

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 2

Date of meeting: Monday, February 14, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

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

Absent: Panchetta Barnett

2022-02-01: Approval of Agenda

- PF moved to approve agenda with additions. Carried.

2022-02-02: Minutes

- PF moved to approve January 17, 2022 minutes. Carried.

2022-02-03: Reports

2.3.1 Chair's Report:

- Chair reviewed January 24 TPB meeting items. Noted many deputations for 95 St. Joseph St. item.
- Chair reviewed agenda for February 22 TPB meeting. Chair asked panel for any questions on the Heritage Survey Phase One update.
- Chair reported that he sent email to panel for participants in the Parkdale HCD Plan meetings.

2.3.2. Secretary:

- SM provided updated schedule for meetings in 2022. JC moved to approve with one change. Carried.
- PF requested fixing group email address for the panel. JC will follow up on this.

2.3.3 Social Media Committee:

- JC thanked AW for article on Tollkeeper's Cottage Group for panel website.
- JC asked if panel if we should wade in on Novotel Esplanade development? PF suggested twitter post when goes to community council.

2022-02-04: Section Reviews/Vice-Chair Reports

2.4.1 Midtown

- No report

2.4.2 Downtown – PF

- AW reported on his recent heritage nominations, including:
 - o **934-936 King Street West, Toronto:** Constructed in 1875/1876, this 2-to-2.5 storey Georgian Revival building was one of the first buildings built on King Street West to the west of Garrison Creek (now Stanley Park) and is representative of the early development of this section of King

Street West. Between the late 1850s and early 1870s, this section of King Street West was almost entirely undeveloped with the exception of Toronto's first Crystal Palace (1858-1879) near present-day King Street West and Sudbury Street; the Andrew Mercer Reformatory for Women (opened 1872); and the Toronto Central Prison (opened 1873). As of 2022, 934-936 King Street West is likely the oldest surviving building on King Street West to the west of Stanley Park (formerly Garrison Creek). The controversial Palace Arms redevelopment is immediately to the west of 934-936 King Street West (though these properties are separated by a laneway). TO Built link: <https://www.acotoronto.ca/building.php?ID=13756>

- o **25 Homewood Avenue:** Constructed in 1872/1873, 25 Homewood Avenue was one of the very first houses built on Homewood Avenue in the Garden District of Toronto. 25 Homewood Avenue is also the only extant example of Second Empire architecture on Homewood Avenue. 25 Homewood Avenue was first home to The Hon. Nathaniel Allan Gamble (1817-1884) — a justice of the peace, brewery owner, and farmer — and his family. The Gamble family were early settlers in Toronto and established a farm on Yonge Street in 1798. The Gamble family were also likely relations of Toronto's prominent Allan family (of whom Allan Gardens is named after). In August 2021, 17-31A Homewood Avenue were put up for sale as a potential land assembly. TO Built link: <https://www.acotoronto.ca/building.php?ID=13582>
- o **110 Maitland Street, Toronto:** Historically known as the *Crystal Gardens*, this 2-storey plus basement Revival style apartment building on Maitland Street in the Church-Wellesley Village neighbourhood was constructed in 1928/1929 and designed by architect Hebert Charles Roberts. The *Crystal Gardens* apartments in Toronto was named after the *Crystal Garden* in Victoria (BC) which opened in 1925. Roberts was particularly active in the Church-Wellesley Village and surrounding neighbourhoods during the 1920s and 1930s and designed several apartment buildings in this area. During the early 1950s, Allan Fleming — one of Canada's best known graphic designers — lived in an apartment at 110 Maitland Street. Since 2016/2017, 110 Maitland Street has been vacant and increasingly derelict. The property owner appears to be *Minto*. In 2018/2019, *Minto* issued a letter to the Province of Ontario's Ministry of Municipal Affairs and Housing (available [here](#)) complaining that current planning policies are restricting their potential to redevelop the property. TO Built link: <https://www.acotoronto.ca/building.php?ID=13083>
- o **1196-1204 Yonge Street & 2-6A Birch Avenue:** Located at the northwest corner of Yonge Street and Birch Avenue in the Summerhill neighbourhood of Toronto, this 1888/1889 commercial block — one of the oldest surviving buildings on this particular section of Yonge Street — is under threat of demolition for a 14-storey condominium redevelopment. The building has a unique architectural element, in that the section of Yonge Street in front of the building was lowered during the 1910s when the nearby rail underpass was created. As such, you can still see the original storefront height on the building. TO Built link: <https://www.acotoronto.ca/building.php?ID=13752>
 AW also corresponded with Dan Dibartolo at Heritage Preservation Services regarding 1196-1204 Yonge Street and 2-6A Birch Avenue. Dan has said any support that can be mustered for the preservation of these buildings would be greatly appreciated. There is an upcoming community consultation meeting at 6.00 PM on Tuesday, 22 February 2022 for this redevelopment site. PF recommended we tweet about these properties. JC asked if AW has a Summerhill Residents Association contact? AW provided JC with a contact.
- o **642-644 Church Street:** Located at the southwest corner of Church Street and Hayden Street, this 1881/1882 semi-detached house was first home to: 642 Church Street: Robert G. A. Paton — a Customs House officer — and his family; and 644 Church Street: Charles Philip Sparling — a bookkeeper and the Secretary-Treasurer of the *Royal Astronomical Society of Canada* — and his family. A storefront addition was added to 644 Church Street during the early-to-mid 20th century. More recently, the building has housed *Spirits*, a popular neighbourhood pub. 640 Church Street and 642-644 Church Street are a land assembly by *Shiu Pong*, a sizable developer. The Bloor East

Neighbourhood Association (BENA) has expressed interest in this heritage property nomination.

TOBuilt Link: <https://www.acotoronto.ca/building.php?ID=13773>

o **119-127 Church Street, Toronto & 85 Queen Street East, Toronto:**

This site — located at the southeast corner of Church Street and Queen Street East — consists of 4 buildings:

119 Church Street: This 4-storey Edwardian building was constructed in 1910/1911 and first housed *George Sparrow & Company*, a manufacturing firm which designed industrial kitchens and kitchen appliances / equipment. The building replaced a mid-19th century house which was formerly home to Dr. William Canniff (1830-1910) — a physician and surgeon, public health pioneer, and Toronto's first permanent Medical Officer of Health — during the late 1860s and early 1870s; and Dr. Emily H. Stowe (1831-1903) — Canada's first female physician, Canada's first female school principal, and a founder and leader of Canada's suffrage movement — and her family during the mid-1870s to mid-1890s. TOBuilt Link: <https://www.acotoronto.ca/building.php?ID=13792>

121 Church Street: This 3-storey Victorian Building was constructed in 1888/1889 and first housed *Authors & Cox*, manufacturers of medical prosthetics and trusses. TOBuilt

Link: <https://www.acotoronto.ca/building.php?ID=13793>

123 Church Street: This 3-storey Victorian building was constructed in 1886/1887 and first housed *D. & J. Sadlier & Company*, an Irish-American publishing company that was particularly well-known for its Catholic publications. TOBuilt

Link: <https://www.acotoronto.ca/building.php?ID=13794>

125-127 Church Street / 85 Queen Street East: This 3-storey Victorian Building (potentially originally Georgian Revival, now Second Empire) dates to between 1843 and 1846. Former occupants of note include: Dr. George Herrick — Toronto's first physician to specialize in obstetrics, pediatrics and women's health (c. mid-1840s to mid-1850s); William Hay — the Scottish Architect (c. 1858/1859); and Dr. Abner Mulholland Rosebrugh — Toronto's first physician to specialize in ear and eye medicine and the first person in Toronto to have a residential telephone (c. 1867-1877). The building has undergone various modifications over time, including the creation of a storefront (presently a *Mcdonalds* franchise), the exterior recladded with stucco, and alterations to window openings. TOBuilt Link: <https://www.acotoronto.ca/building.php?ID=13795>

Note; 119-123 Church Street were consolidated together in the 1970s and are presently home to *Henry's* — a camera and photography store.

- o **99 Sudbury St & 99R Sudbury Street, Toronto:** This 2-storey c. 1898 factory building was designed by Arthur Richard Denison and first housed *The Toronto Glass Company Ltd. / The Toronto Glass Works*. This was Toronto's first industrial glass manufacturing enterprise. As of 2022, this is the only surviving factory / industrial building in the West Queen West Triangle — a late 19th and early-to-mid 20th century industrial district bounded by Queen Street West, Dovercourt Road, and the Rail Corridor. In the early 2010s, a proposal was submitted to redevelop the site with a boutique condominium and hotel building. This proposal included demolition of the extant building. However, the newest document in the City of Toronto Application Information Centre in regards to this development application dates from 2016. More recently, Metrolinx has expressed interest in the property as a potential site for a transit station. Of additional note is that the adjacent DIamond Glass Company Office Building (55 Sudbury Street) was listed on the Heritage Register in August 2014, although the factory was not added to the heritage register at this point in time. TOBuilt Link: <https://www.acotoronto.ca/building.php?ID=13482>

- o **1947 Dundas Street West & 393-393A Sorauren Ave, Toronto:** This former factory at the southeast corner of Dundas Street West and Sorauren Avenue was constructed in 1905/1906 and expanded in 1916/1917. The building was designed by architect William Lawrence Munro and first housed *The Toronto Laundry Machine Company Ltd.* During World War I, The Toronto Laundry Machine Company manufactured ammunition for the Imperial Munitions Board and participated in the Victory Bonds program. Interestingly, a half storey or storey of the building was buried below

ground when Dundas Street West was re-graded in the 1930s. TO Built

Link: <https://www.acotoronto.ca/building.php?ID=13818>

- **Dr. Anderson Ruffin Abbott and 119 Dowling Avenue:** AW has put together historical research on Dr. Anderson Ruffin Abbott (1837-1913) and his connection to 119 Dowling Avenue in Parkdale. Dr. Abbott was Canada's first Black physician. Dr. Abbott and his family resided at 119 Dowling Avenue between 1890 and 1903 (although also lived in Chicago from 1894-1897). TO Built Link: <https://www.acotoronto.ca/building.php?ID=13852>
- **2 Vermont Avenue — Update:** The *Community History Project*, which runs the Tollkeepers' Cottage Museum, has issued a letter of support for AW's heritage property nomination of 2 Vermont Avenue. The *Community History Project* has also published an article AW wrote — *A History of 2 Vermont Avenue* — in their February 2022 newsletter. A copy of these materials has been forwarded to the panel.
- **OLT CMC PL200629:** Jack Gibney and AW attended OLT CMC PL200629 on Thursday, 10 February 2022. A 15-day OLT hearing has been scheduled for October-November 2023.
- **St. Anne's Anglican Church Parish Hall:** Due to financial issues, St. Anne's Anglican Church has decided to sell their Parish Hall at 651 Dufferin Street, Toronto. The Church hopes to get at least \$11.9 million for the building. The Parish Hall appears to be listed on the heritage register, but is not designated.
- **1603-1605A Dundas Street West:** The date of this former hotel and tavern in Brockton Village was initially estimated to be 1872/1873. However, a recent discovery has pushed its estimated date of construction back to between 1865 and 1868. AW nominated this property for a heritage evaluation in January 2022.
- **Parkdale Main Street and West Queen West HCD Research:** Research is ongoing into various buildings in the Parkdale Main Street and West Queen West Heritage Conservation Districts.
- **James Hickman Cottage:** AW noted this property at 224 Adelaide St. West, the last surviving worker's cottage in the Entertainment District. There is a proposal to demolish it. Was first home to James Hickman, a shipbroker. TO Built Link: <https://www.acotoronto.ca/building.php?ID=13861>

2.4.3 West – JC

- **1 Weatherall and 598 Jane:** AW reported that these properties were added to TO Built: <https://www.acotoronto.ca/building.php?ID=13755>
<https://www.acotoronto.ca/building.php?ID=13772>
- **Housing Affordability Task Force:** JC noted this report, strong approach to getting rid of regulation and consultation, and discussion about character areas expunged: <https://news.ontario.ca/en/release/1001556/ontario-publishes-housing-affordability-task-force-report>
<https://www.cbc.ca/news/canada/toronto/ontario-housing-affordability-task-force-report-1.6342470>

2.4.4 East – PB

- No Report

Meeting adjourned 9:00 p.m.