



ERA Architects Inc.
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Toronto ON, M4Y 2G1

Date: March 28, 2024 **Sent by:** EMAIL
To: The Chair & Members of the Toronto Preservation Board
Subject: PB16.7 | 134 Carlton Street - Inclusion on the Heritage Register

Recommendations:

- i. That the Toronto Preservation Board (TPB) recognize the Site at 134 Carlton Street to carry some cultural heritage value as a pre-war walk-up apartment building type, which contributes to the theme of residential intensification in the Church-Wellesley Village.**

- ii. That TPB support exploration of innovative and *tailored* approaches to conserving the heritage value associated with this building type, while facilitating the establishment of additional housing units.**

I am writing to express my support for the recognition of 134 Carlton Street (the “Site”) as carrying some cultural heritage value.

The Site contains a pre-war walk-up apartment building constructed c.1927 (the LaVerne Apartments) designed by Baldwin and Green Architects. I have been engaged to undertake preliminary heritage due diligence work in connection with the Site.

Toronto’s pre-war walk-up apartment buildings represent an important building typology in the City. Since 2018, ERA has been studying this type, beginning with the publication of the Typology Study of Pre-war Apartment Buildings in the Church-Wellesley Village. This study extensively inventoried examples of the type in the Church-Wellesley neighbourhood, including the building at 134 Carlton Street. Through our work with Toronto Metropolitan University in 2022-2023, we continued to develop this understanding by studying walk-up apartment buildings across the City.

We find this building type to be a significant contributor to the City’s housing supply, born out of transformative residential intensification in the pre-war period (in Church-Wellesley Village in particular), driven by proximity to downtown, changing demographics and economic factors. These drivers continue into the present day, as neighbourhoods like the Church-Wellesley Village continue to evolve.

In the context of the current housing crisis, I have been re-examining the pre-war walk-up type, along with ERA, to understand what role these resources might play in addressing the significant housing pressures facing the City today. Through an evolving understanding of the type, we are testing *tailored* approaches to facilitate new housing units on pre-war walk-up apartment sites such as 134 Carlton Street, based on principles that conserve existing building fabric and minimize the potential for displacement.

On February 15, 2024, I met with Heritage Planning, City Planning and Urban Design staff to present initial findings on the Site’s heritage value, as well as future potential to accommodate additional housing. **Staff shared ERA’s enthusiasm for a site-specific framework to conserve the Site’s value, both as a heritage resource and housing asset, while facilitating sensitive new residential density.** I note that a Cultural Heritage Evaluation Report has not yet been prepared for the Site, and no

applications submitted, however I look forward to engaging TPB in future discussions focused on innovative approaches to support the continued use and evolution of this important historic building type, including tailored approaches to conservation where warranted by cultural heritage value.

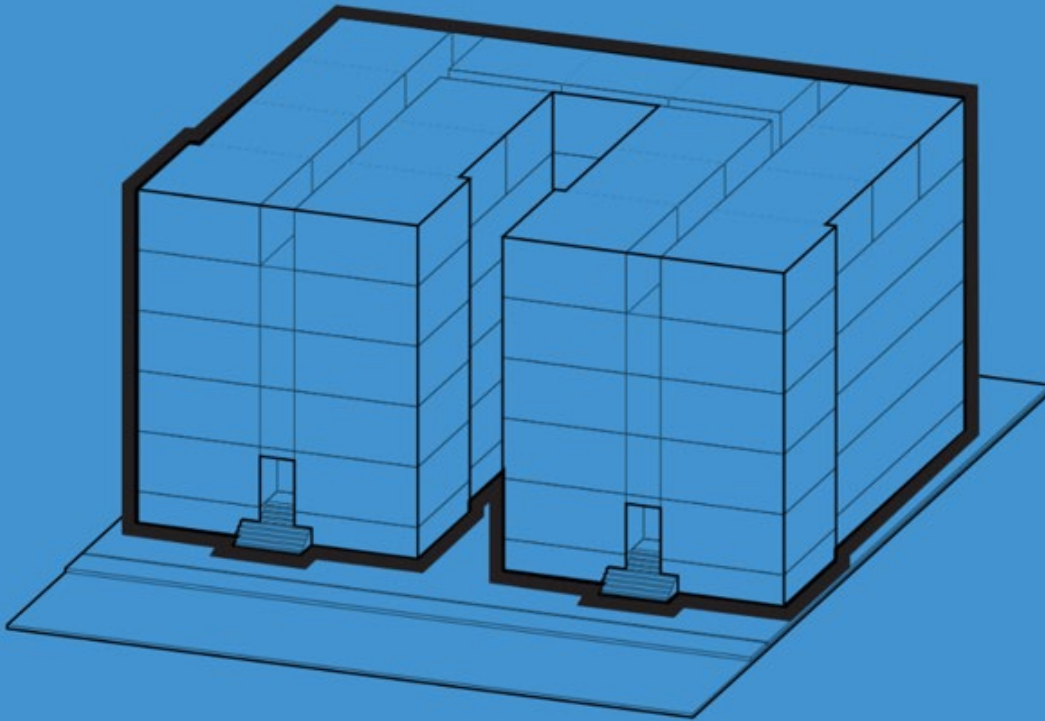
Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'P' and 'E' with a horizontal line through the middle.

Philip Evans

Toronto Building Typology Study:

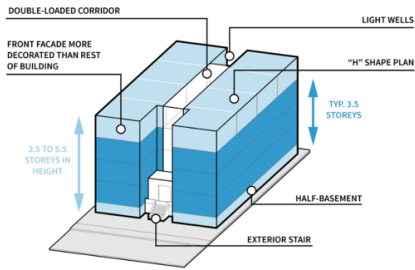
Church-Wellesley Village
The Pre-War Apartment Building



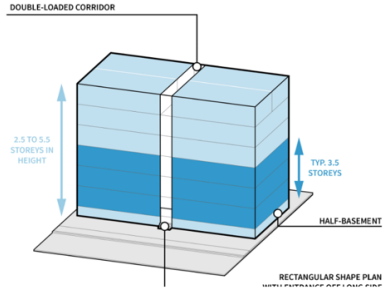
ERA

FORMS

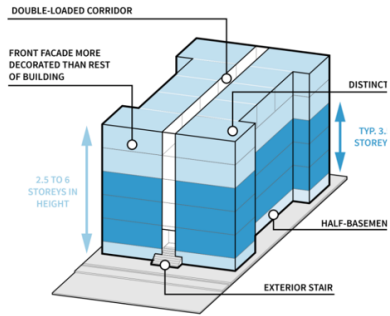
THE "H" PLAN



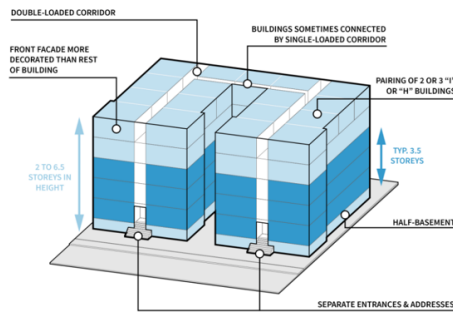
THE RECTANGULAR PLAN



THE "I" OR "T" PLAN



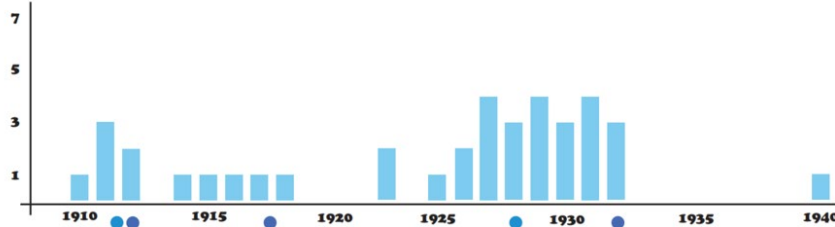
VARIANT: GROUPED



DEVELOPMENT ERAS

APARTMENT DEVELOPMENT IN STUDY AREA

*includes only buildings that remain in the study area as of February 2018



1911-1912:
An apartment building boom occurs in Toronto.

1914-1918:
Development slows during the First World War.

1912:
Council passes a by-law requiring certain setbacks from the property line for apartment buildings. One month later, Council passes another by-law, banning apartment building construction entirely on non-commercial streets. Exemptions to the by-law are often provided.

1932:
No new apartment building permits are issued as Toronto enters the Great Depression.

1926-1932:
Toronto experiences a second apartment building boom, which peaks in 1928.