



204 High Park (northwest corner of High Park & Humberside) by photographer, John Huzil (1995)

The Junction

Heritage Conservation District

The Junction HCD Board

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19 February 2018

Rosemary MacKenzie
Administrator
Etobicoke York Community Council
Etobicoke Civic Centre
399 The West Mall, main floor
Toronto, ON M9C 2Y2

Re: Intent to Designate 2896 Dundas Street West - EY28.9

Dear Etobicoke York Community Council members,

It is my pleasure to write on behalf of The Junction Heritage Conservation District (HCD) Board regarding the Intent to Designate 2896 Dundas Street West.

As a Listed heritage property, since 1995, The Treasury building has many important attributes. Heritage Preservation Services (HPS) prepared a comprehensive profile about the history and significance of this property, and it was recommended for Designation under Part IV of the Heritage Act by the Toronto Preservation Board. This report is available at:

<https://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109842.pdf>

On 16 January 2018 a decision to support the Designation by the Etobicoke York Community Council (EYCC) was expected, based on an endorsement by the property co-owners, but the outcome was a deferral to the 21 February 2018 meeting. Incidentally, this deferral did not negate the impeccable quality or the heritage value of the historic building, and the requested variances were approved by the Etobicoke York Committee of Adjustment on 25 January 2018. We trust the designation of The Treasury can now proceed without further delays.

This property is also within The Junction heritage conservation district (HCD), a nomination that was approved by two Community Councils in 2014, and a Phase One Study Area was recently approved.

On 13 May 2014 Etobicoke York Community Council nominated several areas, including the Junction Area, for consideration as Heritage Conservation Districts. Community Council directed Planning staff to review the nominations against the criteria for the determination of cultural heritage value and bring forward study authorization reports and consider for prioritization

those areas that meet the criteria. The decision is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY33.39>

It was concurrently approved by the Toronto & East York Community Council on 13 May 2014.

The decision is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE32.87>

On 15 January 2018 the Planning & Growth Management (P&GM) Committee endorsed a recommendation from the Toronto Preservation Board for a Phase One heritage study in The Junction HCD. At the 31 January 2018 meeting City Council officially approved The Junction HCD Phase One Study. The HPS report and decision are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.4>

A map of The Junction HCD and Phase One Study area within the former West Toronto city boundaries is attached.

The Junction HCD is intended to be a microcosm of the former West Toronto city that amalgamated with the city of Toronto in 1909. Our vision is to conserve the core of that former city, which includes all aspects of society with industrial, commercial and public buildings, and residential properties from the mansions of the gentry (on High Park Avenue) to the houses of professionals and merchants (who lived on St. John's Road and other neighbourhood streets) and homes of the working class (rail and factory labourers, et al).

To achieve that vision, The Junction HCD (former Committee and current Board) has been consistent in its analysis of every redevelopment project within its proposed boundaries, and specifically to adherence of the mid-rise performance standards on our contiguous collection of authentic, fine-grain, heritage and chorus main street buildings.

Our main street 'Avenue' is a twenty-metre road width in a designated Character Area; therefore the applicable maximum height is 0.8 of the right-of-way road width, or sixteen-metres (and not one millimetre more) of total height. P&GM concluded their consideration of this matter on 11 May 2016; a process that began in 2015 with a review of the mid-rise performance standards, which revealed several unintended consequences created by this built form on the smallest, twenty-metre 'Avenue' width. Council approved this and other essential changes to the mid-rise performance standards on 7 June 2016.

Another critical performance standard is the set of step-backs. While we preferred the proposed five-metre front step-back to minimise the visual impact of the additional height of two floors, we are comfortable with the negotiated agreement between HPS and The Treasury co-owner applicants of a four-metre step-back for the front elevation.

Moreover, to ensure the contribution of every existing, renovated and new building to complement and enhance the predominant architectural heritage character of the Junction streetscapes, the choice of design and materials is paramount to The Junction HCD and the community we serve. We unequivocally concur with the conditional recommendation by HPS to continue dialogue with the co-owner applicants during the site-plan process “prior to the issuance of a building permit.”

For more than 100 years the Junction’s heritage architecture was conserved and remained intact, until recently, when the hyper-intensification virus unleashed in Toronto has spread to infect our historic Junction neighbourhood and now threatens the existence of our HCD. Our expectation of sensible, “moderate” and respectful, “context sensitive” intensification has been proven to be false, due to the implementation failure of the mid-rise performance standards, which is an ongoing impediment to our success.

Despite a seemingly bleak future for The Junction HCD, we are fortunate to have many heritage properties ‘Listed’ and some that are ‘Designated’ on the Heritage Register. A list is attached for your reference; it includes eight (or perhaps nine, if The Treasury is approved) Designated and 39 Listed properties. There are also two pending nomination additions to the Register, and The Junction HCD is preparing at least 25 more property nominations, but the procedure is unclear.

We share the concern of EYCC about the timing of these requests to designate properties, and concur that it should be a transparent process that is not commingled with an active development application, but that would require a pro-active approach.

Currently, the Heritage Register process operates solely based on a reactive, crisis management approach with demolition risk as the impetus for action. Perhaps when this defective process is changed, the Intent to Designate and the adding of new properties to the Heritage Register could be advanced with less controversy in a more transparent and timely manner. We would appreciate your help to resolve this procedural issue.

However the issue is more complex, because the “intangible” chorus of the streetscape is what matters. It’s not just about saving a few special “tangible” buildings; the surrounding context also has meaning and a special building has important connections to its setting. The heritage value is highest when both the special building and its authentic setting are retained. Heritage properties cannot exist in isolation; they need the chorus of old buildings to highlight and provide the context for the soloists. Yet, protection of the chorus can only be accomplished within an HCD.

An excerpt from the *Official Plan*, Section 3.1.5, affirms this concept:

Our cultural heritage includes both the tangible and intangible values and attributes of the distinct towns, villages, and cities that have come together to create the Toronto we know today.

Cultural Heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social cultural, economic and environmental goals of the City.

Conservation of cultural heritage resources not only enriches our lives, it is an important shared responsibility and a prominent civic legacy that we must leave for future generations.¹

The charm and intrinsic value of the Junction's main street is its contiguous collection of smaller, mixed-vintage buildings.

A Preservation Green Lab report provides the most complete empirical validation to date of Jacobs' long-respected, but largely untested hypothesis: That neighborhoods containing a mix of older, smaller buildings of diverse age support greater levels of positive economic and social activity than areas dominated by newer, larger buildings. These findings support the idea that retaining blocks of older, smaller, mixed-vintage buildings can help cities achieve sustainable development goals and foster great neighborhoods.²

The Junction is already a great neighbourhood; if only we can retain our blocks of older, smaller mixed-vintage buildings long enough to create a heritage district, then it can continue to be a great neighbourhood in perpetuity for future generations to enjoy.

Meanwhile, the value and contribution of The Treasury to the Junction streetscape and as a heritage asset is undeniable.

We knew that HPS and Planning staff, TPB and our preservation panel (EY and T&EY) members, we (The Junction HCD) and our community supporters agreed with the Intent to Designate.

At the EYCC meeting on 16 January 2018, we learned that the co-owners agreed and were surprised that it wasn't already designated when they purchased it. As experienced heritage property owners they also expected it to be designated.

We trust that EYCC members will also agree to designate The Treasury building, and will help to ensure Council approval on 26 March 2018.

¹ Toronto City Planning, (22 June 2015), *Official Plan*, pages 67-68. Retrieved on 27 July 2016 from <http://www1.toronto.ca/planning/chapters1-5.pdf#page=13>.

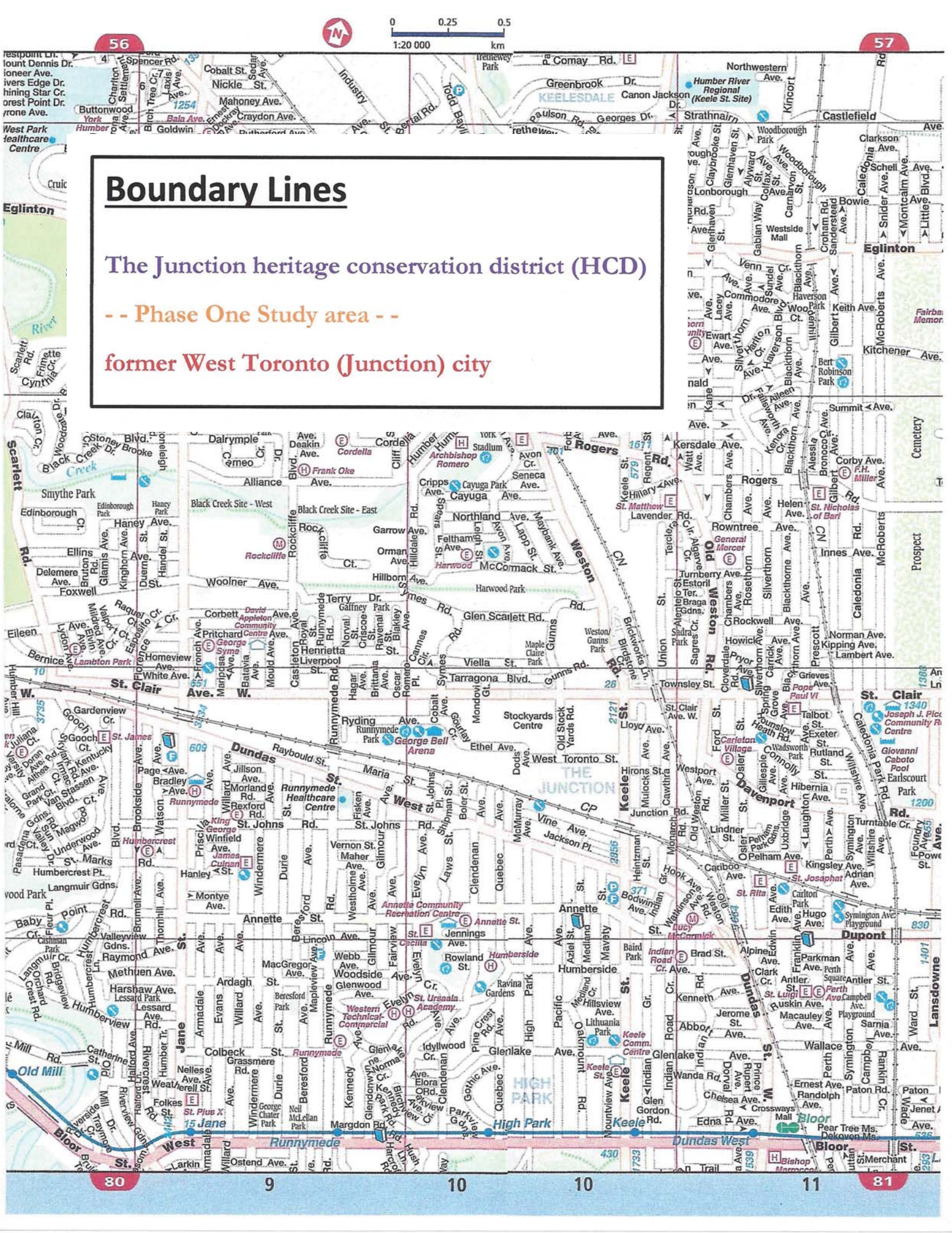
² National Trust for Historic Preservation, National Trust for Historic Preservation, (May 2014), *Older, Smaller, Better: Measuring how the character of buildings and blocks influences urban vitality*, page 9. Originally retrieved on 5 October 2015 from http://www.preservationnation.org/information-center/sustainable-communities/green-lab/oldersmallerbetter/report/NTHP_PGL_OlderSmallerBetter_ReportOnly.pdf. The report location was subsequently moved to <http://forum.savingplaces.org/act/pgl/older-smaller-better>.

Thank you in advance for all your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tina Leslie". The signature is written in a cursive, flowing style with a large initial "T".

Tina Leslie
President, The Junction HCD



Boundary Lines

The Junction heritage conservation district (HCD)

-- Phase One Study area --

former West Toronto (Junction) city

56

57

80

9

10

10

11

81

The Junction HCD ~ properties on the Heritage Register

Dundas Street West

2694	<i>includes: # 2696 & 8 – 10 Old Weston Road</i>	Listed: 14 April 1997	formerly known as: Wardell's Monumental Works
2760	# 2762	Listed: 2 July 1996	Peacock Hotel
2822	# 2824 & 2826, and 8 – 20 Heintzman Street	Listed: 30 August 1994	Kilburn Hall
2845 - 2853	363 – 371 Keele Street	Designated Part IV: 17 November 1986 <i>(by-law 839-86)</i>	the Thompson Block
2854		Designated Part IV: 7 September 1989 <i>(by-law 597-89)</i>	Bank of Toronto
2856	# 2858 – 2872 & 374 – 384 Keele Street	Listed: 12 December 1983	the Campbell Block
2859		Listed: 1 October 1979	current Bank of Montreal; former Bank of British North America
2867	# 2869	Listed: 14 April 1997	the Alexander Chisholm building
2881 – 2887	223 & 225 Manely Street	Listed: 3 February 2005	the William Rowntree building
2896		Designated: pending 26 March 2018? Listed: 27 June 1995	The Treasury; former Molson's / CIBC bank
2897	# 2901 & 224 – 230 Manely Street	Listed: 3 February 2005	the William Hepinstall building
2903		Listed: 30 August 1994	Cumming & Company Undertakers
2928		Listed: 9 July 1998	the William Speers Commercial building

2945	# 2947 & 242 Medland Street	Listed: 16 September 1996	Dominion Bank
2946	# 2948 – 2952	Listed/Designated: pending Council approval in 2018?	also a Rowntree building
2959		Listed: 16 September 1996	the W.H. Ives, Tailor building
2975		Listed: 20 March 1990	James Hall
3351		Listed: 16 September 1996	Dominion Bank
3358	673 Runnymede Road	Listed: 7 February 1995	Jacob Casselman building

Annette Street

99	<i>includes # 97</i>	Listed: 14 July 1997	Keele Street Church of Christ
145		Listed: 2 October 1998	Annette Library
152	190 Medland Street	Designated Part IV: 25 February 2009 (by-law 215-2009)	Victoria-Royce Presbyterian Church
200		Designated Part IV: 24 December 2010 (by-law 30-2011)	Annette Street Baptist Church
288	# 290 & 292	Designated Part IV: 12 May 1981 (by-law 178-81)	the Birches – Theodore August Heintzman House
364		Listed: 6 October 1992	
372		Listed: 19 November 1981	

Clendenan Avenue

402	<i>part of a row</i>	Listed: 6 February 1974	residence
404	<i>part of a row</i>	Listed: 6 February 1974	residence
406	<i>part of a row</i>	Listed: 6 February 1974	residence
408	<i>part of a row</i>	Listed: 6 February 1974	residence
410	<i>part of a row</i>	Listed: 6 February 1974	residence
412	<i>part of a row</i>	Listed: 6 February 1974	residence
414	<i>part of a row</i>	Listed: 6 February 1974	residence
416	<i>part of a row</i>	Listed: 6 February 1974	residence

Evelyn Avenue

223	<i>includes # 223A</i>	Listed: 1 April 1982	residence
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Fairview Avenue

162		Listed: 1 April 1982	residence
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Gilmour Avenue

154		Listed: 24 July 1979	residence
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High Park Avenue

340	<i>includes # 342 & 344, and 3035 Dundas Street West</i>	Listed: 5 March 1984	Avenue Hotel
260		Designated Part IV: 7 June 2016 (by-law ?)	High Park Alhambra Church
220		Listed: 6 February 1974	residence
204		Listed: 23 November 1973	Holy Cross Priory; formerly James T. Jackson House
191		Listed: 5 March 1984	Daniel Webster Clendenan House
178		Listed: 6 February 1974	residence
166		Designated Part IV: 17 November 1986 (by-law 838-86)	Herman Heintzman House

Keele Street

263	<i>semi-detached</i>	Listed: 1 April 1982	William A. Baird, home of the last West Toronto mayor
261	<i>semi-detached</i>	Listed: 1 April 1982	William A. Baird, home of the last West Toronto mayor

Maria Street

56	Designated Part IV: 15 January 1982 (by-law 65-82)	Knesseth Synagogue
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Pacific Avenue

437	Listed: 14 April 1997	residence
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St. John's Road

142	Listed: 2 July 1996	residence
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Vine Avenue

108	Listed: pending Council approval in 2018?	current Sweet Potato & GovanBrown Construction Management; originally the Dr. Jackson Foods Ltd./Roman Meal Bakery & former Canadian Eastern Rogers Company
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