

1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue - Inclusion on the Heritage Register

Date: May 4, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: University-Rosedale - Ward 11; Toronto-St. Paul's - Ward 12; Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council include fifteen properties on the City of Toronto's Heritage Register for their cultural heritage value and interest.

The fifteen properties being recommended for inclusion on the Register are as follows:

1191 Bathurst Street, Toronto-St. Paul's - Ward 12
6 Cawthra Square, Toronto Centre - Ward 13
8 Cawthra Square, Toronto Centre - Ward 13
10 Cawthra Square, Toronto Centre - Ward 13
12 Cawthra Square, Toronto Centre - Ward 13
21 Kensington Avenue, University-Rosedale - Ward 11
23 Kensington Avenue, University-Rosedale - Ward 11
25 Kensington Avenue, University-Rosedale - Ward 11
27 Kensington Avenue, University-Rosedale - Ward 11
29 Kensington Avenue, University-Rosedale - Ward 11
31 Kensington Avenue, University-Rosedale - Ward 11
33 Kensington Avenue, University-Rosedale - Ward 11
35 Kensington Avenue, University-Rosedale - Ward 11
37 Kensington Avenue, University-Rosedale - Ward 11
171 Lowther Avenue, University-Rosedale - Ward 11

The fifteen properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

The subject properties include two detached and two semi-detached house-form buildings on Cawthra Square, a four-storey, factory/warehouse type building on Bathurst Street near Davenport Avenue, three adjacent groupings of bay-and-gable, house-form buildings that collectively support an important streetscape within the Kensington Market Neighbourhood Heritage Conservation District study area, and a detached, two-and-a-half-storey house in the West Annex Phase II Heritage Conservation District study area.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, recommends that:

1. City Council include the following fifteen properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 1-7 to the report, May 4, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

1191 Bathurst Street
6 Cawthra Square
8 Cawthra Square
10 Cawthra Square
12 Cawthra Square

1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue,
and 171 Lowther Avenue - Inclusion on the Heritage Register

21 Kensington Avenue
23 Kensington Avenue
25 Kensington Avenue
27 Kensington Avenue
29 Kensington Avenue
31 Kensington Avenue
33 Kensington Avenue
35 Kensington Avenue
37 Kensington Avenue
171 Lowther Avenue

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On March 31, 2015, City Council directed the Chief Planner and Executive Director, City Planning, to initiate the study of a Kensington Market Heritage Conservation District <https://secure.toronto.ca/council/agenda-item.do?item=2015.PG2.8>

On April 4, 2017, Toronto and East York Community Council requested the Director, Urban Design, City Planning, to review and evaluate the properties located at 33 and 35 Kensington Avenue for potential inclusion on the City's Heritage Register. <https://secure.toronto.ca/council/agenda-item.do?item=2017.TE23.116>

On September 28, 2017, the Toronto Preservation Board received for information the report dated September 14, 2017, entitled Proceeding from Study to Plan Phase for the Proposed Kensington Market Neighbourhood Heritage Conservation District, and endorsed the preparation of the Kensington Market Neighbourhood Heritage Conservation District Plan. <https://secure.toronto.ca/council/agenda-item.do?item=2017.PB26.6>

On January 30, 2018, City Council directed that a Heritage Conservation District Study for the West Annex, Phase II be initiated. <https://secure.toronto.ca/council/agenda-item.do?item=2018.PG25.4>

On July 23, 2018, City Council adopted a Designation of Study Area By-law to prohibit the demolition or removal of any buildings or structures on a list of commercial and mixed-use properties within the Kensington Market Neighbourhood Heritage Conservation District Study Area for a period of one year. <https://secure.toronto.ca/council/agenda-item.do?item=2018.MM44.115>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act (the Act). The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other

considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities." Cultural heritage resources are understood as being irreplaceable and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest" and meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Council must state its intention to designate a listed property within two years of listing it or the listed property will automatically be removed from the Register. Where there is a development application submitted on a property, Council can only state its intention to designate properties subject to a development application under Section 29 if they have already been listed on the Register before the prescribed event. Council has 90 days from the time the City Clerk gives notice of a complete planning application to designate a property.

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be listed on the Register if it meets one or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest. A property may be designated if it meets two or more of the nine criteria.

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.6.3 states that heritage properties "will be protected by being designated under the Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the Act, as well as listing under Section 27 of the Act.

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and they are invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter at their meeting.

As of July 1, 2021, the amendments to the Ontario Heritage Act resulting from Bill 108, the Province's Housing Supply Action Plan (More Homes, More Choice Act) allow owners to object to the inclusion of a property on the City's Heritage Register following Council's decision and Bill 23 now allows the objection at any time. Objections to listing are reviewed by City Council and Council may remove or maintain the property on the register.

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Bill 23 makes listing a prerequisite to designation, should a property be subject to a development application. Listing extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants

conservation through designation under the Act should a development or demolition application be submitted.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of provincial criteria when adding properties to the Register.

Brief statements, named "Reasons for Inclusion", are prepared for each recommended property explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reason for Inclusion.

If the property is recommended for designation under the Act, further evaluation will be undertaken in accordance with O. Reg 9/06 and the statement of cultural heritage value, including a description of the heritage attributes will be identified and prepared in compliance with the Act.

The fifteen properties recommended for inclusion on the Heritage Register include nine properties within the Kensington Market Neighbourhood Heritage Conservation District Study Area, and one property within the West Annex Phase II Heritage Conservation District Study Area.

The subject properties at 21-37 Kensington Avenue are within the Kensington Market Neighbourhood Heritage Conservation District study area. The Kensington Market Neighbourhood Heritage Conservation District Study report was accepted by the Toronto Preservation Board in September 2017 and endorsed for the preparation of the Kensington Market Neighbourhood Heritage Conservation District Plan (in progress). City staff are preparing a Kensington Market Neighbourhood Heritage Conservation District Plan for the portion of the neighbourhood generally bounded by Dundas Street, Bathurst Street, College Street, and Spadina Avenue, to be designated as a Heritage Conservation District under Part V of the Ontario Heritage Act. Currently without protection under the Act, the properties at 25-35 Kensington Avenue are for sale as a collection, with the possibility of adding 21 and 23 Kensington Avenue to a potential purchase.

The subject property at 171 Lowther Avenue is within the West Annex Phase II Heritage Conservation District Study Area and was recommended for further heritage assessment within the West Annex Phase II Historical Context Statement. It is currently without protection under Part V of the Ontario Heritage Act.

The subject property at 1191 Bathurst Street has been identified as a cultural heritage resource on a site actively under consideration for redevelopment.

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The subject properties at 6-12 Cawthra Square have been identified as cultural heritage resources. Furthermore, 8 Cawthra Square was nominated on January 29, 2023, by a member of the public for inclusion on the City's Heritage Register.

The research and evaluation conducted for 1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue has determined that the subject properties have design/physical, historical/associative, and contextual value.

More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional heritage values for this property.

CONCLUSION

Following research and evaluation of the fifteen subject properties at 1191 Bathurst Street, 6-12 Cawthra Square, 21-37 Kensington Avenue, and 171 Lowther Avenue according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statements (Reasons for Inclusion) are presented in Attachments 1-7.

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ATTACHMENTS

Attachment 1 - 1191 Bathurst Street - Listing Statement (Reasons for Inclusion)

Attachment 2 - 6-8 Cawthra Square - Listing Statement (Reasons for Inclusion)

Attachment 3 - 10-12 Cawthra Square - Listing Statement (Reasons for Inclusion)

Attachment 4 - 21, 23, and 25 Kensington Avenue - Listing Statement (Reasons for Inclusion)

Attachment 5 - 27, 29, 31, and 33 Kensington Avenue - Listing Statement (Reasons for Inclusion)

Attachment 6 - 35 and 37 Kensington Avenue - Listing Statement (Reasons for Inclusion)

Attachment 7 - 171 Lowther Avenue - Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1191 Bathurst Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

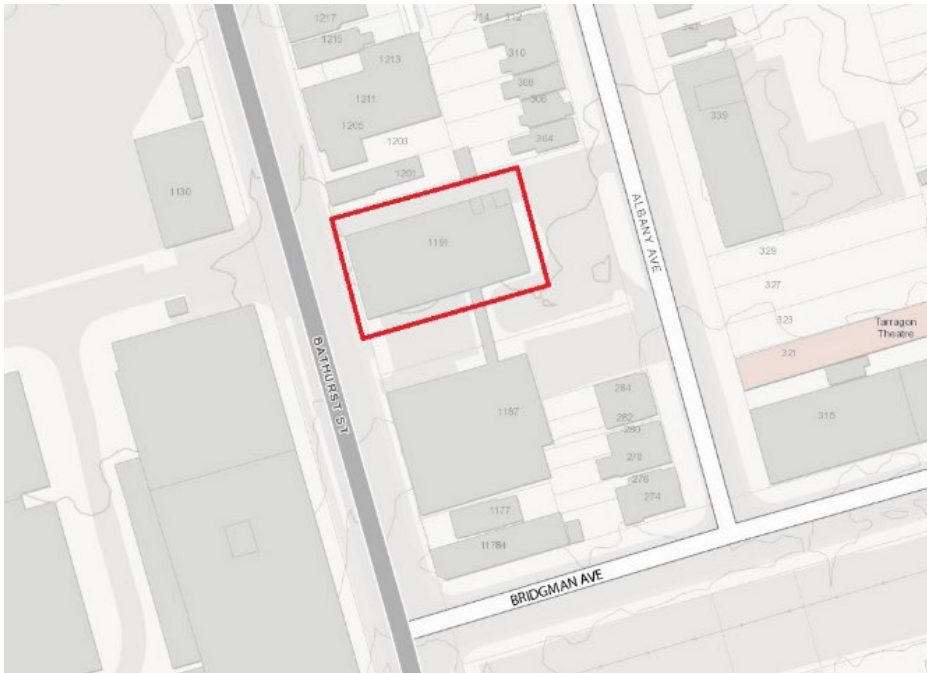
Description: Located on the east side of Bathurst Street north of Bridgman Avenue and south of Davenport Road, the property at 1191 Bathurst Street comprises a four-storey factory/warehouse type building.

The property at 1191 Bathurst Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed between 1903 and 1913, the subject property known as the former General Leather Goods factory holds design value as a representative example of an early-twentieth-century manufacturing headquarters with Edwardian Classical design influences. It also holds contextual value as property linked to its surroundings as an example of early industrial development in proximity to the CPR Railway tracks to the south.



1191 Bathurst Street, Heritage Planning, 2023



1191 Bathurst Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 6-8 Cawthra Square and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the north side of Cawthra Square, a side street that runs west from Jarvis Street between Gloucester Street to the north and Wellesley Street East to the south, the properties at 6-8 Cawthra Square comprise two, two-and-a-half-storey detached house-form buildings whose main façades mirror one another.

The subject properties at 6-8 Cawthra Square have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The properties at 6-8 Cawthra Square have design value as representative examples of the eclectic Victorian architectural style, with design elements borrowed from both the Queen Anne and Romanesque styles. Constructed in 1892, the subject properties are functionally, visually, and historically linked to their surroundings because they reflect the development patterns of the former Dundonald Estate where residences for middle-class workers typically appeared in between main thoroughfares like Jarvis and Church Streets. The subject properties have additional contextual value by supporting the block of residential properties bounded by Cawthra Square, Jarvis Street, Gloucester Street, and Monteith Street, a majority of which are included on the Heritage Register.



6 (right) and 8 (left) Cawthra Square, Heritage Planning, 2023



6-8 Cawthra Square (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 10-12 Cawthra Square and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the north side of Cawthra Square, a side street that runs west from Jarvis Street between Gloucester Street to the north and Wellesley Street East to the south, the properties at 10 and 12 Cawthra Square comprise a pair of two-and-a-half-storey semi-detached house-form buildings.

The subject properties at 10 and 12 Cawthra Square have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The properties at 10 and 12 Cawthra Square have design value as representative examples of the eclectic Victorian architectural style applied to the Bay and Gable typology. Constructed c1902-1903, the subject properties are functionally, visually, and historically linked to their surroundings because they reflect the development patterns of the former Dundonald Estate where residences for middle-class workers typically appeared in between main thoroughfares like Jarvis and Church Streets. The subject properties have additional contextual value by supporting the block of residential properties bounded by Cawthra Square, Jarvis Street, Gloucester Street, and Monteith Street, a majority of which are included on the Heritage Register.



10 (right) and 12 (left) Cawthra Square, Heritage Planning, 2023



10 and 12 Cawthra Square (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 21, 23, and 25 Kensington Avenue and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

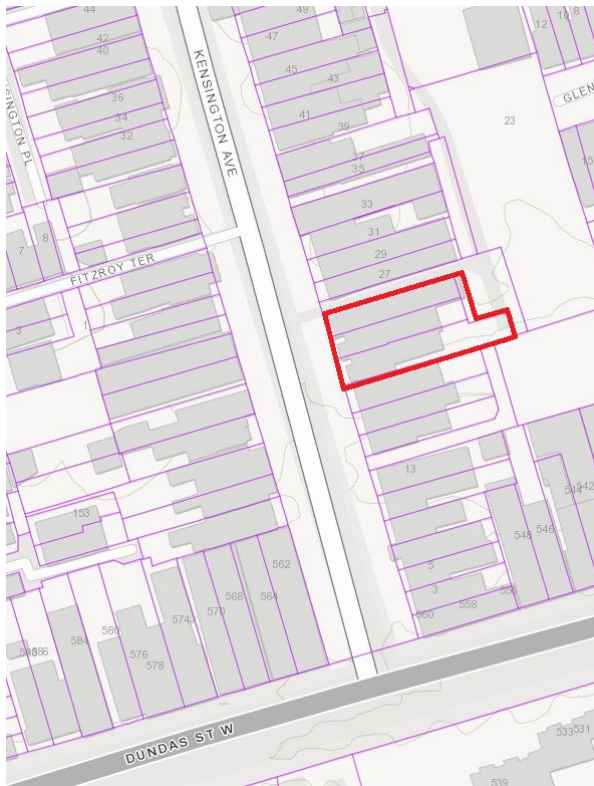
Description: Located on the east side of Kensington Avenue, the subject properties at 21, 23, and 25 Kensington Avenue comprise a row of bay-and-gable house-form buildings with brick exteriors and Queen Anne Revival-style ornamentation. One of the properties includes a storefront addition on its ground storey, typical of Kensington Market. The subject properties are within the Kensington Market Neighbourhood Heritage Conservation District Study Area.

The properties at 21, 23, and 25 Kensington Avenue are considered to have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a row of bay-and-gable house-form buildings. Constructed pre-1889, the properties retain their original details to varying degrees, notably including the decorative bargeboards on all three buildings. In addition, one of the properties – 25 Kensington Avenue – demonstrates associative value through its ground-level storefront conversion, representing layered evidence of Kensington Market's evolution as different immigrant groups settled there. With respect to contextual value, the properties contribute to a consistent streetscape along Kensington Avenue that is characterized by bay-and-gable buildings.



21-25 Kensington Avenue, Heritage Planning, 2023



21-25 Kensington Avenue (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

27, 29, 31 and 33 Kensington Avenue Listing Statement (Reasons for Inclusion)

ATTACHMENT 5

Staff have undertaken research and evaluation for the properties at 27, 29, 31, and 33 Kensington Avenue and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

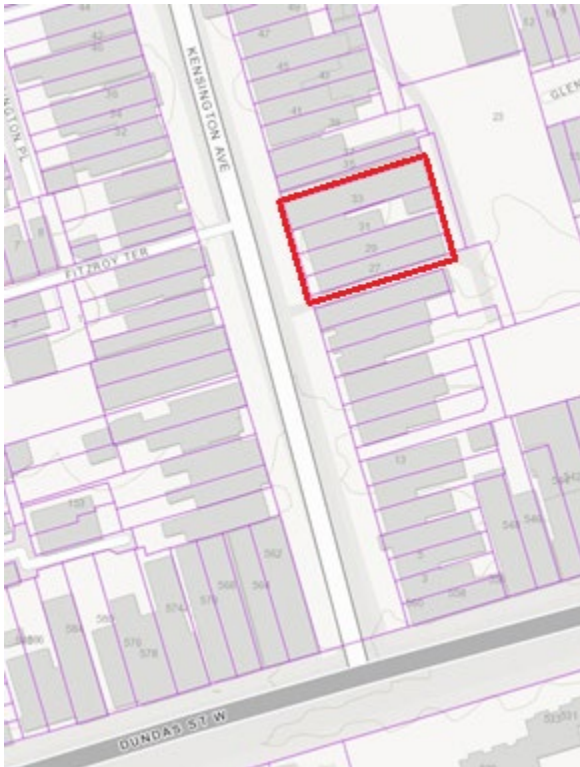
Description: Located on the east side of Kensington Avenue, the subject properties at 27, 29, 31, and 33 Kensington Avenue comprise a row of bay-and-gable house-form buildings with brick exteriors. Three of the properties include storefront additions on their ground storeys, typical of Kensington Market. The subject properties are within the Kensington Market Neighbourhood Heritage Conservation District Study Area.

The properties at 27, 29, 31, and 33 Kensington Avenue are considered to have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a row of bay-and-gable house-form buildings. Constructed pre-1889, the properties retain their original details to varying degrees, notably including the decorative bargeboards at 27 Kensington Avenue and the dichromatic brickwork at 31 Kensington Avenue. In addition, three of the properties – 27, 29, and 33 Kensington Avenue – demonstrate associative value through their ground-level storefront conversions, representing layered evidence of Kensington Market's evolution as different immigrant groups settled there. With respect to contextual value, the properties contribute to a consistent streetscape along Kensington Avenue that is characterized by bay-and-gable buildings. At 27 and 29 Kensington Avenue, the use of the original residential setback to display merchandise reflects contextual value within the Kensington Avenue streetscape and the wider commercial market.



27-33 Kensington Avenue, Heritage Planning, 2023



27-33 Kensington Avenue (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 35 and 37 Kensington Avenue and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the east side of Kensington Avenue, the properties at 35 and 37 Kensington Avenue comprise a pair of bay-and-gable house-form buildings with brick exteriors. Both properties include storefront additions on their ground storeys, typical of Kensington Market. The two subject properties are within the Kensington Market Neighbourhood Heritage Conservation District Study Area.

The subject properties at 35 and 37 Kensington Avenue are considered to have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a pair of semi-detached bay-and-gable house-form buildings. Constructed pre-1889, the properties retain their original details to varying degrees, notably including the decorative bargeboards on both buildings. In addition, both properties demonstrate associative value through their ground-level storefront conversions, representing layered evidence of Kensington Market's evolution as different immigrant groups settled there. With respect to contextual value, the properties contribute to a consistent streetscape along Kensington Avenue that is characterized by bay-and-gable house-form buildings.



35-37 Kensington Avenue looking northeast (left) and southeast (right), Heritage Planning, 2023



35-37 Kensington Avenue (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 171 Lowther Avenue and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the south side of Lowther Avenue at the corner of Dalton Road, between Brunswick Avenue to the west and Walmer Road to the east, the property at 171 Lowther Avenue comprises a two-and-a-half-storey detached house-form structure.

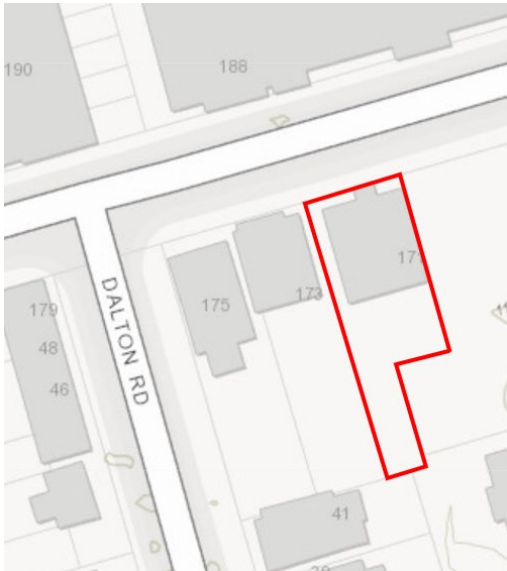
The subject property was recommended for further heritage assessment within the West Annex Phase II Historical Context Statement.

The subject property at 171 Lowther Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property at 171 Lowther Avenue has design value as a representative example of a Queen Anne Revival residential building constructed in 1901. The property has associative value as a former residence of Eugene Coste, a mining engineer renowned for being the first to drill for natural gas in Ontario. Coste was also a president of the Canadian Mining Institute, founder of the Eugene Coste & Company petroleum engineer and geologist consulting firm and was involved in the forming of the Union Gas Company. The subject property has contextual value by maintaining and supporting the residential character of the West Annex neighbourhood, for which Queen Anne Revival is a prevalent architectural style. It is also functionally, visually, and historically linked to its surroundings as a house constructed at the beginning of the West Annex's construction boom.



171 Lowther Avenue, Heritage Planning, 2023



171 Lowther Avenue (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.