

Toronto and East York Community Preservation Panel Meeting Minutes

2021 Report No. 7

Date of meeting: Monday, August 30, 2021

Time: 7:00 p.m.

Location: Video/Telephone conference

Present: Paul Farrelly, Megan Albinger, Jane Clark, Susana Miranda, Pancheta Barnett, Adam Wynne (guest)

2021-07-01: Approval of Agenda

- PF moved to approve agenda. Carried.

2021-07-02: Minutes

- PF moved to approve June 14, 2021 minutes. Carried.

2021-07-03: Reports

7.3.1 Chair's Report:

- Chair reviewed TPB meeting September 1. Chair noted that there will be a plaque installed at the Oculus (85 Stephen Dr).
- Chair noted there have been 42 applications for the panel. The interview team is being assembled.
- Chair noted that heritage designations will now go to Planning and Housing Committee instead of Community Council after the TPB. Urgent items may go directly to Planning and Housing. TPB will go over these changes at the next meeting.

7.3.2. Social Media Committee:

- JC asked if she should post about selection process for the panel? Panel members indicated no.

2021-07-04: Section Reviews/Vice-Chair Reports

7.4.1 Midtown

- **505 Balliol Street:** AW reported that this property has recently gone back on the market. In February 2018, it generated significant community interest when the owner sought to demolish it for a redevelopment. The current real estate listing notes the property has redevelopment potential. It was listed on the Heritage Register in 2018, with plans to also designate it under the Ontario Heritage Act. However, the designation has been stalled at the Conservation Review Board / OLT (LPAT) for 3 years now due to the owner appealing / contesting this and requesting multiple extensions.
- **49 Jackes Avenue:** AW reported that there's a c. 1909 mansion at this address which is proposed for demolition as part of a 29-storey condominium project. Jackes Avenue is located near Yonge Street and St. Clair Avenue West. The street is over 100 years old, but almost all of the original properties have been demolished to facilitate the construction of high-rises from the mid-20th century onward.

7.4.2 Downtown – PF

- **123 Huron Street and 425-425A Church Street:** AW reported that he has recently submitted heritage nominations for these two properties.

- **133 John Street / 241 Richmond Street West:** AW reported that a 41-storey mixed use (primarily condominium) building has been proposed for this site in the Entertainment District. The site contains an 1870s second Empire house (proposed for demolition) and a 1930 warehouse (proposed for retention). Both of these properties were added to the Heritage Register as part of the King-Spadina HCD. 131 (133) John Street was also formerly home to Edward (Ned) Hanlan during the 1890s. Hanlan's connection to the property was barely touched on in the developer's Heritage Impact Assessment.
- **54-74 Dundas Street East / 98-100 Bond Street (Imperial Pub):** - AW reported that a 30-storey mixed use building (including condominiums) has been proposed for the north side of Dundas Street East between Bond Street and Victoria Street Lane. This site includes 54-58 Dundas Street East [c. 1924], which has been home to the Imperial Hotel / Imperial Pub since 1939 or 1944. The site also includes a renovated pre-confederation [1850s] building at 98-100 Bond Street and a row of renovated buildings dating to 1872 at 60-74 Dundas Street East. The current proposals do not include any retention of heritage elements.
- **152-164 Bathurst Street / 621-627 Richmond Street West:** AW reported that a 17-storey mixed use (including condominiums) building has been proposed for the southwest corner of Bathurst Street and Richmond Street West. The proposal includes the retention of the 1875/1876 building at 164 Bathurst Street / 621 Richmond Street West and the demolition of the adjacent 1890s houses at 623-627 Richmond Street West and early-to-mid 20th century commercial buildings at 152-158 Bathurst Street. This block also experienced a large fire several years ago, which destroyed 160-162 Bathurst Street prior to the redevelopment application being submitted.
- **1 and 2-16 Sumach Street:** AW reported that this site includes the famous *Cube Houses* (1996) at 1 Sumach Street and a row of houses at 2-16 Sumach Street. The heritage listed Cube Houses are potentially slated for demolition, unless someone is willing to move them elsewhere. The heritage listed 8-12 Sumach Street (19th century) are proposed for retention. This redevelopment will include a *Sumach Artspace* complex, as well as affordable housing and market value units. Jennifer Keesmaat is also involved in the project.
- **383-387 Sherbourne Street:** AW reported that a 41-storey building has been proposed for this site, which is within the boundaries of the Cabbagetown Northwest HCD. The 1926/1927 heritage designated *Sherbourne Apartments* at 383-387 Sherbourne Street are proposed for retention as part of the podium of the new tower. 387 Sherbourne Street has been vacant for several years following a fire; whereas 383 Sherbourne Street is still occupied.
- **39-53 Fraser Avenue / 135 Liberty Street / 38-42 Pardee Avenue:** AW reported that this is the "Liberty Castle" complex, originally the *E. W. Gillett Co. Ltd.* factory. There are plans to preserve and retain 6 onsite heritage buildings as part of a redevelopment that will increase office space at the site via a 10-storey building being added on top of the heritage elements. The current proposal would benefit from revision to better respect the significant heritage character and resources of this site.
- **1354-1360 Queen Street West:** AW reported that City Council approved the *Intention to Designate* report. However, there's a 30-day appeal period (which ends on 7 September 2021) for the property owner to appeal the Designation. The owner has expressed an interest in demolition for redevelopment and has also applied to LPAT / OLT.
- **Camden Street Demolitions:** AW reported that on Sunday, 8-18 and 45-47 Camden Street were demolished. These properties were all identified and listed as contributing properties in the King-Spadina HCD. The HCD specifically notes that Camden Street had a collection of small, early-to-mid 20th century commercial and industrial buildings which gave the street a distinct character within the district. The owners of these properties applied for demolition permits back in 2016, only a few weeks before the HCD was implemented. As such, they were able to demolish the properties without further review or public notice. The demolition was specifically noted to be for a "future condo development"

but no plans have been formally filed yet. The Garment District Residents' Association is not happy with these demolitions.

- **17-31A Homewood Avenue:** AW reported that these properties were all put up for sale together despite having separate owners. The real estate agent says the owners reportedly want to work together to improve the neighbourhood. There is concern that this sale may be indicative of future redevelopment. Most of these houses are used for rentals, including as low-to-medium income rooming houses. Several of these properties have heritage value and would benefit from further evaluation.
- **1113-1117 Dundas Street West:** AW reported that Councillor Joe Cressey (Ward 10 - Spadina-Fort York) recently directed a team to explore an affordable housing development for this site. The team will bring forward proposals in Fall 2021. 1113 Dundas Street West is a c. 1884 building (presently vacant); whereas 1117 Dundas Street West is a surface parking lot. I am hoping that 1113 Dundas Street West can be retained as part of the affordable housing redevelopment. Both properties are owned by the Toronto Parking Authority.
- **321 Jarvis Street (Walsingham Apartments / Walsingham Hotel)** – AW reported that this 1913 property was demolished recently as part of the 45-storey *Prime Condominiums* redevelopment. No Heritage Impact Assessment was ever conducted for the site prior to its demolition.
- **187 Parliament Street:** AW reported that this late 19th or early 20th century property was demolished in August 2021 as part of a 12-storey live-work building by *Downing Street Group* at 187-191 Parliament Street. No Heritage Impact Assessment was ever conducted for the site prior to its demolition.
- **Alexander Mosby Hubbard (607 Queen Street West):** AW reported that this property was first home to Alexander Mosby Hubbard (1840-1912), who was the older brother of William Peyton Hubbard (1842-1935) - Toronto's first Black politician. Alexander Mosby Hubbard was a builder, contractor, and livery operator and was also involved in the St. Patrick's Ward Conservative Association alongside his brother. He lived here from the property's construction in 1872 until 1879. 607 Queen Street West was later purchased by George Gooderham in the mid-1890s. 607 Queen Street West was Designated as part of the Queen Street West HCD about a decade ago, but there is nothing about the Hubbards in the HCD documents presently available.
- **Cy McLean (Dundas Street East and Jarvis Street):** AW reported that Ryerson University has proposed a 45+ storey mixed use building at the northwest corner of Dundas Street East and Jarvis Street. This includes the former site of the Royal Cecil Apartments / Hotel Warwick. One of the regular performers and residents of the Hotel Warwick in the 1950s/1960s was Cy McLean (1916-1986). McLean was Toronto's first Black bandleader and the leader of Canada's first Black full-scale orchestra in the 1940s. He performed at venues across Ontario from the 1940s to 1970s and is considered a very important Black musician in Canada's history. Ryerson University has proposed a park outside the new building. AW would like to explore whether there could be the possibility of commemorating McLean in the park, such as through a historical marker or plaque. He was in correspondence with Wade Pfaff - a researcher at the Centre for Sound Communities (University of Cape Breton) who has written a thesis on McLean - who says that some type of commemoration for Cy McLean in Toronto is long overdue.
- **114-116 Dundas Street West:** AW had a conversation with Ruth Ladowsky regarding the history of this property. This property has significant associations through being one of the earliest homes of the United Bakers Dairy Restaurant, which the Ladowsky family has operated since the 1910s. Ruth Ladowsky is the family's historian and put together some historical materials as part of the restaurant's 100th anniversary in 2016/2017. AW is hoping to nominate this property for Heritage Status in the future. (United Bakers itself is now based at 506 Lawrence Avenue West).
- **334-350 Bloor Street West / 2-6 Spadina Road** – AW reported that there is still no Heritage Impact Assessment available for this project. This project includes *Redmond and Beggs* 1912/1913 *York Apartments* (334 Bloor Street West / 2 Spadina Road) and the Modernist 1961 *Bloor Building* (336-348 Bloor Street West). The *York Apartments* was one of the very first properties that *Redmond and Beggs* designed. Presently, both of these properties are proposed for demolition as part of a 35-storey tower redevelopment at the northwest corner of Bloor Street West and Spadina Road.

- **Huron-Sussex Demolitions:** AW reported that Alex Corey mentioned several months ago that Heritage Preservation Services is doing a heritage survey of this small neighbourhood (which is an Area of Special Identity in the City of Toronto Official Plan). 356 Huron Street was recently demolished; whereas 364 Huron Street and 44-56 Harbord Street are slated for upcoming demolition. The University of Toronto owns most of the properties in this neighbourhood, but 356 and 364 Huron Street are privately owned.

7.4.3 West – JC

- **OLT (LPAT) PL200629 / PL210165:** AW reported that he and Jack Gibney will be attending the LPAT / OLT hearings for these cases on 23 September 2021 and 18 October 2021 on behalf of the Sunnyside Historical Society / Parkdale Village Historical Society. Ric Amis will be attending on behalf of the West Side Community Council. PL200629 pertains to the Queen Street West (Bathurst to Roncesvalles) Plan; whereas PL210165 is specific to the northwest corner of Brock Avenue and Queen Street West.

7.4.4 East – PB

- **680-742 Broadview Avenue:** A 35-storey building with a large, winding podium has been proposed for this site which sits near the east edge of the Don Valley Ravine. The heritage listed houses at 682, 686, and 688 Broadview Avenue are proposed for retention. The large Loblaws store (720 Broadview Avenue) would be demolished. The houses at 740-744 Broadview Avenue would benefit from heritage evaluation, as they are not presently on the heritage register and their future is uncertain. 742-744 Broadview Avenue is quite unique looking (note: the developer only owns 1/2 of this semi-detached property at present).

2021-07-05: Other Business

- **Heritage Toronto Virtual and Walking Tours:** Heritage Toronto has some great tours scheduled for this fall, including some on Indigenous history: <https://www.heritagetoronto.org/whats-on/>
- AW published an article - *William Henry Orr: History's Futurist of Communication Theory* - in *The Bridge* newspaper in July 2021 on the history of 152-154 Dundas Street East and its connection to William Henry Orr. This was one of the properties he nominated back in April 2020.

Meeting adjourned 8:00