

Inclusion on the City of Toronto's Heritage Register - Dundas Street West and Roncesvalles Avenue Properties

Date: November 9, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 4 - Parkdale-High Park

SUMMARY

This report recommends that City Council include 162 properties with cultural heritage value on the City of Toronto's Heritage Register. These properties were identified through the Dundas Street West and Roncesvalles Avenue Built Form Study, completed and adopted by City Council in 2018, and which was subsequently appealed and subject to settlement at the Local Planning Appeal Tribunal. All of these properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Roncesvalles Avenue and Dundas Street West are two significant commercial main streets in the west end of Toronto which have historically and continue to serve the surrounding community with a vibrant and varied mix of uses. Roncesvalles Avenue developed in the late 19th and early 20th centuries as transportation infrastructure drew residents to the adjacent neighbourhoods, while Dundas Street West's development can be traced back to its initial purpose as a major arterial road heading westward out of the city and connecting to other communities along the north shore of Lake Ontario. The area's historic context reflects waves of development and settlement, and supports a lively and dynamic streetscape composed of commercial main street buildings, adaptively reused houses, apartment buildings, and institutions.

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council include the following 162 properties on the City of Toronto's Heritage Register:

- 5 Roncesvalles Avenue
- 7 Roncesvalles Avenue
- 9 Roncesvalles Avenue
- 59 Roncesvalles Avenue
- 65 Roncesvalles Avenue
- 69 Roncesvalles Avenue
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- 150 Fermanagh Avenue
- 273 Roncesvalles Avenue
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- 9 Hewitt Avenue
- 476 Roncesvalles Avenue
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- 482 Roncesvalles Avenue
- 484 Roncesvalles Avenue

- 2088 Dundas Street West
- 2090 Dundas Street West
- 2092 Dundas Street West
- 2094 Dundas Street West
- 2100 Dundas Street West
- 2102 Dundas Street West
- 2160 Dundas Street West
- 2168 Dundas Street West
- 2170 Dundas Street West
- 2172 Dundas Street West
- 2174 Dundas Street West
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- 2186 Dundas Street West
- 2210 Dundas Street West
- 2214 Dundas Street West
- 2218 Dundas Street West
- 2222 Dundas Street West
- 2224 Dundas Street West
- 1997 Dundas Street West
- 1999 Dundas Street West
- 2001 Dundas Street West
- 2003 Dundas Street West
- 2005 Dundas Street West
- 2007 Dundas Street West
- 2009 Dundas Street West
- 2013 Dundas Street West
- 2015 Dundas Street West
- 2017 Dundas Street West
- 2063 Dundas Street West
- 2067 Dundas Street West

FINANCIAL IMPACT

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

DECISION HISTORY

At the City Council meeting held on July 23, 2018, City Council adopted Official Plan Amendment 421 for the Dundas Roncesvalles area, and directed the Director, Urban Design, City Planning to research and evaluate properties with potential cultural heritage value identified in the report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.9>

At the City Council meeting held on July 16, 2019, City Council adopted the City-wide Heritage Survey Feasibility Study, and approved the phase implementation of the Toronto Heritage Survey as outlined in the report (June 6, 2019).

At the same City Council meeting, City Council requested the Chief Planner and Executive Director, City Planning to prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and

to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district

designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "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."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's 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." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the

Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The key goal of a heritage survey of a study area, also known as a cultural heritage resources assessment, is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study.

The 162 heritage properties identified through the Dundas Street West and Roncesvalles Avenue Built Form Study, which resulted in the Official Plan Amendment No.421 are not currently listed on the City's Heritage Register and have no heritage protection. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Dundas Street West and Roncesvalles Avenue Built Form Study (2018) - OPA 421

In 2015 City Council requested City Planning staff initiate a study of Dundas Street West between Boustead Avenue and Sorauren Avenue and Roncesvalles Avenue between Queen Street West and Boustead Avenue. The study was mandated to, among other things, an assessment of cultural heritage resources. The study included a Cultural Heritage Resource Assessment (CHRA), which provided a historic overview of the study area, examined the existing building types and a heritage survey that identified existing and potential heritage properties. The CHRA was incorporated into the Dundas-Roncesvalles Urban Design Guidelines that were adopted by City Council in 2018.

Dundas Street West and Roncesvalles Avenue Heritage Survey Area

Heritage surveys are essential components of strategic and growth-related studies and provide the foundation for context-sensitive, built-form and place-based policies and guidelines that reflect the unique context of a respective area, as well as community consultation and engagement.

Roncesvalles Avenue and Dundas Street West are two significant commercial main streets in the west end of Toronto which have historically and continue to serve the surrounding community with a vibrant and varied mix of uses. The area's historic context reflects waves of development and settlement, and supports a lively and dynamic streetscape composed of commercial main street buildings, adaptively reused houses, apartment buildings, and institutions.

The heritage survey that was completed as part of the Dundas Street West and Roncesvalles Avenue Built Form Study was brought forward and adopted by City Council in 2018. In 2019, a settlement was reached on the appeal of Official Plan Amendment 421 and is now in-force.

Community Consultation

The Dundas Street West and Roncesvalles Avenue Built Form Study project included three community consultation meetings, a community walking tour, and meetings with individual stakeholder groups, including business, resident and historical society groups. During the consultation process, community members expressed a strong desire to protect the fine-grain, heritage fabric on Roncesvalles Avenue, among other priorities.

The map of heritage potential properties identified by Staff and informed through community consultation was included as an attachment to the report (June 15, 2018).

Methodology for Streamlining the Heritage Register Process

The City of Toronto's approach for listing non-designated properties on the Heritage Register far exceeds the requirements under the Ontario Heritage Act; currently, staff undertake thorough research and evaluate each property using Ontario Regulation 9/06, the Criteria for Determining Properties of Cultural Heritage Value. A statement of significance and list of heritage attributes are then prepared for each property, including a photograph and location map. In contrast, the Ontario Heritage Act requirements under Section 27 of the Act state that if Council believes a property to be of cultural heritage value or interest, the listing must include "a description of the property that is sufficient to readily ascertain the property". Most municipalities interpret this to mean providing a property's address, but not necessarily a written description arrived at through thorough research and evaluation.

The approach taken by staff in recommending individual properties for listing, while thorough, is not the most efficient means of extending interim protection from demolition to properties identified through heritage surveys, while still meeting the City's Official Plan obligation to evaluate properties against provincial criteria. In developing an improved listing process, staff have surveyed international best practices, including reviewing the approach to listing of municipalities across Ontario.

Over the course of 2020 staff engaged with Provincial colleagues within the Ministry of Heritage, Sport, Tourism, and Cultural Industries in order to present the City of Toronto's experience with listing and designating properties on the Heritage Register, and to review listing methodologies. Following the jurisdictional review and Provincial consultation, two methods are being proposed to streamline the process for listing properties on the Heritage Register: the use of an historic context statement accompanied by an address list and property information (i.e. building type and date of construction), and descriptive listings.

These two methods will meet the requirements of the Ontario Heritage Act and the City's Official Plan and both provide sufficient information to communicate the reasons for listing. The benefit of this two-pronged approach will be to ensure that properties with cultural heritage value are afforded interim protection from demolition in order to permit a full evaluation to determine whether they merit Part IV designation should they be subject to a demolition request or development application.

This report is a component of phase one of the Toronto Heritage Survey (THS), which included a review of municipal best practices in North America, and which has informed our evolving and strategic approach in utilizing historic context statements in the identification of cultural heritage resources citywide. Historic context statements are used to enhance the evaluation of individual properties against existing provincial criteria, as required by the City's Official Plan. Through the further evaluation of potential heritage properties, not all identified properties are recommended for listing.

Historic Context Statements

The historic context statement approach builds upon work completed for planning and urban design studies where an historic overview and description of the present-day context of the area has been prepared. Historic Context Statements provide an understanding of the themes and periods of development within a study area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

An historic context statement was finalized for the Dundas Street West and Roncesvalles Avenue study area, and as a part of the review of the original heritage survey, building types that are characteristic and support the historic context were identified, including descriptions of common attributes of each building type that may warrant conservation. Properties were subsequently evaluated against the context statement and building types in order to confirm that they support the area's historic context. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Properties may have additional values, which will be determined through further evaluation.

Heritage Planning's approach to historic context statements continues to evolve. A consistent approach to historic context statements is currently being defined through Phase One of the Toronto Heritage Survey, and will be reflected in future Cultural Heritage Resource Assessments.

Descriptive Listings

The descriptive approach is the second method through which properties may be recommended for inclusion on the Heritage Register. This approach provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and likewise satisfies direction found within the City's Official Plan to make use of Provincial criteria.

The use of descriptive listings is similar to the existing method employed within previous multiple listing reports, whereby each property is individually reviewed to determine

whether it may have cultural heritage value, taking into consideration the property's age, design, and any known histories and associations. A short description of the property's design and appearance will be prepared, which will include its primary address, estimated date of construction, and any historical information that may be pertinent.

The descriptive approach provides a more detailed description of each property than the historic context approach in those situations where a prevailing context has not been identified, or where the property is believed to have cultural heritage value that more specifically relates to its individual characteristics. The additional information provided in these instances will help to better specify those features and attributes that may warrant conservation should the property be further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

1 descriptive listing has been prepared for the Dundas Street West and Roncesvalles Avenue study area and can be found in Attachment 2.

Heritage Survey Verification

For the purposes of this report, properties identified within the heritage survey area have been reviewed for changes since the survey was completed. All identified heritage resources that have been demolished, irreparably altered, evaluated through the course of a development application or for which planning approval has been provided for alteration/demolition have been removed from the list. The review also considered whether any properties had been overlooked, including properties that were individually nominated.

City of Toronto's Heritage Register

The municipal register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

Inclusion on the City's Heritage Register

Although a municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on

the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the OHA following this action. City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a planning application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

CONCLUSION

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act.

Following research and evaluation, it has been determined that the properties included in Attachment 1 of the report have cultural heritage value and warrant inclusion on the City's Heritage Register.

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ATTACHMENTS

Attachment 1 - Dundas-Roncesvalles Historic Context Statement and Properties of Cultural Heritage Value
Attachment 2 - Listing Statement for 9 Hewitt Avenue

DUNDAS-RONCESVALLES HISTORIC CONTEXT STATEMENT ATTACHMENT 1 AND PROPERTIES OF CULTURAL HERITAGE VALUE

While most of the buildings along Roncesvalles Avenue and Dundas Street West were constructed approximately 100 years ago, the surrounding area has a rich history dating back more than 13,000 years. Elements of that history are still prevalent in the unusual street pattern which is part of the unique character of the Dundas Roncesvalles neighbourhood.

Located just north of the Humber Bay and to the east of the Humber River, the study area is set within the ancient Toronto Carrying Place – a system of Indigenous People's trails which combined land and water travel on the Humber, Don and Rouge rivers creating routes between the Lower and Upper Great Lakes. Two of the streets in the study area, known as Indian Road and Dundas Street West were originally part of this system of trails. Indian Road, running parallel to Roncesvalles Avenue to the west, provided a link between the east-west shoreline trails that would later form part of Front Street. There is evidence of their settlement at sites such as Teiaiagon, within the

present-day neighbourhood of Baby Point, just west of Jane Street as early as 6,000-2,000 B.C. E.

With the establishment of the Town of York as the Capital of Upper Canada in 1793, Lieutenant Governor John Graves Simcoe directed the building of roads including Dundas Street which was intended to link Kingston in the east with London in the west. Simcoe had the land surrounding the Town of York surveyed creating a series of townships of which York Township was one, imposing a rectangular grid across the land with a series of concession roads including the east-west routes of Queen, Bloor, and St. Clair, and the north-south roads of Yonge, Bathurst, Dufferin, and Keele. In contrast, Dundas Street, like Indian Road and Davenport Road, followed an existing indigenous trail which was determined by landscape, shorelines, high grounds for vantage points, the avoidance of swamps and the most practical locations to cross rivers.

The town of York survey established a ten block town centre bound by George, Adelaide (then known as Duke), Front and Parliament (now Berkeley) streets with King Street as the main street. To the west of George as far as Dufferin Street was the Garrison Reserve surrounding Fort York. North of Queen Street and stretching up to Bloor (the second concession) a series of 100-acre "park lots" and 200-acre farm lots were surveyed. To promote settlement and security the lots were granted to those loyal to the government including military who had fought in the War of Independence, British immigrants and United Empire Loyalists.

The Dundas Roncesvalles neighbourhood was originally part of Lot 34. In 1797 this lot, along with Lot 19 and 33, was granted to Lieutenant Colonel David Shank, a Queen's Ranger who had fought with the British in the American War of Independence. In 1840, Lots 33 and 34 were purchased by Colonel Walter O'Hara (1789-1874). O'Hara was born in Dublin and after studying law, fought with the British under the Duke of Wellington in the Napoleonic Wars between 1808 and 1815, distinguishing himself for his part in all the battles fought in Spain, two of which occurred at Roncesvalles, a small town in the Pyrenees, and Sorauren, a town south-west of Roncesvalles and closer to Pamplona, the town famous for its running of the bulls.

With his wife Marian Murray, Walter O'Hara immigrated to Canada in 1826 where he took up his appointment as Assistant Adjutant of the Militia of Upper Canada. Henry Scadding recorded that "his contemporaries will always think of him as a chivalrous, high-spirited, warm-hearted gentleman." In 1831, the O'Hara's settled on Park Lot 31, at the north-east corner of Lansdowne and Queen Street West, where they built "West Lodge." Named for their family's home in Ireland and described as "an oasis in a grand forest" it would be home to their five daughters and three sons.

In 1856, O'Hara subdivided Lots 33 and 34 which included a total of 420 acres creating both Sorauren and Roncesvalles Avenue named for the battles O'Hara had won in Spain. With the Grand Trunk railway cutting across Lot 31, he subdivided the northern half. In 1868 he subdivided Lots 33 and 34 again creating 76 lots ranging in size between two and 14 acres. At this time Roland and Alhambra Streets were created. Roland refers to the 'Song of Roland' which celebrated a medieval French hero who died in a Spanish war. 'Alhambra' (Red Castle) again references Spain, but in this case, the magnificent 9th-14th century Islamic fortress-palace renowned for its architecture and gardens.

O'Hara died in 1874, but his personal history is incorporated into the Dundas-Roncesvalles neighbourhood connecting it with Wellington and the Napoleonic wars fought 200 years ago and giving the colour of northern Spain to the neighbourhood's main street and side streets with the names Roncesvalles, Sorauren and Alhambra. His family and their Irish roots are recalled in street names such as Fermanagh, the Irish county in which he was born, Marion, his wife, Constance and Geoffrey and at one time Ruth (now Fern) and Walter (now Grenadier) for his children. To the east of Lansdowne Avenue, O'Hara Avenue, O'Hara Place and West Lodge Avenue indicate the original location of his West Lodge estate. The O'Hara Garden was created in his honour at the north-west corner of Queen Street and O'Hara Avenue.

Lot 35, to the west of Lot 34, is characterized by the ancient Indigenous trail, now known as Indian Road, which like Sorauren and Roncesvalles avenues bi-sects the lot with a meandering north-south route. The lot was originally granted to Elizabeth Johnson in 1798 but was purchased in 1848 by the architect John George Howard who had owned Lot 37 where he had built his home Colborne Lodge in 1836. Howard subdivided the 160-acre Lot 35 and built the house known as Sunnyside with a view overlooking Lake Ontario. He sold the house and property to George H. Cheney in 1853. Sunnyside villa was subsequently operated as the Sacred Heart Orphanage by the Sisters of St. Joseph and in the 1920s was converted to St. Joseph's Hospital. In 1945 the villa was demolished and a new hospital building constructed, which has been succeeded by several new additions to the property.

The southern half of the original Lot 35, known as Sunnyside, was annexed to the City of Toronto in 1888. Before World War I a boardwalk along the lake shore was a popular destination and afterwards an amusement park and recreational area with the Pavilion Restaurant and the Sunnyside Pavilion opened in 1922 and became a popular destination. The amusement park was demolished with the creation of the Gardiner Expressway in the 1950s.

In 1874 John Howard and his wife Jemima gave their 165-acre estate, High Park, including Colborne Lodge, to the City to be operated as a park, but the Howard's would retain their own house and continue living their until their deaths. Howard died in 1890. The city added land on both sides of the park, including Lot 36 to the east, increasing the total size of the park to 400 acres. High Park and the waterfront park south of Lakeshore Boulevard which contains the Sunnyside Pavilion continue to provide significant amenities adjacent to the Roncesvalles neighbourhood.

Roncesvalles Avenue was the dividing line between the Villages of Parkdale and Brockton on the east side and the area known as Sunnyside on the west. Parkdale, which was located south of Wright Avenue, emerged in the 1870s and was partly developed by the Toronto House Building Association. Parkdale was characterized by large residential estates with grand homes on the south side of Queen Street with a view of or proximity to the lake. These large lots were in contrast to the smaller lots on the north side of Queen Street with more modest residences.

Parkdale was called the "flora suburb" with by-laws to support tree-planting and to prevent the establishment of industry within its borders. It was incorporated as a village

in 1878, acquired town status in 1886 and was amalgamated with the City of Toronto in 1889. When it acquired town status its borders were extended to the west side of Roncesvalles Avenue. Prior to amalgamation Parkdale established many public services including the Parkdale waterworks.

Brockton was established in 1850, when Susannah Lucy Brock, widow of James Brock (1773-1828) and cousin of Sir Isaac Brock subdivided Lot 30, creating the north south axis of Brock Avenue which stretched from Queen to Bloor and was crossed by Dundas Street. The proximity to Dundas Street was a significant asset as development of the lot along that street progressed more quickly than along Queen Street. The area around the Dundas Street corridor acquired the name Brockton although it was not incorporated as a village until 1881 and was amalgamated with Toronto shortly after in 1884.

Transportation was key to the development of the Dundas-Roncesvalles neighbourhood. As noted above, Dundas Street had a significant impact on the land adjacent to it as indicated by the smaller sizes of lots facing this thoroughfare. The introduction of railways from the 1850s was also influential. In the 1870s the Parkdale station was established near Dufferin and Queen Streets, and in 1878, the Great Western Railway introduced a suburban line along the lake shore with stops at High Park.

Roncesvalles Avenue had been subject to improvement in the 1870s but sidewalks were not yet provided. A new impetus for growth and development of Roncesvalles occurred when King Street was extended to meet the southern end of Roncesvalles Avenue in 1882. The Toronto Street Railway which had horse-drawn streetcars was extended to Roncesvalles Avenue in 1887. Following amalgamation in 1891, the King Streetcar was extended to Roncesvalles Avenue. In 1907 streetcar tracks were laid on Roncesvalles Avenue at the same time that paving of the street was undertaken. In July 1908 the streetcar service extending from Queen Street to Howard Park Avenue was inaugurated.

Goads Fire Insurance Atlases, dating from 1884 to 1924, provide a clear indication of the evolution of the Dundas- Roncesvalles neighbourhood with their detailed description of property lots and building footprints. The 1884 Goads indicates a mix of the large 14-acre lots of the 1856 O'Hara Plan 287 subdivision of Lot 34. These lots indicate a few frame and brick buildings owned by John Davison (Lot 31) Jason Symes (Lot 30) and James Wright (Lot 25). Finer-grained subdivisions with smaller lots are shown around the junction of Roncesvalles and Dundas Street West as well as those at the south end of Roncesvalles near Queen Street. In 1884 almost all lots remain undeveloped. By 1890, Goads indicates the large 14 acre lots have been subdivided and both sides of the street have lots facing Roncesvalles Avenue. The lots are narrower in some stretches on the east side, however, both sides of the street have lots facing Roncesvalles Avenue. The John Davison estate remains. Apart from the intersection of Roncesvalles and Galley Avenue there has been almost no development. Goads of 1903 presents a similar picture, except there has been a significant change to the street pattern and that is the creation of Howard Park Avenue (initially also known as High Park Avenue) by 1899 which links Dundas West with the park and the creation of High Park Boulevard, a wider street.

High Park Boulevard was intended to be a planned community with large estate homes by the developer Joseph Phillips who also constructed the York Savings & Loan Company (YS&L Co.) building at the north-east corner of Roncesvalles and Fermanagh Avenue opposite High Park Blvd. This contributed in part to the unusual current character of Roncesvalles Avenue, which has predominantly commercial buildings on the east side and primarily residential buildings on the west side, south of Marmaduke. However, when Phillips ran into trouble which resulted in a jail term, Robert Home Smith took over the development and converted the YS&L Co. building into luxury apartments, providing a precedent for this kind of development on Roncesvalles.

In 1913, Goads indicates a massive transformation following the opening of streetcar service in 1908 - approximately 75% of the lots facing Roncesvalles Avenue have been developed. The buildings are primarily commercial with residential above on the east side of the street, built right up to their lot line and residential on the west side, set back from the street. The neighbourhood included several landmark public buildings indicating the growth of the area as a cohesive community. These included a public school (on Fern Avenue) and places of worship such as the High Park Presbyterian, c. 1910, burnt down in 1927 and rebuilt in 1928, the public library and the Revue Cinema.

Dundas Street West presents a similar pattern with commercial buildings primarily on the north-east side of the street and residential properties on the south-west. The south-west side also features the Toronto Railway Co, Car Shed buildings. Another feature of the development is the incorporation of laneways in most of the blocks.

By 1924 the construction was almost complete along Roncesvalles and Dundas Street and the character which remains today was set. South of Howard Park, the east side of Roncesvalles is predominantly characterized by two-three storey buildings with shops at the ground floor and residential above. As discussed above, this pattern is interrupted in places to include apartment blocks, bank buildings, places of worship, (the St. Vincent de Paul Catholic Church, completed in 1924), and a 1930s department store (the former Kresge's). The commercial with residential buildings are of three types – rows of units, corner stores or house-form buildings with retail added at grade. The commercial uses include shops, medical offices, law offices and banks.

On the west side of Roncesvalles Avenue north of Marmaduke Street, the development reflected that of the east side as it is primarily characterized by commercial blocks with retail uses at grade and residential above, as well as including the local community landmark, the Revue Cinema. South of Marmaduke the development was primarily residential. House-form buildings face the side streets and sometimes include medical or educational uses, with entrances facing Roncesvalles. Other residential types on this part of the avenue included low-rise apartment blocks.

Post-World War II development has included the five-storey Sunnyside Medical building at Harvard. The west side near St. Joseph's and Queen has similarly been redeveloped to include a small strip mall and an 11-storey seniors home as well as a hotel adjacent to the former Greyhound bus terminus now overtaken by an expanded facility for TTC streetcars.

The area has been characterized by a pleasant commercial main street with residential apartments above surrounded by tree-lined residential streets. The creation of the Gardiner Expressway in the 1950s cut off Roncesvalles from its traditional recreational waterfront. By the 1970s, the area was recognized and promoted for the charm of its 100-year old houses and tree-lined streets. Since the 1980s the restoration of the Sunnyside pavilion and swimming pool, the creation of the boardwalk and the pedestrian bridge over the Gardiner Expressway and Lakeshore Boulevard have reconnected Roncesvalles with these historic waterfront amenities.

A further transition in the neighbourhood was noted in the early 2000s with the building of the High Park Condo Lofts. By 2009, with the revitalization of Roncesvalles streetcar stops, sidewalks and streetscape, the street was characterized as a "mix of Polish delis and hipster cafes." Throughout the years reports reflect a consistent "village feel" with the eclectic mix of people, working class, immigrant and professionals and an example of "urban design at its best".

Building Types

The historic context of Roncesvalles Avenue and Dundas Street West is defined by the prevalence of main street commercial row and block building types, as well as churches, a small number of apartment buildings, and residential buildings that have been adapted for commercial use. These buildings contribute to the street's historic context and its present-day main street character:

Main Street Commercial Row

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

Common Features

- 1-4 storeys
- Public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Main Street Commercial Block

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

Common Features

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Bank

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

Common Features

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

Pre-War Apartment

The pre-war apartment building type reflects the residential intensification seen in Toronto during the first decades of the 20th century, prior to the widespread implementation of mechanical elevators and suburbanization. The pre-war apartment

type is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards inserted to provide light and circulation for larger buildings. They are generally symmetrical in design, and have raised first floors with exposed basement windows into what were either service rooms or basement apartments.

Common Features

- 2.5-5 storeys in height
- 5 or more residential units
- brick masonry cladding, with stone or terra cotta detailing
- street-facing articulation, with a well-defined central entrance
- for larger buildings, an interior light well or courtyard

Bay and Gable

The Bay and Gable type was primarily constructed from the mid-to-late 19th-century, and is a common house type in neighbourhoods within Toronto from that period. The type responded to the city's residential subdivisions which typically included long, narrow building lots with minimal street frontage. These parameters resulted in narrow, interior layouts, often only wide enough to accommodate an entry hall and one room facing the street at the ground floor level. Often, the side hall arrangement persisted even when circumstances permitted a wider structure. The Bay and Gable type is generally 2-3 storeys, with its street-facing wall defined by 2-bays, one bay containing the main entrance while the other bay is typically capped by a cross gable - which may include decorative wood bargeboards – above projecting bay windows. Examples of this building type are generally designed with Gothic Revival architectural influences; variations of this typology can include homes with a mansard roof, featuring a protruding mansard dormer in place of the cross gable. The Bay and Gable type is generally clad with brick or stucco, and includes a wide range of window and entrance types, including variations of window bays, recessed entrances, and porches.

Common Features

- 2-3 storeys
- Asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable or mansard dormer in the other
- Side gable or occasionally mansard roof
- Cladding is often brick, or less often stucco or clapboard
- May be detached, semi-detached or part of a terrace
- Brick chimneys, often rising from the front half of the side gable roof
- Decorative bargeboard, woodwork, brick and terra cotta details

Theatre

The theatre building type varies greatly depending upon context, ranging from neighbourhood movie houses to grand theatres in the centre of the city. The neighbourhood theatre was often integrated within a main street context, with a narrow street front presence defined by a central recessed ticket booth and entrance below a

marquee and sign. The buildings often expanded at the rear of the property or stretched back further than adjacent buildings to accommodate screening rooms; as their popularity increased and they were being constructed in streetcar suburbs with more affordable land, their orientation switched and theatres often occupied a greater proportion of the block frontage in order to accommodate more than one screen. Theatres were generally clad in brick masonry, with detailing on the upper levels, smaller windows and often symmetrical design to draw attention to the central signboard and marquee. Theatres were designed in a variety of architectural styles, including Beaux Arts, Edwardian, Art Deco and Art Moderne.

Common Features

- 2-4 storeys in height
- either a long and narrow or wide and shallow form
- brick masonry or stone veneer cladding, with stone or terra cotta detailing and less glazing than other main street building types
- symmetrical design, with a focus on the central marquee and sign

Cultural Heritage Resources

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

Address	Date of Construction (est.)	Building Type	Heritage Status
5, 7, 9 Roncesvalles Ave	post-1924	Main street commercial row	
59 Roncesvalles Ave	Post-1924	Pre-war apartment	
65, 69 Roncesvalles Ave	1913-1924	Main street commercial row	
77, 79, 81, 83 Roncesvalles Ave	1913-1924	Main street commercial row	
93 Roncesvalles Ave	1903-1913	Main street commercial row	
97 Roncesvalles Ave	1903-1913	Main street commercial row	
99, 101, 103, 105 Roncesvalles Ave	1913-1924	Main street commercial block	
117, 119, 121, 123, 125 Roncesvalles Ave	1903-1913	Main street commercial row	
127 Roncesvalles Ave	1913-1924	Theatre	

Address	Date of Construction (est.)	Building Type	Heritage Status
133 Roncesvalles Ave	1913-1924	Main street commercial row	
147 Roncesvalles Ave	1903-1913	Main street commercial row	
151, 153, 155 Roncesvalles Ave	1903-1913	Main street commercial row	
157 Roncesvalles Ave	1913-1924	Main street commercial row	
159, 163 Roncesvalles Ave	1913-1924	Main street commercial row	
165, 167 Roncesvalles Ave	1903-1913	Main street commercial row	
169, 171, 173 Roncesvalles Ave	1903-1913	Main street commercial row	
177 Roncesvalles Ave	1903-1913	Main street commercial row	
179 Roncesvalles Ave	1936	Main street commercial row	Listed
185 Roncesvalles Ave	1903-1913	Main street commercial row	
189, 191 Roncesvalles Ave	1903-1913	Main street commercial row	
193, 195 Roncesvalles Ave	1913-1924	Main street commercial row	
197 Roncesvalles Ave	1903-1913	Main street commercial block	
203 Roncesvalles Ave	1903-1913	Main street commercial row	
209 Roncesvalles Ave	1903-1913	Bank	
211, 213, 217, 221 Roncesvalles Ave	1913-1924	Main street commercial row	
227, 229 Roncesvalles Ave	1913-1924	Main street commercial row	
231 Roncesvalles Ave	1903-1913	Main street commercial row	
150 Fermanagh Ave	1903-1913	Pre-war apartment (conversion)	

Address	Date of Construction (est.)	Building Type	Heritage Status
263 Roncesvalles Ave	Post-1924	church rectory	Listed
273 Roncesvalles Ave	1903-1913	Main street commercial row	
277 Roncesvalles Ave	1903-1913	Main street commercial row	
279, 281, 283 Roncesvalles Ave	1913-1924	Main street commercial row	
285 Roncesvalles Ave	1903-1913	Main street commercial row	
289, 291, 293 Roncesvalles Ave	1903-1913	Main street commercial block	
295, 297, 299 Roncesvalles Ave	1903-1913	Main street commercial block	
301 Roncesvalles Ave	1903-1913	Main street commercial row	
303, 305, 307 Roncesvalles Ave	1903-1913	Main street commercial row	
309, 311, 313 Roncesvalles Ave	1903-1913	Main street commercial row	
315 Roncesvalles Ave	1903-1913	Main street commercial row	
317 Roncesvalles Ave	1903-1913	Main street commercial row	
319 Roncesvalles Ave	1903-1913	Main street commercial row	
321, 323, 325, 327 Roncesvalles Ave	1903-1913	Main street commercial row	
333 Roncesvalles Ave	1903-1913	Main street commercial row	
335 Roncesvalles Ave	1903-1913	Main street commercial row	
359, 361, 363, 365, 367, 369, 371 Roncesvalles Ave	1903-1913	Main street commercial block	
373 Roncesvalles Ave	1903-1913	Main street commercial row	
379 Roncesvalles Ave	1913-1924	Main street commercial row	

Address	Date of Construction (est.)	Building Type	Heritage Status
383 Roncesvalles Ave	1903-1913	Main street commercial row	
385 Roncesvalles Ave	1903-1913	Main street commercial row	
389, 391 Roncesvalles Ave	post-1924	Main street commercial row	
393, 395, 397, 399 Roncesvalles Ave	1903-1913	Main street commercial row	
401, 403, 405, 407 Roncesvalles Ave	1903-1913	Main street commercial row	
409, 411 Roncesvalles Ave	post-1924	Main street commercial row	
413, 415 Roncesvalles Ave	post-1924	Main street commercial row	
431 Roncesvalles Ave	1903-1913	Main street commercial row	
467, 469 Roncesvalles Ave	post-1924	Pre-war apartment	
475, 477 Roncesvalles Ave	1884-1890	Residential semi-detached; bay and gable	
384, 386, 388, 390, 392, 394, 396 Roncesvalles Ave	post-1924	Main street commercial row	
402, 404 Roncesvalles Ave	1903-1913	Main street commercial row	
406 Roncesvalles Ave	1903-1913	Main street commercial row	
408 Roncesvalles Ave	1903-1913	Main street commercial row	
410 Roncesvalles Ave	1903-1913	Main street commercial row	
412, 414 Roncesvalles Ave	1903-1913	Main street commercial row	
9 Hewitt Ave*	post-1924	Place of Worship*	

Address	Date of Construction (est.)	Building Type	Heritage Status
476, 478, 480, 482 Roncesvalles Ave	1903-1913	Main street commercial row	
484 Roncesvalles Ave	1903-1913	Main street commercial row	
2088, 2090, 2092, 2094 Dundas St W	1910-1924	Main street commercial row	
2100, 2102 Dundas St W	1913-1924	Main street commercial row	
2160 Dundas St W	post-1924	Main street commercial row	
2168, 2170 Dundas St W	1913-1924	Main street commercial row	
2172, 2174 Dundas St W	1903-1913	Main street commercial row	
2176, 2182 Dundas St W	1913-1924	Main street commercial row	
2184, 2186 Dundas St W	1913-1924	Main street commercial row	
2210, 2214, 2218, 2222, 2224 Dundas St W	1903-1913	Main street commercial row	
1997, 1999, 2001, 2003, 2005, 2007, 2009 Dundas St W	1903-1913	Main street commercial row	
2013, 2015, 2017 Dundas St W	1913-1924	Main street commercial row	
2063, 2067 Dundas St W	1903-1913	Main street commercial block	

* See Attachment 2 for listing statement

Address: 9 Hewitt Avenue

Year Built (est.): 1908, 1910, 1928



Description: Westminister Chapel at High Park (originally High Park Baptist Church) was founded as the Hewitt Avenue Mission in 1908 and was originally an outpost of Walmer Road Baptist Church. The original red brick church, located at the west end of the property, is two-storeys and raised on a basement. It contains Neo-Gothic style details, including pointed arches, quoining, and tracery in the windows in the principal elevation fronting Hewitt Avenue, an asymmetrically-placed tower with a broach spire, and chamfered buttresses running along the nave. The church was designed with a traditional rectangular basilica plan, which was oriented to the liturgical east end that likely housed a chancel. The original church also contained a principal entrance at the west end set below a pointed arch that has since been bricked over. A major addition was made to the church in 1909-10 by the architect Arthur James Barclay (1880-1971). In 1927-8, J. Gibb Morton (1876-1949) designed a centrally-planned circular sanctuary addition to the east of the original church building. The addition is clad in brick in a mixture of red and brown hues and contains Romanesque Revival style details. The church is now home to the Westminister Chapel congregation, which was created in 2008 when the High Park Baptist and Temple Baptist congregations merged.