

Toronto Preservation Board

Meeting No. 33 Meeting Date Tuesday, April 5, 2022 Start Time 9:30 AM Location Video Conference	Contact Ellen Devlin, Committee Administrator Phone 416-392-7033 E-mail hertpb@toronto.ca Chair Sandra Shaul
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PB33.4	ACTION	Adopted	Ward: 14
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Inclusion on the City of Toronto's Heritage Register - Dundas-Carlaw Properties

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council include the following nine properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion), attached as Attachment 1 to the report (March 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

- 87 Boston Avenue
- 10 Busy Street (including an entrance at 16 Busy Street)
- 181 Carlaw Avenue (including entrances at 22 Boston Avenue and 181 B, 183, and 185 Carlaw Avenue and a structure at 24 Boston Avenue)
- 235 Carlaw Avenue (including an entrance at 241 Carlaw Avenue)
- 245 Carlaw Avenue
- 250 Carlaw Avenue (including entrances at 260, 262, 270, 276, 284, 290, 300, and 302 Carlaw Avenue)
- 320 Carlaw Avenue (including entrances at 326, 328, 330, and 332 Carlaw Avenue and 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, and 1175 Dundas Street East)
- 388 Carlaw Avenue (including entrances at 360 and 400 Carlaw Avenue)
- 401 Logan Avenue (including entrances at 1, 5, 7, 21, 33, and 35 Dickens Street and 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1132, 1134, 1136, and 1138 Dundas Street East)

Decision Advice and Other Information

Loryssa Quattrociocchi, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Inclusion on the City of Toronto's Heritage Register - Dundas-Carlaw Properties.

Origin

(March 14, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 5, 2022, the Toronto Preservation Board considered Item [PB33.4](#) and made recommendations to City Council.

Summary from the report (March 14, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report responds to Toronto and East York Community Council's request in October 2021 for an update on the status of the heritage reports for the historic industrial buildings in the 'Carlaw – Dundas' Study Area and recommends that City Council include nine properties with cultural heritage value on the City of Toronto's Heritage Register. A number of the properties recommended for listing were initially identified as being of heritage interest through the 2014 Carlaw + Dundas Community Initiative and were evaluated in a subsequent 2016 Heritage Analysis Report prepared by the project's consultant, Unterman McPhail Associates.

Staff are recommending that nine of the properties in the consultant's 2016 report be included on the Heritage Register. All have all been researched and evaluated by staff using the criteria prescribed by the Province and all of the recommended properties meet one or more of the provincial criteria for determining cultural heritage value or interest for designation under Part IV of the Ontario Heritage Act, which the City applies when assessing properties for inclusion on the City's Heritage Register.

These Dundas-Carlaw properties are part of an important collection of former factory/warehouse and garage buildings that were constructed during the first two decades of the 20th century when the area emerged as a bustling industrial centre that was vitally important to the Toronto economy. Today this collection of buildings support the historic character of the area along Carlaw Avenue north of Queen Street and contribute to vibrancy of a mixed-use creative and cultural hub within Leslieville.

Background Information

(March 14, 2022) Report and Attachments 1-2 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Inclusion on the City of Toronto's Heritage Register - Dundas-Carlaw Properties

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-223027.pdf>)

(April 1, 2022) Staff Presentation - Inclusion on the City of Toronto's Heritage Register - Dundas-Carlaw Properties

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-223837.pdf>)

Communications

(March 31, 2022) Letter from Councillor Paula Fletcher, Ward 14, Toronto Danforth (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-147816.pdf>)

(April 6, 2022) E-mail from Martin Cohen (PB.Supp)

Declared Interests

The following member(s) declared an interest:

Barbara McPhail - A sub-consultant Unterman McPhail Associates, of which I am a partner, prepared and submitted the report, Heritage Analysis Report.

Written Declaration: <http://app.toronto.ca/tmmis/viewDeclaredInterestFile.do?id=10876>