

Toronto and East York Community Preservation Panel Meeting Minutes

2022 Report No. 10

Date of meeting: Monday October 31, 2022

Time: 7:00 p.m.

Location: Video/Telephone conference

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

2022-10-01: Approval of Agenda

- PF moved to approve agenda. Carried.

2022-10-02: Approval of Minutes

- PF moved to approve minutes for August 3 and September 12, 2022. Carried.

2022-10-03: Parkdale Hub

- Emma Abramowicz from ERA Architects presented on the Parkdale Hub, a civic hub at the intersection of Queen and Cowan. ERA is creating a Cultural Heritage Evaluation report, including statements of significance for properties. EA went through properties in the hub with the panel.
- AW suggested finding out the history of the sites where buildings no longer are, and also the cultural heritage value of the library.
- Jack Gibney advocated for inclusion of indigenous history in Parkdale.
- ERA requested any source material on properties from the panel.

2022-10-04: Reports

10.4.1 Chair's Report:

- Chair reviewed all items for upcoming November 7 TPB meeting.
- Chair asked panel members to submit all expense receipts as soon as possible.
- Chair reported that HPS will give presentation on the Ontario Heritage Act at the TPB meeting and will possibly meet with panels.

2022-10-05: Social Media Committee

- JC reported that another panel would like to talk to her about getting a website like TEYCPP's. JC will connect with them.

2022-10-06: Section Reviews/Vice-Chair Reports

10.6.1 Midtown

- No report

10.6.2 Downtown – PF

- AW reported on his recent heritage nominations:
 - **152 St. George Street:** Constructed in 1897/1898 in the Annex style of architecture with Queen Anne Revival elements, 152 St. George Street was first home to stockbroker W. Murray Alexander and his family. Since 1941/1942, 152 St. George Street has been home to the Epsilon-Epsilon Zeta Chapter of Lambda Chi Alpha Fraternity. The property is one of only a handful of non-University of Toronto owned properties on St. George Street south of Bloor Street West. TO Built Link: <https://www.acotoronto.ca/building.php?ID=13537>
 - **160 St. George Street:** Designed by Edgar Beaumont Jarvis in 1894 in the Annex House style, 160 St. George Street was first home to lawyer Columbus H. Greene and his family. Later, from 1897 to 1931/1932, 160 St. George Street was home to several consecutive managers of the head Toronto branch of the Bank of Montreal. From 1932 to 2022, the property was home to the Kappa Alpha Literary Society (Fraternity). The one storey front addition dates to 1947. In 2022, the property was acquired by the University of Toronto (after prolonged discussions with the fraternity, including alleged threats of expropriation). Since the University of Toronto acquired the property, it has been boarded up and has fallen into significant disrepair. TO Built Link: <https://www.acotoronto.ca/building.php?ID=15490>
 - **15 Elm Street:** Constructed in 1867/1868, 15 Elm Street is a 2-storey Georgian Revival cottage. The property was first home to William Wright - a bricklayer by trade. Later, during the 1890s, it was home to Francis Cavanagh — one of Canada's best known phrenologists. The storefront was added during the early 20th century. In September 2022, 15 Elm Street was proposed for demolition to allow for the construction of a 30-storey mixed use building. TO Built Link: <https://www.acotoronto.ca/building.php?ID=15449>
- 33-37 Maitland Street: A proposal for a 49-storey building was submitted at 33-37 Maitland Street. The heritage, mid-19th century William Galbraith House at 37 Maitland Street is proposed for restoration and retention, whereas the 1928 Biltmore Apartments at 33 Maitland Street are proposed for demolition. AW nominated 33 Maitland Street for heritage status in June 2022.
- 179-185 King Street East / 58-66 George Street: A 33-storey hotel and condominium was proposed for this site in August 2022. This includes the restoration of the buildings on the King Street East (north) elevation and proposed demolition of the buildings on the George Street (east) elevation. AW wrote to Heritage Planning advocating that 62-66 George Street also be retained as part of the design. Heritage Planning also advised that the stucco cannot be removed from 185 King Street East (1833) due to deteriorated masonry underneath and as such, the stucco will be restored.
- St. Charles Clock Tower (484 Yonge Street): The heritage designated clocktower — originally part of Fire Station 3 (1870) and then the famous gay bar St. Charles Tavern — at 484 Yonge Street was recently revealed after several years of construction and restoration work. The tower has been incorporated into a new condominium development on this site. The final touches to the tower are being done in the near future.

- 639-653 Yonge Street: KingSett has recently applied for a 76-storey mixed-use building at the northeast corner of Yonge Street and Isabella Street. The façades of the existing buildings on the site would be retained. The project is being advertised as "645 Yonge Street."
- 214-230 Sherbourne Street: An application was recently filed by KingSett for a 47-storey condominium building at 214-230 Sherbourne Street. This includes restoration of the William Dineen House at 230 Sherbourne Street. AW has flagged several concerns with the Heritage Impact Assessment namely multiple omissions, including the 40+ year history of anti-poverty, community, and housing activism associated with the presently vacant property.

Under Threat / Concerns:

- 982 Bloor Street West: This building is slated for demolition as part of a redevelopment at the northwest corner of Bloor Street West and Dovercourt Road. AW has tried reaching both City Planning and Heritage Planning to discuss this, but neither have responded beyond City Planning saying it has already gone through OLT.
- 439 Queen Street West: The wall on the north (Queen Street West) elevation of this building has significant damage (a large hole, cracked/deteriorated brickwork, etc.). Toronto Building has issued an Order to Remedy an Unsafe Building for the property and the commercial tenant has vacated the building temporarily. 439 Queen Street West is a heritage designated building within the Queen Street West HCD.
- 520-522 Queen Street West: The owners of this building have recently removed the siding on the side and rear elevation and have left the underlying wood exposed. 520-522 Queen Street West dates to the 1850s and is representative of the early development of Queen Street West. It is a heritage designated property within the Queen Street West HCD. The property sold as a development opportunity (for ~\$7 million) last year. MLS and Heritage Planning have been notified. Neighbouring 518 Queen Street West is also for sale now for \$1. TO Built Link: <https://www.acotoronto.ca/building.php?ID=9117>
- 1149-1151 Dundas Street West / 222-224 Ossington Avenue: The heritage listed building at the southwest corner of Dundas Street West and Ossington Avenue has gone up for sale for \$1 — likely to spur interest from a developer. There was significant repair work on the cornice last year.
- 336 Pacific Avenue: AW and Diana Fancher (West Toronto Junction Historical Society) have been working to try and save 336 Pacific Avenue from demolition. The 1888 house was Abraham Pipher's first design in the Junction and served as the architect's residence prior to its acquisition by physician Bernard Kerr. The house — which is now a multi-unit building — has been proposed for demolition to allow for the construction of a new 4-unit apartment building. Heritage Planning expressed concerns over the house not having heritage value, which WTJHS disagrees with: <https://www.acotoronto.ca/building.php?ID=15459>

Other:

- Sunnyside Historical Society / Parkdale Village Historical Society: The SHS/PVHS conducted two ghost walks ("Murder & Mayhem") on 29 and 30 October 2022. The

walks were well attended and featured historical skits based on true stories from Parkdale's and Toronto's history.

- Church-Wellesley Village Walking Tours: AW provided a Hallowe'en themed walking tour on 25 October 2022. The final walk in the BIA series will be on 8 November 2022 and feature leZlie lee kam offering a talk at Glad Day Bookshop about her experiences as a lesbian of colour in the Village followed by a self-guided walk. AW will also lead a seniors walk for the 519 Community Centre on 7 November 2022.
- Doug Taylor Memorial Service: AW attended the memorial service for Doug Taylor on 26 October 2022. The service was held at the Waterworks Condos (Richmond Street West & Augusta Avenue).
- 81 St. John's Road - For Sale Again: 81 St. John's Road is back on the market. The property has been featured in several publications (Toronto Life, BlogTO, Toronto Star). AW and Diana Fancher (West Toronto Junction Historical Society) nominated the property for heritage status in April 2022.
- Henry 'Box' Brown: Fit for Freedom by Cory Lemos (2022): AW and PB were mentioned in Lemos' new article *Henry 'Box' Brown: Fit for Freedom*. AW and PB have been working with Lemos to get historical commemoration of Henry Box Brown within the Corktown neighbourhood, such as through a laneway naming and/or historical plaque installation. <http://thebridgenews.ca/henry-box-brown-fit-for-freedom/>
- BAND (Black Artists' Network in Dialogue) Gallery and Cultural Centre: BAND Gallery and Cultural Centre have applied to formally become a community centre and to expand their 1887/1888 Bay and Gable house at 19 Brock Avenue, Parkdale.
- Tontine Coffee Shop: AW attempted to get historical commemoration of the Tontine Coffee Shop — one of Toronto's first Black owned and operated businesses and one of Toronto's early coffee shops — via the redevelopment of neighbouring 187 King Street West / 65 George Street, albeit was advised that it is not possible to request a developer commemorate a nearby property and that the historical commemoration of that project has already been approved by City Council. BlogTO has published AW's article on the Tontine Coffee Shop: https://www.blogto.com/eat_drink/2022/10/tontine-coffee-shop-toronto/The Bridge community newspaper is also interested in an article on the subject.
- A Brief History of Early Apartment Buildings in Toronto: BlogTO published AW's article in October 2022. <https://www.blogto.com/city/2022/10/history-early-apartment-buildings-toronto/>

10.6.3 West – JC

- JC reported on attendance at the National Trust Conference, good speakers on heritage.

10.6.4 East – PB

- No report

2022-10-07: Other Business

Meeting adjourned 9:00 p.m.