

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 6

Date of meeting: Monday, June 13, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

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

2022-06-01: Approval of Agenda

- PF moved to approve agenda with additions. Carried.

2022-06-02: Reports

6.2.1 Chair's Report:

- Chair reviewed TPB items from May 10 meeting. Particularly noted Avenue Rd./Davenport area is getting wider sidewalks instead of saving some buildings.
- Chair reviewed TPB agenda for upcoming June 14 meeting. Particularly noted 95 St. Joseph St. as there are many complaints from residents against the tall tower. Also of note is that 220 properties on Danforth are being listed on the Heritage Register.
- AW noted that he asked to speak with respect to the Parkdale Main St. HCD item at the TPB meeting. He will provide a link to all the TO Built research he has done.

2022-06-03: Section Reviews/Vice-Chair Reports

6.3.1 Midtown

- No report

6.3.2 Downtown – PF

- **Urban Leftovers:** Reza Nik — an Assistant Professor at the Faculty of Architecture, Landscape, and Design at the University of Toronto — has been using AW's TO Built research on At Risk buildings in his new undergraduate course "Urban Leftovers." Students have been asked to select an At Risk building and study it and then devise a way in which the building can be adaptively reused

/ saved from demolition and to create a semi-fictional narrative detailing its past-present-and-future. There will be a student gallery presentation of their projects on 24 June 2022.

- **1354-1360 Queen Street West — Discovery of Archival Photographs (1910s):** AW recently discovered archival photographs and blueprints of the building dating to the early 1910s. These have been forwarded to Heritage Planning and the City Planners working on the site's specific redevelopment project and the broader Parkdale Main Street HCD, as well as the developer's representatives. Dan DiBartolo (Heritage Planning) has mentioned the materials are now informing the planned restoration of the building.
- **AW reported on his recent heritage nominations, including:**
 - 300 Bathurst Street, Toronto: Designed by George Martel Miller in 1926 and completed by fall 1927, this building — located directly across from Alexandra Park — was first home to the Ukrainian Labour Temple. Since the 1990s, it has been home to the Ching Kwok Buddhist Temple. AW has also published *The First Fascist Bombing in Canada* — an article on the history of 300 Bathurst Street, including its bombing in October 1950 — in the July 2022 edition of Peace Magazine. TO Built Link: <https://www.acotoronto.ca/building.php?ID=12835>
 - 334 Bloor Street West / 2 Spadina Road, Toronto (York Apartments): Designed by *Redmond & Beggs* and completed in 1912/1913, this building is a pre-World War I apartment building (with ground floor commercial space) located at the northwest corner of Bloor Street West and Spadina Road. Dr. Charles Best resided in the building in 1924-1925 — only one year after his discovery of insulin and in proximity to the Spadina Avenue building which manufactured insulin. There is an active redevelopment application for the property proposing the demolition of the York Apartments and neighbouring 336-350 Bloor Street West to construct a 35-storey mixed use (primarily condominium) building. TO Built Link: <https://www.acotoronto.ca/building.php?ID=13161>
 - 22 Baldwin Street, Toronto: 22 Baldwin Street is a 2.5 storey Gothic Revival house located on the north side of Baldwin Street between Henry Street and Baldwin Street in Baldwin Village. 22 Baldwin Street was constructed in 1873/1874 and is representative of the earliest residential development of Baldwin Street. The building was first home to William Hannah — a carpenter and grocer — who lived here from 1873/1874 to 1878. The storefront was likely

added in the 1930s for Berlin's Kosher Butcher (during an era when Baldwin Village had become predominantly Jewish). In 1968, 22 Baldwin Street became home to Yung Sing Pastry Shop — Toronto's first Hong Kong style bakery. Yung Sing Pastry Shop remained in operation until 2009 when it closed for renovations. Since 2009/2010, 22 Baldwin Street has been vacant and increasingly derelict. TO Built

Link: <https://www.acotoronto.ca/building.php?ID=13570>

- 1 Vermont Avenue, Toronto: 1 Vermont Avenue is a 2.5 storey Ontario Gothic Revival (Ontario House) located at the southwest corner of Vermont Avenue and Tandy Murch Lane in Seaton Village. 1 Vermont Avenue was constructed in 1889/1890 and was one of the first houses built on the MacGregor Estate. The house was first home to Alexander J. Mark — a Scottish stonemason. Between 1905/1906 and the mid-1960s, 1 Vermont Avenue was home to the Tandy Murch family, including Louis Tandy Murch (1874-1976) who was the feature of the documentary *At 99: A Portrait of Louise Tandy Murch* (1974/1976). TO Built Link: <https://www.acotoronto.ca/building.php?ID=13811>
- 631-637 Yonge Street / 1-5 Isabella Street, Toronto: Located at the southeast corner of Yonge Street and Isabella Street, 631-637 Yonge Street / 1-5 Isabella Street was designed by James Wilson Gray and constructed in 1904-1907. It was first home to the *T. A. Crow Carriage Works* until 1920/1921. From the 1920s to 1950s, it housed various automotive-related businesses associated with Yonge Street's Automobile Row, including one of the first Canadian Tire stores. During the 1950s to 1980s, the building housed various commercial enterprises, including an amusement arcade, a furniture shop, a music store, and various nightclubs — including the gay clubs *Oz* and *Komrad's*. The building presently contains several restaurants on its ground floor, as well as a gym on the upper levels. There is an active redevelopment application proposing the demolition of 625-637 Yonge Street / 1-9 Isabella Street to allow for the construction of a 57-storey mixed use (primarily condominium building). TO Built Link: <https://www.acotoronto.ca/building.php?ID=10671>
- 625-629 Yonge Street, Toronto: Located near the corner of Yonge Street and Isabella Street, 625-629 Yonge Street was designed by Colonel William Craven Vaux Chadwick and/or Bryan Damer Seymour Chadwick and constructed in 1920/1921. It was first home to the *Dominion Automobile Company* showroom — part of the Yonge Street Automotive Row — and modelled after salons and showrooms in Paris. At the time of its construction, it was considered the fanciest

automotive showroom in Canada. The *Dominion Automobile Company* was based here until 1930. The building remained associated with various automotive companies until the 1950s. Later uses have included radio and television companies, a printing house, and a rock-and-roll store. By 1974, the upstairs was also home to Pavlychenko Studio — one of Toronto's first alternative and modern dance studios. There is an active redevelopment application proposing the demolition of 625-637 Yonge Street / 1-9 Isabella Street to allow for the construction of a 57-storey mixed use (primarily condominium building). TO Built Link: <https://www.acotoronto.ca/building.php?ID=10670>

- 1339 King Street West, Toronto: 1339 King Street West is a 2.5 storey Queen Anne Revival house designed by Simpson & Ellis and constructed in 1898/1899. It is one of only a handful of residential properties designed by the firm Simpson & Ellis — consisting of a partnership between the two eminent Toronto architects Henry Simpson and James Augustus Ellis. The property was first home to Dr. Joseph Bascom — a local physician — until 1917. Since 1988/1989, 1339 King Street West has housed Shalom House — an outreach centre, which provided services such as food drives, free meals, community kitchen access, refugee services, and a sewing cooperative. A rear addition was added to the property in 1988. In 2006, Shalom House was renovated into 10 units of affordable housing. The Parkdale United Church Foundation took over operations of Shalom House at this point in time. Recently, the Parkdale United Church Foundation has proposed demolition of 1339 King Street West to allow for the construction of a 10-storey affordable housing development. AW is hoping that 1339 King Street West can be retained and incorporated into the affordable housing design. TO Built Link: <https://www.acotoronto.ca/building.php?ID=14461>
- 340-376R Dufferin Street, Toronto: 340-376R Dufferin Street includes one of Toronto's earliest factories - the Toronto Stove Manufacturing Company - which opened in 1883. It later became the Dominion Radiator Company in 1889. During the 1890s to 1910s, Edward James Lennox designed various additions to the complex. Hullmark recently announced plans to intensively redevelop the site. Research is still ongoing into the site's history and more information will follow in the future.
- 59 Bowden Street, Toronto: Constructed in or prior to 1884, 59 Bowden Street is a 1.5 storey Ontario Gothic Revival Cottage (Ontario House) and representative of the earliest development of Danforth Avenue. The house originally fronted

Danforth Avenue, but the construction of the commercial buildings along Danforth Avenue in the 1910s resulted in the house being re-assigned an address on Bowden Street.

Other Items:

- 33-37 Maitland Street, Toronto: These two Church-Wellesley Village properties have recently been posted for sale as a development related opportunity. 37 Maitland Street is a heritage listed property dating to the mid-19th century. AW will submit a heritage property nomination for 33 Maitland Street in the near future.
- 220 Beverley St.: SM is researching this property for possible heritage designation. It was built in 1890. AW suggested she speak to the Baldwin Village Community Association.
- 15 Glen Morris Street, Toronto: 15 Glen Morris Street has been re-secured after the recent break-in and vandalism. The property is a vacant, heritage designated house pending redevelopment and restoration.

6.3.3 West – JC

- 1354-1360 Queen Street West — Discovery of Archival Photographs (1910s): AW recently discovered archival photographs and blueprints of the building dating to the early 1910s. These have been forwarded to Heritage Planning and the City Planners working on the site's specific redevelopment project and the broader Parkdale Main Street HCD, as well as the developer's representatives. Dan DiBartolo (Heritage Planning) has mentioned the materials are now informing the planned restoration of the building.

6.3.4 East – PB

- Commemoration Circle: PB reported that she attended meeting on May 2.

Meeting adjourned 9:20 p.m.