

# **Toronto and East York Community Preservation Panel Meeting Minutes**

**Tuesday, November 28, 2022**

**2022 Meeting No. 11**

**Virtual Meeting**

**Date of meeting:** Tuesday, November 28, 2022

**Time:** 7:00 p.m.

**Location:** Video/Telephone conference

**Present:** Paul Farrelly, Jane Clark, Panchetta Barnett, Adam Wynne (guest)

**Regrets:** Susana Miranda

## **2022-11-01: Approval of Agenda**

- PF moved to approve agenda. Carried.

## **2022-11-02: Reports**

### **11.2.1 Chair's Report – PF**

- Chair reviewed items for upcoming December 5 TPB meeting.

## **2022-11-03: Section Reviews/Vice-Chair Reports**

### **11.3.1 Midtown**

- No report

### **11.3.2 Downtown – PF**

Heritage nominations – AW:

- 216-218 Bathurst Street: AW has submitted a preliminary heritage property nomination for 216-218 Bathurst Street. Constructed in 1941, 216-218 Bathurst Street was the long-time home of the Oak Leaf Steam Baths. By the late 1940s, the Oak Leaf Steam Baths had become a clandestine meeting place for gay, bi, and queer men. By the 1980s, it had become the oldest gay identified business in operation in Toronto. The baths closed in the mid-2010s and there is now an application to redevelop the property with a boutique hotel. TO Built Link: <https://www.acotoronto.ca/building.php?ID=15450>
- 181-187 Dundas Street West: Constructed in circa 1880, 181-187 Dundas Street West are some of the last surviving remnants of St. John's Ward (The Ward) – a historically significant downtown neighbourhood that has largely been lost to demolition. In November 2022, a redevelopment application was filed for 181-195 Dundas Street West / 63 Centre Avenue which proposes the demolition of all extant buildings on the site. TO Built Link: <https://www.acotoronto.ca/building.php?ID=15722>
- 19-25 Ossington Avenue: Constructed in 1919, 19-25 Ossington Avenue first housed the *Imperial Motor Sales Company* garage and showroom and *Wilder Cartage*. The building has been covered in several layers of paint, but historical photographs indicate the underlying building is of a yellow brick construction with red brick accent. This would be an excellent candidate for restoration and adaptive reuse. TO Built Link: <https://www.acotoronto.ca/building.php?ID=13735>

- 699 Spadina Avenue: Constructed in 1891/1892 by the Rogers Brothers, 699 Spadina Avenue is an excellent example of Queen Anne Revival and Romanesque Revival architecture within the Huron-Sussex neighbourhood. The property was first home to Joseph Huggard – a real estate agent. Later occupants and uses include: residence and practice of Dr. W. Warren Baldwin – a member of the prominent Baldwin family; as student fraternities; as the Hebrew Liberal Club – a prominent Jewish organization; and as the residence of Bill Banting – the only child of Sir Frederick Banting. The property is now owned by the University of Toronto. TO Built Link: <https://www.acotoronto.ca/building.php?ID=15827>
- 82-84 Maitland Street (Royal George Apartments): In November 2020, AW nominated 82-84 Maitland Street for heritage status. On 12 November 2022, Asma Siddiqui – a resident of the building – also submitted a heritage property nomination for 82-84 Maitland Street. TO Built Link: <https://www.acotoronto.ca/building.php?ID=13088>

### Other:

- 555 Davenport Road – Community Consultation Meeting / Casa Loma Residents Association: In June 2022, AW nominated 555 Davenport Road for heritage status. The property is proposed for demolition as part of a proposed redevelopment. Recently, a Community Consultation Meeting was held for the redevelopment proposal. The CLRA has also reached out to AW inquiring about his heritage property nomination. CLRA has also commissioned their own study of the proposed redevelopment.
- Spacing – “Skyscraper Crazy” – 1910 article: AW is reaching out to Spacing Toronto to see if they would be interested in reproducing *How Will Toronto Deal With the Sky-Scraper Problem? Story of the Origin and Development of Tall Buildings, and Some Reasons Why This City Should Not Go Sky-Scraper Crazy* - a fascinating historical article published in the Toronto Star Weekly in April 1910.
- Tontine Coffee House (Black-owned business—and brothel!) – 150 King St. East (now 193 King East): AW is working on a revised and expanded article on this 1840s history of the St. Lawrence neighbourhood.
- 15 Close Avenue: AW recently discovered the first airplane to be built start to finish in Ontario – known as the Bonisteel Monoplane – was constructed in Parkdale at 15 Close Avenue. There is some question as to whether it actually flew or not.
- 160 St. George Street: AW previously nominated this property for heritage status in October 2022. The University of Toronto acquired the property in October 2022. Since October 2022, it has fallen into significant disrepair. AW is concerned about a demolition by neglect and has brought forward his concerns to Heritage Planning, Municipal Licensing and Standards, and Toronto Building.

### 11.3.3 West – JC

- No report

### 11.3.4 East – PB

- 129 Leacrest Rd: AW reported this property has gone up for sale. The interior is rather unique. The sub-basement contains a tunnel extending out the rear of the property into an outbuilding situated on the ravine.

## **2021-11-04: Other Business**

- Black Women in Leadership Photo Exhibit, Toronto Archives: <https://www.toronto.ca/news/city-of-toronto-archives-hosts-black-women-in-leadership-photography-exhibition/>
- As We Rise: Photography from the Black Atlantic at U of T Art Museum (Hart House): <https://artmuseum.utoronto.ca/exhibition/as-we-rise-photography-from-the-black-atlantic/>
- *The Signs That Define Toronto*—ERA book launch at El Mocambo on 1 December 2022 (<https://www.eraarch.ca/2022/the-signs-that-define/>)

Meeting adjourned 9 p.m.