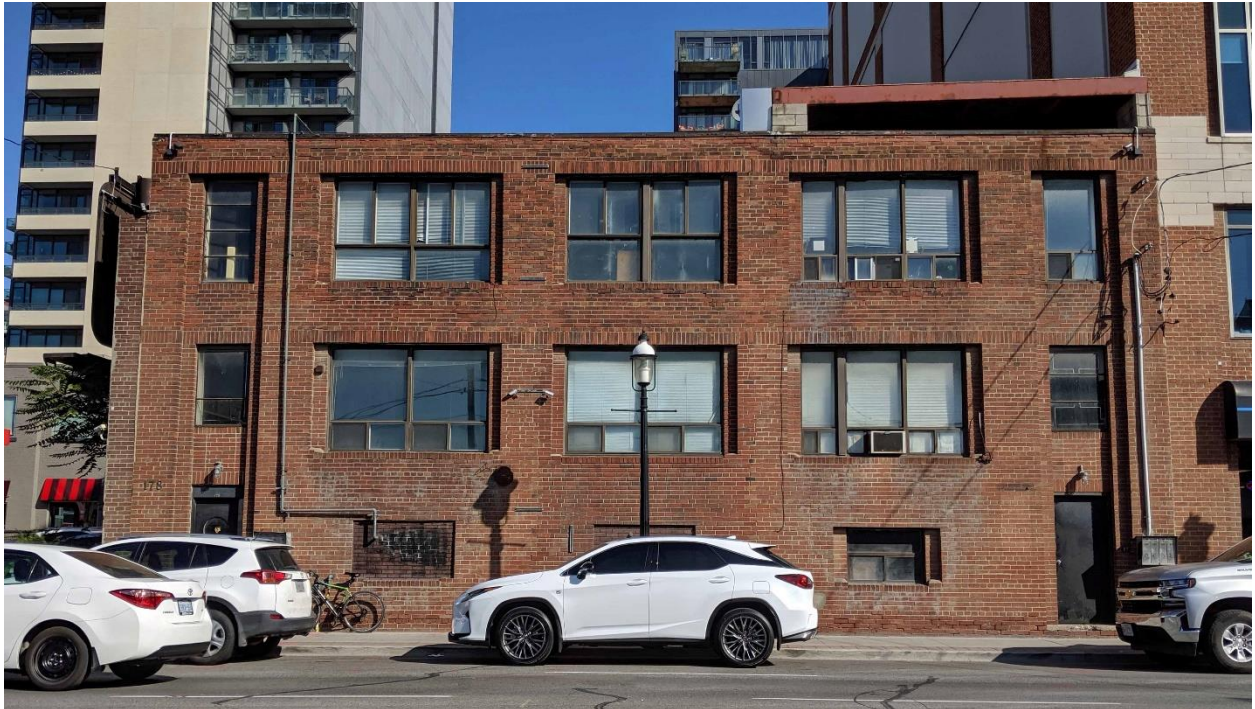
3e. Southwest corner of Front Street East and Sherbourne Street, with 33 Sherbourne Street on the left, 178 Front Street East on the right, and the service station in centre. 1972. City of Toronto Archives.



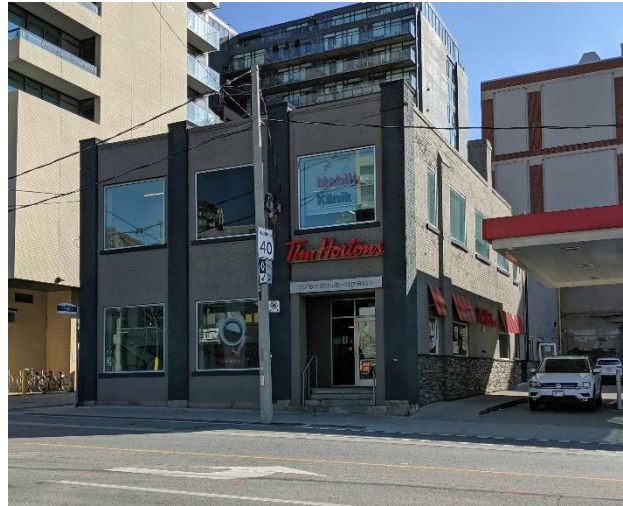
3f. 178 Front Street East, 1980-1998, with the Samuel Harris sign at right. City of Toronto Archives.



3g. 178 Front Street East, looking northeast from Sherbourne Street



3h. Principal (south) façade of 178 Front Street East.



3i. 33 Sherbourne Street, looking southeast from King Street East; and 3f. 33 Sherbourne Street southwest façade, which has been painted.

Current Photographs: 33 Sherbourne Street and 178 Front Street East (Heritage Planning, 2019).