

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 1

Date of meeting: Monday, January 17, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

Present: Paul Farrelly, Jane Clark, Susana Miranda, Panchetta Barnett, Adam Wynne (guest)

2022-01-01: Approval of Agenda

- PF moved to approve agenda. Carried.

2022-01-02: Minutes

- PF moved to approve November 30, 2021 minutes. Carried.

2022-01-03: Reports

1.3.1 Chair's Report:

- Chair discussed TPB meeting of December 3 and noted that Sterling Rd. item was deferred to January. There were also good updates on Garden District and St. Lawrence HCDs. For the Garden District, there was a mediated settlement with respect to Dundas East properties. St. Lawrence HCD went to OLT. It was thrown out and suggested the area for the HCD was cut back, focus on core of old town.
- Chair reviewed items for upcoming January 24 TPB meeting. Noted a good report on 95 St. Joseph St. There is a very active community group. Chair reviewed all items for the meeting.
- Chair discussed the Heritage Survey phase one update and went through the deck. Chair will send deck to the panel for comments and questions.

1.3.2. Secretary:

- SM went through proposed dates for TEYCPP meetings in 2022. Will move some meeting dates and provide updated schedule for next meeting.

1.3.3 Social Media Committee:

- JC reported that there is ongoing work being done on the panel website but is almost done.

2022-01-04: Section Reviews/Vice-Chair Reports

1.4.1 Midtown

- 26 Millwood Rd: AW reported that SERRA sent in nomination for this building and received a response from HPS that they will look at it. There is an active zoning review application for this site.

1.4.2 Downtown – PF

- AW reported on his recent heritage nominations, including:
 - o 97 Maitland Street: 97 Maitland Street is a 1.5 storey Confederation-era (c. 1867/1868) Workers' Cottage in the Church-Wellesley Village neighbourhood of Toronto. 97 Maitland Street is one of

only two surviving Workers' Cottages in the Church-Wellesley Village neighbourhood (the other being 95 Maitland Street). 97 Maitland Street was first home to Simon Mendel Fuerst (c. 1820-1883)— a Prussian-Canadian flour and grain merchant — and his family. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13716

- o 151-153 ½ Church Street: 151-153 ½ Church Street is a 2.5 storey Georgian Revival building on the east side of Church Street just north of Queen Street East. 151-153 ½ Church Street was constructed between 1843 and 1851 (likely c. 1843-1846) and is representative of the earliest development of Church Street. 151-153 ½ Church Street abuts several intensive redevelopment projects. For more information (including past residents and uses), please see: https://www.acotoronto.ca/show_building.php?BuildingID=13718
- o 224 Wellesley Street East: 224 Wellesley Street East is a 2.5 storey Gothic Revival houseform building on the north side of Wellesley Street East in the St. James Town neighbourhood of Toronto. 224 Wellesley Street East was constructed in 1877/1878 and has an early 20th century storefront addition. 224 Wellesley Street East was first home to Cecilia Lloyd, the widow of Rev. Henry Hoyes Lloyd — a prominent Baptist minister. 224 Wellesley Street East is the only surviving 19th century building on the north side of Wellesley Street East between Sherbourne Street and Parliament Street. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=9459
- o 117 Pembroke Street: 117 Pembroke Street is a large mansion located at the southeast corner of Pembroke Street and Glenholme Place in the Garden District. 117 Pembroke Street appears to have started as a house during the 1850s which was later expanded in the 19th century and early 20th century. The property was first home to William Elliot — a wealthy businessman and pharmaceutical manufacturer — and his family; and later home to Sir William Glenholme Falconbridge — a prominent judge and lawyer — and his family. During the 1920s, it was converted into apartments which became known as the *Pembroke Apartments* and later as the *Glenholme Apartments*. Since 1945/1946, 117 Pembroke Street has been frequently associated with use as a hotel and inn. Please note that 117 Pembroke Street is within the boundaries of the Garden District Heritage Conservation District, but was listed as a non-contributing property. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13720
- o 45 Brock Avenue (and 47 Brock Avenue, 64 Brock Avenue, and 24 Earnbridge Street): 45 Brock Avenue is a 2.5 storey Victorian home located at the southeast corner of Brock Avenue and Earnbridge Street in the Parkdale neighbourhood of Toronto. 45 Brock Avenue was constructed in 1888/1889 and contains a mix of Bay and Gable, Italianate, and Queen Anne Revival architectural elements. 45 Brock Avenue was first home to Alexander Campbell (1843-1923) and his family. The Campbell family were Scottish-Canadian. During the 1880s, several of the Campbell brothers moved to Parkdale and became engaged in the construction, lumber, and real estate industries. The brothers built several almost identical houses on and in the immediate vicinity to Brock Avenue. These houses include: 45 Brock Avenue, 47 Brock Avenue, 64 Brock Avenue, and 24 Earnbridge Street). 45 Brock Avenue was recently for sale. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13724
- o 546 Bathurst Street: 546 Bathurst Street is a 2.5 storey Queen Anne Revival house on the west side of Bathurst Street between College Street and Harbord Street in the Palmerston-Little Italy neighbourhood. 546 Bathurst Street was constructed in 1886/1887 and was one of the first houses built on this block of Bathurst Street. 546 Bathurst Street contains a unique keyhole window on its ground floor, primary (Bathurst Street) elevation. 546 Bathurst Street was first home to Herbert Melvin Kipp (1862-1931) — a pharmacist, motorcycle dealer and racer, and radio manufacturer — and his family. The Kipp family resided here from its construction in 1886/1887 until 1956/1957. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13717

- o 77 Wellesley Street East: 77 Wellesley Street East is a 4-storey apartment building located at the southeast corner of Church Street and Wellesley Street East in the Church-Wellesley Village neighbourhood of Toronto. 77 Wellesley Street East — known as the *77 Wellesley Street Apartments* — was constructed in 1926 and designed by New York based architect Larremore Van Velsor Sweezy. 77 Wellesley Street East is the only known building in Canada designed by Sweezy. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=3003
- o 4 and 6 West Lodge Avenue: 4 and 6 West Lodge Avenue consist of a 1-storey former industrial building at 4 West Lodge Avenue and a 2.5 storey Bay and Gable house at 6 West Lodge Avenue. 4 West Lodge Avenue originally contained the blacksmith smithy and shop of George Howard (1832-1899), whereas 6 West Lodge Avenue contained the blacksmith's and his family's residence. 4 and 6 West Lodge Avenue likely date to c. 1889, albeit 4 West Lodge Avenue may have been renovated or rebuilt in the early 20th century. The Howard family operated a blacksmith smithy and shop here until 1926. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13714
- o 243 Yonge Street: 243 Yonge Street is a 3 storey, mid-19th century building located opposite the Eaton Centre in Downtown Toronto. Former uses of 243 Yonge Street include *Howarth's Drug Store* (during the 19th century), Frank Micklethwaite's Photography Studio (during the early 20th century), and the *John Wanless Company* (during the early-to-mid 20th century). Since the 1920s, the building has been known as the *Wanless Building*. The exterior of the building has been covered with modern cladding, which is obscuring underlying architectural details. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13730
- o 1603-1605A Dundas Street West: 1603-1605A Dundas Street West is a Georgian Revival building constructed in c. 1872/1873. 1603-1605A Dundas Street West was originally home to the *New Dominion Hotel*, which functioned as both a hotel and tavern. 1603-1605A Dundas Street West is one of the oldest surviving buildings in the Brockton Village neighborhood of Toronto. The exterior of the building has since been reclad with stucco. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13731
- o 2 Vermont Avenue: 2 Vermont Avenue is a large c. 1866/1867 mansion located near the northwest corner of Bathurst Street and Vermont Avenue. 2 Vermont Avenue originally fronted Bathurst Street, but was later assigned an address on Vermont Avenue when sections of its grounds were infilled for development in the early-to-mid 20th century. 2 Vermont Avenue was first home to Patrick MacGregor (1816-1882) and his family. MacGregor was a Scottish-Canadian barrister, school administrator, Gaelic scholar, and the Founding President of the *Gaelic Society of Toronto*. During the 1910s, 2 Vermont Avenue was divided into apartments by local real estate agent and developer Alfred Cornwell. The apartments were known as *Cornwell Apartments*. Later residents of note of 2 Vermont Avenue include: Kenneth Porter Kirkwood (1899-1968) — a diplomat and poet — who lived there while attending the University of Toronto in the 1920s; and Austin Clarke — a Barbadian-Canadian novelist — who lived there in the 1960s. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13737
- o 140 The Queensway: 140 The Queensway is a 1.5 storey Ontario Gothic Revival Cottage located on the north side of The Queensway between High Street and Stephen Drive (immediately opposite the Ontario Food Terminal) in the Humber Bay Shores neighbourhood of Etobicoke. Despite being moderately dilapidated at present, 140 The Queensway has significant historical value through being the last surviving Davidson House. Constructed in the United States during the 1880s, the Davidson Houses were shipped across Lake Ontario to Etobicoke on barges. The Davidson Houses were Canada's first prefabricated houses and Canada's first prefabricated community. During the early 20th century, the Davidson Houses housed a Bohemian community of artists and other creatives. 140 The Queensway was recently sold as a "redevelopment opportunity." [Please note I

also sent this nomination to the Etobicoke-York Community Preservation Panel.] For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=12456

- o 7-9 Elm Street: 7-9 Elm Street is a 2-storey Confederation era (c. 1866/1867) Georgian Revival cottage on the south side of Elm Street just west of Yonge Street. 7-9 Elm Street was first home to Ambrose Kent (Sr.)— a bricklayer — and family, whereas 9 Elm Street was first home to Howard Bryant — a bookkeeper. Several of Ambrose Kent Sr.'s sons established *Kent Brothers*— a jewellery company based on Yonge Street — in 1867. Since 1959, 7-9 Elm Street has been associated with *Barberian's Steak House*. The two cottages were consolidated together in the 1960s. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=6646
- o 314-318A Parliament Street / 442-446 Dundas Street East: 314-318A Parliament Street / 442-446 Dundas Street East is a 2.5-to-3 storey Second Empire building located at the northwest corner of Parliament Street and Dundas Street East in the Cabbagetown South and Regent Park neighbourhoods of Toronto. 314-318A Parliament Street / 442-446 Dundas Street East was constructed in 1876/1877. It originally housed a grocery shop, a druggist (pharmacist), and a shoemaker. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=9379
- o 487 Church Street: 487 Church Street is a 2-to-2.5 storey Georgian Revival houseform building located on the east side of Church Street just north of Maitland Street in the Church-Wellesley Village neighbourhood of Toronto. 487 Church Street was constructed in c. 1869/1870 and has a c. 1915/1916 storefront addition on its primary elevation. 487 Church Street was first home to William Scott and John Scott — two brothers, both melodeon makers — and their families. Since the early 2000s, 487 Church Street has been home to several gay bars. 487 Church Street is part of an ongoing land assembly by *KingSett Capital* at the northeast corner of Church Street and Maitland Street. For more information, please see: https://www.acotoronto.ca/show_building.php?BuildingID=13656
- 127 Strachan Ave: AW provided an update on this property. There had been a petition to save the building, the new development application now saves it.
- 1196-1210 Yonge Street: AW reported that he sent letter to HPS to preserve this building. AW is working on a heritage nomination.
- Huntley - Selby - Linden (Upper Jarvis) — AW reported on a development at Upper Jarvis where a number of buildings are at risk, including 12 Linden Ave. and 2 Linden Ave.
- Bell Canada Building (76 Adelaide Street West) — AW reported on this building which is being re-cladded: <https://www.blogto.com/real-estate-toronto/2022/01/toronto-building-getting-shining-new-exterior-some-call-it-crime/> and <https://urbantoronto.ca/forum/threads/toronto-76-adelaide-west-recladding-m-16s-bell-canada-wzmbh.32440/>
- 1117 Queen: AW reported in this former post office in West Queen West. It was just recently sold, but there are no plans for development at this time.

1.4.3 West – JC

- 1 Weatherell: JC reported on this property, brought to her attention by Madeleine McDowell. The house was built by Henry Simpson.
- 598 Jane St: JC reported on this property also brought to her attention by MM. The house was residence of Charles Wellington Smith, the architect of York Memorial Collegiate. JC asked AW if he has information on this architect. MMM is nominating both the Weatherell and this property for heritage designation. AW will look into adding both to TO Built.

1.4.4 East – PB

- No Report

Meeting adjourned 9:25 p.m.