

# **Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 41 Wabash Avenue**

**Date:** January 6, 2020

**To:** Toronto Preservation Board  
Toronto and East York Community Council

**From:** Senior Manager, Heritage Preservation Services, Urban Design, City Planning

**Wards:** Ward 4 - Parkdale - High Park

## **SUMMARY**

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This report recommends that City Council include the property at 41 Wabash Avenue on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. It also recommends that City Council approve the alterations proposed for this property in accordance with Section 33 of the Ontario Heritage Act in connection with Local Official Plan and Zoning By-law amendment applications that include the construction of additions to the existing warehouse building and its integration into a new residential development to provide fifteen (15) townhouses. This report also recommends that City Council give authority to enter into a Heritage Easement Agreement for the property.

## **RECOMMENDATIONS**

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

1. City Council include the property at 41 Wabash Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 41 Wabash Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 41 Wabash Avenue (Reasons for Designation) attached as Attachment 4

to the report (January 6, 2020) from the Senior Manager, Heritage Preservation Services, City Planning.

3. If there are no objections to the designation 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 proposed 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 to designate the property.

6. City Council approve the alterations to the heritage property at 41 Wabash Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of additions to the existing warehouse building and its integration into a new residential development to provide fifteen (15) townhouses, on the lands known municipally as 41 Wabash Avenue, with such alterations substantially in accordance with plans and drawings dated December 17, 2019, prepared by RAW Architects and on file with the Senior Manager, Heritage Preservation Services; subject to and in accordance with the Preliminary Conservation Plan prepared by ERA Architects, dated December 19, 2019 and on file with the Senior Manager, Heritage Preservation Services, satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. 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 41 Wabash Street in accordance with the plans and drawings dated December 17, 2019, prepared by RAW Architects, and on file with the Senior Manager, Heritage Preservation Services, the Preliminary Conservation Plan revised on December 19, 2019 prepared by ERA Architects Inc., and in accordance with the Final Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Final Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Preliminary Conservation Plan for 41 Wabash Avenue revised on December 19, 2019 prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 41 Wabash Avenue, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Final Conservation Plan required in Recommendation 6.a.2. to the satisfaction of the Senior Manager, Heritage Preservation Services.
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 an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the property at 41 Wabash Avenue, 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 Preservation Services, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Final Conservation Plan required in Recommendation 6.a.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 Preservation Services.
2. 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 Preservation Services to secure all work included in the approved Final Conservation Plan and Interpretation Plan.

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

7. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 41 Wabash 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 41 Wabash Street.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On February 14, 2019, the Toronto and East York Community Council received for information a preliminary report from the Acting Director, Community Planning, Toronto and East York District on the Zoning By-law amendment application.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.59>

## **BACKGROUND**

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The property at 41 Wabash Avenue is located on the south side of Wabash Avenue immediately east of Sorauren Avenue and facing Sorauren Avenue Park in the east industrial section of the Roncesvalles neighbourhood. It contains a two-and-a-half-storey, brick and metal-clad industrial warehouse building, constructed in 1912 for the National Equipment Company Ltd. with a rear one-storey addition. During planning application review the property was identified as having heritage potential.

The application proposes to amend the Zoning By-law in order to undertake a development proposal that would integrate the existing warehouse building into a new residential development to provide fifteen (15) townhouses. A new fourth floor would be added to the heritage building to allow its conversion into four townhouses and a rear addition would provide an additional eleven townhouses. The scheme includes the retention of the whole of the front wall as well as most of the side walls and the interior structural elements. The non-original single storey rear wing would be removed to facilitate the construction of the new townhouses. In addition part of the rear of the original warehouse building and parts of the east side wall would also be removed together with all internal partitions and ceilings.



## **Adjacent Heritage Properties**

There are no heritage properties adjacent to the development site.

## **Policy Framework**

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act 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.”

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters be “consistent with” the Provincial Policy Statement.

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, use and/or management 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."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (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 to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to 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.”

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.3: "Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register."

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 facades alone is discouraged."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

## **The Standards and Guidelines**

The Standards and Guidelines for the Conservation of Historic Places in Canada (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.

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

## COMMENTS

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### **Designation under Part IV of the Ontario Heritage Act and Inclusion on the Heritage Register**

A location map (Attachment 1) and photographs (Attachment 2) of the property are attached. The Research and Evaluation Report (Attachment 4) for the property is attached.

Following research and evaluation, staff have determined that the property at 41 Wabash Avenue meets Ontario Regulation 9/06 under all three categories of design, associative and contextual values. This report recommends that City Council include the property at 41 Wabash Avenue on the City of Toronto's Heritage Register and state its intention to designate the property at 41 Wabash Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 41 Wabash Street contains a factory built in 1912 for the National Equipment Company Ltd. which manufactured pumps and oil tanks for domestic and commercial use at this location for over 45 years. The property's cultural heritage value is evident in the brick and metal-clad building whose material and form represents an early 20th-century, factory type whose functional design was elevated with the inclusion of the classical symmetry and hierarchy of its window openings and pediment-shaped parapet on its principal, north elevation. It has associative value as part of the history of the evolution of the Roncesvalles neighbourhood and, in particular, this section which from 1906 became an established industrial area which developed in proximity to the CP and CNR railway lines to the east and provided employment for the residential neighbourhoods to the west. Its contextual value is found in its historic industrial form and character which readily identifies it with the other early 20th century industrial buildings on Wabash Avenue and the adjacent Sorauren Avenue.

Over the past 100 years, while the adjacent residential neighbourhood has thrived, the industrial area has undergone decline. Initially some factories were demolished and replaced by parks including the large Sorauren Avenue Park and the smaller Charles G. Williams Park. More recently, the factories have been adaptively re-used and new low-rise, award-winning housing, such as that at 373-383 Sorauren Avenue have been added. To the east of 41 Wabash Avenue, new townhouses and row houses have been constructed. Across Wabash Avenue, on the north side of the street, the smaller of the former Canada Linseed Oil Mills buildings has been adapted as the City-owned Sorauren Park Fieldhouse. The larger landmark building will soon be redeveloped by the City as the New Wabash Community Centre. The conservation of 41 Wabash

Avenue will maintain the historic industrial character and origins of the Roncesvalles neighbourhood while contributing to its vitality and ongoing renewal.

The Statement of Significance: 41 Wabash Avenue (Attachment 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

## **Proposed Redevelopment of the Site**

Heritage Preservation Services has reviewed the Preliminary Conservation Plan submitted in support of the application. This finds that the proposed development conserves the cultural heritage value of the industrial warehouse building at 41 Wabash Street. Overall staff concur with the conservation strategy outlined in this Plan and are supportive of the proposal. (Attachment 5)

The application proposes to retain the north (front) facade of the existing building. The existing window and door openings within this wall will also be maintained, with the exception of a modification to a former loading entrance at the ground level which will be enlarged to accommodate a new parking entrance.

The west elevation will be largely retained and the existing window openings at the second and third storey level will be maintained. The existing openings at the ground level will be enlarged to accommodate new at-grade entrances and five new openings will be introduced (one at the ground-level and two at the second and third storeys, respectively) that will match the pattern of the existing window configuration (see Attachment 5).

The rear portion of the west facade containing two three-storey vertical rows of windows will be demolished in order to accommodate the development, as will the south (rear) wall of the original warehouse building along with the existing rear one-storey addition.

On the east side, most of the lower two floors of the exterior masonry walls will be retained. A rear portion of this wall that is not visible from the street will be removed. Most of the third floor of the east side will also be removed, however, the front section will be retained in order to conserve the integrity of this former industrial warehouse building.

The proposed development includes a one-storey roof addition above the existing building. This fourth storey addition will be set back 1 metre from the north (front) and west walls and will be designed to be distinguishable from and compatible with the historic building. The new upper storey has been designed to relate to the pattern of the original windows below and it includes dark cladding material that will minimize the visual impact of the rooftop addition from the public realm in particular within long views from Sorauren Avenue Park.

The proposed rear addition has a contemporary design that is both distinguishable from and compatible with the historic building.

### **Proposed Conservation Strategy**

All interior structural elements including columns, beams and floors will be maintained within the retained portion of the building.

The retained masonry walls of the building will be repaired, including the removal of paint on masonry, repointing, brick repairs and the restoration of the parapet wall on the north (front) elevation.

Windows on the north elevation will be installed with period-appropriate industrial profiles and the windows on the west elevation will be replaced with painted wood sash windows that are based on archival photographs. The projecting wood cornices above the third-storey windows on the north (front) elevation, which are heritage attributes of the property, will be retained and restored. On the west side where a modified second storey original window opening was lowered to become a door, salvaged brick will be used to appropriately restore the window to its original condition (Attachment 2).

### **Conservation Plan**

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to submit a detailed Final Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, that fully describes how the cultural heritage values of the property at 41 Wabash Street will be conserved.

### **Heritage Easement Agreement and Heritage Interpretation**

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 property.

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan Approval for the proposed development, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager of Heritage Preservation Services.

## **CONCLUSION**

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Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) and determined that the property at 41 Wabash Street is consistent with Ontario Regulation 9/06 and meets the criteria for designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 3) for 41 Wabash Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate, and will be advertised on the City of Toronto's website in accordance with the City of Toronto

Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

The proposed development scheme will conserve the historic industrial character and appearance of the property at 41 Wabash Street while integrating it into a new residential townhouse development. Staff are therefore supportive of the proposal and are of the opinion that it is consistent with the applicable policies in the Provincial Policy Statement (PPS), the "Growth Plan", the City's Official Plan, and the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada".

## **CONTACT**

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## **SIGNATURE**

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Urban Design, City Planning

## **ATTACHMENTS**

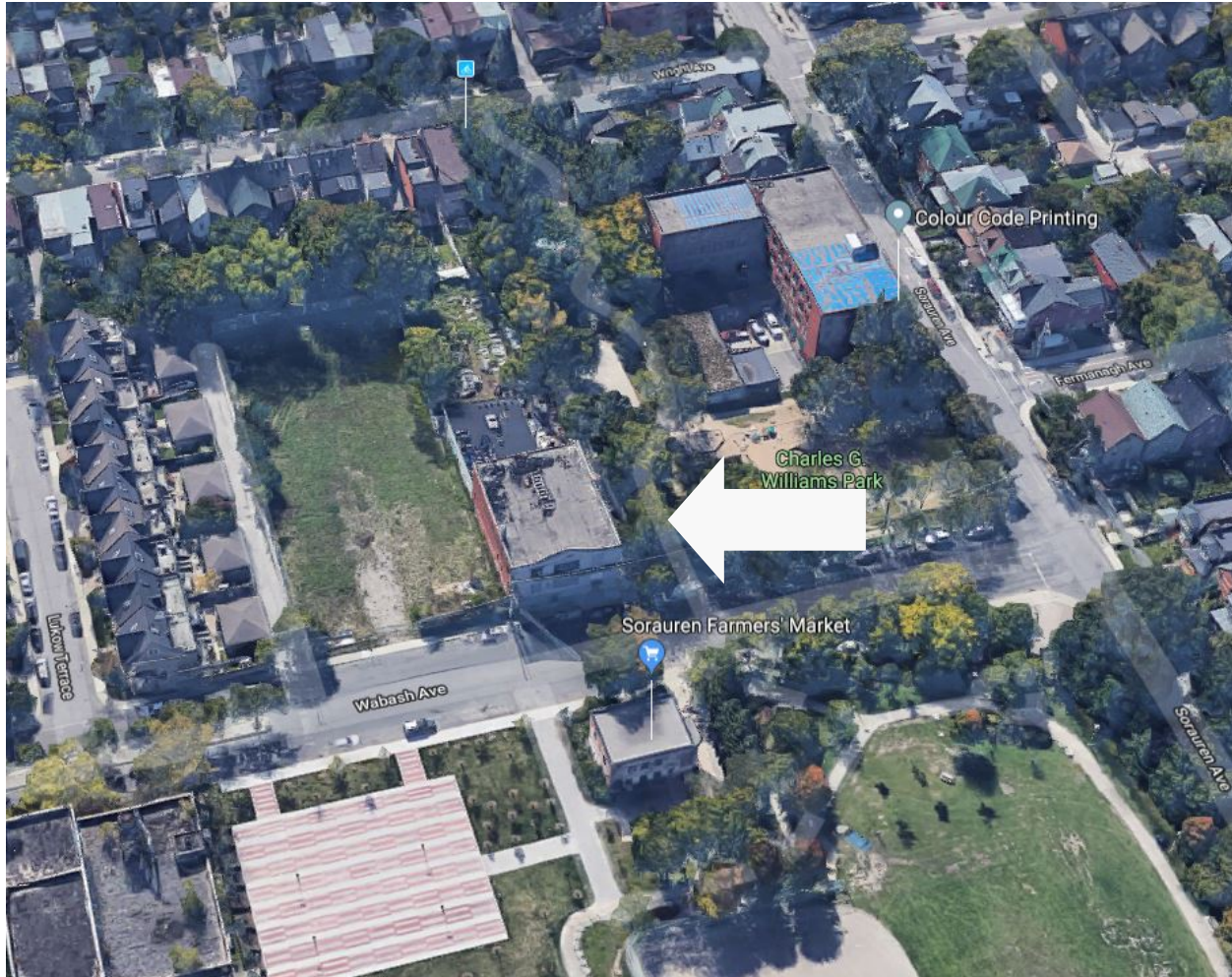
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Attachment No. 1 - Location Plan  
Attachment No. 2 - Photographs  
Attachment No. 3 - Statement of Significance  
Attachment No. 4 - Heritage Property Research and Evaluation Report  
Attachment No. 5 - Proposal





## LOCATION PLAN



Aerial view of the development site at 41 Wabash Avenue looking south. Exact boundaries of the site are not indicated.  
Please note: the photo is not current as the adjacent four-storey condominium building recently constructed at 35 Wabash Avenue to the left (east) is not shown. (Google Maps 2020)





Photograph of the property at 41 Wabash Avenue (Heritage Preservation Services [HPS] 2020)



Photograph of the property at 41 Wabash Avenue (HPS, 2020)

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

### **Description**

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

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

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

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

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

use will build on and enhance the richness and variety of the sense of place in this historic and evolving neighbourhood.

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

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

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



HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



41 WABASH AVENUE  
NATIONAL EQUIPMENT COMPANY LTD.

Prepared by:

Heritage Preservation Services  
City Planning  
City of Toronto

January 2020

1. DESCRIPTION



Above: 41 Wabash Avenue, principal (north) elevation (Heritage Preservation Services [HPS], 2020)  
 Cover: 41 Wabash Avenue, showing the principal (north) and side (west) elevation (HPS, 2020)

41 WABASH AVENUE – NATIONAL EQUIPMENT COMPANY LTD.	
ADDRESS	41 Wabash Avenue, Toronto M6R 1N1
WARD	Ward 4 Parkdale-High Park
LEGAL DESCRIPTION	PLAN 1256 PT LOTS 5 & 6
NEIGHBOURHOOD/COMMUNITY	Roncesvalles
HISTORICAL NAME	National Equipment Company Ltd.
CONSTRUCTION DATE	1912
ORIGINAL OWNER	National Equipment Company Ltd.
ORIGINAL USE	Oil tank and pump manufacturing
CURRENT USE	Plumbing supply warehouse
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Early 20th century industrial
ADDITIONS/ALTERATIONS	Rear cladding and single storey addition
CRITERIA	Design, associative, contextual
HERITAGE STATUS	n/a
RECORDER	HPS: Marybeth McTeague
REPORT DATE	2020

## 2. BACKGROUND

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

This research and evaluation report describes the history, architecture and context of the properties at 41 Wabash Avenue and applies evaluation criteria to determine whether the property merits 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
10,000 BCE	Approximately 12-13,000 years ago, Indigenous peoples establish the Toronto Carrying Place Trail which connect Lake Ontario with Lake Simcoe, via several rivers including the Humber. Dundas Street West, to the north of the subject property is an east-west trail connecting with the Toronto Carrying Place
1793	Following the signing of the Toronto Purchase treaty with the Mississaugas, and the establishment of the Town of York as the Capital for Upper Canada, the British begin constructing a highway on the trail that is now Dundas Street West to connect the new capital with London in the west and Kingston in the east
1797	To encourage settlement around the new capital, land is surveyed and 100-200 acre lots are granted to those loyal to the British. Park Lots 33 and 34 (the future location of 41 Wabash Avenue) are granted to Lieutenant Colonel David Shank
1840	Lots 33 and 34 are purchased by Colonel Walter O'Hara
1850s	Railways linking Toronto with the rest of the province were under construction from the early 1850s with several lines converging just south of Dundas Street to the east of the subject property including the Grand Trunk Rwy, the Credit Valley Railway, and the Northern Railway
1856	Col. O'Hara subdivides Lots 33 and 34 with long north-south Roncesvalles and Sorauren avenues
1882	James Clarkson purchased Lot 28 of Park Lot 33 and subdivides the property into 64 lots for residential development under Plan 502 with streets named Clarkson Avenue, James Street, Wilton and Wabush (sic) avenues
1905-7	The Ross Land Company Ltd. acquires the property known as Plan 502 and registers a new plan 1256 with 6 large lots with a railway spur replacing Wabush Avenue

1906-1915	Following the registration of Plan 1256 numerous factories are constructed on the east side of Sorauen Avenue
1911	According to Land Registry Office (LRO) records, the Ross Land Company sells parts of Lots 5 and 6, Plan 1256 to the National Equipment Company Ltd. (NECL)
1912	The assessment rolls indicate that in May the property owned by the NECL is vacant.
1913	City Directories indicate the NECL is located at 1 Wabash Avenue indicating a 1912 completion date. Assessment rolls taken in 1913 indicate the building as complete and occupied
1924	Goads map indicates that by this date a one-storey shed was added to the rear of the existing building
1958	LRO records indicate the National Equipment Company Ltd sells the property at 41 Wabash Avenue to Abraham D. Silverberg
1982	Building Records Permits indicate that a fire damaged the roof and rear wall of the two-and-a-half storey building resulting in the replacement of the south elevation with metal cladding
1994	LRO records indicate the Estate of David Abraham Silverberg sells the property known as 41 Wabash Avenue to J. S. Addison Plumbing.
2018	J. S. Addison Plumbing Ltd. sells the property at 41 Wabash Avenue to 41 Wabash Inc.
2018	A zoning by-law amendment application to allow the redevelopment of the site for residential use with four-storey town-house units that would incorporate the existing two-and-a-half storey building is submitted for approval

ii. HISTORICAL BACKGROUND

Roncesvalles Neighbourhood:

41 Wabash Avenue<sup>1</sup> is located on the north-eastern edge of the Roncesvalles neighbourhood which is characterized by buildings which were typically constructed approximately 100 years ago and share a common low-rise scale, materials and details but its street pattern retains traces of history which dates back thousands of years. *(Image 1)*

Approximately 12-13,000 years ago, Indigenous peoples established the Toronto Carrying Place Trail which connected Lake Ontario with Lake Simcoe, via several rivers including the Humber, the Rouge and the Don. The portion of Dundas Street West, to

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1 The property was originally known as 1 Wabash Avenue when it first appeared in the City Directories in 1913. Between 1928 and 1929 the street was re-numbered and the property became known as 41-45 Wabash Avenue. It is currently known as 41 Wabash Avenue with a subsidiary entrance address known as 45 Wabash Avenue. Wabash Avenue was originally shown as Wabush on Goad's Atlases but was known as Wabash from 1913 onwards in City Directories and other sources.



the north of the subject property, was an east-west trail connecting with the Toronto Carrying Place.

Following the signing of the Toronto Purchase treaty with the Mississaugas, the British established the Town of York as the Capital for Upper Canada. Under the direction of Lieutenant Governor John Graves Simcoe, the Dundas Street trail was incorporated into a provincial highway intended for military and communication purposes connecting Kingston in the east with the town of London in the west. (*Image 2*)

To encourage settlement around the new capital, the land was surveyed and 100-200 acre lots were granted to those loyal to the British. Park Lots 33 and 34, which are bisected by Dundas Street highway and would be the future location of the Roncesvalles neighbourhood were granted to Lieutenant Colonel David Shank, who fought with the British in the American War of Independence.

In 1840, Park Lots 33 and 34, were purchased by Colonel Walter O'Hara (1789-1874). O'Hara had been 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 had immigrated to Canada in 1826 where he took up his appointment as Assistant Adjutant of the Militia of Upper Canada. 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.

In 1856, O'Hara subdivided Park Lots 33 and 34 which included a total of 420 acres creating both Sorauren and Roncesvalles avenues named for the battles O'Hara had won in Spain. 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. In 1868 he subdivided Lots 33 and 34 again creating 76 lots ranging in size between two and 14 acres.

James Clarkson purchased one Lot 28 of Park Lot 33, south-west of the railway lines and in 1882 registered Plan 502. With streets named Clarkson Avenue, James Street, Wilton and Wabush (sic) avenues, Plan 502 contained 64 lots for residential development. Goad's maps from 1884-1903 indicate there was very little development of Plan 502. (*Image 3*)

Clarkson sold the property to the Ross Land Company Ltd. which subdivided the property in a new survey registered as Plan 1256 between 1905 and 1907. (*Image 4*) Plan 1256 obliterated the previous street layout and residential-sized lots replacing them with 6 large lots for industrial development. A railway spur replaced Wabash Avenue which is still evident in its unusual extra width today. The majority of factories

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2 Park Lot 32 had been granted to another Queen's Ranger, Alexander McDonnell who is commemorated in MacDonnell Avenue, east of Sorauren.



lining Sorauren Avenue, many of which survive were constructed between 1906 and 1915 included Chapman Double Ball Bearing Co. Factory (1906) at 345-7 Sorauren Avenue, Dominion Bridge Company (1907, 1911 and 1912) at 287 Sorauren (demolished, now Sorauren Avenue Park), Lowe Brothers Paint Manufacturers (1911) at 263-9 Sorauren (demolished, now Charles Williams Park), Robert Watson Confectioners (1912) at 363-9 Sorauren, Doan & Charles Ltd., (1912) at 383 Sorauren. Later, c. 1920, the J. M. Loose and Sons Ltd. (piano key and action manufacturers) building was constructed at 239-251 Sorauren Avenue and the Dominion Bedstead Company was constructed at 393 Sorauren Avenue. On the west side, at 348-50 Sorauren Avenue, also known as 1 Columbus Avenue, the Winnett & Wellinger Leather Goods Co. (c.1910) was built. (*Images 5-10*)

Wabash Avenue did not appear in the directories until 1913 and in this year, on the south side of the street, National Equipment Co. Ltd. appeared at 1 Wabash Avenue and included the Dominion Flushing Valve Company as well as the Wayne Oil Tank and Pump Company. The Canada Linseed Oil Mills Ltd (1910) currently known as 40 and 50 Wabash Avenue was listed on the north side of Wabash Avenue across the street from the subject property. The Dominion Carbolic Company was located at 3 Wabash Avenue (demolished) with the Queen City Galvanizing Works (demolished) at 5 Wabash Avenue. For. By 1950, the Dominion Bridge Company vacated their site at the north-east corner of Sorauren and Wabash Avenues and after being occupied after the war by the War Assets Corporation Warehouse, it would from 1950 be occupied by the TTC Parkdale Garage which served as a repair hub for numerous bus lines. (*Images 11-13*)

On November 20, 1911, the Ross Land Company Ltd. sold parts of Lot 5 and Lot 6, Plan 1256 to the National Equipment Co. Ltd. (NECL).<sup>3</sup> In the following May, the assessment rolls recorded NECL as the owner of a vacant property on the south side of Wabash Avenue.<sup>4</sup> The company's address was given as 20 Lombard Street where its location had been listed in the City Directories from 1910-1912. The assessment rolls taken in July 1913 record that the previously vacant property is now occupied by the NECL business. The 1913 City Directories list the NECL at 1 Wabash Avenue, indicating that the factory building must have been completed in the latter half of 1912. (*Images 14-15*)

The National Equipment Company first appears in Toronto's city directories in 1910 and is described as providing "water service systems" under the management of Martin J. Quinn. The company is not listed in the directories in previous years, and Quinn was recorded as a consulting engineer at Cluff Brothers at the start of 1909. A letter from Quinn referencing the National Equipment Co. Ltd. in May of 1909 indicates that the company may have been founded in the early months of 1909.<sup>5</sup> Although Quinn is the

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3 Land Registry Office Records, Plan 1256, Instrument No. 18822.

4 City of Toronto Assessment Rolls, Ward 6, Division 1, 1913. At this time assessment rolls were taken in the year previous to the year assessed, so the assessment for 1913 for this property was recorded on May 31, 1912.

5 Plumber and Steamfitter, May 1, 1909, p. 14. Meehan, p 106, suggested that the company was founded by Quinn as late as 1912, however City Directories and Land Registry Office records indicate that the company existed earlier than 1912.

person most visibly associated with the company, the assessment rolls taken in 1912 and 1913 indicate that the President of the National Equipment Company Ltd. was James R. Robinson who also owned the property.<sup>6</sup> The assessment rolls recorded in 1913 list Quinn as the manager and Edith Dwyer as secretary.

By 1911 the directory entry expands the company's business to include water and oil storage systems. When the company opens their factory at Wabash Avenue they are described as oil tank manufacturers, and include the Dominion Flushing Valve Manufacturing Co. Both are under the management of Martin J. Quinn. A third company also appears on the property in 1913 and 1914: the Wayne Oil Tank and Pump Company which is a Canadian subsidiary of the Chicago based company and was managed by F. R. Haven. By 1915, Wayne had departed and the Sasgen Derrick Company, managed by Martin Quinn was located on the site and continued with NECL into the 1920s.

Martin J. Quinn (1873-1949<sup>7</sup>) was born near Gananoque, to Irish immigrant parents who moved the family to Toronto.<sup>8</sup> Quinn trained as a plumber and is credited with founding the National Equipment Company Ltd. which supplied both residential and commercial plumbing and heating systems. By his early forties, Quinn was a multi-millionaire, a supporter of the Liberal party and as a devout Catholic established the Catholic Taxpayers Association in the 1930s.

The property has had remarkably few owners and has been consistently used in the service of heating and plumbing. In 1958, ownership of the property transferred to David Abraham Silverberg. Silverberg ran a new and used plumbing fixtures business until 1994, when it was purchased by J. S. Addison Plumbing Ltd. who continued the same use.

### iii. ARCHITECTURAL DESCRIPTION

The National Equipment Company Ltd. building was originally designed as a two-and-half-storey, factory-type building with a rectangular plan. Building record plans indicate it had the characteristic internal structural grid of columns permitting maximum flexibility and openness of space to accommodate manufacturing. Elevators and a staircase were located in the north-west corner near the entrance and loading bays. The second floor was partially subdivided into smaller rooms for offices and administration.

*(Images 16-18)*

The building presented its narrower end with its principal north elevation to Wabash Avenue. The elevation was distinguished by having the parapet raised to create a broad pediment beneath which was centred wide window openings at all three levels flanked to either side by narrower window openings, all with bush-hammered stone sills.

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<sup>6</sup> Robinson's role is a mystery as he is not listed in the city directories as a resident in Toronto or in reference to the company. To date, no other information has been found about him.

<sup>7</sup> Quinn's birth date is estimated to be 1873 as he was 17 years of age when the census was taken in 1891.

<sup>8</sup> Meehan, p. 106. is the primary source for the details of Quinn's life, along with the Toronto Star obituary of July 9, 1949.

The symmetry and the pediment provide a classical quality to what is otherwise a plain and functionally arranged structure.<sup>9</sup> It should be noted that at the ground floor level, at the west end of the north elevation, a small entry door is located instead of a narrow window opening and next to it is a larger loading dock opening, now closed in, with a stone lintel. The three window openings at the upper level feature wooden window hood elements with decorative mouldings. As all of these openings have no lintels, as the loading dock openings do, it may be that they were modified at a later time, perhaps when the glass block was added to the second floor openings. The building was originally clad in red brick (now painted over) and sits on a raised concrete base. *(Images 19-30)*

The west (side) elevation faces towards the Charles G. Williams Park and is asymmetrically composed. The north end features a single rectangular window opening at the upper level centre over a wide opening with a stone lintel whose metal clad footing indicates its use for deliveries. The south half of the west elevation features three pairs of long rectangular window openings at all three levels featuring segmental-arched brick headers.

The east (side) elevation is mostly obscured by the adjacent new building, but unpainted red brick cladding and two openings with brick sills are still visible. An earlier aerial view still available on Google Maps shows that there was a third window at the first floor level and an upper floor window in line with the one below close to the north end of the elevation.

At the south, rear of the building, the double-height single storey, metal clad addition which was originally constructed by 1924 adjoins the metal clad south elevation.<sup>10</sup> The south elevation was reclad following a fire in 1982.<sup>11</sup>

#### iv. CONTEXT

A 1959 aerial view indicates the extent of the industrial built form which characterized the neighbourhood for almost a century. With the demolition of Dominion Bridge Co and the Lowe's Paint buildings before 1990 and their replacement with two parks, the neighbourhood has been significantly transformed, however the industrial character survives along Wabash and Sorauren avenues, speaking of the c1900-1920 origins of this neighbourhood. *(Images 31-39)*

Today, the National Equipment Company Ltd. (NECL) building sits on the south side of Wabash Avenue with the small Charles Williams park and playground to the west with its mural memorial to the young Holly Jones and a four-storey block of condominiums with a ramp to an underground parking lot to east. Further to the east is the recent Lukow Terrace, a street faced with gable-roofed row houses which preserve traditional

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<sup>9</sup> As all of these openings have no lintels, as the loading dock openings do, it may be that they were modified at some later time, perhaps when the glass block was added to the second floor openings. However their stone sills match those of the original west elevation windows openings

<sup>10</sup> The single-storey addition appears on Goads Atlas of 1924.

<sup>11</sup> City of Toronto Building Records, 187970 (1982) and 190776 (1983)

scale. Opposite, on the north side of Wabash Avenue, is Sorauren Avenue Park with its sports fields, dog park and farmers market, in which sits two remnants of the Canada Linseed Oil Mills Ltd.; the smaller one has been adapted as a sports field house and the larger one, currently abandoned but still retaining traces of its original signage painted on the brick, awaits redevelopment as a new community centre.

Wabash Avenue stretches from the railways in the east to Sorauren Avenue in the west and is extraordinarily wide, currently featuring a central boulevard with trees planted along its length. The avenue's width retains the history of the railway spur that once ran down the road serving not only NECL and the linseed mills but also the Dominion Bridge Company which dominated Sorauren Avenue Park's site and the Lowe Brothers paint and varnish company which sat at the south-east corner with Sorauren Avenue.

At the west end the houses on the west side of Sorauren Avenue, some dating to the late 1800s, and others incorporating a corner store at their base, face the remaining industrial sites that line the east side of Sorauren, many of which have been adaptively re-used for housing, art galleries and small concert halls.

Developed over 100 years ago, this north-eastern section of the Roncesvalles neighbourhood abutting up against the railways and the 200 year-old Dundas Street West highway, once an Indigenous people's trail, retains much of its century-old built form and character of a mixed-use neighbourhood with homes and industries. New additions in the form of award-winning low-rise housing (383-Sorauren Avenue), the parks and new uses combined with an active community make this a remarkable neighbourhood meriting careful conservation as it evolves.

### 3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Heritage Register. 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.

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 building, originally known as the National Equipment Company Ltd. and more recently known as J. S. Addison Plumbing, has physical and design value as a representative of an early twentieth-century, industrial warehouse typology. This is evident in its location on the north edge of the property with no set back, the simple block massing, brick cladding and regular distribution of window openings which is interrupted to accommodate functional requirements such as loading bays and

entrances. The building was not, however without architectural refinement which is seen in the raising of the parapet into a broad pediment on its principal (north) elevation facing Wabash Avenue and in the arrangement of the window openings in a classical manner which features hierarchy and symmetry presented in the double width of the central window aligned with the pediment and flanked by two windows, half its width on either side at both upper levels.

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

The building has historic value as it is associated with the impact of the railways on this eastern section of the Roncesvalles neighbourhood which encouraged the development of industries. The first decade of the 20th century saw a transformation of the neighbourhood from its original plan as a residential neighbourhood by James Clarkson to an industrial subdivision by the Ross Land Company Ltd. The property has value as it contributes to an understanding of the development of the community. The purchase of the property in 1911 by the National Equipment Company followed several other industries which located between Sorauren Avenue and the railway line in the triangular area just south of Dundas Street West including the Canada Linseed Oil Mills Ltd on the north side of Wabash Avenue. These industries provided employment for the Roncesvalles neighbourhood to the west and south and to Brockton village to the east.

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	X
iii. landmark	N/A

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

#### 4. SUMMARY

The property at 41 Wabash Street contains a factory built in 1912 for the National Equipment Company Ltd. which manufactured pumps and oil tanks for domestic and

commercial use at this location for over 45 years. The property's cultural heritage value is evident in the brick and metal-clad building whose material and form represents an early 20th-century, factory type whose functional design was elevated with the inclusion of the classical symmetry and hierarchy of its window openings and pediment-shaped parapet on its principal, north elevation. It has associative value as part of the history of the evolution of the Roncesvalles neighbourhood and in particular this section which from 1906 became an established industrial area which developed in proximity to the CP and CNR railway lines to the east and provided employment for the residential neighbourhoods to the west. Its contextual value is found in its historic industrial form and character which readily identifies it with the other early 20th century industrial buildings on Wabash Avenue and the adjacent Sorauren Avenue.

Over the past 100 years, while the adjacent residential neighbourhood has thrived, the industrial area has undergone decline. Initially some factories were demolished and replaced by parks including the large Sorauren Avenue Park and the smaller Charles G. Williams Park. More recently, the factories have been adaptively re-used and new low-rise, award-winning housing, such as that at 373-383 Sorauren Avenue have been added. To the east of 41 Wabash Avenue, new townhouses and row houses have been constructed. Across Wabash Avenue, on the north side of the street, the smaller of the former Canada Linseed Oil Mills buildings has been adapted as the City-owned Sorauren Park Fieldhouse. The larger landmark building will soon be redeveloped by the City as the New Wabash Community Centre. The conservation of 41 Wabash Avenue will maintain the historic industrial character and origins of the Roncesvalles neighbourhood while contributing to its vitality and ongoing renewal.

## 5. SOURCES

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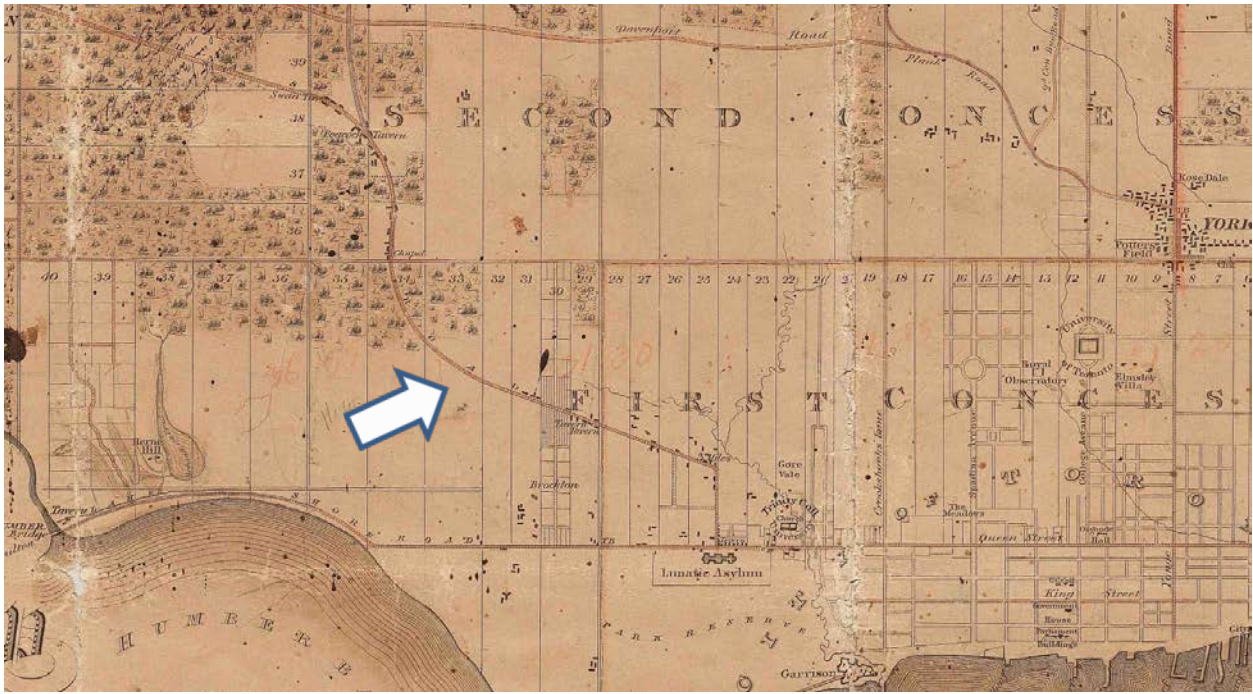
6. IMAGES:



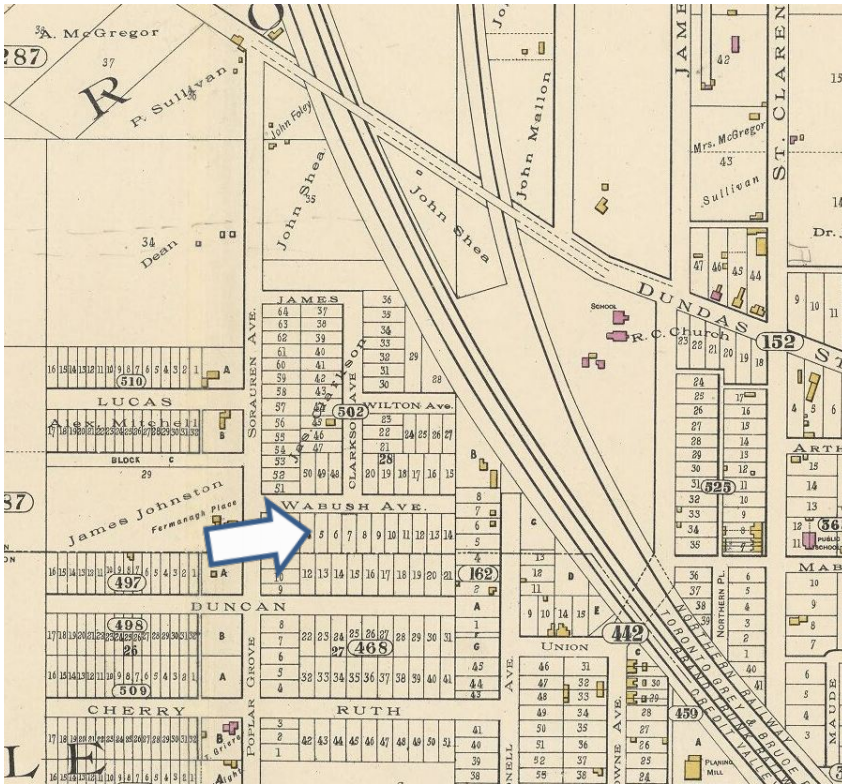
1. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the site of the property at 41 Wabash Avenue (City of Toronto, Property Data Map)

*Please note:* all maps are oriented with north at the top, unless otherwise indicated  
 The recent condominium complex at 35 Wabash Avenue is not yet included on this map.



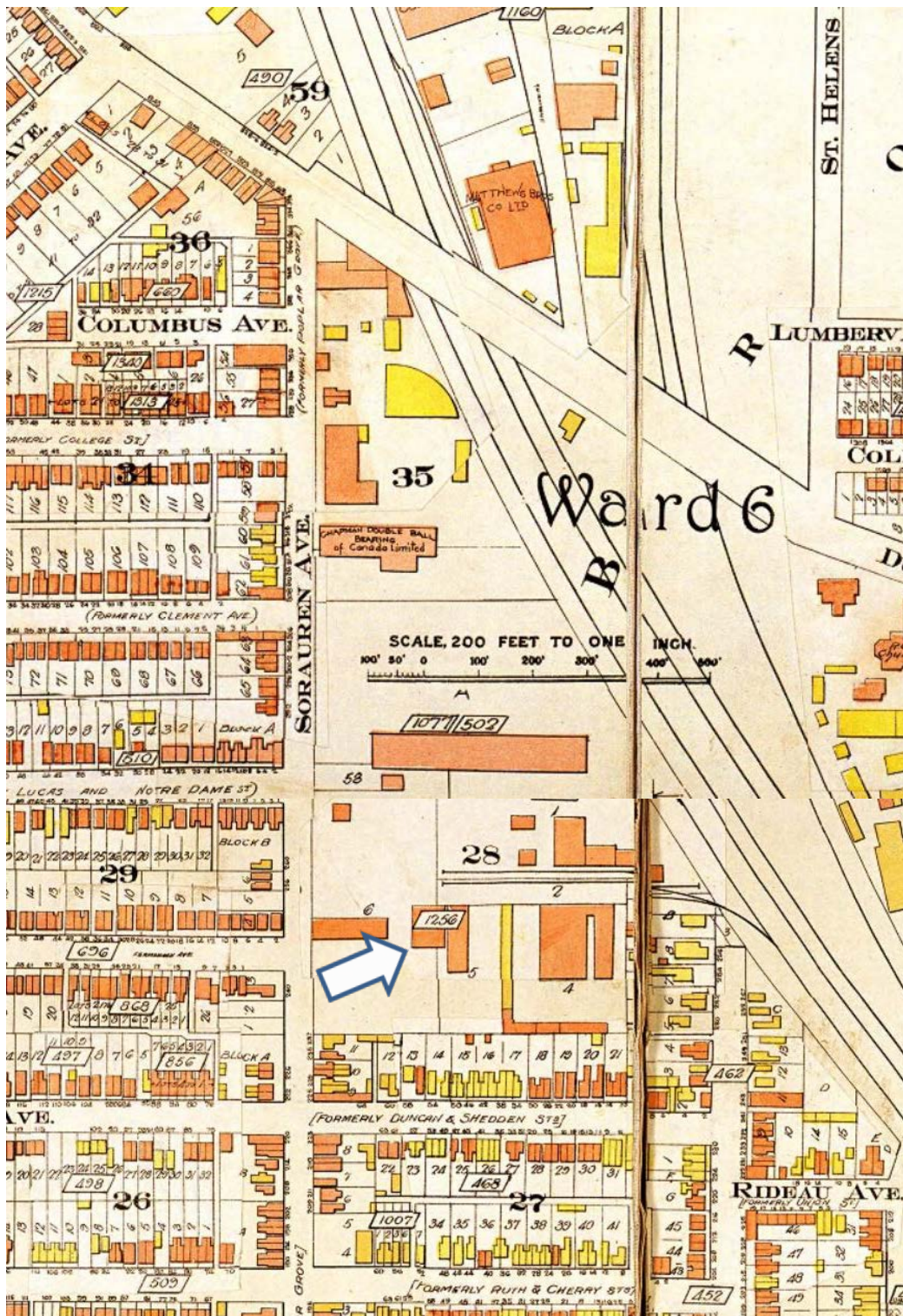


2. J O Browne, Map of the Township of York, 1851 showing the sinuous route of the Dundas Street Highway bisecting Lot 33 just north of the future site of the property at 41 Wabash Avenue, as marked by the arrow (Ng)



3. Goads Atlas, 1884, showing James Clarkson's Plan 502 as a proposed residential subdivision with Wabush Avenue, Clarkson Avenue, James Street and Wilton Avenue located east of Soraulen Avenue and west/south-west of the railway lines and Dundas Street West. (CTA)





4. Goads 1913, (plates 59 and 56) showing the new survey of the property under Plan 1256 with the 6 lots, the elimination of the streets including Wabush Avenue, the introduction of the railway spur and the completion of the National Equipment Company Ltd building. (CTA)





5. Former Chapman Double Ball Bearing Co., 1906, 345-347 Sorauren Avenue (HPS, 2020)



6. Lowe Brothers Paint, 1911 at 263-269 Sorauren, (Toronto Public Library, Baldwin Collection, PC295)



7. Robert Watson Confectioners, 1912, 363-369 Sorauren Avenue (HPS, 2020)



8. Dominion Bedstead Company, c 1920, 393 Soraulen Avenue (HPS, 2020)



9. J. M. Loose and Sons, c. 1920 at 239-251 Soraulen Avenue (HPS, 2020)



10. Former Winnett & Wellinger Leather Goods Co., 1910, 348-350 Soraulen Avenue (HPS, 2020)





11. TTC Parkdale Garage, north-east corner of Sorauren and Wabash Avenue, c 1950, James Salmon, 1955 (Toronto Public Library, T34073)



12-13. Now located in Sorauren Avenue Park, the former Canada Linseed Oil Mills Company Ltd., 1910, 40 Wabash Avenue, top (HPS, 2020) and 50 Wabash Avenue, bottom (HPS, 2018)

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**WE ALSO SELL**  
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FIG. 130-B  
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The prices will please you.

Hand Power System. 220 gal. tank, complete as shown, \$94.50 less your discount.

14. Advertisement for Peerless Water Service Systems by the National Equipment Co., listed at 21-27 Lombard Street in Plumber and Steamfitter, September 15, 1909, p. 7.

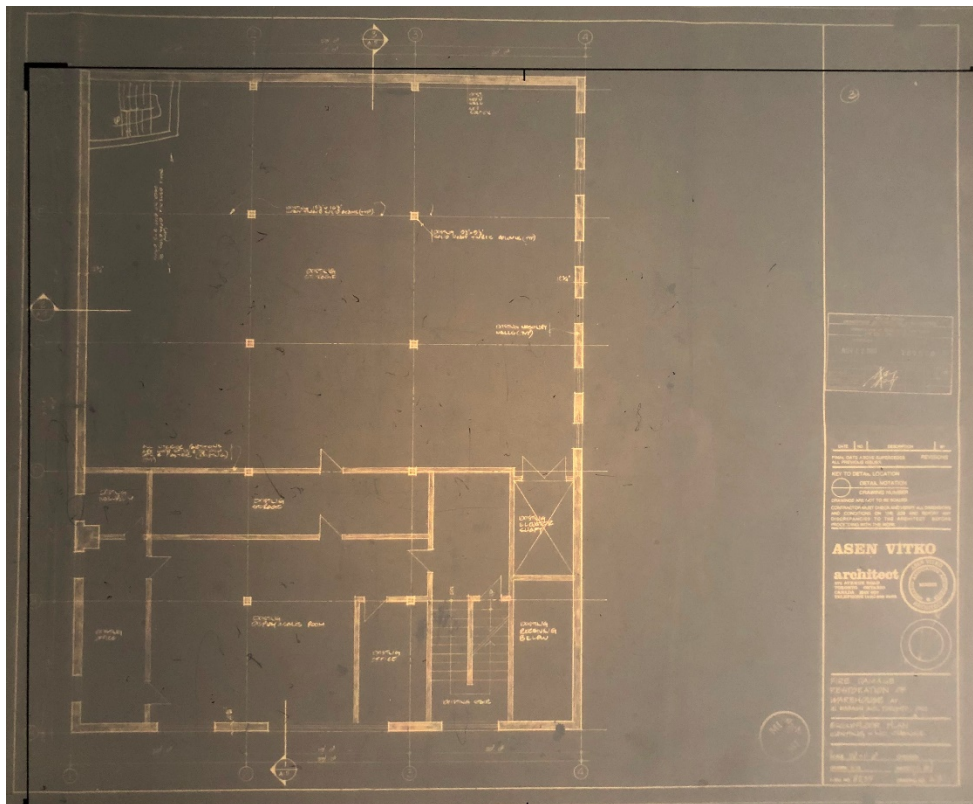
**NATIONAL EQUIPMENT CO., LTD.**  
M J Quinn Managing Director,  
Pump and Oil Tank Manufacturers,  
1 Wabash av

15. City of Toronto Directory 1913, Entry for National Equipment Co. Ltd., located for the first time at 1 Wabash Avenue. (CTA)



16. Photograph of Wabash Street looking east from Sorauron Avenue, 1947, Steven McKinnon (detail), showing the National Equipment Company with its two loading docks and the window hoods at the upper level. (CTA, Fonds 16, Series 71)





17. 41 Wabash Avenue - Architects' Building Permit Drawing, 187970, 1982 showing the building plan with interior column structure layout of the interior at the main, second level (Building Records)



18. 41 Wabash Avenue - Architects' Building Permit Drawing, 187970, 1982 showing the building plan with interior column structure layout of the interior at the top floor. (Building Records)





19. 41 Wabash Avenue, Photograph of the principal (north) elevation (HPS, 2020)

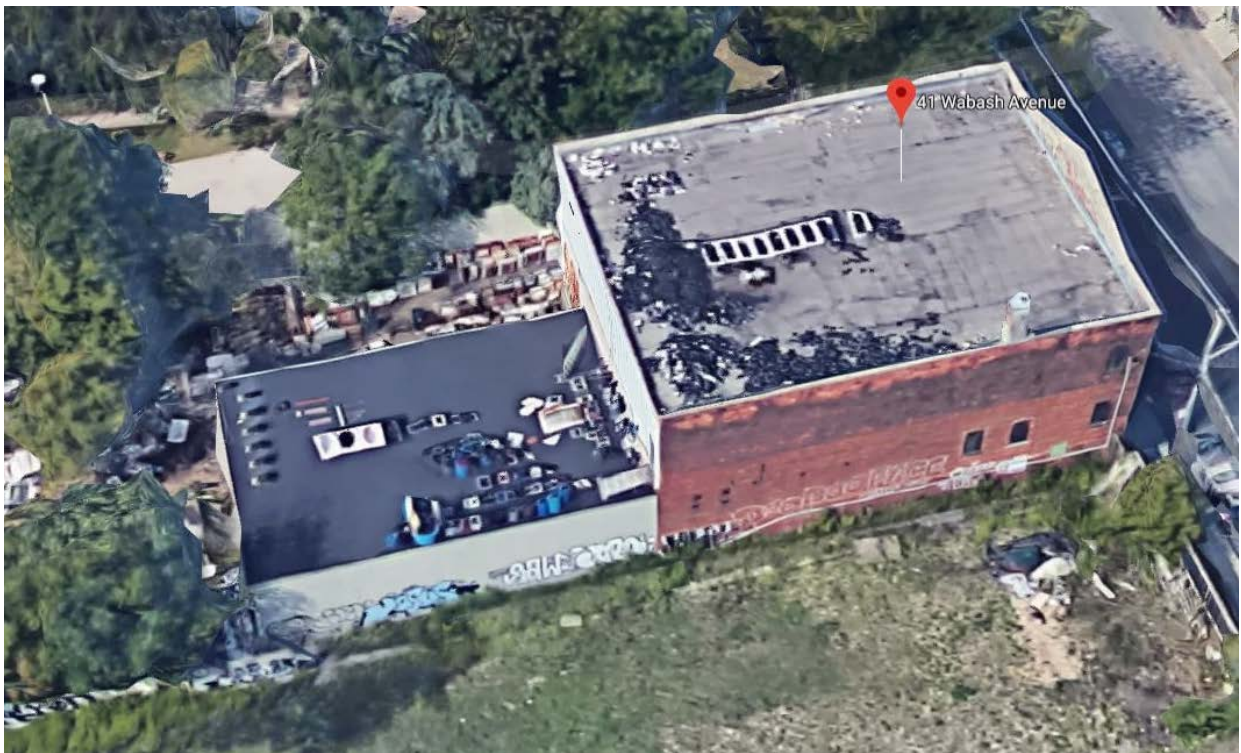


20. 41 Wabash Avenue, Photograph of the principal (north) and side (west) elevations (HPS, 2020)





21. 41 Wabash Avenue, Photographs of the side (east) elevation as it abuts the parking entrance to the adjacent condominium (HPS, 2020)



22. Aerial photograph showing the east elevation and rear one-storey addition of 41 Wabash Avenue prior to the construction of the condominium at 35-39 Wabash Avenue (Google maps, 2020)





23. 41 Wabash Avenue: Detail of the north elevation entrances, and openings. (HPS, 2020)



24. 41 Wabash Avenue: main entrance and Loading Bay, north elevation (HPS, 2020)





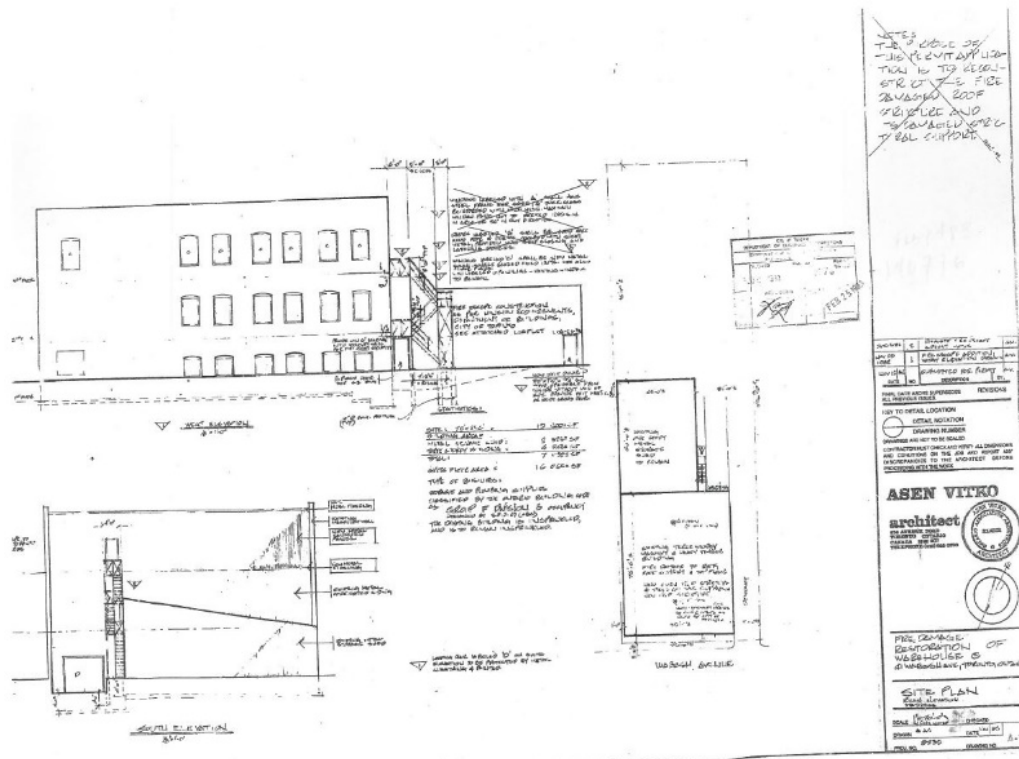
25. 41 Wabash Avenue: door canopy, main entrance, north elevation (HPS, 2020)



26. 41 Wabash Avenue: window hood details at the upper level of the principal (north) elevation (HPS, 2020)

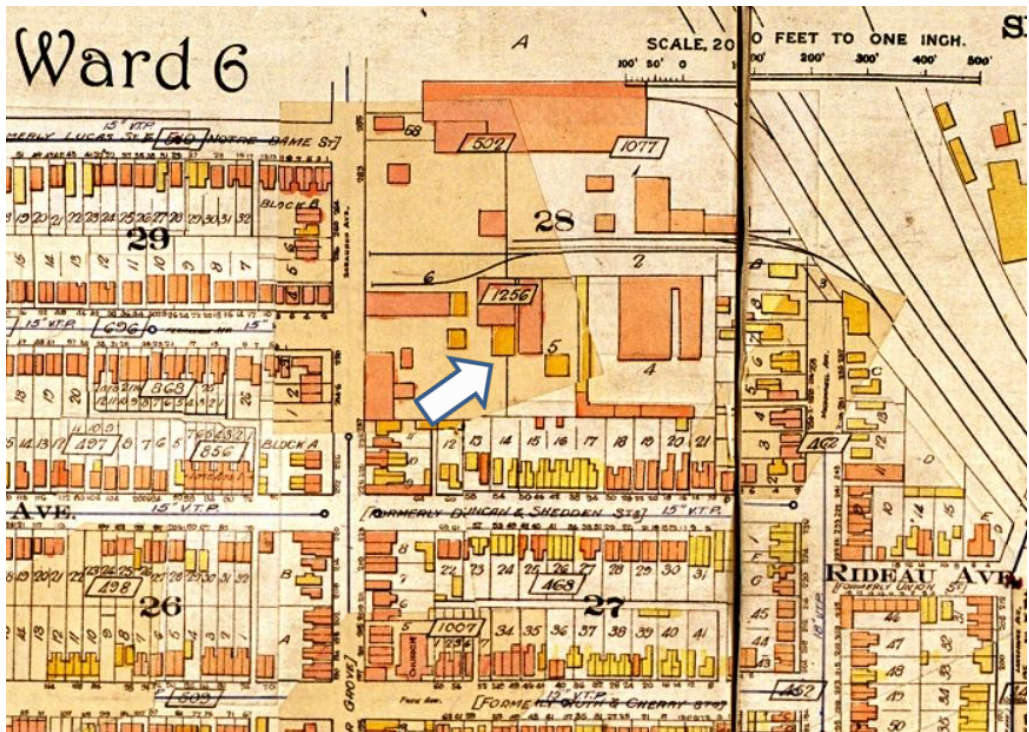


27. Side (west) elevation showing the loading bay and the pairs of window openings (HPS, 2020)



28. 41 Wabash Avenue: Architects' Permit Drawings, 190776, 1983, showing the west elevation window openings and the single storey rear shed (Building Records)



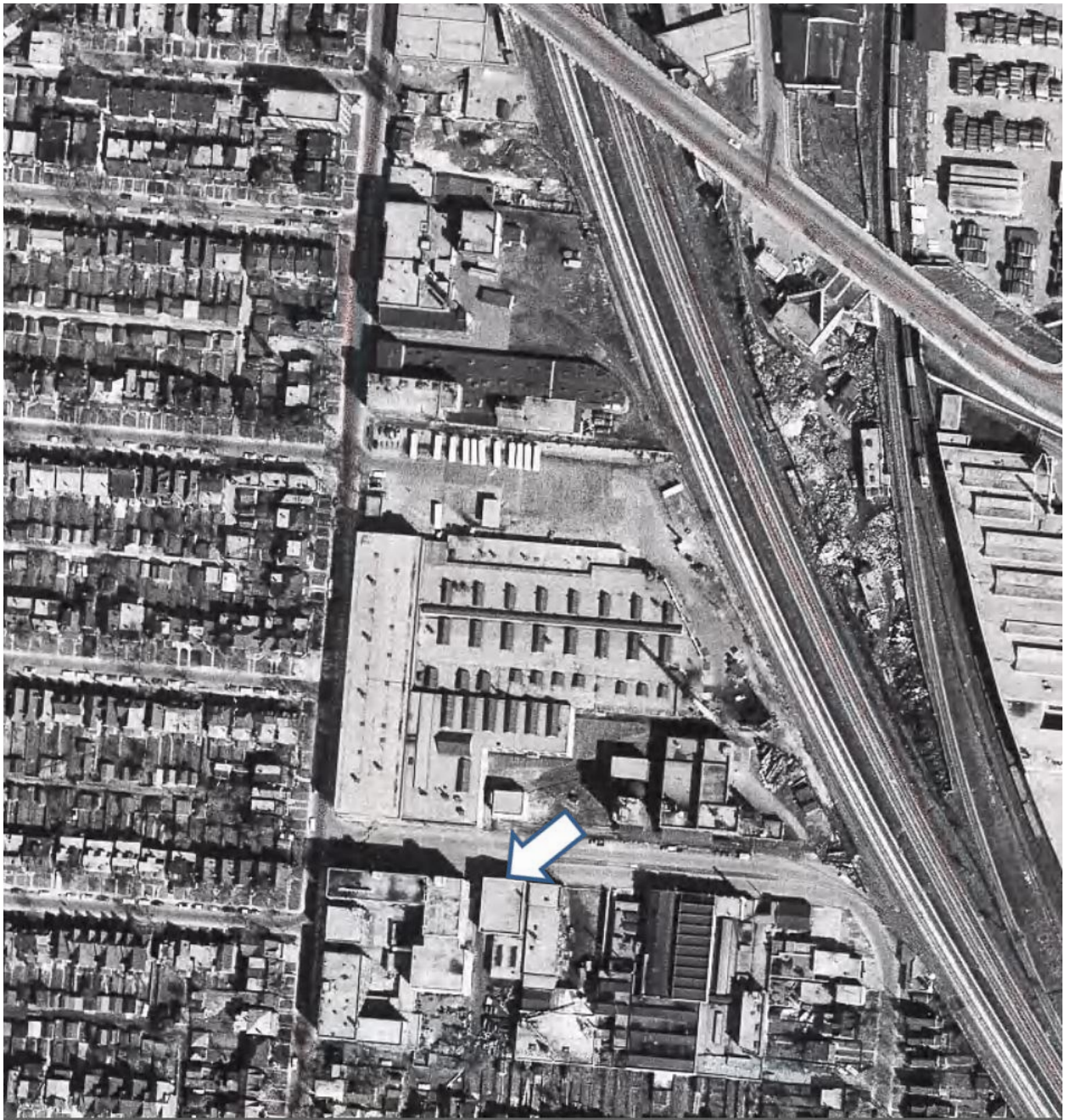


29. Goads Atlas, 1924 showing the subject property at 41 Wabash Avenue with the rear single storey extension (CTA)



30. 41 Wabash Avenue: West and south elevations showing the rear shed with a roof sloping in the opposite direction from that shown on 1982-3 permit drawings indicating a possible recent replacement (HPS, 2020)





31. Aerial View, 1959 showing the Roncesvalles neighbourhood to the south and west of Soraren Avenue at Wabash Avenue and the extent of industrial built form. 41 Wabash Avenue is marked by the arrow. (CTA, Aerial photograph, pl. 23, 1959)





32. Map showing the surviving industrial properties including 40-50 Wabash Avenue and 41 Wabash Avenue, 239 Soraulen Avenue, 347-45 Soraulen Avenue, 363-369 Soraulen Avenue, 348-350 Soraulen Avenue and 393 Soraulen Avenue and the two new parks at Soraulen Avenue Park and Charles G. Williams Park. (Toronto Maps, 2020)





33. 41 Wabash Avenue with the new 4-storey condominium at 35-39 Wabash Avenue to the left and Charles G. Williams Park to the right (HPS, 2020)



34. Looking west along Wabash Avenue towards Sorauen Avenue, with the new condominium building at 35 Wabash Avenue and 41 Wabash Avenue on the left and Sorauen Avenue Park and Field House (former Canadian Linseed Oil Mills building) at 40 Wabash Avenue on the right. (HPS, 2020)





35. Charles Williams Park with the west elevation of 41 Wabash Avenue and the mural memorial for Holly Jones with the new condominiums beyond (HPS, 2020)



36. Looking west from 41 Wabash Avenue towards the Charles Williams Park, with the former J. M. Loose and Sons building at the left and the houses along the west side of Sorauen Avenue (HPS, 2020)



37. Looking south on Sorauen Avenue from Wabash with J. M. Loose and Sons, at 239-251 Sorauen Avenue on the east side with a corner store and line of houses on the west side of the street. (HP, 2020)

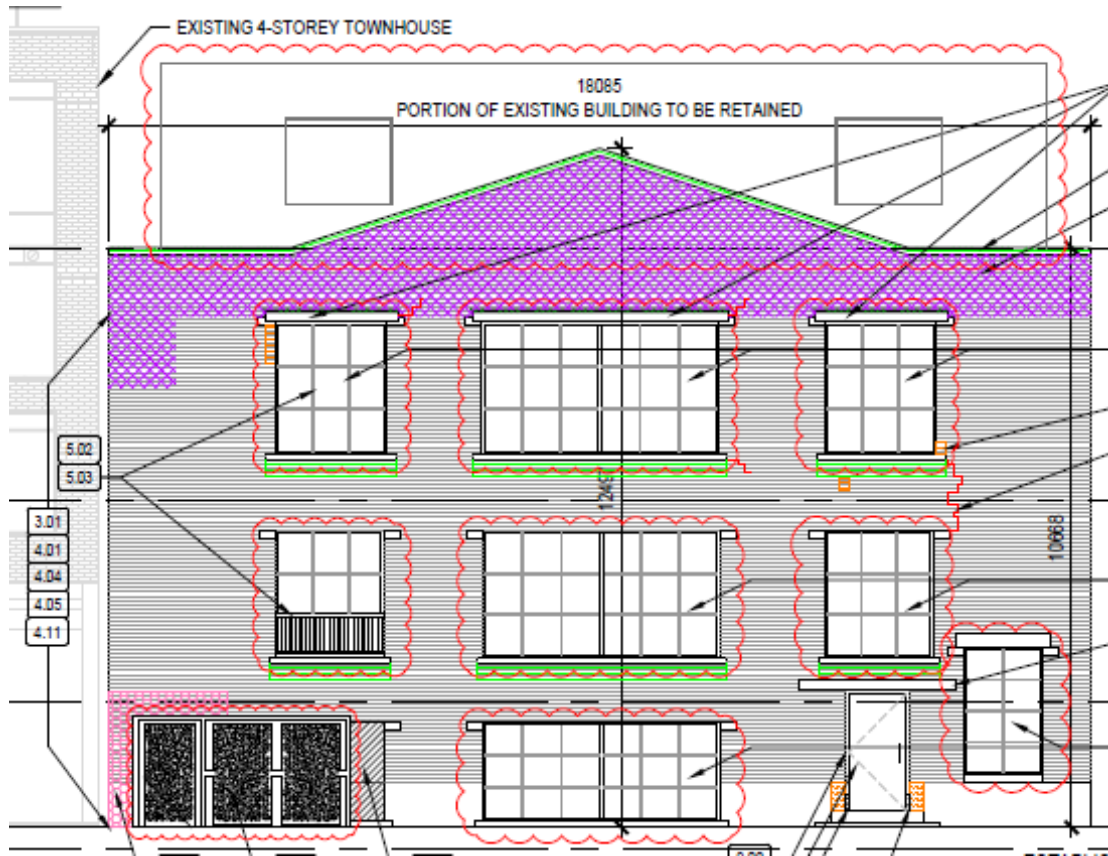




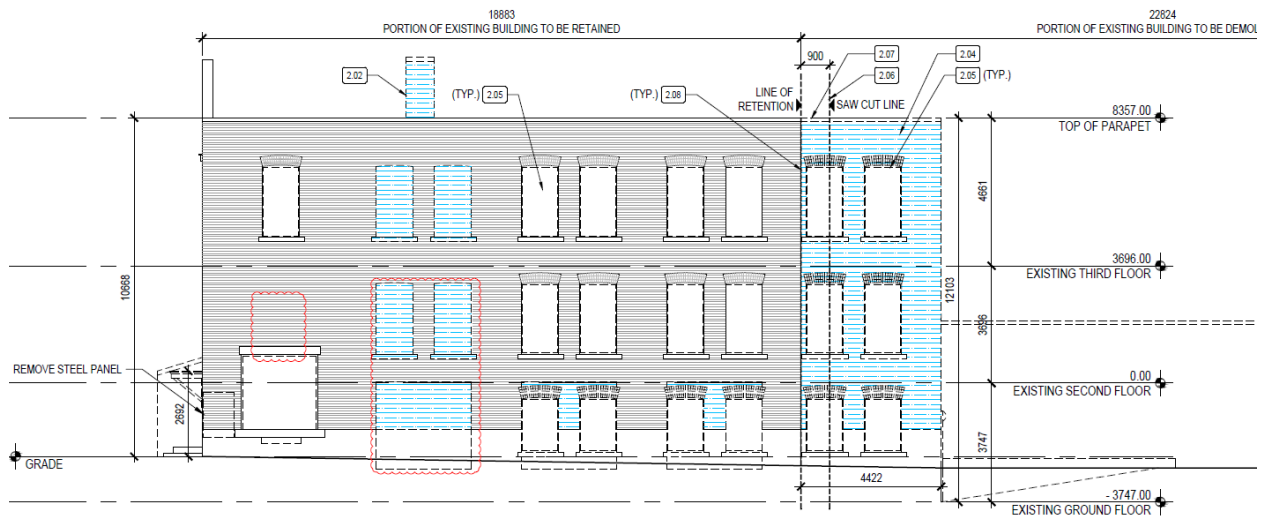
38. One of the oldest houses on Sorauron Avenue at 260 Sorauron Avenue (HP, 2020)



39. New condominium building at 373-383 Sorauron Avenue which won a City of Toronto Urban Design Award in 2017 (HP, 2020)



View of north elevation showing rooftop addition and indicating areas of proposed conservation including masonry repairs on the upper level and restoration of windows

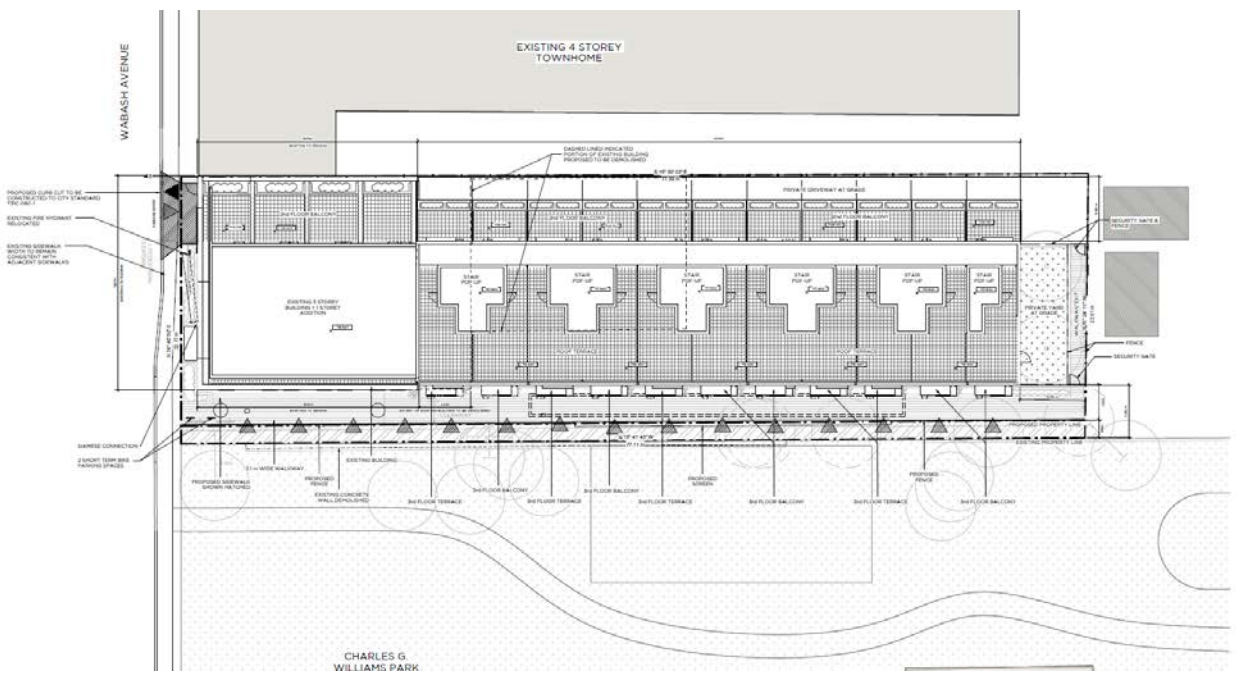


View of west elevation indication extent of wall retained and area of new proposed window openings and alterations



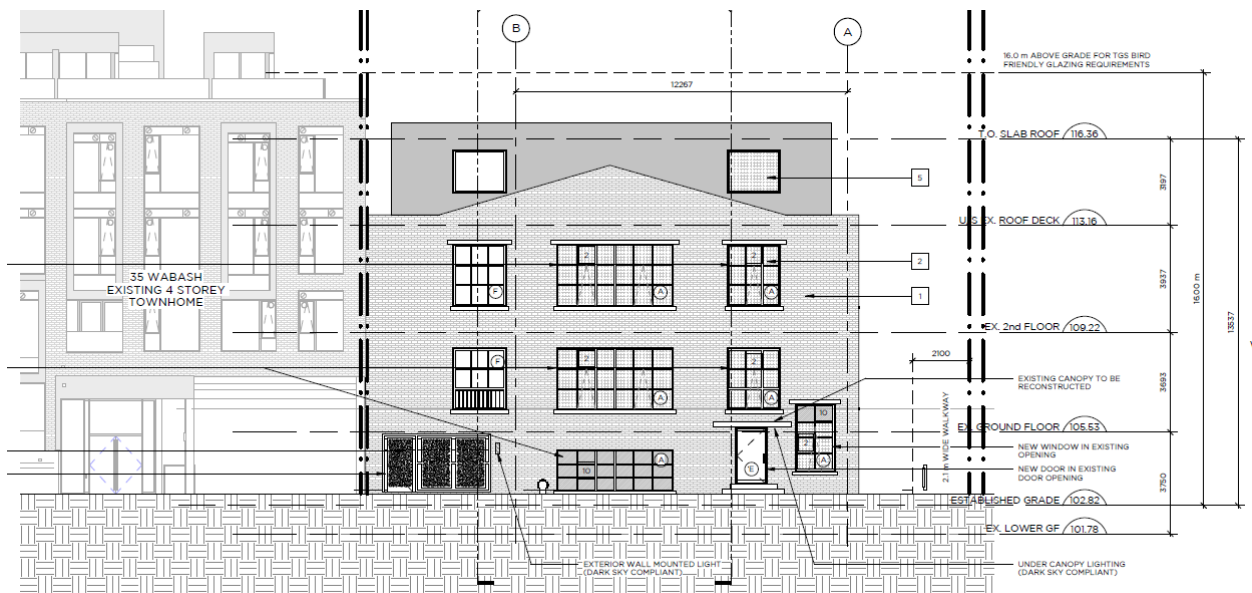


Rendering of proposed view looking southeast



Proposed Site Plan

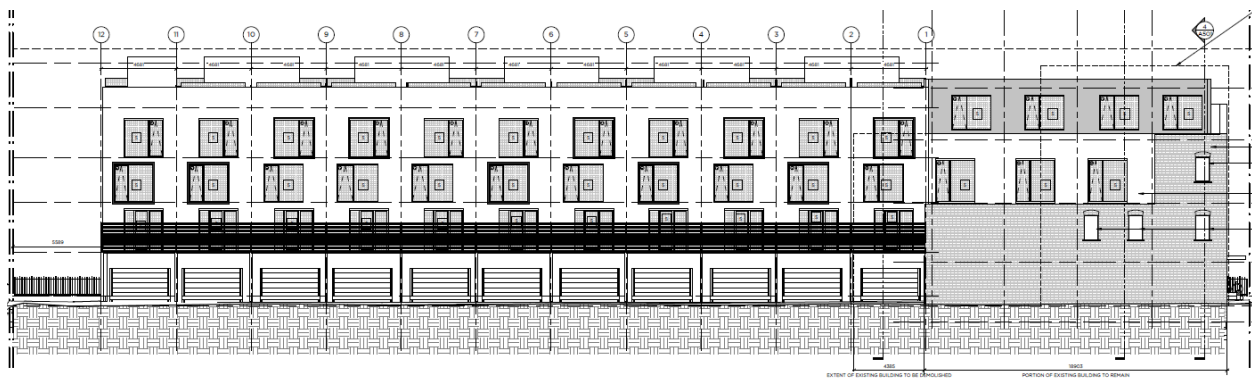




Proposed north elevation



Proposed west elevation



Proposed east elevation