

148 and 156-158 Avenue Road and 224 Davenport Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 8, 2022

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council to state its intention to designate the four properties at 148 and 156-158 Avenue Road and 224 Davenport Road under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties are situated at the northwest corner of Avenue Road and Davenport Road. 148 and 156-158 Avenue Road contain three-storey, late Victorian-era, red brick residential and commercial buildings constructed together in 1891-1892 and representing the earliest period in the historical built evolution of Avenue Road.

The adjacent property at 224 Davenport Road contains the former head office of Canada's largest bakery, the Canada Bread Company. Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the Canada Bread Building, along with the house-form buildings at 156-158 Avenue Road are valued as a collection of historically associated residential and commercial properties with historic, physical and visual links to their surroundings since the late-19th and early 20th century.

Heritage Planning staff have undertaken research and evaluation and determined that the four subject 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, associative and contextual values. As such, the properties are significant built heritage resources.

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 (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

On July 5, 2021 an Official Plan and Zoning By-Law Amendment application (21 178720 STE 11 OZ) was submitted to the City to permit a 35-storey mixed-use building, atop a 3-storey podium on the site including the properties at 148-158 Avenue Road and 220-234 Davenport Road. The existing building facade at 224 Davenport Road is proposed to be maintained. Demolition is proposed for the existing buildings at 148, 152 and 156-158 Avenue Road and 224-234 Davenport Road. A Heritage Impact Assessment (HIA) was submitted as part of this application and it is currently being reviewed by staff. The impact of the proposed development proposal would have on the heritage values and attributes identified within a Notice of Intention to Designate will be considered by staff as part of the review of the development application.

The development application currently under review was deemed complete following the new legislation coming into force. This Notice of Intention to Designate report was required to be considered by City Council before February 10, 2022, however, the applicant has agreed to extend the time limit to September 30, 2022.

A Heritage Impact Assessment has been submitted by ERA Architects and is currently being reviewed by staff in conjunction with the related planning application.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 148 Avenue Road (including entrance address at 220 Davenport Road) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 148 Avenue Road (Reasons for Designation) attached as Attachment 3 to the report (June 8, 2022) from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 156-158 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 156-158 Avenue Road (Reasons for Designation) attached as Attachment 4 to the report June 8, 2022) from the Chief Planner and Executive Director, City Planning.
3. City Council state its intention to designate the property at 224 Davenport Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 224 Davenport Road (Reasons for Designation) attached as Attachment 5 to the report (June 8, 2022) from the Chief Planner and Executive Director, City Planning.
4. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

At its May 10, 2022 meeting, the Toronto Preservation Board adopted Item PB34.2: 148 and 156-158 Avenue Road and 224 Davenport Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB34.2>

At its December 3, 2021 meeting, the Toronto Preservation Board deferred consideration of item PB29.4: 148 and 156-158 Avenue Road and 224 Davenport Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PB29.4>

At its October 14, 2021 meeting, Toronto and East York Community Council adopted item TE28.20: 148-158 Avenue Road and 220-234 Davenport Road - Zoning Amendment Application - Preliminary Report
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE28.20>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. 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 (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

148 & 156-158 Avenue Road and 224 Davenport Road

Research and Evaluation according to Ontario Regulation 9/06



2021 bird's eye view image of the subject properties at 148 Avenue Road (red), 156-158 Avenue Road (yellow) and 224 Davenport Road (blue). (Google; annotations by Heritage Planning)



2021 image looking northwest to the subject properties, 148 and 156-158 Avenue Road and 224 Davenport Road. (Heritage Planning)

1. DESCRIPTION

148 & 156-158 Avenue Road and 224 Davenport Road	
ADDRESS	148 Avenue Road (entrance address at 220 Davenport Road) 156-18 Avenue Road 224 Davenport Road
WARD	Ward 11 – University-Rosedale
LEGAL DESCRIPTION	148 Avenue Road/220 Davenport Rd – Plan 109E Lot 1 156-158 Avenue Road – Plan 109E Lots 5 and 6 224 Davenport Road – Plan 903 Lot 3
NEIGHBOURHOOD/COMMUNITY	Yorkville (pre-1891); The Annex (current)
HISTORICAL NAME	148 & 156-158 Avenue Road – N/A 224 Davenport Road – Canada Bread Building
CONSTRUCTION DATE	148, 156 and 158 Avenue Road – 1891-1892 224 Davenport Road - 1930
ORIGINAL OWNER	148, 156-158 Avenue Road - John R. Marshall and W. G. Chisholm 224 Davenport Road – Canada Bread Company
ORIGINAL USE	148 Avenue Road/220 Davenport Road – commercial with residential above

	156-158 Avenue Road – residential 224 Davenport Road - Commercial
CURRENT USE*	148 Avenue Road/220 Davenport Road – commercial with residential above 156-158 Avenue Road – commercial/office 224 Davenport Road - Commercial
ARCHITECT/BUILDER/DESIGNER	148, 156-158 Avenue Road: N/A 224 Davenport Road: F. H. Wilkes (Architect)
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	NOL
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	November 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 148 and 156-158 Avenue Road and 224 Davenport Road, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Township Lot 22, Second Concession from the Bay is granted to the Rectory of St. James.

1851	Browne's Map shows the location of the subject land at the northwest corner of Avenue Road and Davenport Road within Township Lot 22. (Image 2)
1852	The Village of Yorkville is incorporated.
1860	Tremaine's Map shows that the future location of the subject properties just northwest of the centre of the growing Village of Yorkville. (Image 3)
1883	Toronto annexes the Village of Yorkville including Lot 22 upon which the subject properties will soon be located.
1887	The land just west of the subject properties (Lot 23) is annexed to the city along with Lots 24 and 25, creating The Annex neighbourhood.
1891 July	Surveyor Simeon Janes registers Plan 903 on the north side of Davenport Road, west of Avenue Road. ¹
1891-1892	According to the City Directories for 1892 and 1893 (and containing information gathered in the previous year), the six contiguous three-storey buildings at 148-158 Avenue Road are constructed and completed. ²
1892	Goad's 1893 Atlas Map, containing information gathered in the previous year, shows the continuous row of properties built together at 148 to 158 Avenue Road. The semi-detached pair at 152-154 were replaced with a new building in the 1980s. (Image 4)
1902	Local baker, Mark Bredin, purchases the semi-detached house at 156 Avenue Road and relative Jason Bredin purchases the other half at 158. These dwellings would remain their residences for more than 15 years. Mark and additional family member William Bredin are also listed in the City Directory by this date as the occupants of 156 and 158.
1911	The Bredin Bread Company Ltd amalgamates with four of the country's other leading bakeries to establish the Canada Bread Company.
1912	Land Registry records indicate that the Bredin family sells the properties at 156-158 Avenue Road (Plan 109E Lots 5 and 6) for \$10,000.
1929	Canada Bread Company buys the semi-detached houses on the north side of Davenport Road (east 38ft of Lot 3, Plan 903) where they would construct the company's head office the following year; the Bredin Bread Company bakery (later part of Canada Bread) was located adjacent to the north end of the subject site at 160-164 Avenue Road.
1930	Canada Bread Company erects their head office at 224 Davenport Road to the designs of architect, F. H. Wilkes.

¹ Before this date, the legal description for the subject properties at 148 Avenue Road and 224 Davenport Road was Plan 289, Lot 4 (Yorkville).

² The 1892 Directory lists the subject properties as "Unfinished Houses (6)".

1953	Land Registry records indicate that the Canada Bread Company sells the property at 224 Davenport Road
1976	EDB Heritage Interiors Inc. purchases the property at 224 Davenport Road

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

The location of the properties at 148 and 156-158 Avenue Road and 224 Davenport Road is shown on the property data map (Attachment 1, Image 1) where they define the northwest corner and quadrant of the intersection at Avenue and Davenport roads. The subject site was originally part of Township Lot 22, which was granted to the Rectory of St. James in 1793. Avenue Road was created by the Rector of St. James through the centre of Lot 22 and first contained large park estates, which were subdivided into increasingly smaller lots over time.

By the mid-1800s, Yorkville had become a thriving town at the city’s northern edge that offered both a healthier atmosphere than the downtown core with its location two miles from Toronto City Hall and booming local industry including two successful breweries owned by Joseph Bloor and John Severn and a long-standing brick manufacturing industry based out of the area known today as Ramsden Park, west of Yonge and north of Belmont Street. The bluish-coloured clay deposits stretched west from Yonge Street to Avenue Road, north of Davenport. By 1883, the incorporated Village of Yorkville was the first suburb to be annexed to the City of Toronto.

Until the late 19th century, the subject site was considered to be part of the Yorkville neighbourhood. In July 1891, surveyor Simeon Janes subdivided the lands on the north side of Davenport, north to the CPR rail tracks and west of Avenue with Registered Plan 903 as part of the fledgling neighbourhood called The Annex that he'd begun to lay out in 1886 from Davenport Road south to Bloor Street. (Image 5) The Avenue and Davenport intersection continues to straddle the boundaries of these two of the city's earliest annexed neighbourhoods today.

By 1884, the east side of Avenue Road, north of Davenport, was owned by Leonard Pears, a brick maker who had a house and stable on the property. (Image 6) Throughout the 1880s and 1890s, Pears subdivided the land and new residential buildings were built on the east side of Avenue Road, just north of Davenport, by the turn of the 20th century including the heritage properties at 177-183 Avenue Road, directly across from the subject site. (Image 7)

The annexations of Yorkville and The Annex to the City of Toronto resulted in improved municipal services, infrastructure, and connectivity to the area, including the establishment of Toronto Railway Company streetcar service on Avenue Road north of Bloor Street in 1898. By 1900, Avenue Road was a heavily treed residential street containing few commercial buildings and many of the adjacent neighbourhoods were filled with residential buildings by 1910. The residential character of the street changed

when the trees along Avenue Road were cut down and the road was widened in 1959. (Image 8)

148 Avenue Road

The existing structure at 148 Avenue Road (currently with an entrance address at 220 Davenport Road) was under construction in 1891 and completed by 1892. The building faced onto Avenue Road with an east-west orientation, and featured a chamfered entrance at the northwest corner of Davenport and Avenue Roads. The architect of record for 148 Avenue Road is not currently known. The first tenant of the site was John Thomas, druggist. Over the next 80 years the property was continuously occupied by a drug store with various residential tenants above. Based on archival photos, 148 Avenue Road has kept the same form, despite the storefront configuration modified with changing commercial tenancies. In the 1930s, a one-storey addition facing Davenport Road was built at the rear. Since 1944, this addition (with an address of 222 Davenport Road) has continuously operated as the Avenue Diner, a long-standing local eatery that is well known to the community. Today the property at 148 Avenue Road functions as a convenience store, while the one-storey addition has continued to operate as a restaurant. (Images 9-12)

156-158 Avenue Road

The existing structure at 156-158 Avenue Road was completed by 1892. In 1902, William and Mark Bredin moved into the building and opened the Bredin Bread Company factory directly adjacent at 160-164 Avenue Road. By 1911, Mark Bredin would become one of the founders of what is today one of the world's largest bakeries, Canada Bread Company.³ In the mid-20th century, the façade was modified to accommodate three separate entrances to residential and commercial uses. In subsequent years, the storefront has undergone additional modifications with changing commercial tenancies. In recent years, 156-158 Avenue Road has been in use as a presentation space for a condominium development, and an architect's office. (Images 13-16)

224 Davenport Road (Canada Bread Building)

The earliest indication of built form at 224 Davenport Road dates to 1892, showing a semi-detached house at 222-224 Davenport Road. In 1930, the original building at 224 Davenport was demolished and replaced by the existing two-storey structure. The building was constructed as the head office of the Canada Bread Company, designed by F. Hilton Wilkes. Wilkes was a prominent Canadian architect. In the late 1940s, a rear addition was constructed on the property. The Canada Bread Company relocated its head office in 1953. In recent years, 224 Davenport Road has been occupied by an antiques store. (Images 17-20)

³ Canada Bread, 2011

<https://www.cbfranchise.ca/en/Documents/Canada%20Bread%20100th%20Anniversary.pdf>

Architect: F. Hilton Wilkes

Frances Hilton Wilkes (1891-1983) was a Canadian architect who studied at McGill University and received his architectural training at Sproatt & Rolph, and later Darling & Pearson. After working in the office of McKim, Mead & White in New York City for two years, he returned to Toronto and started his own practice in 1922. In the same year, he established a partnership with Mackenzie Waters, as Waters & Wilkes, and designed residential homes in the South Hill neighbourhood to the northwest of Avenue and Davenport roads.

By 1926, the partnership had dissolved, and Wilkes worked under his own name as well as in combination with other firms. In 1928, Wilkes received recognition in a competition for his design work on the University Club in Toronto, and was recommended to work with Mathers & Haldenby in the implementation of their winning design. In 1930, they again collaborated on the Canada Permanent Trust Building on Bay Street. In the same year, Wilkes was commissioned by the Canada Bread Company to design their head office at 224 Davenport Road.

In 1934, Wilkes established a partnership with Richard A. Fisher, and they later won a national competition for a "Design for a Small House" with a distinctly progressive modernist design. His later works were primarily residential and continued to demonstrate modernist influences. Throughout the 1930s, Wilkes' works were commonly featured in notable architectural publications and received honourable mentions in awards competitions.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

148 Avenue Road

A three-storey house-form building constructed in 1891-1892. The building features a chamfered corner entrance fronting the northwest corner of Davenport Road and Avenue Road. At its principal (east and south) elevations, the ground floor alterations and additions throughout the mid-20th century to accommodate at-grade commercial uses. The upper storeys of the principal elevations and the original house-form portion at the west end of the building's east elevation exhibit Queen Anne stylistic influences with the varied roofline of shingled gables and gabled dormers, the second-storey bay window and stone window sills. The building is constructed of brick masonry and features a number of architectural details including decorative shingle work including terracotta fish-scales at the gables and dormers, decorative terracotta inset panels at the second storey on the east elevation, and stone banding along the south and east elevations. The 1930s one-storey rear addition fronting onto Davenport Road is clad in

red brick masonry with minimal architectural detailing. The addition is occupied by the Avenue Diner and features a large vertical sign and mural.⁴ (Images 21-22)

156-158 Avenue Road

Built in 1891-1892, the semi-detached house-form buildings at 156-158 Avenue Road are 3-storey brick buildings with a cross-gabled roof (158) and gabled roof dormer (156) on the principal (east) elevation. The popular Queen Anne Style is apparent in the asymmetrical roofline with decorative shingling in the roof and dormer gables, the second floor bay window and the rough-hewn stone lintels, sills and string-coursing on the principal (east) elevation. The building was originally constructed and used as residential dwellings until the first floor was converted for commercial use in the mid-20th century. Like many early residences constructed along and fronting the city's main streets, the first floor of the principal (east) elevation of the semi-detached structure at 156-158 Avenue Road has undergone several alterations since the mid-20th century to accommodate commercial use at street level, while maintaining residential units in the upper storeys. Currently, the property is occupied as commercial and office space. (Images 23-24)

224 Davenport Road

The Canada Bread Building is a two-storey commercial building with a raised basement constructed in 1930 to the designs of architect Frances Hilton Wilkes, with a later two-storey addition at the rear. The Classically-inspired building is clad in decorative red brick masonry on the principal (south) elevation and buff brick on the west and north (rear) elevations. The flat-headed openings on the principal (south) elevation fronting Davenport Road are symmetrically arranged into four bays with the main entrance located in the easternmost bay. This arrangement, plus the low scale of the building cleverly inserts itself into the surrounding residential neighbourhood disguised as a seeming Georgian Revival townhouse. The entrance features a fluted stone door surround with a carved inset containing stylized foliage, corbelling and copper banding.⁵ The principal (south) elevation also features extensive architectural detailing including a stone base, carved stone sills and lintels, and stone and copper banding at the parapet. (Images 25-26)

iv. CONTEXT

The following section provides contextual information and analysis related to the properties which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

4 The Avenue Diner has occupied the rear one-storey addition since 1944 and is well-known in the local community; however, the building addition itself has insufficient cultural heritage value to merit conservation.

5 The metal name plate above the carved inset and containing "Heritage Building" was likely added by the retail company Heritage Interiors Ltd who purchased the property in 1976 but, along with the stone door surround, serves to enhance the original building design.

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the site of the properties at 148 and 156-158 Avenue Road and 224 Davenport Road.

The subject site is located at the northwest corner of Avenue and Davenport roads. Adjacent heritage properties and areas at this important intersection include the four house-form buildings directly to the east at 177-183 Avenue Road, the East Annex HCD (1994) boundary on the south side of Davenport with of Avenue and the Bloor-Yorkville Planning Study and Cultural Heritage Resource Assessment currently underway on the east side of Avenue Road.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Each evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

148 AVENUE ROAD

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The property at 148 Avenue Road is valued as a representative example of a Late Victorian-era building featuring Queen Anne stylistic influences with its asymmetrical and varied roofline, fish-scale shingling in the roof gables, and decorative inset terracotta panels on the east elevation.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A
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Yields information that contributes to an understanding of a community or culture

The subject property, along with the house-form buildings at 156-158 Avenue Road, contributes to an understanding of the character and community of the Avenue and Davenport area in the late-19th century, when residential and commercial typologies in a range of architectural styles were constructed along the were constructed along these two then-residential streets at the edge of the City's first annexed neighbourhood of Yorkville.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	

Important in defining, maintaining or supporting the character of an area

Physically, functionally, visually or historically linked to its surroundings

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the subject property at 148 Avenue Road is valued as a surviving piece of a larger collection of mixed-use residential and commercial properties constructed together (including 156-158 Avenue Road) with historic, physical and visual links to their surroundings for 130 years. The group is highlighted by the prominent location of the building at 148 Avenue Road where it anchors the northwest corner of Avenue and Davenport roads. The property is also considered an important component in the history and evolution of Avenue Road as a residential street prior to its widening and redevelopment in the mid-20th century.

156-158 AVENUE ROAD

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The properties at 156-158 Avenue Road are valued as a representative example of a Late Victorian-era semi-detached house-form building featuring Queen Anne stylistic influences with its asymmetrical and varied roofline, terracotta fish-scale shingling in the roof gables, and stone lintels, sills and string-coursing at the second-storey level.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Direct association with a person and organization that are significant to a community

The subject properties are valued for their association with the Bredin family, who were early owners and occupants and built the Bredin Bread Company factory adjacent to their homes at 160-164 Avenue Road, now demolished). In 1911, Mark Bredin of 158 Avenue Road became one of the founding members of the country's largest bakery, the Canada Bread Company whose Head Office was constructed around the corner at 224 Davenport Road in 1930.

Yields information that contributes to an understanding of a community or culture

The subject properties originally formed part of a group of five adjacent buildings built together in 1891-1892, including the corner property at 148 Avenue Road and 152-154 (the latter pair replaced in the 1980s). Together, the remaining buildings from this grouping contribute to an understanding of the character and community of the Avenue and Davenport area in the late-19th century, when residential and commercial typologies in a range of architectural styles were constructed along these two then-residential streets at the edge of the City's first annexed neighbourhood of Yorkville.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area Physically, functionally, visually or historically linked to its surroundings

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the subject properties at 156-158 Avenue Road are valued as a surviving pair within a larger collection of mixed-use residential and commercial properties constructed together (including the corner property at 148 Avenue Road) with historic, physical and visual links to their surroundings for 130 years. The properties are also considered an important component in the history and evolution of Avenue Road as a residential street prior to its widening and redevelopment in the mid-20th century.

224 DAVENPORT ROAD: CANADA BREAD BUILDING

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The property at 224 Davenport Road has design value as a representative example of an early-20th century classically-inspired brick-clad commercial building with its symmetrically-arranged four bays of flat-headed openings and stone entrance door surround on the principal (south) elevation. Decorative classical detailing is evident in the fluted door surround columns, carved stone inset above the entrance and stone and copper banding at the cornice line.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Direct association with a person and organization that are significant to a community

The property at 224 Davenport Road is valued for its association with the Canada Bread Company, for whom the building was designed in 1930 for its Toronto-based head office. One of the founders of the Canada Bread Company was Mark Bredin of the former Bredin Bread Company whose residence and factory were located around the corner at 158 and 160-164 Avenue Road.

Yields information that contributes to an understanding of a community or culture

The subject property, along with the buildings at 148 and 156-158 Avenue Road, contributes to an understanding of the character and community of the Avenue and Davenport area in the late-19th to early-20th century, when residential and commercial typologies in a range of architectural styles were constructed along these two streets at the edge of the Yorkville and Annex neighbourhoods.

Demonstrates or reflects the work or ideas of an architect who is significant to a community

The Canada Bread Company building is also valued for its association with the Canadian architect, Frances Hilton Wilkes, who was commissioned to design the company's new Toronto head office in 1930.

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

*Important in defining, maintaining or supporting the character of an area
Physically, functionally, visually or historically linked to its surroundings*

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the Canada Bread Building, along with the house-form buildings at 156-158 Avenue Road are valued as a collection of historically associated residential and commercial properties with historic, physical and visual links to their surroundings since the late-19th and early 20th century.

CONCLUSION

The properties at 148 and 156-158 Avenue Road are valued as surviving representative examples of Late Victorian-era residential and commercial buildings constructed together in 1891-1892 and prominently situated on the northwest corner of the City's Avenue and Davenport intersection.

The properties at 156-158 Avenue Road are also valued for their association with the Bredin Family who were early owners, occupants and local bakers, Bredin Bread Company, who would amalgamate with four other bakeries to form the Canada Bread Company. The adjacent building at 224 Davenport Road was constructed in 1930 as the head office the Canada Bread Company – Canada's largest bakery.

The subject property, along with the buildings at 148 and 156-158 Avenue Road, contributes to an understanding of the character and community of the Avenue and Davenport area in the late-19th to early-20th century, when residential and commercial typologies in a range of architectural styles were constructed along these two streets at the edge of the Yorkville and Annex neighbourhoods.

As such, the properties at 148 Avenue Road (with entrance address at 220 Davenport Road), 156-158 Avenue Road and 224 Davenport Road are significant built heritage resources and staff recommend that City Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act.

The Statements of Significance (Attachments 3, 4 and 5) for the subject properties comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

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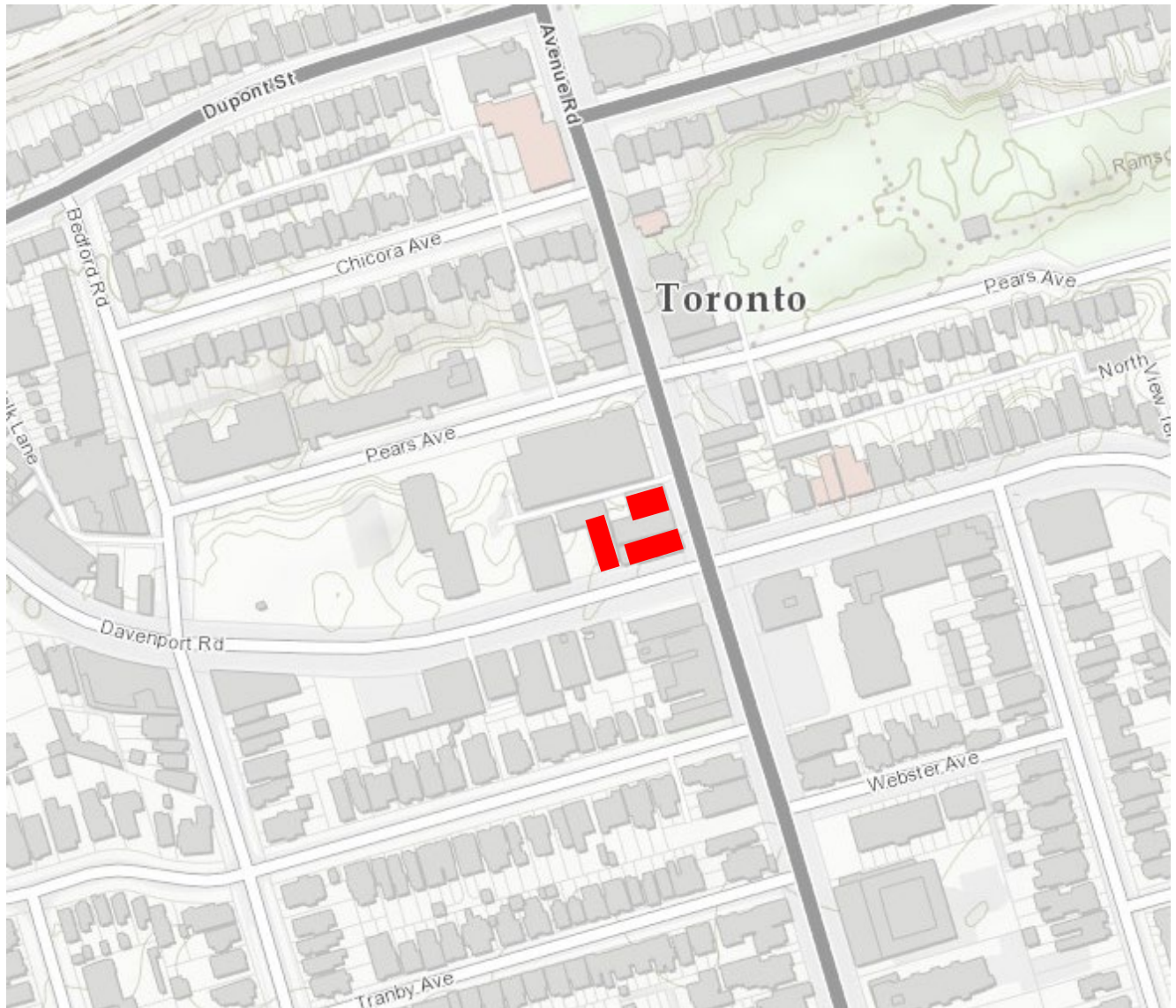
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Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

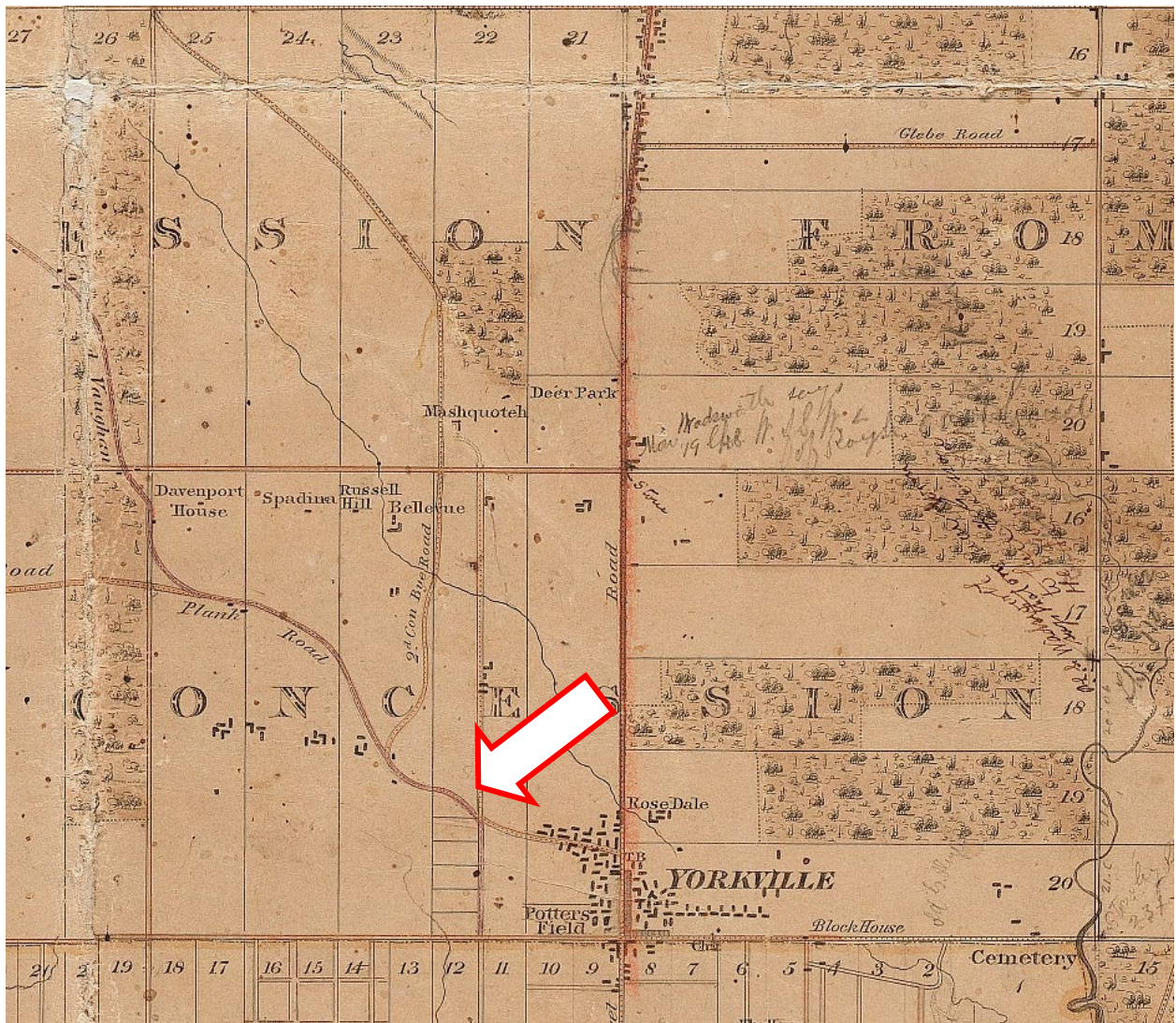
ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 148 Avenue Road
(Entrance Address at 220 Davenport Road)
Attachment 4 – Statement of Significance (Reasons for Designation): 156-158 Avenue
Road
Attachment 5 – Statement of Significance (Reasons for Designation): 224 Davenport
Road (Canada Bread Building)

148 and 156-158 AVENUE ROAD AND 224 DAVENPORT ROAD



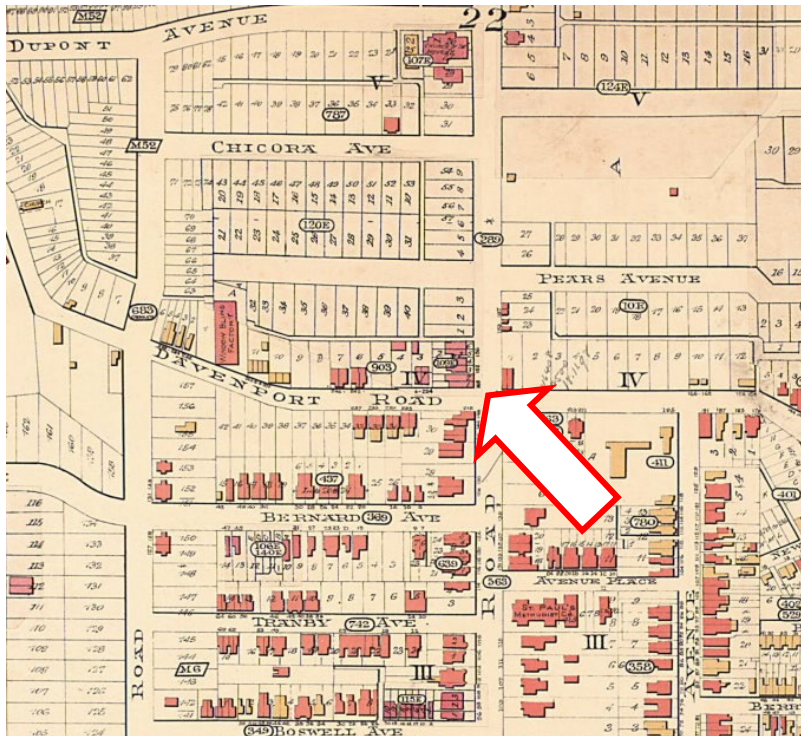
1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The red boxes mark the location of the subject properties. (City of Toronto iView Mapping)



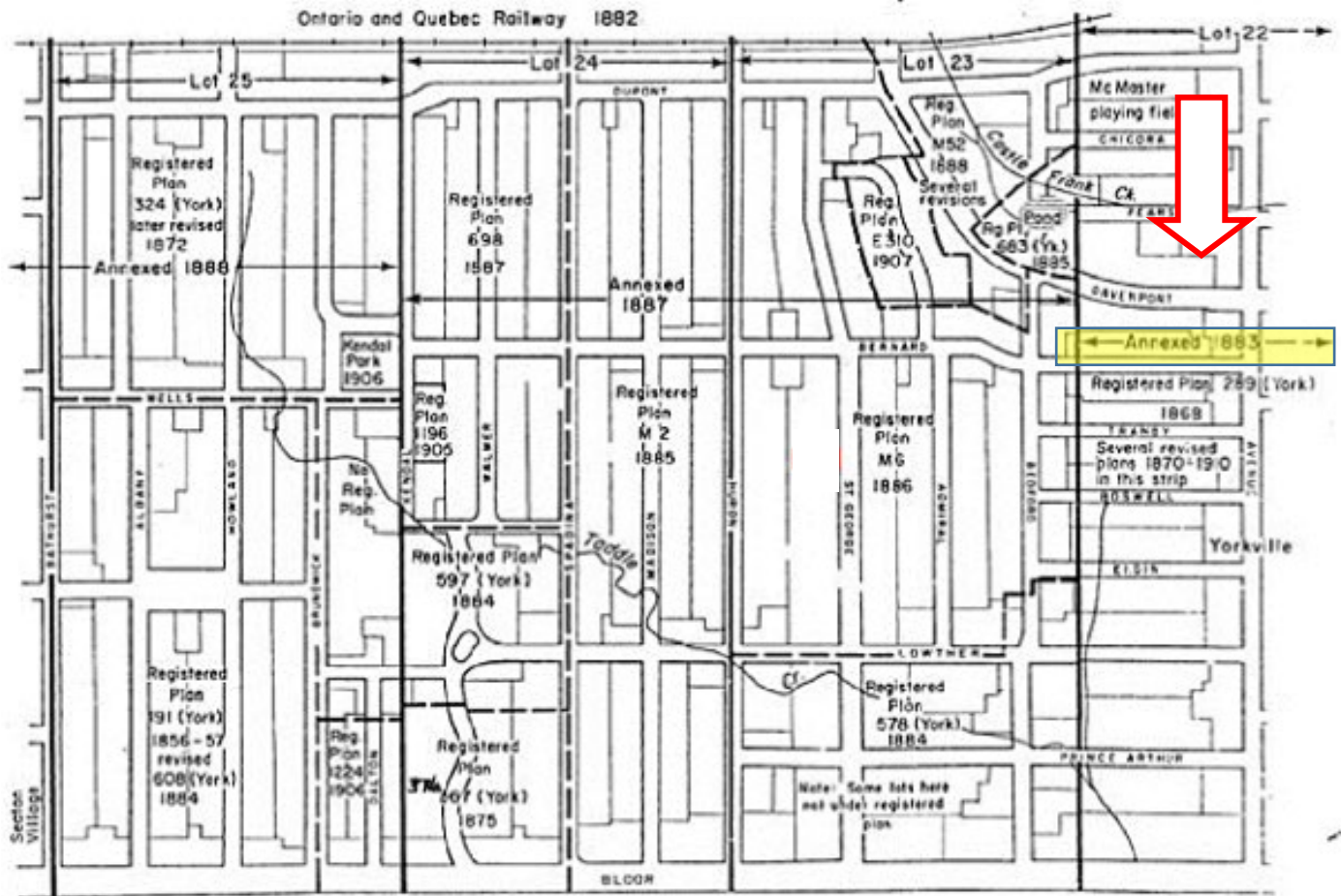
2. Detail, Plan of the Township of York, J.O. Browne, 1851 showing the future location of the properties. (Ng)



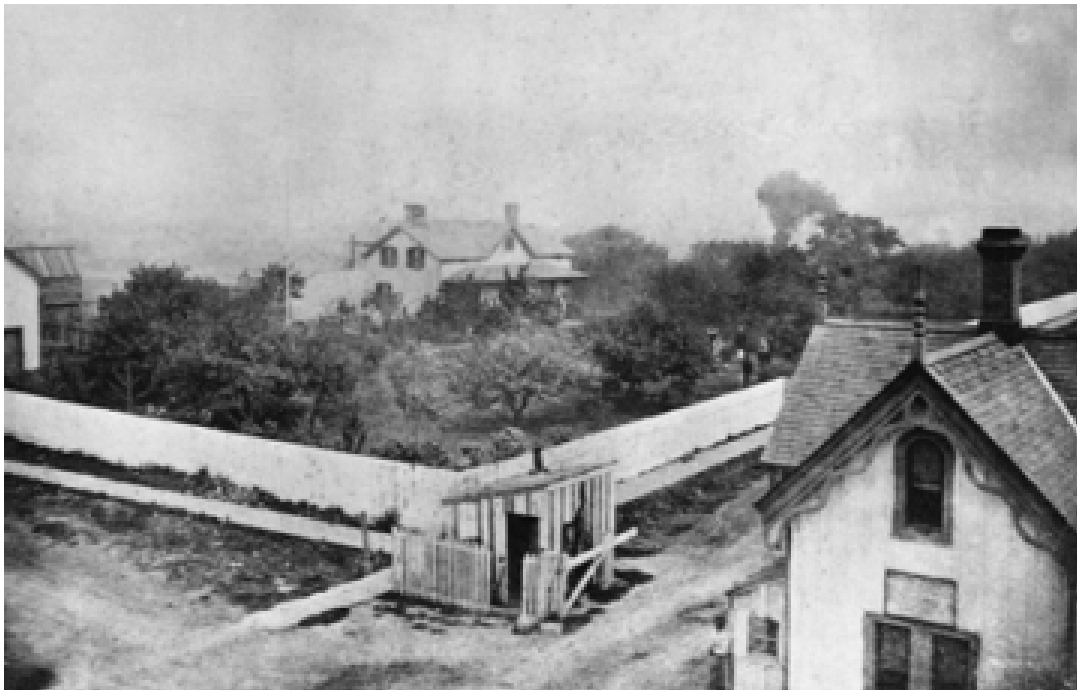
3. Tremaine's Map of the County of York Canada West, 1860: showing the site's location adjacent to developed land in Yorkville. (Ng)



4. Goads 1893 Map, containing information gathered in the previous year, and showing the subject properties at the northwest corner of Avenue Road and Davenport Road for the first time. (Ng)



5. Map showing different plans of subdivision for the Annex, as well as the dates of Annexation for various parcels. Lot 23, along with Lot 24, was annexed to the City of Toronto on January 3, 1887. The subject properties are located in Lot 22 which was within the boundary of Yorkville and already annexed to the City of Toronto in 1883. The location of properties became part of The Annex neighbourhood in 1891, when Simeon Janes registered Plan 903. (Lemon)



6. 1876 archival photo looking northeast from the intersection of Avenue Road and Davenport, and showing the Leonard Pears House in the centre background. (TPL)



8708 Davenport Road & Avenue Road special track work, locking north-east. (Way) July 13/31.

7. 1931 archival photo looking northeast from the intersection of Avenue Road and Davenport, and showing the collection of four heritage properties at 177-183 Avenue Road built by the Woodley families. (City of Toronto Archives)



8. 1959 archival photo looking north up Avenue Road from Davenport following Avenue's widening (CTA)



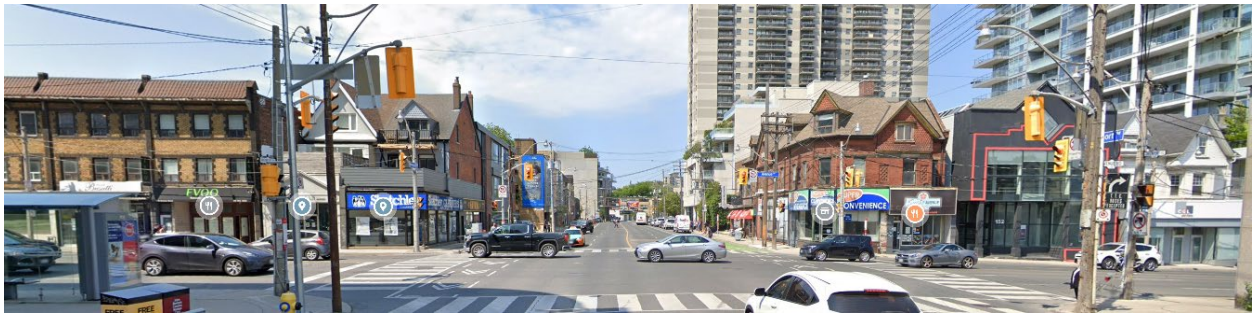
9. Early 1930s archival photo showing the property at 148 Avenue road at left along Davenport Road and the late-19th century building that stood at the northeast corner of Avenue and Davenport (demolished). (CTA)



10. 1959 archival photo looking northwest at the subject properties, including the eastern edge of the office building at 224 Davenport Road at far left. (CTA)



11. 2021 image looking northwest to the subject properties. (Heritage Planning)



12. Current contextual image looking west on Davenport Road and showing how the property at 148 Avenue Road frames the eastern entry to the East Annex neighbourhood, along with the property at the southwest corner of Avenue and Davenport. (Google, 2021)



13. 1959 archival photo from the Avenue widening showing the properties at 148-158 Avenue Road at left and the Bredin Bread Company bakery in the foreground at 160-164 Avenue Road (demolished). (CTA)



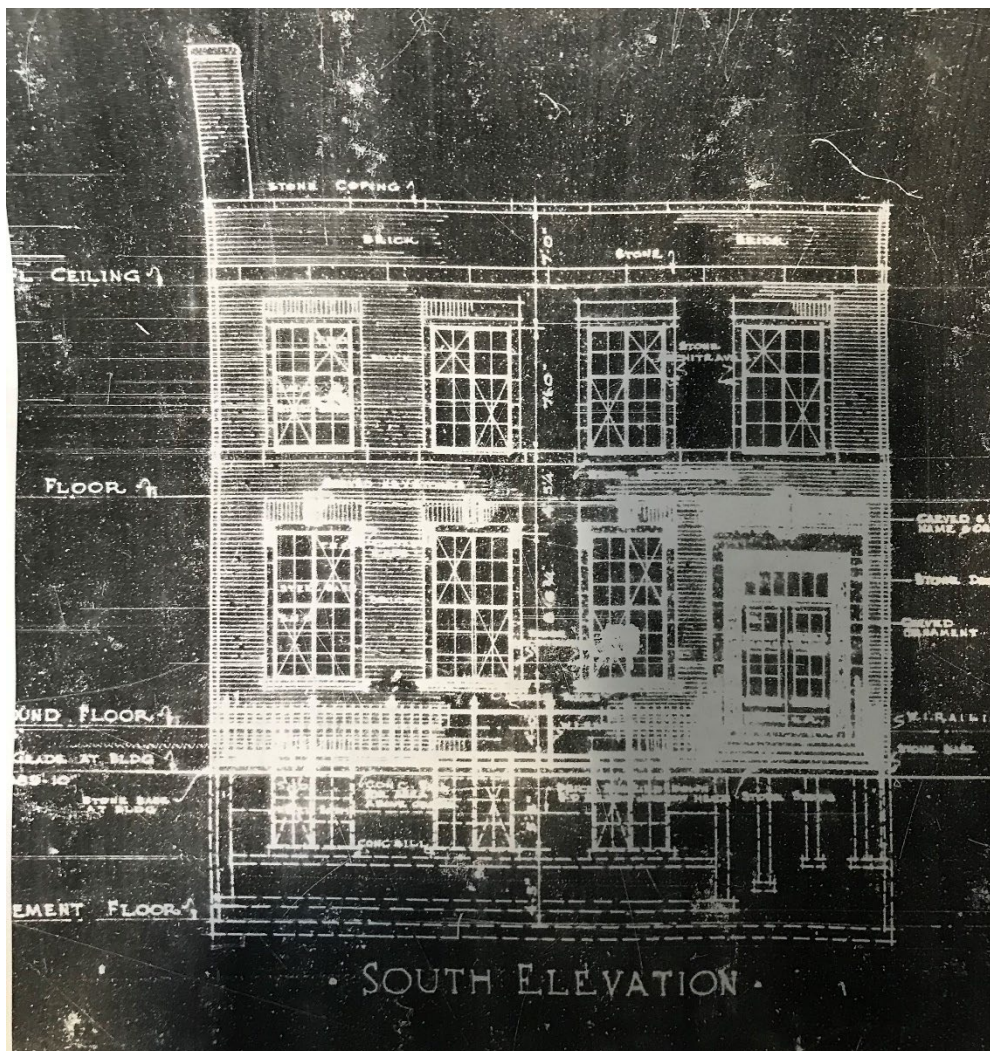
14. 1959 archival photo showing the semi-detached buildings at 152-154 Avenue Road originally built together in 1891-1892 with 156-158 at right. This structure at 152-154 Avenue Road was demolished in the 1980s and replaced with a new building. (CTA)



15. 2021 image of the properties at 156-158 Avenue Road. (Heritage Planning)



16. 2021 image looking west toward (from left to right) 148 Avenue Road, the 1980s infill building at 152 Avenue that replaced the original semi-detached building on the site and 156-158 Avenue Road. (Heritage Planning)



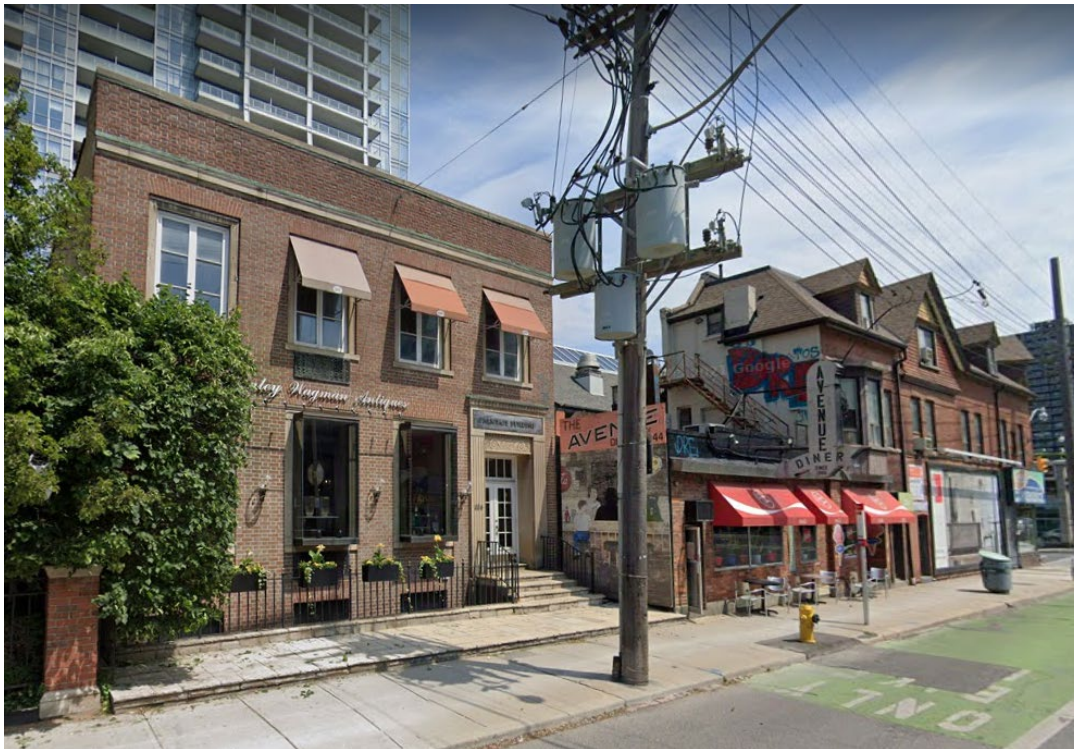
17. Original 1929 architectural drawing for the Canada Bread Company head office at 224 Davenport Road by architect, F. H. Wiles. (Building Records)



18. Detail of F. H. Wilkes' professional stamp on the 1929 drawings of the Canada Bread Company head office at 224 Davenport Road. (Building Records)



19. 2021 image showing the principal (south) elevation of the former Canada Bread Company head office building at 224 Davenport Road. (Heritage Planning)



20. 2021 image of the former Canada Bread Company head office at 224 Davenport Road at left and looking east toward the one-storey rear addition of 148 Avenue Road containing the Avenue Diner (Heritage Planning)



21 and 22. Details at 148 Avenue Road: the asymmetrical roofline, brick cladding, rough stone banding, decorative terracotta fish-scale shingling in the gables and inset terracotta panels at the upper levels (left); detail of one of two decorative glass transoms flanking the main entrance (right). (ERA)



23 and 24. Details at 156-158 Avenue Road: the brick cladding, rough stone banding, and bay window (left); decorative wooden window frame detailing with dentils and terracotta fish-scale pattern shingling in the gables (right). (ERA)



25. 224 Davenport Road: detail of raised main entrance on the principal (south) elevation showing the stone door surround with fluting pilaster and carved inset, decorative window surrounds and metal railing. (Heritage Planning, 2021)



26. Current image of the Canada Bread Building at 224 Davenport Road showing the stone and copper cornice line on the principal (south) elevation and buff brick cladding on the west elevation. (Heritage Planning, 2021)

148 and 156-158 Avenue Road and 224 Davenport Road

Archival Sources

- City of Toronto Archives, Photographic Collection
- City of Toronto Assessment Rolls
- City of Toronto Building Records - Toronto and East York District
- City of Toronto Directories, 1890 ff.
- Ontario Land Registry Records, Plan E109 Lot 1, 5 and 6, Plan 903 Pt Lot 3
- Ng, Nathan. *Historical Maps of Toronto*. <http://oldtorontomaps.blogspot.com/>
- Toronto Public Library, Baldwin Collection
- Tremaine, George R, *Tremaine's Map of the County of York Canada West*, 1860. <http://oldtorontomaps.blogspot.com/2013/02/1860-tremaines-map-of-county-of-york.html>

Secondary Sources

- Blumenson, John, *Ontario Architecture*, 1990
- Careless, J. M. S., *Toronto to 1918*, 1984
- Canada Bread, "Celebrating 100 Years of Service as Canada's Leading Bakery", 2011
<https://www.cbfranchise.ca/en/Documents/Canada%20Bread%20100th%20Anniversary.pdf>
- East Annex Historic Conservation District Plan, City of Toronto Staff Report, 1994.
- ERA Architects Inc, Heritage Impact Assessment: 148-156 Avenue Road & 224-234 Davenport Road (June 25, 2021)
- Hill, Robert. "Wilkes, Frances Hilton" entry in Biographical Dictionary of Architects in Canada, 1800-1950 <https://www.dictionaryofarchitectsincanada.org/node/385>
- Hutcheson, Stephanie. *Yorkville in Pictures, 1853 to 1883*, nd
- Lemon, James T. *The Annex: A Brief Historical Geography*, 1986.
- Maitland, Leslie, *The Queen Anne Revival Style in Canadian Architecture*, 1990
- Maitland et al, *Canadian Architectural Styles*, 1992.
- McFarland, Liz. Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 183 Avenue Road", City of Toronto Staff Report (June 14, 2021)
- Middleton, J. E., *The Municipality of Toronto: A History*, 1923
- "Communities of the Davenport Route" in *The Davenport Trail: celebrating the ancient route*, Community History Project, 1995.

(ENTRANCE ADDRESS AT 220 DAVENPORT ROAD)**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 148 Avenue Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Anchoring the northwest corner of Avenue Road and Davenport Road, the property at 148 Avenue Road contains a three-storey, red brick mixed-use commercial and residential building completed by 1892 and occupied by a pharmacy for its first 80 years. A later, one-storey rear addition flanking Davenport Road contains the Avenue Diner, a long-time local restaurant that is well-known to the community.

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

The property at 148 Avenue Road is valued as a representative example of a Late Victorian-era building featuring Queen Anne stylistic influences with its asymmetrical and varied roofline, fish-scale shingling in the roof gables, and decorative inset terracotta panels on the east elevation.

Historical and Associative Value

The subject property, along with the house-form buildings at 156-158 Avenue Road, contributes to an understanding of the character and community of the Avenue and Davenport area in the late-19th century, when residential and commercial typologies in a range of architectural styles were constructed along the were constructed along these two then-residential streets at the edge of the City's first annexed neighbourhood of Yorkville.

Contextual Value

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the subject property at 148 Avenue Road is valued as a surviving piece of a larger collection of mixed-use residential and commercial properties (including 156-158 Avenue Road) with historic, physical and visual links to their surroundings for 130 years. The group is highlighted by the prominent location of the building at 148 Avenue Road where it anchors the northwest corner of Avenue and Davenport roads. The property is also considered an important component in the history and evolution of Avenue Road as a residential street prior to its widening and redevelopment in the mid-20th century.

Heritage Attributes

- The setback, placement and orientation of the building on its lot at the northwest corner of Avenue and Davenport roads
- The scale, form and massing of the three storey rectangular plan and chamfered corner main entrance
- The materials, with the red brick cladding and the brick, stone, wood and terracotta detailing
- The pitched roof with its existing arrangement of gables and dormer openings on the east and south elevations
- The arrangement of the segmental-arched and flat-headed openings at the second and third storeys
- The segmental-arched window openings on the second storey and flat-headed window opening on the third storey of the principal (west) elevation
- The wood detailing (partially covered) and original glass transoms flanking the main entrance
- The terracotta detailing with the inset decorative panels at the second storey level on the east elevation and fish-scale gable shingling
- The heavy stone lintels, sills and banding above and below the second storey level on the east and south elevations
- The second-storey bay window at the west end of the south elevation

N.B. the utilitarian, single-storey rear addition to the original building and occupied by the Avenue Diner is not considered a heritage attribute

156-158 AVENUE ROAD
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The properties at 156-158 Avenue Road are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the west side of Avenue Road between Pears Avenue and Davenport Road, the properties at 156-158 Avenue Road contain a three-storey, semi-detached, red brick house-form building (currently painted) completed in 1892 and owned and occupied by members of the Bredin Bread Company for over 15 years. Alterations to the first-floor level reflect the addition of commercial/retail use to the original house-form building by the mid-20th century.

Statement of Cultural Heritage Value

Physical and Design Value

The properties at 156-158 Avenue Road are valued as a representative example of a Late Victorian-era semi-detached house-form building featuring Queen Anne stylistic influences with its asymmetrical and varied roofline, fish-scale terracotta shingling in the roof gables, and stone lintels, sills and string-coursing at the second-storey level.

Historical and Associative Value

The subject properties are valued for their association with the Bredin family, who were early owners and occupants and built the Bredin Bread Company factory adjacent to their homes at 160-164 Avenue Road, now demolished). In 1911, Mark Bredin of 158 Avenue Road became one of the founding members of the country's largest bakery, the Canada Bread Company whose Head Office was constructed around the corner at 224 Davenport Road in 1930.

The subject properties originally formed part of a group of five adjacent buildings built together in 1891-1892, including the corner property at 148 Avenue Road and 152-154 (the latter pair replaced in the 1980s). Together, the remaining buildings from this grouping contribute to an understanding of the character and community of the Avenue and Davenport area in the late-19th century, when residential and commercial typologies in a range of architectural styles were constructed along these two then-residential streets at the edge of the City's first annexed neighbourhood of Yorkville.

Contextual Value

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the subject properties at 156-158 Avenue Road are valued as a surviving pair within a

larger collection of mixed-use residential and commercial properties constructed together (including the corner property at 148 Avenue Road) with historic, physical and visual links to their surroundings for 130 years. The properties are also considered an important component in the history and evolution of Avenue Road as a residential street prior to its widening and redevelopment in the mid-20th century.

Heritage Attributes

- The setback, placement and orientation of the semi-detached house-form building on its lot on the west side of Avenue Road between Pears Avenue and Davenport Road
- The scale, form and massing of the three storey rectangular plan on a raised foundation
- The materials, with the red brick cladding (currently painted) and the brick and stone detailing
- The asymmetrical arrangement of the roofline with its cross gable at the north end and gabled dormer at the south end of the principal (east) elevation
- The decorative terracotta fish-scale shingling in the roof gables
- The arrangement of the flat-headed window openings on the upper storeys of the principal (east) elevation including the second-storey bay window
- The wood frames and decorative detailing around the third-storey openings with the denticulated lintels and in the roof dormer gable
- The heavy stone lintels and banding across the principal (east) elevation at the second-storey level

**224 DAVENPORT ROAD
CANADA BREAD BUILDING
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 5

The property at 224 Davenport Road (now known as the Canada Bread Building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the north side of Davenport Road west of Avenue Road, the property at 224 Davenport Road contains a detached, two-storey brick commercial building originally designed in 1930 by architect F. H. Wilkes for the Canada Bread Company.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 224 Davenport Road has design value as a representative example of an early-20th century classically-inspired brick-clad commercial building with its symmetrically-arranged four bays of flat-headed openings and stone entrance door surround on the principal (south) elevation. Decorative classical detailing is evident in the fluted door surround columns, carved stone inset above the entrance and stone and copper banding at the cornice line.

Historical and Associative Value

The property at 224 Davenport Road is valued for its association with the Canada Bread Company, for whom the building was designed in 1930 for its Toronto-based head office. One of the founders of the Canada Bread Company was Mark Bredin of the former Bredin Bread Company whose residence and factory were located around the corner at 158 and 160-164 Avenue Road.

The subject property, along with the buildings at 148 and 156-158 Avenue Road, contributes to an understanding of the character and community of the Avenue and Davenport area in the late-19th to early-20th century, when residential and commercial typologies in a range of architectural styles were constructed along these two streets at the edge of the Yorkville and Annex neighbourhoods.

The Canada Bread Company building is also valued for its association with the Canadian architect, Frances Hilton Wilkes, who was commissioned to design the company's new Toronto head office in 1930.

Contextual Value

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the Canada Bread Building, along with the house-form buildings at 156-158 Avenue Road are valued as a collection of historically associated residential and commercial properties with historic, physical and visual links to their surroundings since the late-19th and early 20th century.

Heritage Attributes

- The setback, placement and orientation of the building on its lot on the north side of Davenport Road west of Avenue Road
- The scale, form and massing of the two storey rectangular plan on a raised stone base with flat roof
- The materials, with the red brick cladding on the principal (south) elevation and the stone and copper banding at the cornice line
- The principal (south) elevation of the building, which is organized into four symmetrical bays with openings
- The flat-headed window openings with their stone surrounds and sills on the principal (south) elevation
- The offset, raised main entrance at the east end of the principal (south) elevation with its stone door surround containing fluted columns, a decoratively carved stone inset and double doors with transom above
- The decorative metal fencing at street level on the principal (south) elevation