

May 22, 2023

Junction Heritage Conservation District Advisory Committee
142 Evelyn Ave.
Toronto, ON M6P 2Z7

Nancy Martins, Administrator
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City of Toronto Planning and Housing Committee
300 Queen St. West 10th Floor, West Tower
Toronto M5H 2N2

Re: Conversion Request #044, Vine Avenue, 36-162 Parkdale High Park Ward 4

The Junction HCD Advisory Committee supports continuing the current planning designation of Core Employment Area for this area on the north side of Vine Avenue. These buildings are adjacent to the Study Area for the Junction Heritage Conservation District.

The Advisory Committee is assisting Toronto Heritage Preservation Services to promote and facilitate the designation of the Study Area under the Ontario Heritage Act. Several properties on Vine Ave. have been nominated for heritage listing. They represent important historic themes in the history of the Junction. They also have an important supporting relationship to the Junction Heritage Conservation District.

The JHCD is underway. It will take 3 to 4 years before it is completed and adopted by the City. Given the unprecedented stimulus to build residential at this time, it is important that zoning and planning support best practice so the community grows in a balanced and sustainable way.

The Junction existed as an incorporated town before being annexed by Toronto. It retains its character and functionality today because of its industrial, commercial, institutional built form and small-scale residential housing. It is important to protect industrial and commercial properties in the area in order to retain the legibility of the Junction's significant history as a separate town. Like any successful town, the Junction's resilience and viability depend on a diversity of built form. A zoning change and the resultant demolition of economically viable historic buildings would limit the capacity of the entire community to successfully adapt, reuse and evolve in the future.

Thank you for your consideration.



Charles Hazell, Vice Chair
Junction Heritage Conservation District Advisory Committee

Cc:
Gord Perks, Councillor, Parkdale-High Park
Cecilia Nin Hernandez, Heritage Planner, City Planning, City of Toronto
Marilyn Miller, Chair, Junction HCD Advisory Committee