

## **10 and 10A Dawes Road – Proposed Designation By-Law under Part IV, Section 29 of the Ontario Heritage Act – Consideration of Objection**

**Date:** March 3, 2022

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** Beaches-East York - 19

### **SUMMARY**

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This report recommends that City Council affirm its decision of July 14, 15 and 16, 2021 (Item DM35.1) stating its intention to designate the properties at 10 and 10A Dawes Road under Part IV, Section 29 of the Ontario Heritage Act. The City has received an objection to the Notice of Intention to Designate from an interested party within the statutory timeline.

The properties at 10 and 10A Dawes Road are located on the west side of Dawes Road at the southern terminus of the road, south of Danforth Avenue and north of the railway corridor.

Staff have reviewed the objections raised by the interested party and are of the opinion that these objections have no bearing on the cultural heritage value of the properties. The properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative, and contextual values.

As the properties have cultural heritage value or interest and meet the prescribed criteria pursuant to Part IV, Section 29 of the Ontario Heritage Act, staff are of the opinion that these properties should be designated. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act which included amendments to the listing and designation processes. The Bill 108 Amendments to the OHA came into force on July 1, 2021.

City Council has until April 24, 2022, 90 days from the date of the end of the objection period, to make a decision on this objection as per the timeline under the OHA.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council affirm its decision to state its intention to designate the properties at 10 and 10A Dawes Road under Part IV, Section 29 of the Ontario Heritage Act as set out in City Council Decision Item DM35.1 on July 14, 15 and 16, 2021.
2. City Council authorize the City Solicitor to introduce the bill in City Council designating the properties at 10 and 10A Dawes Road under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On December 16, 2020, the properties at 10 and 10A Dawes Road were included on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.22>

On March 10, 2021, City Council directed the City Solicitor and City Staff to attend the Local Planning Appeal Tribunal to oppose the applicant's appeal respecting the Zoning By-law Amendment for 10-30 Dawes Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.27>

On July 14, 15 and 16, 2021 City Council adopted Item DM35.1 in which City Council stated its intention to designate the properties at 10 and 10A Dawes Road under Part IV, Section 29

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.DM35.1>

## **BACKGROUND**

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City Council has stated its intention to designate the properties at 10 and 10A Dawes Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act"). A Notice of Intention to Designate was served on the property owner and the Ontario Heritage Trust, and was published in accordance with the Act. The objection period ended on January 24, 2022.

The City Clerk received a notice of objection on behalf of an interested party within the required timeframe set out in the Act. The Act requires that City Council consider and make a decision on an objection within 90 days from the end of the objection period. City Council may decide to withdraw, amend, or affirm its intention to designate. City Council has until April 24, 2022 to make a decision on the objection.

## **COMMENTS**

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Staff have reviewed the notice of objection dated January 15, 2022 and prepared by Hans Modlich. A copy of the notice of objection is included as Attachment 1 to this report. The objector is of the opinion that the property should not be designated.

Staff continue to be of the opinion that the properties at 10 and 10A Dawes Road meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act under all three categories of design and physical, historical and associative and contextual values. City Council adopted the Statement of Significance (Reasons for Designation) and a copy is included as Attachment 2 to this report.

Staff have re-examined the Statement of Significance and also continue to be of the opinion that the extent of the Statement of Cultural Heritage Value and the identified Heritage Attributes appropriately describe the cultural heritage value or interest of these properties. Staff do not recommend revisions to the extent of this statement.

Staff do not recommend that City Council agree to the objector's request that the designation process be delayed. The Act requires that, should City Council wish to designate the subject property, the by-law must be passed within 120 days of City Council publishing the notice of intention to designate. The Notice of Intention to Designate for the properties at 10 and 10A Dawes Road was published on December 23, 2021.

## **CONCLUSION**

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The properties at 10 and 10A Dawes Road meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act under all three categories of design and physical, historical and associative and contextual values. The notice of objection has no bearing on the cultural heritage values of the property. As such, despite the notice of objection, the property should be designated. In order to meet the mandatory timelines prescribed under the Act, the passing of the designation by-law should not be delayed.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1 – Letter of Objection – 10 and 10A Dawes Road  
Attachment 2 – Statement of Significance – 10 and 10A Dawes Road

**STATEMENT OF SIGNIFICANCE  
(REASONS FOR DESIGNATION)**

The properties at 10 and 10A Dawes Road (including an active entrance at 10B Dawes Road) are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

**Description**

The properties at 10 and 10A Dawes Road are located on the west side of Dawes Road at the southern termination of the road, south of Danforth Avenue and north of the railway corridor. They were formerly a single property spanning three lots at 10 Dawes Road but were severed to become 10 and 10A Dawes Road in 1964. Historically, the area at the corner of Danforth Avenue and Dawes Road was the location of several historic settlements with inns, hotels, and stores, including the village of Dawes' Corners in 1850, followed by Smith's Corner in the 1860s, Little York and Coleman's Corner in the 1880s, and the Town of East Toronto in 1903.

10A Dawes Road, the earlier of the two structures, is comprised of a two-and-a-half-storey brick building fronting Dawes Road with a one-storey attached brick building at the rear. The property was constructed in c.1895 and originally functioned as a grist and flour mill with the one-storey attached building at the rear housing the steam mechanism that powered the mill. It was likely originally occupied by the East Toronto Milling Company. 10 Dawes Road, which was constructed in 1905 to the south of 10A Dawes Road, is comprised of a three-storey building fronting Dawes Road. It is concrete and stucco at grade level with the upper-storeys and headspace clad in corrugated metal. At the rear is a one-storey concrete block addition and a one-storey metal clad addition. This property originally housed the grain elevator. The Chalmers Milling Company owned and operated out of 10 and 10A Dawes Road from 1905 until the properties were sold to the Elizabeth Flour & Seed Milling Co. in 1952. The company continued to occupy the properties at 10A and 10 Dawes Road for 29-years until they were sold and adaptively reused in 1981 and 2007 respectively. More recently, the Silver Mill Gallery, which offered programs for Toronto's emerging digital artists, occupied the space at 10 Dawes Road.

**Statement of Cultural Heritage Value****Design and Physical Value**

The property at 10A Dawes Road is valued as a rare surviving example of the grist and flour mill building type in the historic village of Little York and the Town of East Toronto. It was purpose-built to process grain and is comprised of a two-and-a-half-storey box-form brick building with a one-storey box-form northern brick building at the rear that

housed the steam mechanism that powered the mill. After the grain elevator was constructed to the south abutting 10A Dawes Road, connections would have been created between the buildings to have allowed the sorted grain to be delivered from the grain elevator at 10 Dawes Road to the mill at 10A Dawes Road to be milled.

At the exterior, where various alterations have been made to door and window openings, original segmental-arches are present throughout the side (north), principal (east), and rear (west) elevations of the two-and-a-half-storey structure fronting Dawes Road, as well as in the rear (west) one-storey brick structure. Additional ornamentation is present in the principal (east) elevation of the building fronting Dawes Road in the parapet, which contains stepped corbelling and an inlaid rectangular panel. A simplified version of this parapet ornamentation can be seen on the side (north) elevation of the one-storey building at the rear.

The property at 10 Dawes Road is valued as a rare surviving example of the grain elevator building type in the historic village of Little York and the Town of East Toronto. It is also valued as a rare surviving example of a grain elevator built in a wooden-crib form, a construction style that was replaced during the 1920s by concrete grain terminals and later, by steel. The three-storey box-form structure was purpose-built to raise grain from a pit below the basement at the southeast corner and then elevate it through the building into nine storage silos where it could be kept before being milled in the neighbouring structure at 10A Dawes Road. The ground floor of the interior of the building contains timber support columns with capitals ornamented with a stepped reverse-ziggurat pattern that ascend in size. Also still extant at the interior is the wheel and rubber conveyor belt housed in the headhouse, which sits one-storey above the flat roof, and the nine wooden-cribbed grain silos.

## **Historical and Associative Value**

The properties at both 10 and 10A Dawes Road are valued for their association with the theme of the railway and the subsequent activity of milling, which were significant in the development of the village of Little York during the late-nineteenth and early-twentieth centuries. The opening of Grand Trunk Railway's (GTR) freight yard and roundhouse to the south of the subject properties and the relocation of York Station to Dawes Road, significantly contributed to the early wave of residential subdivision and industrialization of the area. It made the area appealing for the construction of a mill because of its close proximity to the railway. Directly from the railway cars, grain would travel into the subject properties – first into 10A Dawes Road and later into 10 Dawes Road once it was constructed – where it would be stored until it was ready to be milled next door.

The subject properties have value for their ability to yield information that contributes to our understanding of the development of various historic settlements near the GTR tracks at the corner of Danforth Avenue and Dawes Road from the mid-nineteenth to early-twentieth centuries. First the location of Dawes' Corners in 1850, followed by Smith's Corner in 1870, and Little York and Coleman's Corner from the 1880s until the annexation of Little York to the Town of East Toronto in 1903, the corner was a popular location for the construction of local inns and stores for several decades.

## **Contextual Value**

The subject properties at 10 and 10A Dawes Road are physically, functionally, visually, and historically linked to their surroundings at the southern termination of Dawes Road, which was strategically selected as the location for a mill and grain elevator because of their proximity to the GTR rail corridor. The relationship of the properties to their setting is demonstrated by the placement, setback and orientation of the mill building and grain elevator on the west side of Dawes Road south of Danforth Avenue, where there was historically a railway spur by 1924 that rose to the south edge of the grain elevator building.

## **Heritage Attributes**

### **Design and Physical Value**

Attributes that contribute to the value of the property at 10A Dawes Road as being a rare surviving example of the grist and flour mill building type in the historic village of Little York and the Town of East Toronto:

- The two-and-a-half-storey scale, box-form and massing of the building
- The one-storey scale, box-form and massing of the rear building that housed the steam mechanism
- The materials, with the brick cladding
- The segmental-arches throughout the side (north), principal (east), and rear (west) elevations of the building fronting Dawes Road, and the rear (west) elevation of the rear building
- In the principal (east) elevation of the building fronting Dawes Road, the parapet with stepped corbelling and an inlaid rectangular panel
- In the side (north) elevation of the rear building, the parapet with stepped corbelling

Attributes that contribute to the value of the property at 10 Dawes Road as being a rare surviving example of the grain elevator building type in the historic village of Little York and the Town of East Toronto and a rare surviving example of a grain elevator built in a wooden-crib form:

- The three-storey scale, box form and massing of the building
- The headspace that sits one-storey above the flat roof
- The materials, with a concrete base and corrugated metal siding in the upper floors and the headspace
- At the interior, the timber support columns with capitals containing stepped reverse-ziggurat ornamentation that ascend in size
- At the interior, the nine wooden-cribbed grain silos and the wheel and rubber conveyor belt that is housed in the headhouse

## **Contextual Value**

Attributes that contribute to the properties at 10 and 10A Dawes Road as being physically, functionally, visually, and historically linked to their surroundings at the southern termination of Dawes Road near the historical placement of the railway spur:

- The placement, setback and orientation of the mill building at 10A Dawes Road and the grain elevator at 10 Dawes Road on the west side of Dawes Road, south of Danforth Avenue, near the railway corridor