

Toronto and East York Community Preservation Panel Meeting Minutes

Monday, February 6, 2023

2023 Meeting No. 2

Virtual Meeting

Date of meeting: Monday, February 6, 2023

Time: 7:00 p.m.

Location: Video/Telephone conference

Present: Paul Farrelly, Jane Clark, Susana Miranda, Panchetta Barnett, Guests: Adam Wynne, Alex Corey

2023-02-01: Alex Corey

- AC is undertaking research for owner of 40 River St. Will write a report for TPS for spring/summer. The property was built in 1891. The area developed as a brewing area with worker housing. Now part of Treffan Court neighbourhood.
- JC recommended speaking to the Treffan Court local residents' association. AW will connect AC with a Corktown historian.

2023-02-02: Approval of Agenda

- PF moved to approve agenda with changes. Carried.

2023-02-03: Approval of Minutes

- SM moved to approve minutes for October and November 2022 and January 2023. Carried.

2023-02-04: Reports

2.4.1 Chair's Report – PF

- Chair reported that HPS sent email to meet with panel chairs to consider Bill 23.
- AW noted that he received updated instructions on submitting heritage nominations, there is a central email now.

2023-02-05: Social Media

- JC reported that she was on CBC at Osgoode Hall tree protest. Can't currently post on Twitter but looking into the problem.

2023-02-06: Section Reviews/Vice-Chair Reports

2.6.1 Midtown

- No report

2.6.2 Downtown – PF

Heritage nominations – AW:

- 133 Dunn Ave: 133 Dunn Avenue is a 2.5 storey house located in the Parkdale neighbourhood of Toronto. It was constructed in 1882/1883 by local Parkdale builder James (Jonas) Coxhead. It was built in the Italianate and Queen Anne Revival styles of residential architecture and is one of the finest examples of these styles of architecture within the Parkdale neighbourhood. During the 1970s, 133 Dunn Avenue was one of the earliest houses in Parkdale to be formally converted

into bachelorette units. 133 Dunn Avenue was listed on the City of Toronto Heritage Register (formerly the Inventory of Heritage Properties) in August 1976.

- **85 Spadina Rd:** 85 Spadina Road is a 2.5 storey Queen Anne Revival house located on the east side of Spadina Road in The Annex neighbourhood. It was built in 1899 and designed by Toronto architect Robert Mitchell Ogilvie on commission for Norman Blain Gash. 85 Spadina Road was listed on the City of Toronto Heritage Register in February 1974. Originally a residential property, 85 Spadina Road was converted to a TTC Station Entrance in 1977. In 2010, Heritage Toronto added a plaque detailing the history of the property to the front of the building. Preservation work by the TTC has been delayed to 2024.
- **296 Broadview Ave:** The property is the site contains the building historically known as Broadview Avenue Congregational Church (1894). The church is an institution of historical importance in Riverdale, the community on the east bank of the Don River where a group of Congregationalists first established a mission in 1881. The building is an unusual but significant example of a late 19th century church where the pointed-arched openings and buttresses identified with Neo-Gothic styling are combined with a distinctive and large-scaled cross-gable roof with mock timber framing that illustrates the influence of the Arts and Crafts Movement. Broadview Avenue Congregational Church is the oldest known extant religious building in Toronto designed by the important architect E. J. Lennox. The building is listed but not designated.
- **432-438 Jarvis St:** 432-438 Jarvis Street and 120 Maitland Street are a complex of 3, 3-storey apartment buildings — known as the Jarvis Court Apartments — located at the northwest corner of Jarvis Street and Maitland Street in the Church-Wellesley Village of Toronto. The Jarvis Court Apartments were designed by Benjamin Brown in an Art Deco / Revival style in 1928. Construction of the complex was completed by 1929/1930. This is currently a possible development site.
- **8 Cawthra Square:** 8 Cawthra Square is a 2.5 storey Queen Anne Revival house located on the north side of Cawthra Square in the Church-Wellesley Village. 8 Cawthra Square was constructed in 1891/1892 — likely by local builder and lumber merchant Thomas Bryce. 8 Cawthra Square and neighbouring 6 Cawthra Square were the first two houses constructed on the street and are representative of the earliest residential development of Cawthra Square. This area is a site of possible development.

Other:

- Parkdale Main Street HCD: AW reported that two parties have appealed this HCD.
- Church-Wellesley Stories: AW reported that there is an effort to look at historical commemoration of this area.
- 34-42 Maitland St.: AW reported that these buildings are listed, but there is a 60-storey development in the works for the site: <https://www.blogto.com/real-estate-toronto/2023/01/34-maitland-street-toronto/>
- 124 Church St.: AW reported that this building from 1882 has no heritage status. A 40+ storey building is being developed around it: <https://www.blogto.com/real-estate-toronto/2023/01/124-church-street-toronto/>
- Isabella Hotel: AW reported that this building from 1891 is facing re-development.
- 99 Sudbury St: AW reported that this former glass factory has been demolished.
- British Home Children event: AW reported that he attended this event in Rosedale, hosted by the British Consul.

2.6.3 West – JC

- No report

2.6.4 East – PB

- No report

Meeting adjourned 8 p.m.