

Authority: Planning and Housing Committee Item
PH25.14, as adopted by City of Toronto Council on
November 12 and 13, 2025
City Council voted in favour of this by-law on February 4,
2026
Written approval of this by-law was given by Mayoral
Decision 3-2026 dated February 4, 2026

CITY OF TORONTO

BY-LAW 86-2026

To designate the property at 68 Fraser 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 68 Fraser 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 68 Fraser 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 68 Fraser 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 68 Fraser Avenue at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 February 4, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
68 Fraser Avenue****Reasons for Designation**

The property at 68 Fraser Avenue (including the entrance addresses of 147 and 151 Liberty Street) 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/physical, historical/associative, and contextual value.

Description

The property at 68 Fraser Avenue (the former S.F. Bowser Company Factory) is located at the southwest corner of Liberty Street and Fraser Avenue in the Liberty Village neighbourhood. The property contains a two-story, red-brick, former factory building with understated classical detailing. The property adjoins the c. 1913-14 S.F. Bowser Company building to the west at 39 Mowat Avenue and is adjacent to the 1905 Arlington Company Factory to the south at 54 and 66 Fraser Avenue.

Statement of Cultural Heritage Value

The former S.F. Bowser Company Factory, constructed 1906-1909, has design and physical value for being representative of a factory complex typology of the period. Like the majority of industrial buildings in the Liberty Village area, the building was constructed of red brick with a focus on utility and function rather than ornament. The street facades are plain in design with detail mostly limited to brickwork detailing. The brickwork detailing comprises a corbelled cornice, building corner quoins and understated window detailing on Fraser Avenue with classical semicircular label mouldings and brick keystone detailing. The understated classical styling was extended to the main doorway surround on Fraser Avenue with pilasters and entablature. Apart from these ornamental embellishments, the building is unadorned in its design, typical of factory buildings of the era in Toronto.

The property at 68 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. From the time of its completion in 1909, until the company vacated the site in 1946, the complex served the S.F. Bowser Company in the manufacturing of oil cans and tanks. Subsequently light industry occupied the site, including the manufacturing of bedding and work clothing, the sale of paper products and upholstery and woodwork.

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former S.F. Bowser Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the

1899 former Toronto Carpet Factory at 1179 King Street, and the former Gillett Company Factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906 Arlington Company of Canada factory at 54 and 66 Fraser Avenue and the c.1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former S.F. Bowser factory at 68 Fraser Avenue contributes to define, maintain and support the character of the area.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the property:

- The form, scale and massing of the building comprising its rectangular, two-storey, flat roof form and rectangular plan with short façade on Fraser Avenue and long façade on Liberty Street
- The red-brick cladding with brickwork detailing; the stone windowsills; the stone "1909" date-stone above the main entrance on Fraser Avenue
- The fenestration with rectangular and segmental-arch openings
- The main doorway and transom light openings on Fraser Avenue with classical surround consisting of pilasters and entablature

Historical or Associative Value

The following heritage attributes contribute to the historical and associative value of the property:

- The industrial character of the property as found in its design and physical heritage attributes
- The presence and location of the property adjoining the former S.F. Bowser Company building at 39 Mowat Avenue and its adjacency to the factory building at 54 and 66 Fraser Avenue, which it shares integral and direct historical association with

Contextual Value

The following heritage attributes contribute to the contextual value of the property:

- The building's presence in Liberty Village which contributes to the concentration of other industrial heritage buildings in the area

SCHEDULE B
LEGAL DESCRIPTION

PIN 21299-0094 (LT)
PART OF LOT 17, REGISTREED PLAN 684 CITY WEST
DESIGNATED AS PART 1, PLAN 63R-3477
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)