

Inclusion on the City of Toronto's Heritage Register - Ossington Avenue Properties

Date: November 26, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends that City Council include 38 properties with cultural heritage value on the City of Toronto's Heritage Register. The majority of these properties were identified through the Ossington Avenue Planning Study, completed and adopted by City Council in 2013, and which came into force following a decision from the Ontario Municipal Board in 2014. The remaining properties were identified by Staff when refining the Ossington Avenue Historic Context Statement. Many of these properties were nominated to Toronto and East York Community Council in 2015 for heritage evaluation to determine whether they merit inclusion on the Heritage Register.

Ossington Avenue, between Queen Street West and Dundas Street West, is an historic main street that was previously part of the Dundas Street highway and a major arterial road heading westward from the Town of York and, later, City of Toronto. Its present-day context is defined by a prevalence of main street commercial row and block building types, with institutional uses at its southern point and an evolving contemporary urban character.

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. 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 38 properties on the City of Toronto's Heritage Register:

- 45 Ossington Avenue
- 47 Ossington Avenue
- 49 Ossington Avenue
- 51 Ossington Avenue
- 53 Ossington Avenue
- 55 Ossington Avenue
- 57 Ossington Avenue
- 59 Ossington Avenue
- 61 Ossington Avenue
- 129 Ossington Avenue
- 130 Ossington Avenue
- 132 Ossington Avenue
- 134 Ossington Avenue
- 135 Ossington Avenue
- 136 Ossington Avenue
- 138 Ossington Avenue
- 148 Ossington Avenue
- 154 Ossington Avenue
- 199 Ossington Avenue
- 201 Ossington Avenue
- 203 Ossington Avenue
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- 218 Ossington Avenue
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- 221 Ossington Avenue
- 222 Ossington Avenue
- 223 Ossington Avenue
- 224 Ossington Avenue

FINANCIAL IMPACT

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

DECISION HISTORY

At the Toronto and East York Community Council meeting held on October 17, 2013, the Ossington Avenue Planning Study - Draft Official Plan Amendment was presented, including Attachment 2: Map of Heritage Inventory & Potential Heritage Properties, and the Director, Community Planning was requested to bring forward final recommendations for an Official Plan Amendment to the November 19, 2013 meeting: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE27.33>

At the City Council meeting held on December 16, 2013 City Council adopted Official Plan Amendment 237 for the properties on Ossington Avenue between Queen Street West and Dundas Street West:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.5>

At the Toronto and East York Community Council meeting held on September 8, 2015, the Director, Urban Design, City Planning Division, was requested to evaluate the properties identified in the Ossington Avenue Planning Study for potential inclusion on the City's Heritage Register, and to further review and evaluate the properties on Ossington Avenue between Queen Street and Dundas Street West for potential inclusion on the City's Heritage Register:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE10.116>

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 38 heritage properties identified in this report 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.

Ossington Avenue Planning Study (2013) - OPA 237

In 2012 City Council directed City Planning to undertake a planning study of Ossington Avenue between Queen Street West and Dundas Street West and to examine the study areas land uses, built form, heritage, physical characteristics, context and policy

framework and prepare a recommended Official Plan Amendment. The study included the preparation of a historic overview and a heritage survey to identify existing and potential heritage properties within the study area.

Ossington Avenue (Queen Street West to Dundas Street West) 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.

Ossington Avenue, between Queen Street West and Dundas Street West, is an historic main street that was previously part of the Dundas Street highway and a major arterial road heading westward from the Town of York and, later, City of Toronto. Its present-day context is defined by a prevalence of main street commercial row and block building types, with institutional uses at its southern point and an evolving contemporary urban character.

The heritage survey that was completed as part of the Ossington Avenue Planning Study was brought forward and adopted by City Council in 2013 as part of the draft Official Plan Amendment. In 2015, Toronto and East York Community Council directed the Chief Planner to evaluate the properties identified through the Ossington Avenue Planning Study and determine whether they merit inclusion on the Heritage Register.

Community Consultation

The Ossington Avenue Planning Study process included three community consultation meetings, as well as engagement with resident and business associations within and adjacent to the survey area. The character of Ossington Avenue, defined by a concentration of fine-grained main street buildings with storefronts and narrow frontages, was noted as being particularly valued within the area.

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 (all properties are evaluated against the Provincial criteria "Contextual Value") 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 Ossington 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.

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.

Along Ossington Avenue between Queen Street West and Dundas Street West, Staff identified an additional five properties that have been evaluated and determined to be important in maintaining and supporting the historic context of the area, and that are physically, functionally and visually linked to their surroundings. The properties that have been identified for inclusion on the Heritage Register since 2013 are:

- 130 Ossington Avenue
- 132 Ossington Avenue
- 154 Ossington Avenue
- 221 Ossington Avenue
- 223 Ossington Avenue

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. Staff believe that the recommended methodologies for listing are the best means to efficiently and effectively address the backlog and add qualifying properties to the Heritage Register in a manner that satisfies the requirements of the Ontario Heritage Act, Provincial Policy Statement and the Official Plan.

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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SIGNATURE

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ATTACHMENTS

Attachment 1 - Ossington Avenue (Queen Street West to Dundas Street West) Historic Context Statement and Properties of Cultural Heritage Value

The origins of present-day Ossington Avenue date to the early 1800s when the street was laid out north of Queen Street West as a private road accessing "Brookfield", one of the country estates of the Denison family, who were prominent land owners in the area. The street's route ran along the boundary between Park Lots 25 and 26, which were part of the series of 100-acre allotments laid out between the Don and Humber Rivers and that extended from present-day Queen to Bloor Streets. These park lots were distributed to military veterans, government officials and community leaders by Lieutenant Governor John Graves Simcoe as a reward for service, and as incentive to relocate to the newly-founded Town of York.

In 1834, with the incorporation of the City of Toronto, the municipality extended its western boundary to Dufferin Street. After the Provincial Lunatic Asylum was opened at the intersection of Queen Street West and present-day Ossington Avenue in 1846, the Brookfield estate was demolished and the surrounding land subdivided. The provision of sewers, water lines and streetcar service to the west end of the city coincided with the further subdivision of land by the Denison's in the 1870s.

Historical maps and atlases indicate that the section of Ossington Avenue north of Queen Street West was originally named "Dundas Street Road" and "Dundas Street", a route which travelled northwards from Queen Street West before jogging west just south of Garrison Creek to align with the present-day route of Dundas Street West. Dundas Street was one of the first major highways established in Toronto, and was planned as a thoroughfare linking the Town of York with settlements to the west along the north shore of Lake Ontario and into the Niagara region. However, the proposed route of Dundas Street ran through park lots and not along concession roads, requiring the agreement of park lot owners for its construction across their land. As park lot owners gradually subdivided their land, a series of jogged roads continuing the route of Dundas Street eastwards were gradually laid out, however it wouldn't be until the 1920s that the City of Toronto oversaw the extension of Dundas on an east-west axis across the municipality. Following the stitching together of Dundas Street, the section between Queen Street West and present-day Dundas Street West was renamed "Ossington Avenue", a continuation of the existing street to the north which had been laid out by the Denison's and named after the family's ancestral home – Ossington Hall – in Nottinghamshire, England.

It wasn't until the development of adjacent residential neighbourhoods that Ossington Avenue began to develop as a commercial main street; prior to the 1880s it was lined with small-scale commercial and residential uses, as well as a number of vacant lots. The majority of buildings along Ossington Avenue today were constructed between 1880 and 1910, and contribute to a neighbourhood main street character reflective of this period. In addition to main street commercial row and block buildings, Ossington Avenue has a number of important institutional buildings, including Fire Hall #9 (1878, 16 Ossington Avenue) and the Dundas Street Branch Library (1888, 12 Ossington Avenue). These institutions, along with the grocers, bakers, furniture stores and

laundries, served the growing community in the west end of Toronto and benefitted from being on a primary arterial road heading west from the growing City of Toronto.

During the 20th century, Ossington Avenue has evolved from a commercial corridor serving the adjoining residential neighbourhoods of Trinity-Bellwoods and Beaconsfield Village, to a destination street with a mixture of businesses that included art galleries and restaurants. The present-day character of Ossington Avenue reflects its major period of development at the turn of the 20th century, as well as more recent reinvestment, with a diversity of uses, additions to heritage properties and new development. With its extended width to accommodate public transit, Ossington Avenue remains a major street and destination in Toronto.

Building Types

The historic context of Ossington Avenue is supported by buildings that reflect its major period of development at the turn of the 20th century as a neighbourhood main street – the main street commercial row and commercial block building types. These building types reflect the history of development along Ossington Avenue, and are emblematic within the City of Toronto of similar main street contexts.

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 deep (?) and narrow, allowing for a maximization of 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

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
12 Ossington Ave	1889	Library	Listed (2005)
16, 18 Ossington Ave	1878	Fire Hall	Listed (2003)
45, 47, 49, 51, 53, 55, 57, 59, 61 Ossington Ave	1890-1894	main street commercial row	
68, 70, 72, 74, 76 Ossington Ave	1882	Main street commercial block	Listed (2005)
88, 90, 92, 94 Ossington Ave	1889-1891	Main street commercial block	Listed (2005)
120 Ossington Ave	1899	Main street commercial row	Listed (2005)
129, 135 Ossington Ave	pre-1884	main street commercial row	
130, 132 Ossington Ave	pre-1884	main street commercial row	

Address	Date of Construction (est.)	Building Type	Heritage Status
134, 136, 138 Ossington Ave	1890-1894	main street commercial row	
148 Ossington Ave	1890-1894	main street commercial row	
154 Ossington Ave	pre-1884	main street commercial row	
199, 201, 203, 205, 207, 209, 211 Ossington Ave	1890-1894	main street commercial row	
210 Ossington Ave	pre-1884	main street commercial row	
214 Ossington Ave	pre-1884	main street commercial row	
213, 215, 217, 219, 221, 223 Ossington Ave	1890-1894	main street commercial row	
216, 218, Ossington Ave	pre-1884	main street commercial row	
220, 222, 224 Ossington Ave	1884-1890	main street commercial block	