

Inclusion on the City of Toronto's Heritage Register – Dundas-Carlaw Properties

Date: March 14, 2022

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto-Danforth – 14

SUMMARY

This report responds to Toronto and East York Community Council's request in October 2021 for an update on the status of the heritage reports for the historic industrial buildings in the 'Carlaw – Dundas' Study Area and recommends that City Council include nine properties with cultural heritage value on the City of Toronto's Heritage Register. A number of the properties recommended for listing were initially identified as being of heritage interest through the 2014 Carlaw + Dundas Community Initiative and were evaluated in a subsequent 2016 Heritage Analysis Report prepared by the project's consultant, Unterman McPhail Associates.

Staff are recommending that nine of the properties in the consultant's 2016 report be included on the Heritage Register. All have all been researched and evaluated by staff using the criteria prescribed by the Province and all of the recommended properties meet one or more of the provincial criteria for determining cultural heritage value or interest for designation under Part IV of the Ontario Heritage Act, which the City applies when assessing properties for inclusion on the City's Heritage Register.

These Dundas-Carlaw properties are part of an important collection of former factory/warehouse and garage buildings that were constructed during the first two decades of the 20th century when the area emerged as a bustling industrial centre that was vitally important to the Toronto economy. Today this collection of buildings support the historic character of the area along Carlaw Avenue north of Queen Street and contribute to vibrancy of a mixed-use creative and cultural hub within Leslieville.

The properties being recommended for inclusion on the Heritage Register are contained in Recommendation 1 of this report.

RECOMMENDATIONS

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

1. City Council include the following nine properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion), attached as Attachment 1 to the report, March 14, 2022, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

- 87 Boston Avenue
- 10 Busy Street (including an entrance at 16 Busy Street)
- 181 Carlaw Avenue (including entrances at 22 Boston Avenue and 181 B, 183, and 185 Carlaw Avenue and a structure at 24 Boston Avenue)
- 235 Carlaw Avenue (including an entrance at 241 Carlaw Avenue)
- 245 Carlaw Avenue
- 250 Carlaw Avenue (including entrances at 260, 262, 270, 276, 284, 290, 300, and 302 Carlaw Avenue)
- 320 Carlaw Avenue (including entrances at 326, 328, 330, and 332 Carlaw Avenue and 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, and 1175 Dundas Street East)
- 388 Carlaw Avenue (including entrances at 360 and 400 Carlaw Avenue)
- 401 Logan Avenue (including entrances at 1, 5, 7, 21, 33, and 35 Dickens Street and 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1132, 1134, 1136, and 1138 Dundas Street East)

FINANCIAL IMPACT

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

DECISION HISTORY

On October 14, 2021, Toronto and East York Community Council adopted Item TE28.60 and directed that the Senior Manager, Heritage Planning, Urban Design, City Planning, report to the November 24, 2021 Toronto and East York Community Council meeting with an update on the status of the heritage reports for the buildings in the 'Carlaw – Dundas' Study Area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE28.60>

On January 15, 2019, Toronto and East York Community Council adopted Item TE2.77 and directed that the Senior Manager, Heritage Preservation Services report to the

March 19, 2019 meeting of the Toronto and East York Community Council with an update on the status of heritage reports for the buildings in the 'Carlaw – Dundas' Study Area.

[Agenda Item History - 2019.TE2.77 \(toronto.ca\)](#)

On August 25, 26, 27, and 28, 2014, Toronto City Council adopted Item TE34.96 Carlaw + Dundas Community Initiative – A Public Space Plan for the Carlaw Dundas Area which identified as its top two principles maintenance of the historic industrial character of Carlaw + Dundas, and the re-use of existing buildings and preservation of heritage features. The report also identified properties within the study area that Heritage Planning staff would research and evaluate for cultural heritage value.

[Agenda Item History - 2014.TE34.96 \(toronto.ca\)](#)

BACKGROUND

Contemporary Leslieville retains a strong main street character, with heritage properties reflective of its early history as a nursery and farming community, and a distinct streetscape that is emblematic of its later history as an early streetcar suburb and industrial neighbourhood.

In 2014 Toronto City Council adopted the Carlaw + Dundas Community Initiative – A Public Space Plan for the Carlaw Dundas Area which identified as its top two principles maintenance of the historic industrial character of Carlaw + Dundas, and the re-use of existing buildings and preservation of heritage features. The Carlaw + Dundas Community Initiative identified three properties to be researched and evaluated by Heritage Planning staff for cultural heritage value.

In 2016, the City undertook the Carlaw Dundas District Landscape and Public Realm Improvements. In support of this public realm related work Unterman McPhail Associates was engaged to prepare a Heritage Analysis Report (March 2016). The report was initiated to better understand the area's unique industrial history and architectural character and take into account community objectives. Through this heritage survey 11 additional properties were identified that had the potential to hold cultural heritage value, in addition to the three properties identified in the Carlaw + Dundas Community Initiative.

Staff have reviewed the list of 14 properties identified in the Unterman McPhail Heritage Analysis Report and are recommending that nine of the properties be included on the Heritage Register. The recommended properties have all been researched and evaluated by staff using the criteria prescribed by the Province. All of the recommended properties meet one or more of the criteria.

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 the provincial policy regime, the Planning Act, and 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."

The municipal Heritage 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 of (non-designated) properties on the City's Heritage Register

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 Ontario Heritage Act following this action. 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 development 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.

Although a municipality is not required to consult with property owners or the public before including non-designated properties on 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.

As of July 1, 2021, the amendments to the Ontario Heritage Act resulting from Bill 108, the Province's Housing Supply Action Plan (More Homes, More Choice Act) allow owners to object to the inclusion of a property on the City's Heritage Register at any time. Objections to listing are reviewed by City Council but no further action is required should Council remain in support of the listing.

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

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. [Ontario Heritage Tool Kit \(gov.on.ca\)](http://www.ontario.ca/gov/en/heritage-toolkit)

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 is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study or Area Study.

Staff have reviewed the list of 14 properties identified through the 2014 Carlaw + Dundas Community Initiative and the subsequent Heritage Analysis Report completed by Unterman McPhail Associates in March 2016 as part of Carlaw Dundas District Landscape and Public Realm Improvements. All 14 were researched and evaluated by staff using the criteria prescribed by the Province.

Of the 14 properties, nine were found to meet one or more of the criteria and merit inclusion on the Heritage Register. Otherwise staff determined that two property addresses were incorrectly identified, two other properties have undergone extensive alterations and/or additions that have compromised their integrity, and one did not meet the provincial criteria for determining cultural heritage value or interest.

The properties being recommended for inclusion on the Heritage Register are:

- 87 Boston Avenue
- 10 Busy Street
- 181 Carlaw Avenue
- 235 Carlaw Avenue
- 245 Carlaw Avenue
- 250 Carlaw Avenue
- 320 Carlaw Avenue
- 388 Carlaw Avenue
- 401 Logan Avenue

The listing statements included in Attachment 1 describes the nine properties being recommended for inclusion on the Heritage Register in this report and outline preliminary conclusions about their design and physical, historical and associative, and contextual values. These properties contain fine architectural details and support the historic character of the area along Carlaw Avenue north of Queen Street where they are part of an important collection of former factory/warehouse and garage buildings that were constructed during the first two decades of the 20th century when the area emerged as a bustling industrial centre that was vitally important to the Toronto economy.

CONCLUSION

In 2019, Heritage Toronto celebrated the cultural heritage of Leslieville through "Made in Toronto Leslieville's Industrial History: A Digital Walking Tour," which explores the adaptive reuse of this neighbourhood's industrial buildings and the stories of the people who worked, lived, and played there. Several of the buildings recommended for listing within this report are associated with important manufacturing companies that contributed to the area's success, including the Reliable Toy Co. Factory (250 Carlaw Avenue), the William Wrigley Jr Co. Factory (235 and 245 Carlaw Avenue), the Jefferson Glass Co. Factory (388 Carlaw Avenue), the Woods Manufacturing Co. Factory (401 Logan Avenue), and the A. A. Barthelmes & Co. Factory (345 Carlaw Avenue).

Staff have reviewed the list of 14 properties identified through the 2014 Carlaw + Dundas Community Initiative and the subsequent Heritage Analysis Report completed by Unterman McPhail Associates in March 2016 as part of Carlaw Dundas District Landscape and Public Realm Improvements. All were researched and evaluated by staff using the criteria prescribed by the Province and it has been determined that the nine properties included in Recommendation 1 and further detailed in Attachment 1 of this report have cultural heritage value, are significant built heritage resources and warrant inclusion on the City's Heritage Register.

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

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ATTACHMENTS

Attachment 1 - Listing Statements

Attachment 2 - List of Research Sources

LISTING STATEMENTS

ATTACHMENT 1

Address: 87 Boston Avenue
Year Built: 1921



Description: Located on the east side of Boston Avenue south of Dundas Street East and east of Carlaw Avenue, the property at 87 Boston Avenue contains a one-storey garage type building that was constructed in 1921.

The one-storey, red brick building with stone detailing at 87 Boston Avenue contains an ornamental stepped parapet articulated with stone detailing and a stone horizontal band below that is punctuated by four decorative moldings with lozenge reliefs. Flanking these decorative moldings are ornamental brick details with soldier course and stack bond patterns punctuated by stone cubes that are set above the three openings.

The property was constructed for the William Wrigley Jr Co., whose name can be seen in the decorative stone panel in the principal (west) elevation ("W.M. Wrigley Jr. Co."). The company was founded in Philadelphia by William Wrigley Jr, who began making gum in 1891. Wrigley's gum production was an essential supply to Canadian soldiers participating in WWI and WWII campaigns and its production was not compromised during the war. The subject property is located at the rear of the two former William Wrigley Jr Co. Ltd warehouse/factory buildings at 235 and 245 Carlaw Avenue and the garage presumably serviced those buildings.

The property at 87 Boston Avenue supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were

constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

NOTE: While the Heritage Toronto plaque (2018) for the William Wrigley Jr Co. Factory buildings at 235 and 245 Carlaw Avenue states that the property at 87 Boston Avenue was a fire hall, City Directories indicate that it was a garage.

Address: 10 Busy Street
Year Built: 1914



Description: Located on the north side of Busy Street, north of Queen Street East between Logan Avenue and Carlaw Avenue, the property at 10 Busy Street contains a one- and two-storey warehouse/factory type building and garage.

The original portions of the property were constructed in 1914 for Radcliffe H. & Son, cartage, and contained a two-storey building adjoined to a one-storey building. Toronto

Pure Ginger Beer Co. was listed at the property in 1916. The building permit for the attached one-storey garage ("Garage No.2") to the west was submitted in 1919 and it was constructed in 1921. A one-storey addition to the east was constructed in 1948.

The original 1914 portion of the property contains two adjoining components, a one-storey building that is clad in buff brick and a two-storey building that is clad in red and buff brick. Both portions of the property contain multiple entrances, segmental-arched openings with triple-order arches above and cast stone sills below the window openings in the two-storey portion of the property. These features are carried through to the adjoined 1921 one-storey, red brick garage at the west end of the property. The garage contains a central loading bay flanked by windows and a doorway and it is ornamented with a stepped parapet. The one-storey, buff brick addition that was completed in 1948 at the east end of the property contains a ribbon window.

The attached one-storey garage and the subsequent addition were constructed for the Dunlop Rubber Co. Ltd. The company originated in Dublin, Ireland in 1889 and became one of the largest companies in Britain by 1930 and manufactured factory, bicycle and carriage tires, rubber mats, heels, and sundries. From 1912, the firm occupied nearly a dozen buildings in the area, and from the early-1920s, the structures on Busy Street were used for garage, storage, and machine shop purposes.

The property at 10 Busy Street supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

Address: 181 Carlaw Avenue
Year Built: 1911



Description: Located on the east side of Carlaw Avenue north of Queen Street East, the property at 181 Carlaw Avenue contains a three-storey warehouse/factory type building on a raised basement with an attached three-storey addition to the north and a one-storey addition at the rear. The southern portion of the property was constructed in 1911. The rear one-storey addition was constructed in the c.1930 and the three-storey addition to the north, in the c.1960s

The original 1911 three-storey on a raised basement portion of the property at 181 Carlaw Avenue retains its original red brick with stone detailing and much of its Edwardian Classical features, including the quoining surrounding the window openings, the combination of flat-headed and segmental-arched window openings, the multiple orders in the arches above the segmental-arched window openings, the pilasters that mark the bay divisions, and the ornamental cornice in the principal (west) elevation.

The c.1960s northern red brick addition is reflective of the Modernist additions that were commonly made to factory/warehouse buildings surrounding Dundas Street East and Carlaw Avenue towards the end of the 20th century, where the focus was on emphasizing horizontality through form and the use of ribbon windows.

The property was constructed for Kent McClain Ltd, who built showcases. Several companies occupied the property at 181 Carlaw Avenue throughout the mid-to-late 20th

century, including Consolidated Beverages Ltd, O'Keefe Beverage Ltd, Bowes Co. Ltd, and York Engineering Co. Ltd.

The property at 181 Carlaw Avenue supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

Address: 235 and 245 Carlaw Avenue (William Wrigley Jr Company Limited Buildings)
Year Built: 1914-15 and 1916-17



Description: Located on the east side of Carlaw Avenue south of Dundas Street East, the properties at 235 and 245 Carlaw Avenue contain two five-storey warehouse/factory type buildings with an attached one-storey northern addition at 245 Carlaw Avenue. The South Building (Phase 1- 235 Carlaw Avenue) was constructed in 1914-15 and the North Building (Phase 2- 245 Carlaw Avenue) in 1916-17. The one-storey northern addition to 245 Carlaw Avenue was completed c.1939-54.

The two five-storey buildings at 235 and 245 Carlaw Avenue were styled after the main Wrigley plant in Chicago and contain architectural details that reference the Chicago School style. They are both clad in red brick with white stone detailing and they are composed of a base, a middle shaft with repetitive windows with cast stone sills, and an ornate parapet containing a decorative stone panel with the inscription "W.M. Wrigley Jr. Company Limited" at 235 Carlaw Avenue. The first-storey of the properties at 235 and 245 Carlaw Avenue are punctuated by stone entrances with decorative entablatures featuring star-like and geometric patterns. The entablature at 235 Carlaw Avenue features the company name "W.M. Wrigley Jr. Co." inscribed above the door. Sitting above the entrances is horizontal stone banding, decorative wall brackets marking the bay divisions, and cornices.

Ornamenting portions of the principal (west) and side north and south) elevation are geometric stone patterns including diamonds, half-diamonds, and squares. Below the decorate parapets at roof level are additional ornamental brackets and cornices. These details are carried through to the one-storey western addition at 245 Carlaw Avenue. The properties at 235 and 245 Carlaw Avenue are connected at the second-storey by a bridge. The side and rear elevations of the rear portions of both buildings are comprised of walls of flat-headed and larger multi-pane windows with stone and brick surrounds.

The subject properties were constructed for the William Wrigley Jr. Company Limited and were designed by the architectural firm Prack & Perrine, industrial architects and engineers who operated offices in Pittsburgh, Hamilton and Toronto. The William Wrigley Jr Company Limited was founded in Philadelphia by William Wrigley Jr, who started making gum in 1891. Wrigley's gum production was an essential supply to Canadian soldiers participating in WWI and WWII campaigns and its production was not compromised during the war. Wrigley made its successful Doublemint, Spearmint, and Juicy Fruit products here for sale in Canada. Wrigley moved to Don Mills in 1962.

The properties at 235 and 245 Carlaw Avenue support the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

Address: 250 Carlaw Avenue
Year Built: 1907



Description: Located on the west side of Carlaw Avenue between Queen Street East and Dundas Street East, the property at 250 Carlaw Avenue contains a two-storey warehouse/factory type building. The property was constructed in 1907. An addition was completed at the northwest corner of the property in c.1939-54.

The property at 250 Carlaw Avenue is clad in red brick with a smooth stone base. It contains large window openings with stone sills in the first-storey and metal sills in the second-storey that are set between brick pilasters that are chamfered near the roof. While there are multiple entrances and loading bays, the two entrance bay parapets at the north and south end of the property rise above the remainder of the roofline.

The property was originally constructed for Phillips Manufacturing Co. and was designed by the architect Edward James Lennox. Phillips Manufacturing Co., which was originally called Cobban Manufacturing Company, purchased the property in 1907 for

\$16,733.00 and moved in the following year. They primarily produced moldings and mirrors. In 1935, Reliable Toy Co., which was founded in the 1920s by Jewish brothers Alex and Solomon Frank Samuels, moved into the building. Reliable became a leader in plastics technology and by the 1940s and 50s, the factory had a doll clothing mill, a hairstyling department, and facilities for making shoes, eyes, voice boxes, and squeakers.

The property at 250 Carlaw Avenue supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

Address: 320 Carlaw Avenue
Year Built: 1929



Description: Located on the west side of Carlaw Avenue south of Dundas Street East, the property at 320 Carlaw Avenue contains a two-storey warehouse/factory type building. The property was constructed in 1929 with the third-storey of the northern loading dock likely being a later addition. The four-storey northern addition was constructed in c.1954-65 and extended the property to Dundas Street East.

Similar to the neighbouring property at 250 Carlaw Avenue, the original portion of the subject property is clad in red brick with a smooth stone base. It contains flat-headed windows with cast stone lintels and sills and there are chamfered pilasters that mark the bay divisions and extend to the height of the roof. The northern entrance has since been over clad in stucco and a third-storey appears to have been added above the neighbouring loading bays. There are multiple entrances and loading bays throughout the property. The c.1954-65 northern brown brick addition is reflective of the Modernist additions that were commonly made to factory/warehouse buildings surrounding Dundas Street East and Carlaw Avenue towards the end of the 20th century, where the focus was on emphasizing horizontality through form and the use of ribbon windows.

The property at 320 Carlaw Avenue was constructed for Crown Cork & Seal Co. Ltd, which was founded in Baltimore in 1892 when William Painter patented the "crown cork." The company manufactured bottle caps. Like Wrigley, Crown Cork & Seal moved to a new plant outside the city's core in the 1960s. In 1996, Gyan Jain, an engineer who migrated from India to Canada in 1964, bought this building and installed hundreds of small, affordable units that were popular with photographers, artists, entrepreneurs, and professionals.

The property at 320 Carlaw Avenue supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

Address: 388 Carlaw Avenue
Year Built: 1912



Description: Located on the west side of Carlaw Avenue north of Dundas Street East, the property at 388 Carlaw Avenue contains a two- and three-storey warehouse/factory type building. The original portion of the building, which sits in the centre of the property and cannot be seen from the street, was constructed in 1912. In c.1913-24, the portion of the building that's sits below the tin roof and fronts Carlaw Avenue and is comprised

of 14-bays, was constructed. Northern and southern additions were constructed in c.1939-54, with the northern tip near the railway tracks and the southern tip near Dundas Street East being completed in c.1954-65.

The original three-storey portion of the subject property is clad in red brick with a smooth stone base. It contains flat-headed windows with cast stone lintels and sills and there are chamfered, stepped pilasters that mark the bay divisions and extend to the height of the roof. The northern entrance has since been over clad in stucco and a third-storey appears to have been added above the neighbouring loading bays. There are multiple entrances and loading bays throughout the property. The c.1939-53 northern, three-storey red brick addition carries through some of the features present in the original portion of the property, such as the flat-headed windows with stone sills. The ribbon windows in the third-storey are reflective of the Modernist additions that were commonly made to factory/warehouse buildings surrounding Dundas Street East and Carlaw Avenue towards the end of the 20th century.

The southern, two-storey red brick addition, which was also completed in c.1939-53, was intended to mirror the features present in the original c.1913-24 portion of the property with slight variations. It features a smooth stone base, flat-headed windows with stone sills, and chamfered pilasters marking the bay divisions. Further additions were made to the northern and southern tips of the property in c.1954-65. The northern, two-storey addition is clad in red brick with stone detailing and flat-headed windows. The southern addition also contains two-storeys and is clad in red brick. It contains flat-headed windows with stone sills and the side (south) elevation features several loading bays.

The property at 388 Carlaw Avenue was constructed for Jefferson Glass Co. Ltd, which was founded in Steubenville, Ohio, in 1900. The company specialized in light shades and illuminated signs and by 1918 it was making approximately 35,000 light bulbs a day. The company also made glass products for the military during WWI. The Acme Paper Box Co., founded by Moishe (Moses) Oelbaum, bought the factory in 1931. Oelbaum was a philanthropist who donated to various causes and helped establish Jewish schools in Toronto. The company was sold to a conglomerate in 1964 and the plant became a paper mill.

The property at 388 Carlaw Avenue supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

Address: 401 Logan Avenue
Year Built: 1907



Description: Located on the east side of Logan Avenue north of Dundas Street East, the property at 401 Logan Avenue contains a two-storey warehouse/factory type building with a tower at the northwest corner and a three-storey wing at the east end. The north portion of the property with the corner tower was constructed in 1907. The complex was split by the extension of Dundas Street East through the area in 1954 and the property was extended to the south and to the east from 1965-78.

The 1907 portion of the property retains its original red brick and much of its Edwardian Classical detailing including the segmental-arched window openings with cast stone sills, the multiple orders in the arches above the window openings, the stepped detailing in the brick below the roof cornice, and the chamfered pilasters that mark the bay divisions. The 1965-78 southern and eastern additions are reflective of the Modernist additions that were commonly made to factory/warehouse buildings surrounding

Dundas Street East and Carlaw Avenue towards the end of the 20th century, where the focus was on emphasizing horizontality through their form and the use of ribbon windows.

The 1907 portion of the property was constructed for Smart Bag Co. Ltd and was designed by the architect James Layrock Havill. The company originated in Montreal in 1906 and created various products including jute and cotton ropes, twines, bags, and sacks for the transportation of flour, cereals, and cement. It was renamed Smart-Woods and then Woods Manufacturing after a merger in 1918, and it became one of the largest producers of fibre products in Canada with factories in Ontario, Quebec, and Manitoba. During both WWI and WWII, the company produced uniforms, tents and equipment for the Canadian and British armies. The company continued to operate here until the 1980s.

The property at 401 Logan Avenue supports the historic character of Leslieville surrounding the intersection of Dundas Street East and Carlaw Avenue where it is part of an important collection of former factory/warehouse and garage buildings that were constructed in the first two decades of the 20th century when the area was developed as a manufacturing centre.

RESEARCH SOURCES

ATTACHMENT 2

Archival Sources

City of Toronto Aerial Photographs 1931-1992

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