

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 4

Date of meeting: Monday, March 30, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

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

2022-04-01: Approval of Agenda

- PF moved to approve agenda. Carried.

2022-04-02: Minutes

- PF moved to approve March 14, 2022 minutes. Carried.

2022-04-03: Reports

4.3.1 Chair's Report:

- Chair reviewed TPB items from March 23 meeting. Property of note was 67 Adelaide St. East which may become a shelter for indigenous individuals.
- Chair reviewed TPB agenda for April 5 meeting.
- PF noted release of City's 10-year plan for indigenous reconciliation.

4.3.2 Social Media Committee:

- No update. PF asked if our email still works, JC said yes.

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

4.4.1 Midtown

- No report

4.4.2 Downtown – PF

- AW reported on his recent heritage nominations, including:
 - o **23-27 Charles Street East:** Constructed in 1916/1917, 23-27 Charles Street East was designed by prominent Toronto architect Eden Smith and was the gift of an anonymous benefactor. The building was home to *Beulah Hall*, which was associated with the *Christian Unity Mission*, between 1917 and 1931. The building was later home to the *Central Gospel Hall* from 1931/1932 until 1992. Since 1990/1992, 23-27 Charles Street East has housed the *Sanctuary Mission of Toronto*, which provides outreach to the city's homeless and poor. 23-27 Charles Street East is a rare example of a surviving church-form building in the Church-Wellesley Village and an

increasingly rare 100+ year old building on Charles Street West. TO Built
Link: <https://www.acotoronto.ca/building.php?ID=14215>

- o **70-72 St. Annes Road:** Constructed in circa 1876/1877, 70-72 St. Annes Road is a Gothic Revival house that was originally known as *Holme House*. *Holme House* was first home to Lieutenant-Colonel Charles Frederick Denison (1846-1896) and his family. *Holme House* was originally part of the Denison family's *Rusholme* estate and is now the only surviving building of the Rusholme estate prior to the estate being subdivided for residential development in the early 1880s. In the late 1910s or early 1920s, 70-72 St. Annes Road was subdivided into a semi-detached house, albeit the original house form is still visible. TO Built
Link: <https://www.acotoronto.ca/building.php?ID=13313>
- o **436-438 Pacific Avenue:** Constructed in 1889, 436-438 Pacific Avenue is a semi-detached bay-and-gable house located in the Junction neighbourhood of Toronto. 436-438 Pacific Avenue is located less than 5 meters north of the boundary of the Junction Phase I Heritage Conservation District. Since a recent sale in 2018, 436-438 Pacific Avenue has been sitting vacant and increasingly derelict. TO Built
Link: <https://www.acotoronto.ca/building.php?ID=14233>
- o **21 Sussex Avenue / 380 Huron Street:** Constructed in 1903/1904, 21 Sussex Avenue / 380 Huron Street was designed by architects James Augustus Ellis and Arthur Richard Denison. 21 Sussex Avenue / 380 Huron Street was one of Toronto's very first purpose-built apartment buildings. In 1966, it was expropriated by the University of Toronto and subsequently converted to offices. In June 1973, 21 Sussex Avenue / 380 Huron Street was listed on the City of Toronto Heritage Register and was one of the first buildings in Toronto to receive heritage status. However, the building is in a deteriorating condition and would benefit from the added protection offered by heritage designation. TO Built
Link: <https://www.acotoronto.ca/building.php?ID=6617>
- **85 Spadina Road:** Designed by Robert Mitchell Ogilvie and completed in 1899, 85 Spadina Road was originally home to Norman Blain Gash (1863-1944)—a barrister and public servant—and his family. The Gash family lived here until the death of Norman in 1944. In February 1974, 85 Spadina was listed on the City of Toronto Heritage Register. A few years later, in 1977, 85 Spadina Road was renovated into the northeast entrance of the Spadina TTC Station. AW is concerned about the current state of the building, as the TTC has not been maintaining it in recent years. Masonry elements are damaged and degraded and several 2nd floor windows are boarded over and/or smashed out. TO Built
Link: <https://www.acotoronto.ca/building.php?ID=5191>
- **Dufferin Grove Park Customs House Stones:** The fourth Toronto Customs House (built in the 1870s) contained carvings of various figures on its exterior. When the Customs House was demolished in the 1910s, the carvings were rescued and repurposed into the exterior of the Colonial Theatre on Queen Street West. When the Colonial

Theatre was demolished in the 1960s, the carvings went into storage at a municipal works yard. The carvings were later (during the 1990s or 2000s) given to advocates of Dufferin Grove Park and installed as decorative stones in various park gardens. However, the park gardens with the stones are (unfortunately) now neglected and overgrown, the stones are not in an accessible location, and are increasingly deteriorated. AW has reached out to Friends of Dufferin Grove Park to inquire whether there is the possibility to relocate the stones in a more accessible location within the park (perhaps in an installation akin to Guild Inn), alongside adding a plaque identifying their historical significance.

- **619-637 Yonge Street and 1-9 Isabella Street:** Located at the southeast corner of Yonge Street and Isabella Street, Rabba's has recently proposed a 57-storey mixed-use redevelopment of this site. The site includes several heritage listed buildings which were also identified within the ongoing Yonge Street Heritage Conservation District — all of which are proposed for demolition as part of the project. AW would particularly like to see the two corner buildings (625-637 Yonge Street) retained as part of this redevelopment.
- **40 Robert Street:** Constructed in 1887/1888, 38-40 Robert Street is a heritage designated, semi-detached house within the Harbord Village Phase II Heritage Conservation District. 40 Robert Street is in a visibly deteriorated condition and has been undergoing a perpetual renovation for about a decade. Recently, the owners removed the porch and masonry elements from the front elevation (allegedly, this was done without proper building permits). TO Built
Link: <https://www.acotoronto.ca/building.php?ID=14435>
- **298-300 Spadina Avenue:** Constructed in 1931/1932, 298-300 Spadina Avenue is a 2-storey Art Deco building near the northwest corner of Spadina Avenue and Dundas Street West and situated within the boundaries of the Kensington Market Heritage Conservation District. The building was first home to the offices of the *Pittsburgh Crucible Steel Company*, the *Crucible Steel Company of America*, and the *Halcomb Steel Company*; alongside Louis Tohn's tobacco shop. 298-300 Spadina Avenue has sadly been neglected for a number of years and was damaged in a fire in February 2019. Following the fire, the exterior was painted grey. A large banner was recently added to the front of the building identifying that it will be undergoing major renovations for Summer 2022. It is unclear at present whether the Art Deco exterior will be restored or whether it will be removed and replaced. TO Built
Link: <https://www.acotoronto.ca/building.php?ID=14436>
- **911 Spadina Ave:** AW noted this house is boarded up. AW is asking about it with property standards.
- **Alexandrea Park improvements:** AW reported that a community consultation was held on Monday March 28. AW requested a historical commemoration. The Park is from 1904, was an estate before that.

4.4.3 West – JC

- **119 Dowling Ave - Dr. Anderson Ruffin Abbott house:** AW will follow up with Parkdale Historical Society on commemoration for this house.
- **776, 778, and 780 Annette, and 782, 784, and 788 Annette St + 399 Jane St:** Madeleine McDowell got in touch with JC and wants to list these properties. They are directly across the street from the Baby Point gates. JC will follow up on status of these buildings.
- **25 Indian Cres:** JC noted that neighbours are concerned that house will be torn down. JC will connect with AW on a nomination for the property.

4.4.4 East – PB

- No report

Meeting adjourned 9:00 p.m.