

21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 11, 2025

To: Toronto Preservation Board

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

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance which include descriptions of Heritage Attributes found in Attachments 1, 2, and 3.

The subject properties occupy nine adjacent lots on the east side of Kensington Avenue, mid-block between St. Andrew Street to the north and Dundas Street West to the south. The properties are located on one of the key mixed-use commercial streets within the broader Kensington Market neighbourhood, an area recognized by locals and visitors alike as a dynamic destination for retail, restaurants, and international products all supported by an active and creative community base. A location map and current photographs of the heritage properties are found in Attachment 4.

The subject properties are all representative examples of the nineteenth-century Bay-and-Gable typology applied to a semi-detached house form (35 and 37 Kensington Avenue), and row house-forms (21-25 Kensington Avenue and 27-33 Kensington Avenue). 33 Kensington Avenue was constructed in 1876 as a detached rough cast house-form; its brick cladding was added shortly after the construction of 27, 29, and 31 Kensington Avenue in 1889, at which point 33 Kensington Avenue was integrated into the row. 21-25 Kensington Avenue were constructed in 1888 and 35 and 37 Kensington Avenue were constructed circa 1889. Through their typology and date of construction, each property and collectively the subject properties are associated with the early residential development of Kensington Market from the 1850s to the early 1900s.

Following the area's social and development trends of the early-to-mid-twentieth century, most of the subject properties were subsequently modified to varying degrees to accommodate mixed residential and commercial functions. The visible layering of building additions, particularly within the commercial core streets like Augusta and

Kensington avenues, represents the adaptations that occurred as new and marginalized groups arrived in the neighbourhood of Kensington Market and established homes and businesses in the area. The subject properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue are quintessential reflections of the history and development of the Kensington Market area and are significantly important in defining, maintaining, and supporting this character.

Staff have determined that the properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue have cultural heritage value. Each subject property meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

All nine properties were listed on the City's Heritage Register on July 19, 20, and 21, 2023. The subject properties are located within the Kensington Market Heritage Conservation District (HCD) and all nine properties are categorised as contributing properties within the HCD Plan under Part V of the Ontario Heritage Act that was adopted by City Council on February 5, 2025. The HCD is currently under appeal at the Ontario Lands Tribunal (OLT), and as such is not in force and effect.

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 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.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. Designation also gives property owners access to City of Toronto heritage incentive programs.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 21, 23, and 25 Kensington Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 21, 23, and 25 Kensington Avenue (Reasons for

Designation) attached as Attachment 1 to the report (June 11, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council state its intention to designate the properties at 27, 29, 31, and 33 Kensington Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 27, 29, 31, and 33 Kensington Avenue (Reasons for Designation) attached as Attachment 2 to the report (June 11, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council state its intention to designate the properties at 35 and 37 Kensington Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 35 and 37 Kensington Avenue (Reasons for Designation) attached as Attachment 3 to the report (June 11, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

5. Should the designation of the Kensington Market Heritage Conservation District under Part V of the Ontario Heritage Act come into effect incorporating the properties subject to this report before the designation by-law is required to be enacted under subsection 29(8) of the Ontario Heritage Act, City Council direct the City Clerk, in consultation with the Senior Manager, Heritage Planning and the City Solicitor, to withdraw one or more of the notices of intention to designate stated with respect to one or more of the properties municipally known as 21 – 37 Kensington Avenue pursuant to subsection 29(7) of the Ontario Heritage Act.

6. City Council request the Chief Planner and Executive Director, City Planning or designate, where feasible, to obtain an extension or waiver of the timelines from the owner(s) of each respective property under the Ontario Heritage Act pursuant to Section 103-4.10 A. of the Toronto Municipal Code to assist with implementation of Recommendation 5 above, in consultation with the City Solicitor.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 on the City of Toronto's Heritage Register on Jul 19, 20, and 21, 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.32>

On February 5, 2025, City Council designated the Kensington Market Heritage Conservation District (HCD) and adopted the HCD Plan under Part V of the Ontario Heritage Act. All nine of the subject properties are located within the HCD boundary and are categorised as contributing properties within the HCD Plan. The HCD Plan is currently under appeal, and as such is not in force.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE19.14>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](https://www.ontario.ca/laws/statute/90p13)

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

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

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue (see Attachment 5) and provides the rationale for the recommendations found in this report.

21, 23, and 25 Kensington Avenue

The properties at 21, 23, and 25 Kensington Avenue meet the following 4 out of 9 criteria:

The properties have design value or physical value because they are a representative example of a type

The properties at 21, 23, and 25 Kensington Avenue have physical value as representative examples of the nineteenth-century Bay-and-Gable type applied to a row house-form that reflects vernacular interpretations of Victorian architectural styles. The Bay-and-Gable type is demonstrated in each property's asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable in the other. In some cases, the ground floor has been modified with a new commercial entry. The Bay-and-Gable typology was extremely popular for residential buildings in Toronto from the mid-to-late-nineteenth century.

The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture

The subject properties have historical or associative value because they yield, or have the potential to yield, information that contributes to an understanding of the evolution of Kensington Market from a residential neighbourhood into a mixed-use community. Through their construction date and typology, each property is associated with the early residential development of the area from the 1850s to the early 1900s. With its narrow, short streets and modest housing stock, Kensington Market was a draw to minority cultures already living in Toronto and to those just arriving - particularly the Jewish community, who initiated the open air market culture that continues in various forms today. With each new community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

The properties have contextual value because they are important in defining, maintaining or supporting the character of an area.

Contextually, the properties at 21, 23, and 25 Kensington Avenue are valued for their roles in defining, supporting, and maintaining the historic mixed-use character of Kensington Avenue, south of St. Andrew Street, which originally developed as a

residential streetscape with a high concentration of Bay-and-Gable house-forms; these were later adapted to accommodate commercial functions, and Kensington Avenue became one of the core commercial streets of the neighbourhood; a role that it still occupies today. Together, each property contributes to a distinct sense of place representing Kensington Market's vibrant and eclectic community known for its international culture and independent commercial character.

The properties have contextual value because they are visually and historically linked to their surroundings.

The buildings at 21, 23, and 25 Kensington Avenue are also visually and historically linked to the surrounding market area where the popular use of their typology was partially owed to its compatibility with the historic lot patterns of the residential subdivision in Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded well to the rows of long, narrow, and abutting property lots that were established following the division of the original Park Lots into smaller parcels for private sale and development. The extant properties maintain their historic scale, form, and massing and are part of a collection of similarly adapted house-form buildings along the street with compatible built forms including typology, roof lines, and mixed materials linked by the original stock of brick cladding.

27, 29, 31, and 33 Kensington Avenue

The properties at 27, 29, 31, and 33 Kensington Avenue meet the following 4 out of 9 criteria:

The properties have design value or physical value because they are a representative example of a type

The properties at 27, 29, 31, and 33 Kensington Avenue have physical value as representative examples of the nineteenth-century Bay-and-Gable type applied to a row house-form that reflects vernacular interpretations of Victorian architectural styles. The Bay-and-Gable type is demonstrated in each property's asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable in the other. In some cases, the ground floor has been modified with a new commercial entry. The Bay-and-Gable typology was extremely popular for residential buildings in Toronto from the mid-to-late-nineteenth century.

The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture

The subject properties have historical or associative value because they yield, or have the potential to yield, information that contributes to an understanding of the evolution of Kensington Market from a residential neighbourhood into a mixed-use community. Through their construction date and typology, each property is associated with the early residential development of the area from the 1850s to the early 1900s. With its narrow, short streets and modest housing stock, Kensington Market was a draw to minority cultures already living in Toronto and to those just arriving - particularly the Jewish community, who initiated the open air market culture that continues in various forms

today. With each new community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

The properties have contextual value because they are important in defining, maintaining or supporting the character of an area.

Contextually, the properties at 27, 29, 31, and 33 Kensington Avenue are valued for their roles in defining, supporting, and maintaining the historic mixed-use character of Kensington Avenue, south of St. Andrew Street, which originally developed as a residential streetscape with a high concentration of Bay-and-Gable house-forms; these were later adapted to accommodate commercial functions, and Kensington Avenue became one of the core commercial streets of the neighbourhood; a role that it still occupies today. Together, each property contributes to a distinct sense of place representing Kensington Market's vibrant and eclectic community known for its international culture and independent commercial character.

The properties have contextual value because they are visually and historically linked to their surroundings.

The buildings at 27, 29, 31, and 33 Kensington Avenue are also visually and historically linked to the surrounding market area where the popular use of their typology was partially owed to its compatibility with the historic lot patterns of the residential subdivision in Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded well to the rows of long, narrow, and abutting property lots that were established following the division of the original Park Lots into smaller parcels for private sale and development. The extant properties maintain their historic scale, form, and massing and are part of a collection of similarly adapted house-form buildings along the street with compatible built forms including typology, roof lines, and mixed materials linked by the original stock of brick cladding.

35 and 37 Kensington Avenue

The properties at 35 and 37 Kensington Avenue meet the following 4 out of 9 criteria:

The properties have design value or physical value because they are a representative example of a type

The properties at 35 and 37 Kensington Avenue have physical value as representative examples of the nineteenth-century Bay-and-Gable type applied to a semi-detached house-form that reflects vernacular interpretations of Victorian architectural styles. The Bay-and-Gable type is demonstrated in each property's asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable in the other. In some cases, the ground floor has been modified with a new commercial entry. The Bay-and-Gable typology was extremely popular for residential buildings in Toronto from the mid-to-late-nineteenth century.

The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture

The subject properties have historical or associative value because they yield, or have the potential to yield, information that contributes to an understanding of the evolution of Kensington Market from a residential neighbourhood into a mixed-use community. Through their construction date and typology, each property is associated with the early residential development of the area from the 1850s to the early 1900s. With its narrow, short streets and modest housing stock, Kensington Market was a draw to minority cultures already living in Toronto and to those just arriving - particularly the Jewish community, who initiated the open air market culture that continues in various forms today. With each new community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

The properties have contextual value because they are important in defining, maintaining or supporting the character of an area.

Contextually, the properties at 35 and 37 Kensington Avenue are valued for their roles in defining, supporting, and maintaining the historic mixed-use character of Kensington Avenue, south of St. Andrew Street, which originally developed as a residential streetscape with a high concentration of Bay-and-Gable house-forms; these were later adapted to accommodate commercial functions, and Kensington Avenue became one of the core commercial streets of the neighbourhood; a role that it still occupies today. Together, each property contributes to a distinct sense of place representing Kensington Market's vibrant and eclectic community known for its international culture and independent commercial character.

The properties have contextual value because they are visually and historically linked to their surroundings.

The buildings at 35 and 37 Kensington Avenue are also visually and historically linked to the surrounding market area where the popular use of their typology was partially owed to its compatibility with the historic lot patterns of the residential subdivision in Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded well to the rows of long, narrow, and abutting property lots that were established following the division of the original Park Lots into smaller parcels for private sale and development. The extant properties maintain their historic scale, form, and massing and are part of a collection of similarly adapted house-form buildings along the street with compatible built forms including typology, roof lines, and mixed materials linked by the original stock of brick cladding.

See Attachments 1, 2, 3, 4, and 5 of this report for the Statements of Significance; Location Map and Photographs; and Research, Evaluation & Visual Resources pertaining to the properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue as all of these documents are integral to the recommendations made in this staff report.

The properties located at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue are also contributing properties within the Kensington Market Heritage Conservation District (HCD). City Council designated the Kensington Market HCD and adopted the HCD Plan, with amendments, under Part V of the Ontario Heritage Act at its meeting on February 5, 2025. However, the HCD Plan is currently under appeal and is therefore not in force at the time of writing.

CONCLUSION

Staff have determined that the nine properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue each meet 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that Council support the designation of these properties to conserve their cultural heritage value.

The Statements of Significance attached as Attachments 1, 2, and 3 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation) 21, 23 and 25 Kensington Avenue
Attachment 2 – Statement of Significance (Reasons for Designation) 27, 29, 31 and 33 Kensington Avenue
Attachment 3 – Statement of Significance (Reasons for Designation) 35 and 37 Kensington Avenue
Attachment 4 – Location Map and Current Photograph
Attachment 5 – Research, Evaluation & Visual Resources

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The properties at 21, 23, and 25 Kensington Avenue are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The properties at 21, 23, and 25 Kensington Avenue occupy three abutting lots located on the east side of Kensington Avenue, mid-block between St. Andrew Street and Dundas Street West. The properties contain a two-and-a-half-storey row house-form that was first constructed in 1888 and later converted for mixed residential and commercial uses.

The properties were included on the Heritage Register in July 2023.

Statement of Cultural Heritage Value

The properties at 21, 23, and 25 Kensington Avenue have physical value as representative examples of the nineteenth-century Bay-and-Gable type applied to a row house-form that reflects vernacular interpretations of Victorian architectural styles. The Bay-and-Gable type is demonstrated in each property's asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable in the other. In some cases, the ground floor has been modified with a new commercial entry. The Bay-and-Gable typology was extremely popular for residential buildings in Toronto from the mid-to-late-nineteenth century.

The subject properties have historical or associative value because they yield, or have the potential to yield, information that contributes to an understanding of the evolution of Kensington Market from a residential neighbourhood into a mixed-use community. Through their construction date and typology, each property is associated with the early residential development of the area from the 1850s to the early 1900s. With its narrow, short streets and modest housing stock, Kensington Market was a draw to minority cultures already living in Toronto and to those just arriving - particularly the Jewish community, who initiated the open air market culture that continues in various forms today. With each new community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

Contextually, the properties at 21, 23, and 25 Kensington Avenue are valued for their roles in defining, supporting, and maintaining the historic mixed-use character of Kensington Avenue, south of St. Andrew Street, which originally developed as a residential streetscape with a high concentration of Bay-and-Gable house-forms; these were later adapted to accommodate commercial functions, and Kensington Avenue

became one of the core commercial streets of the neighbourhood; a role that it still occupies today. Together, each property contributes to a distinct sense of place representing Kensington Market's vibrant and eclectic community known for its international culture and independent commercial character.

The buildings at 21, 23, and 25 Kensington Avenue are also visually and historically linked to the surrounding market area where the popular use of their typology was partially owed to its compatibility with the historic lot patterns of the residential subdivision in Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded well to the rows of long, narrow, and abutting property lots that were established following the division of the original Park Lots into smaller parcels for private sale and development. The extant properties maintain their historic scale, form, and massing and are part of a collection of similarly adapted house-form buildings along the street with compatible built forms including typology, roof lines, and mixed materials linked by the original stock of brick cladding.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 21, 23, and 25 Kensington Avenue as representative examples of a nineteenth-century Bay-and-Gable type:

- The scale, form, and massing of the two-and-a-half-storey row house-form within a rectangular shaped plan
- Cross-gable rooflines with street facing gables
- Asymmetrical main (west) façades that are predominantly clad in brick
- The articulation of narrow bays (that reflect the narrow property frontages)
- Flat-headed window openings arranged within the narrow rhythm of the bays

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the properties at 21, 23, and 25 Kensington Avenue as yielding, or having the potential to yield, information that contributes to an understanding of the multi-cultural Kensington Market community and evolving market culture:

- The retained visibility and legibility of the original nineteenth-century, Bay-and-Gable typology

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 21, 23, and 25 Kensington Avenue as being visually and historically linked to their surroundings and for defining, maintaining, and supporting the historic residential and mixed-use character of Kensington Avenue:

- The placement, setback, and orientation of the row on the east side of Kensington Avenue, mid-block between St. Andrew Street and Dundas Street West, fronting onto Kensington Avenue

- Minimal setback from the public right-of-way
- The materials of the building's façade, which are compatible with those found on the adjacent nineteenth-century buildings along Kensington Avenue
- The scale, form, and massing of the Bay-and-Gable row with its two-and-a-half-storey height, and rhythm of narrow gables and bays, which is consistent with the adjacent nineteenth-century buildings along Kensington Avenue

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The properties at 27, 29, 31, and 33 Kensington Avenue are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The properties at 27, 29, 31, and 33 Kensington Avenue occupy four abutting lots located on the east side of Kensington Avenue, mid-block between St. Andrew Street and Dundas Street West. The properties contain a two-storey row house-form; 33 Kensington Avenue was constructed in 1876 as a detached rough cast house-form; its brick cladding was added shortly after the construction of 27, 29, and 31 Kensington Avenue in 1889, at which point 33 Kensington Avenue was integrated into the row. Most of the properties, excepting 31 Kensington Avenue, were later converted for mixed residential and commercial uses.

The properties were included on the Heritage Register in July 2023.

Statement of Cultural Heritage Value

The properties at 27, 29, 31, and 33 Kensington Avenue have physical value as representative examples of the nineteenth-century Bay-and-Gable type applied to a row house-form that reflects vernacular interpretations of Victorian architectural styles. The Bay-and-Gable type is demonstrated in each property's asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable in the other. In some cases, the ground floor has been modified with a new commercial entry. The Bay-and-Gable typology was extremely popular for residential buildings in Toronto from the mid-to-late-nineteenth century.

The subject properties have historical or associative value because they yield, or have the potential to yield, information that contributes to an understanding of the evolution of Kensington Market from a residential neighbourhood into a mixed-use community. Through their construction date and typology, each property is associated with the early residential development of the area from the 1850s to the early 1900s. With its narrow, short streets and modest housing stock, Kensington Market was a draw to minority cultures already living in Toronto and to those just arriving - particularly the Jewish community, who initiated the open air market culture that continues in various forms today. With each new community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

Contextually, the properties at 27, 29, 31, and 33 Kensington Avenue are valued for their roles in defining, supporting, and maintaining the historic mixed-use character of

Kensington Avenue, south of St. Andrew Street, which originally developed as a residential streetscape with a high concentration of Bay-and-Gable house-forms; these were later adapted to accommodate commercial functions, and Kensington Avenue became one of the core commercial streets of the neighbourhood; a role that it still occupies today. Together, each property contributes to a distinct sense of place representing Kensington Market's vibrant and eclectic community known for its international culture and independent commercial character.

The buildings at 27, 29, 31, and 33 Kensington Avenue are also visually and historically linked to the surrounding market area where the popular use of their typology was partially owed to its compatibility with the historic lot patterns of the residential subdivision in Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded well to the rows of long, narrow, and abutting property lots that were established following the division of the original Park Lots into smaller parcels for private sale and development. The extant properties maintain their historic scale, form, and massing and are part of a collection of similarly adapted house-form buildings along the street with compatible built forms including typology, roof lines, and mixed materials linked by the original stock of brick cladding.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 27, 29, 31, and 33 Kensington Avenue as representative examples of a nineteenth-century Bay-and-Gable type:

- The scale, form, and massing of the two-storey row house-form within a rectangular shaped plan
- Cross-gable rooflines with street facing gables (that rise two-and-a-half-storeys)
- Asymmetrical main (west) façades that are predominantly clad in brick
- The articulation of narrow bays (that reflect the narrow property frontages)
- Segmental arch window openings arranged within the narrow rhythm of the bays

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the properties at 27, 29, 31, and 33 Kensington Avenue as yielding, or having the potential to yield, information that contributes to an understanding of the multi-cultural Kensington Market community and evolving market culture:

- The retained visibility and legibility of the original nineteenth-century, Bay-and-Gable typology

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 27, 29, 31, and 33 Kensington Avenue as being visually and historically linked to their surroundings and for defining, maintaining, and supporting the historic residential and mixed-use character of Kensington Avenue:

- The placement, setback, and orientation of the row on the east side of Kensington Avenue, mid-block between St. Andrew Street and Dundas Street West, fronting onto Kensington Avenue
 - Minimal setback from the public right-of-way
- The materials of the building's façade, which are compatible with those found on the adjacent nineteenth-century buildings along Kensington Avenue
- The scale, form, and massing of the Bay-and-Gable row with its two-storey height, and rhythm of narrow gables and bays, which is consistent with the adjacent nineteenth-century buildings along Kensington Avenue

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The properties at 35 and 37 Kensington Avenue are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The properties at 35 and 37 Kensington Avenue occupy two abutting lots located on the east side of Kensington Avenue, mid-block between St. Andrew Street and Dundas Street West. The properties contain a two-and-a-half-storey semi-detached house-form that was constructed circa 1889 and later converted for mixed residential and commercial uses.

The properties were included on the Heritage Register in July 2023.

Statement of Cultural Heritage Value

The properties at 35 and 37 Kensington Avenue have physical value as representative examples of the nineteenth-century Bay-and-Gable type applied to a semi-detached house-form that reflects vernacular interpretations of Victorian architectural styles. The Bay-and-Gable type is demonstrated in each property's asymmetrical façade, with an entrance in one bay and a projecting bay window below a cross gable in the other. In some cases, the ground floor has been modified with a new commercial entry. The Bay-and-Gable typology was extremely popular for residential buildings in Toronto from the mid-to-late-nineteenth century.

The subject properties have historical or associative value because they yield, or have the potential to yield, information that contributes to an understanding of the evolution of Kensington Market from a residential neighbourhood into a mixed-use community. Through their construction date and typology, each property is associated with the early residential development of the area from the 1850s to the early 1900s. With its narrow, short streets and modest housing stock, Kensington Market was a draw to minority cultures already living in Toronto and to those just arriving - particularly the Jewish community, who initiated the open air market culture that continues in various forms today. With each new community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

Contextually, the properties at 35 and 37 Kensington Avenue are valued for their roles in defining, supporting, and maintaining the historic mixed-use character of Kensington Avenue, south of St. Andrew Street, which originally developed as a residential streetscape with a high concentration of Bay-and-Gable house-forms; these were later adapted to accommodate commercial functions, and Kensington Avenue became one

of the core commercial streets of the neighbourhood; a role that it still occupies today. Together, each property contributes to a distinct sense of place representing Kensington Market's vibrant and eclectic community known for its international culture and independent commercial character.

The buildings at 35 and 37 Kensington Avenue are also visually and historically linked to the surrounding market area where the popular use of their typology was partially owed to its compatibility with the historic lot patterns of the residential subdivision in Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded well to the rows of long, narrow, and abutting property lots that were established following the division of the original Park Lots into smaller parcels for private sale and development. The extant properties maintain their historic scale, form, and massing and are part of a collection of similarly adapted house-form buildings along the street with compatible built forms including typology, roof lines, and mixed materials linked by the original stock of brick cladding.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 35 and 37 Kensington Avenue as representative examples of a nineteenth-century Bay-and-Gable type:

- The scale, form, and massing of the two-and-a-half-storey row house-form within a rectangular shaped plan
- Cross-gable rooflines with street facing gables
- Asymmetrical main (west) façades that are predominantly clad in brick
- The articulation of narrow bays (that reflect the narrow property frontages)
- Flat-headed window openings arranged within the narrow rhythm of the bays

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the properties at 35 and 37 Kensington Avenue as yielding, or having the potential to yield, information that contributes to an understanding of the multi-cultural Kensington Market community and evolving market culture:

- The retained visibility and legibility of the original nineteenth-century, Bay-and-Gable typology

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 35 and 37 Kensington Avenue as being visually and historically linked to their surroundings and for defining, maintaining, and supporting the historic residential and mixed-use character of Kensington Avenue:

- The placement, setback, and orientation of the semi-detached house-form on the east side of Kensington Avenue, mid-block between St. Andrew Street and Dundas Street West, fronting onto Kensington Avenue

- Minimal setback from the public right-of-way
- The materials of the building's façade, which are compatible with those found on the adjacent nineteenth-century buildings along Kensington Avenue
- The scale, form, and massing of the Bay-and-Gable semi-detached house-form with its two-and-a-half-storey height, and rhythm of narrow gables and bays, which is consistent with the adjacent nineteenth-century buildings along Kensington Avenue

LOCATION MAP AND CURRENT PHOTOGRAPH

ATTACHMENT 4

21, 23, 25, 27, 29, 31, 33, 35, and 37 KENSINGTON AVENUE



Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outlines mark the locations of the subject sites (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).



Figure 2. From left to right: 37 and 35 Kensington Avenue (Heritage Planning, 2025).
21-37 Kensington Avenue - Notice of Intention to Designate



Figure 3. From left to right: 33, 31, 29, and 27 Kensington Avenue (Heritage Planning, 2025).



Figure 4. From left to right: 25, 23, and 21 Kensington Avenue (Heritage Planning, 2025).

21, 23, 25, 27, 29, 31, 33, 35, and 37 KENSINGTON AVENUE

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 5. From right to left: 21-37 Kensington Avenue, as viewed from Kensington Avenue looking northeast (Heritage Planning, 2025).

1. DESCRIPTION

21-37 Kensington Avenue	
ADDRESS	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
WARD	Ward 11 - University-Rosedale
NEIGHBOURHOOD/COMMUNITY	Kensington-Chinatown
CONSTRUCTION DATE	21-25: 1888 27-31: 1889

	33: 1876 35-37: c.1889
ORIGINAL USE	21-25: Residential 27-33: Residential 35-37: Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	21-25: Mixed-Use 27-33: Mixed-Use 35-37: Mixed-Use
ARCHITECT/BUILDER/DESIGNER	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	July 19, 20, and 21, 2023

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

21, 23, and 25 KENSINGTON AVENUE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

27, 29, 31, and 33 KENSINGTON AVENUE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

35 and 37 KENSINGTON AVENUE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Kensington Market Neighbourhood¹

The subject properties occupy nine adjacent lots on the east side of Kensington Avenue, mid-block between St. Andrew Street to the north and Dundas Street West to the south (Figures 1-4). 21, 23, and 25 Kensington Avenue occupy three contiguous lots; they are separated from the four contiguous lots at 27, 29, 31, and 33 Kensington Avenue by a laneway. Another laneway separates 27-33 Kensington Avenue from 35 and 37 Kensington Avenue. The properties are located on one of the key mixed-use commercial streets within the broader Kensington Market neighbourhood, an area recognized by locals and visitors alike as a dynamic destination for retail, restaurants, and international products all supported by an active and creative community base.

Following the founding of the Town of York (Toronto) in 1793, the area north of the town between present-day Queen and Bloor streets was parceled into 100-acre "Park Lots" and awarded to government and military officials as the location for country estates in the 1790s. The surrounding area of the Kensington Market neighbourhood (generally bordered by College Street, Spadina Avenue, Dundas Street West, and Bathurst Street) was encompassed within three of these Park Lots: 16, 17, and 18. All nine of the subject properties are located within the former boundaries of Park Lot 16. In 1806, Park Lot 16 was acquired by Peter Russell, a government official who served as the administrator of the province following Lieutenant-Governor John Graves Simcoe's departure. Elizabeth Russell, half-sister to Peter, inherited his lands following his death in 1808.

After 1815, immigration to York increased when the end of the Napoleonic Wars in Europe brought settlers from Britain and Ireland who were able to acquire large tracts of land. It was during this time that the original Park Lot owners transferred or sold their lots to other individuals of the landed gentry. Three prominent figures - Dr. William Warren Baldwin, George Taylor Denison, and George Crookshank - acquired all the

¹ Portions of the text included in this section were adapted from the historic overview of the area found in the Kensington Market Heritage Conservation District (HCD) Study, which was delivered to the Toronto Preservation Board on September 17, 2017, and the Kensington Market HCD Plan as adopted by Toronto City Council in February 5, 2025, and which is currently under appeal at the time of writing. It is highly recommended for interested readers to consult these sources for a more fulsome understanding of the history of the Kensington Market neighbourhood.

lands that generally comprise the Kensington Market neighbourhood. When Elizabeth Russell died in 1822, her land holdings had passed to Dr. William Warren Baldwin through his wife, Phoebe Baldwin, who was Elizabeth's cousin and inheritor.² Dr. William Warren Baldwin was a doctor, businessman, lawyer, judge, architect, and reform politician in Upper Canada. Shortly after acquiring Park Lot 16, he began subdividing it for residential development.³

The subdivision plans and building lots were required by the city's rapidly growing population. By the mid-1850s, the overwhelming majority of Toronto's population comprised Protestant immigrants from the United Kingdom. City directories from the mid-to-late-nineteenth century portray the surrounding area as a predominantly British, trades-based neighbourhood with many skills well represented. Kensington Avenue exhibited this demographic, with surnames like Collier, McNab, Smith, Higgins, Clark, or Crawford populating the houses along the street and their occupations listed as builders, bricklayers, a brewer, seamstresses, carpenters, butchers, labourers, and machinists.

Around this time, being the 1860s to 1880s, the surrounding area was characterized by sporadic construction of residential buildings – primarily semi-detached houses and rows built of wood that were designed in mind for the trades people who lived in the area. Through the 1870s, an influx of people working for the railroads moved onto Kensington Avenue, such as engineers for the Grand Trunk Railway, conductors, engine drivers, watchmen, and a fireman. This trend was not specific to Kensington Avenue, and various railway workers lived throughout the area. These professions were balancing out by the 1880s, possibly due to the expansion of the streetcar route along College Street to the north that improved access to the residential subdivisions adjoining the thoroughfare and introduced a more varied mix of professions to the neighbourhood. By the late 1890s, the majority of lots in the area had been built upon and all the extant buildings on the subject properties were in place.

Despite Toronto's predominately Anglo-Saxon population at the turn of the century, there were modest numbers of people of Italian, German, Slavic, and African origins.⁴ After 1900, the cultural composition of Kensington Market changed, with the influx of Jewish immigrants from Eastern Europe to the neighbourhood southwest of College and Spadina where an open-air market formed the nucleus of today's Kensington Market community. Although Jewish immigration to Canada began in the late eighteenth century, it increased dramatically between 1890 and the beginning of the First World War in 1914. By the time the war broke out, there were over 100,000 Jewish Canadians – approximately three quarters of whom lived in Toronto and Montreal. Kensington Avenue and the surrounding area - with its narrow, short streets and modest housing

² Elizabeth Russell willed her property to two of her cousins, Maria Willcocks and Phoebe Baldwin. When Maria died, she left most of her property to Phoebe as well.

³ William Baldwin was also responsible for the planning of Spadina Avenue as a central thoroughfare with a double width of approximately 40 metres (132 feet), later expanded to 48 metres (160 feet).

⁴ Including those whose ancestors were brought to North America through the transatlantic slave trade.

stock - was a draw to Jews already living in Toronto and those just arriving.⁵ To a certain extent, Jewish immigrants looked to recreate a Jewish village or *shtetl* in Toronto. By 1918, a weekly market emerged along Kensington Avenue and Baldwin Street. At the time, municipal zoning provisions did not exist, enabling businesses to erect new commercial premises along these streets or to locate in existing residential buildings that were being converted to suit this new use. Business, however, did not always require a storefront. It also took place on the street with peddlers selling fruit, dry goods, or rags on the curb or from their push carts (Figure 12).

Starting in the 1940s, the Jewish community gradually moved out of the surrounding neighbourhood, relocating to North York along Bathurst Street. By the 1950s, the area was no longer synonymous with a Jewish Market and had taken on the broader term Kensington Market. Nonetheless, immigration continued to influence the area, with changes to the built form and introduction of new customs and traditions by successive waves of newcomers to the city. As Jewish families moved out the market, Hungarian and Portuguese immigrants began moving in. It was during this period that many of the canopies and enclosures in front of businesses that characterize the market today were erected.

Beginning in the 1960s, Chinese, Vietnamese, and Korean communities established themselves in proximity to Spadina Avenue, including through the foundation of Family and Community Associations that provided financial and social support.⁶ Later groups drawn to Kensington Market included Latin American, Southeast Asian, African, and Jamaican communities in the 1990s. With each community's arrival, Kensington Market became increasingly known throughout Toronto as a destination for imported and specialty goods from overseas. The visible layering of building additions, particularly within the commercial core streets like Augusta and Kensington avenues, represents the adaptation that occurred as these groups established homes and businesses in the neighbourhood.

Fueled historically by the arrival of new and marginalized groups who were considered outsiders elsewhere in Toronto, and supported by an engaged community, the neighbourhood of Kensington Market evolved as a social enclave that supports innovation, small business, traditions of public art, diverse and alternative cultural expression, and social activism. This identity is evident in the brightly painted houses, the public art, the animated pedestrian experience, and the cultural events and festivals hosted by the community.

5 Prior to moving to the area west of University Avenue in search of better accommodations, most of the city's Jewish residents lived in 'The Ward' – an immigrant receiving area bounded by Yonge Street, College Street, University Avenue, and Queen Street. However, by 1909, only a third of the city's Jewish population still lived there; the area bounded by Spadina Avenue, Palmerston Avenue, Queen, and College streets was now home to approximately two-thirds of the city's Jewish population.

6 Until the 1960s, Canada's immigration policy was discriminatory and biased towards Eastern Europe. This ended in 1966 when the federal government produced the White Paper on Immigration which tied immigration to economic growth, leading to policy shifts that had a pronounced impact on the diversity of Kensington Market through the 1970s and 1980s as immigrants from China, Korea, Vietnam, Latin America, and Jamaica found a landing place in the neighbourhood.

Kensington Avenue

In 1860, the heirs of Robert Baldwin (son of Dr. William Warren Baldwin) registered Plan D10, which encompasses the subject properties and can be seen labeled on Browne's *Plan of the City of Toronto* from 1862 (Figure 8).⁷ The map labels several rectangular lots laid out horizontally on the east side of Kensington Avenue and numbered 10 to 17, decreasing from St. Andrew Street. Lots 12, 13, and 14 of D10 on this map comprise the future locations of the subject properties.

Boulton's *Atlas of the City of Toronto* gives an idea of what Kensington Avenue south of St. Andrew Street looked like in 1858, just prior to the official registering of D10 (Figure 7).⁸ The street is lightly populated by square, wood-frame buildings with inconsistent setbacks situated within larger lots. One exception is a rather substantial, rectangular building immediately to the north of the subject properties near the intersection of St. Andrew Street with a brick, L-shaped rear addition. This building was the Spadina Brewery, a somewhat lacklustre business venture (when compared to contemporary Toronto breweries) that had small bouts of prosperity over the course of its operations, lasting from 1837 to 1894, while it anchored the corner and witnessed the street develop up around it.⁹

The Spadina Brewery was likely drawn to this location due to the water supply provided by Russell Creek,¹⁰ whose course passed diagonally southeast through the area, crossing Kensington Avenue near where it intersects with St. Andrew Street. Its source began near Palmerston Avenue and Bloor Street West, and it flowed towards Simcoe Street at Toronto Bay. Russell Creek was one of the first creeks to be buried underground in Toronto, in 1876, and little to no evidence of it remains visible today. Another draw may have been the potential clientele of George Taylor Denison's calvary troops, who were based at nearby Bellevue.¹¹ Both the Bellevue estate and Russell Creek are visible on the 1854 map, *Plan of Part of the City of Toronto* (Figure 6).¹² However, despite these location benefits, the brewery struggled in its early years.¹²

Besides the brewery, one of the other occupants on the street in 1858 was James Baxter, a builder and bricklayer who owned part of lot 14 in Plan D10 and lived at 133 Vanauley Street (former name of Kensington Avenue), which is the first known building erected at the approximate location of the subject property, 21 Kensington Avenue. John Baxter, James' relation,¹³ was a trader who owned the rest of lot 14 as well as 13 and 12, as according to the assessment rolls for 1865. John lived around the corner at 30 St. Andrew Street, but on his Kensington Avenue properties he had built a single-storey, wood-frame row house comprised of five dwelling units that was charmingly

7 Note that Kensington Avenue was called Eliza Street at this time.

8 On this map, Kensington Avenue was called Vanauley Street (alternatively written as Van Auley Street or Upper Vanauley). All three names - Eliza, Vanauley, and Kensington - alternatively appear in the assessment rolls, maps, and directories when referring to this street.

9 Jordan St. John, *Lost Breweries of Toronto* (Charleston: The History Press, 2014).

10 Named after the former Park Lot owner, Peter Russell.

11 St. John, *Lost Breweries of Toronto*.

12 Ibid.

13 Presuming the relation based on the surnames, although the nature of the connection has not been confirmed based on existing evidence at the time of writing.

called, "Baxter's Row" in the city directory (and Baxter's Terrace in the assessment roll).¹⁴ Baxter's Row housed Elisabeth Graham, a seamstress, James Philip, an engineer, William Crawford, a carpenter, Peter Martin, a machinist, and Robert Jackson, a laborer.

The Spadina Brewery continued to operate in the area throughout the later half of the nineteenth century and passed through several owners – eventually ceasing operations entirely in 1894, shortly after the development peak of Kensington Avenue.¹⁵ St. John, author of *Lost Breweries of Toronto*, speculates that at some point the balance was upset between having a large enough residential base to support business and so much residential infill that a brewery became out of place in the neighbourhood.

In recognition of the significance of the Spadina Brewery to the early development of the area, the properties at 17 and 23 St. Andrew Street have been identified as areas of general archaeological potential in the City of Toronto's Archaeological Management Plan. This area is adjacent to the rear (east) property line of all nine subject properties. Limited archaeological assessments of 17 and 23 St. Andrew Street have revealed that archaeological resources associated with the Spadina Brewery may be present and an archaeological site (AjGu-128) has been registered with the Province of Ontario.

33 Kensington Avenue (1876)

By 1876, James Baxter no longer appears in the directories or assessment rolls. His portion of lot 14 in D10 has been sold to Frederick Randall. John Baxter still owns lots 13 and 12 that include the historic addresses 115 Vanauley, the rear addresses of Baxter's Row, 125 Vanauley, and 127 Vanauley; however, an additional property owner appears along this stretch of the street: William Baxter, a 24-year-old engineer for the Water Works, owned and lived at 125 Vanauley Street. Cross-referencing the assessment roll with the directory reveals that there are two buildings at 125 Vanauley and the double entry in the assessment roll is likely due to Baxter's Row being located at the rear of William's new house that was built at the front of the property closer to the street. While most of John Baxter's buildings are described as single-storey wood-frame house-forms valued at \$84,¹⁶ William's is described as a two-storey wood-frame house-form valued at \$240. William's house and Baxter's Row both appear in the 1884 Toronto Fire Insurance Map (Figure 9). Baxter's Row is visible as a series of five abutting, squared L-shape buildings at the rear of the property behind 125 Vanauley Street, and William's house appears as a rectangular building with smaller rear additions that form an L-shape plan.¹⁷

14 It is currently unknown whether or not the Baxters commissioned the construction of these dwellings or if they built them themselves but given James' skill set it and the modesty of the house-forms, the latter scenario is certainly possible.

15 St. John, *Lost Breweries of Toronto*.

16 John Baxter's property at 127 Vanauley, also visible on the 1884 Fire Insurance Map, has a higher value of \$276. This former building was replaced with the current semi-detached building at 35 and 37 Kensington Avenue c.1889.

17 Baxter's Row was demolished circa 1925-1934 and replaced with a poultry market. This portion of the property was eventually severed from the subject properties and all structures on the lot were demolished

Through the course of new buildings added to the block and street name changes, 125 Vanauley is eventually re-named and numbered to the address it has today: 33 Kensington Avenue, making it the oldest building of the nine subject properties. William Baxter lived at the property for 33 years, from 1876 to 1909. 33 Kensington Avenue is currently a mixed-use residential and commercial building with a vintage clothing store retail space at ground level.

21, 23, and 25 Kensington Avenue (1888)

In 1884, Frederick Randall sold his portion of lot 14 in Plan D10 to Robert Fraser, who subsequently sold it to the King family around 1886. In the 1888 assessment roll, Herbert King (a builder) is listed as the owner of the addresses that comprise lot 14, which were 111, 113, and 115 Vanauley Street. Those historic addresses correspond with the current 21, 23, and 25 Kensington Avenue, respectively, and the extant buildings on these subject properties are the same that King built in 1888: a row of three two-and-a-half-storey, brick and rough cast house-forms. The first occupants of King's houses were Samuel Price, a tailor (23), Charles Stewart, a clerk at Osgoode Hall (25), and Herbert King himself lived at 21 Kensington Avenue.

Similar to Baxter's Row, King also built structures at the rear of his properties: two semi-detached, two-storey rough cast house-forms for several tenants who worked as carpenters, bricklayers, clerks, printers, and porters. Judging from historic aerial maps and building permits, these rear residences were demolished circa 1949.¹⁸ 21 Kensington Avenue currently operates as a restaurant at its ground floor; 23 Kensington Avenue has a residential function; and 25 Kensington Avenue is a mixed-use residential and commercial cannabis store.

27, 29, and 31 Kensington Avenue (1889)

In the 1889 assessment roll, three new buildings appear under John Baxter's ownership, located on lot 13 of plan D10, and adjacent to William Baxter's building. These are 117, 119, and 121 Vanauley Street, otherwise known by their current addresses: 27, 29, and 31 Kensington Avenue, respectively. The assessment roll describes the three properties as a row of two-storey, brick and rough cast house-forms occupied by Spencer Toms, a druggist (27), William Kerr, a cook (29), and John Wilson, a fruit wholesaler (31).

It is probable that the construction of these buildings with brick cladding is what inspired William Baxter to likewise add brick cladding to his own building at 33 Kensington Avenue around the same time.¹⁹ Many of the lots along Kensington Avenue were being developed with semi-detached and row house-forms of brick construction or cladding and therefore it seems that William was keeping up with the construction trends for the

around 2009; it has operated as a surface parking lot since then and has the current municipal address of 23 St. Andrew Street. See Figure 11.

18 The portion of lot 14 that they were originally located on has also since been severed from the subject properties and is the current 23 St. Andrew Street.

19 While the brick cladding at 33 Kensington Ave appears in the 1889 Fire Insurance Plan, it is not noted in the assessment rolls until 1891. See the discussion in 35 and 37 Kensington Avenue for more details.

area. However, it is curious that rather than matching the design of the abutting properties at 27-31 Kensington Avenue, the new cladding at 33 Kensington Avenue better resembles that of Herbert King's buildings further down the street: a three-sided projecting bay with a notable design motif of a sunrise in the woodwork of the gable peak.²⁰

Until recently, both 27 and 29 Kensington Avenue both operated as retail vintage clothing stores at their ground levels; at the time of this report, the ground level unit at 29 Kensington is vacant. 31 Kensington Avenue currently has a residential function.

35 and 37 Kensington Avenue (c.1889)

There exists a slight discrepancy between the 1889 assessment roll for St. Patrick's Ward and the 1889 Fire Insurance Plan. While the latter shows all nine subject properties in place by 1889 (Figure 10), the assessment roll for the same year does not yet describe the brick cladding at 33 Kensington Avenue or the new semi-detached house-form at 35 and 37 Kensington Avenue, which was built for John Baxter. This quirk is further complicated by the fact that there is no assessment roll for St. Patrick's Ward for 1890, so the new building is not included in the rolls until 1891 wherein it is described as a two-and-a-half-storey brick dwelling with two tenants: Roger Kirkbridge, a clerk (35), and Ellen Gray, a widow (37). Therefore, the construction date for the subject properties at 35 and 37 Kensington Avenue is approximated to circa 1889.

35 and 37 Kensington Avenue contain the only building of the nine subject properties that is of complete brick construction, which may be an indication of the professional trajectory of John Baxter. When Baxter's Row was built back in 1865, John Baxter was listed as a trader; however, by 1889 he is listed in the directories as a city alderman.²¹ The progress of John Baxter's career is thus mirrored in the development history of Kensington Avenue, which began with sporadic wood-frames and grew into its collection of Victorian semi-detached and row housing that still form the streetscape character today. Both properties are mixed-use with commercial vintage retail spaces at their ground levels.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

All nine subject properties contain house-form buildings that are examples of the nineteenth-century Bay-and-Gable architectural type. As the name suggests, the Bay-and-Gable typology is identifiable by the key characteristics of a steeply pitched gable

20 Since the sunrise motif appears in the gables of other buildings along Kensington Avenue, it is difficult to pinpoint which property owner or builder (or both) originated the design. What is clear is that it was a repeated choice for the area and the design of 33 Kensington Avenue inspires a bit of fanciful speculation that William Baxter may have assessed the emerging styles of the surrounding Bay-and-Gables and cherry picked his favourite design features to apply to his own building.

21 Based on cross-referencing with the assessment rolls.

roof with its end facing the street and centered above a projecting bay window of one- to two-and-a-half-storeys. The street-facing façade expresses a strong vertical emphasis achieved by the narrowness of its bay and point of its gable, which are typically offset in an asymmetrical arrangement. To the other side of these dominant features, and set at a lower height, is a second bay with the entrance at ground level with secondary windows above.

The typology was extremely popular for residential buildings in Toronto from the mid-to late-nineteenth century. Its popularity is partially owed to its compatibility with the lot patterns in the city's residential subdivisions, like Kensington Market. The narrow form and repeatable composition of the Bay-and-Gable responded to the rows of long and narrow abutting property lots that were established following the division of the original Park Lots into smaller and smaller parcels for private sale.

The Bay-and-Gable typology was used for detached, semi-detached, and row house-forms alike. When applied to the semi-detached house-form, the individual asymmetry of each façade pairs together to create an overall symmetrical, and/or mirrored composition.²² It is not uncommon to see examples of such pairings where one half of the composition has undergone different alterations to its counterpart, from minor design changes like painted brick to larger interventions like re-cladding or altered window openings, such that they can be read together as a chronicle of differing tastes and changing functions.

When it comes to the architectural styles of Bay-and-Gables, they often borrow design elements from various Victorian "high" or formal styles, such as Gothic, Queen Anne, or Italianate Revivals. This results in an overall vernacular expression, but there are common features that are generally found across the typology such as brick construction or cladding, decorative bargeboard in the gables, decorative brickwork of moulded projections or dichromatic colour patterns, stone accent details, and ornamental terracotta panels. A wide range of window and entrance types can be applied to the Bay-and-Gable, including variations of window bays, recessed entrances, and porches.

21, 23, and 25 Kensington Avenue (1888)

The three properties at 21, 23, and 25 Kensington Avenue comprise a two-and-a-half-storey row house-form that follows the Bay-and-Gable typology (Figure 4).²³ The properties were constructed together in 1888 for a local builder named Herbert King and, following the area's social and development trends of the early-to-mid-twentieth century, were later modified in varying degrees to accommodate mixed residential and commercial functions. Originally each façade had a repeating design, where 21 Kensington Avenue matched 23 Kensington Avenue and 25 Kensington Avenue was a mirrored image of 23, and even with the subsequent alterations this original design intent remains legible.

²² Or, in cases where the Bay-and-Gable is applied to a row, the asymmetrical composition can be either repeated or form a larger mirrored composition that incorporates several façades of several properties.

²³ With two-storey rear additions that extend east along the property parcel.

The row is organised into three pairs of asymmetrical bays for a total of six bays. The narrow articulation of the paired bays reflects the narrow property frontages of the individual property parcels. Collectively, the properties are contained within a generally rectangular plan.²⁴ A laneway abuts the north elevation of the property at 25 Kensington Avenue such that its north façade is visible from the public realm (Figure 13). The cross-gable roofline is punctuated by three street-facing gables with wooden bargeboards. The main (west) façade of the building is clad in running bond brick, which has been painted a different colour on each property.²⁵ Peeling paint suggests that the brick beneath is dichromatic.

Flat-headed window openings with brick voussoir hoodmoulds are arranged in a regular rhythm within the narrow bays along the second storey and within the gables. The gables are each situated above three-sided projecting bays that rise two-and-a-half-storeys - excepting 25 Kensington Avenue that has had its projecting bay modified at the ground level to accommodate a one-storey storefront addition. Of the three properties, the ground floor of 21 Kensington Avenue retains the best legibility of its original design: splayed brick voussoirs above the window openings and a stone rubble base are still visible.²⁶ All three gables feature highly decorative wooden brackets at the corners where they meet the projecting bay and decorative wood "sunrise" designs in their projecting pediments (Figure 14).

An enclosed porch covers the original main entrance at 23 Kensington Avenue and there have been alterations to a window opening at the basement level (Figure 15).

27, 29, and 31 Kensington Avenue (1889) and 33 Kensington Avenue (1876)

The four properties at 27, 29, 31, and 33 Kensington Avenue comprise a two-storey row house-form that follows the Bay-and-Gable typology (Figure 3).²⁷ 33 Kensington Avenue was constructed in 1876 as a detached rough cast house-form; its brick cladding was added shortly after the construction of 27, 29, and 31 Kensington Avenue in 1889 at which point it was integrated into the row. Following the area's social and development trends of the early-to-mid-twentieth century, 27, 29, and 33 Kensington Avenue were later modified in varying degrees to accommodate mixed residential and commercial functions. 31 Kensington Avenue appears to retain a residential function at its ground floor (Figure 16). Originally each façade of 27-31 Kensington Avenue had a repeating design, where 27 matched 29 and 31 was a mirrored image of 29, and even with the subsequent alterations this original design intent remains legible. While 33 Kensington Avenue matches the rhythm of the Bay-and-Gable typology, its design features vary slightly from the rest of the row due to its different construction date and later addition of brick cladding (Figure 17).

24 With bump-outs from the projecting bays and later rear and front additions.

25 As described in the historical background, only the west façade was ever clad in brick. Currently, the north façade of 25 Kensington Avenue and the south façade of 21 Kensington Avenue are clad in contemporary materials that have replaced the original rough casting.

26 A porch has been added over its main entrance.

27 With two-storey rear additions.

The row is organised into four pairs of asymmetrical bays for a total of eight bays. The narrow articulation of the paired bays reflects the narrow property frontages of the individual property parcels. Collectively, the properties are contained within a generally rectangular plan.²⁸ A laneway abuts the south elevation of the property at 27 Kensington Avenue and the north elevation of the property at 33 Kensington Avenue (Figure 26) such that their north and south façades are visible from the public realm. Both are clad in brick. The cross-gable roofline is punctuated by four street-facing gables. The main (west) façade of the building is clad in running bond brick, which has been painted at 27 and 29 Kensington Avenue. 31 Kensington Avenue has dichromatic brick designs including buff brick at its base, in stringcourses to delineate the storeys, and in the brick voussoirs over its window openings (Figure 16).²⁹

Segmental arch window openings with brick voussoirs are arranged in a regular rhythm within the narrow bays along the second storey and within the gables. However, the gable window at 33 Kensington Avenue has a rounded arch opening with prominent key stone, and the second storey window openings at 31 Kensington Avenue have been altered. The gables are each situated above projecting window bays that rise two-and-a-half-storeys - excepting 33 Kensington Avenue that has a one-storey storefront addition at its ground level above which rises a three-sided projecting bay. Deep porch overhangs have been added to 27 and 29 Kensington Avenue to accommodate commercial use. Of the four properties, 31 Kensington Avenue retains the best legibility of its original design: a three-sided ground level bay window and stone rubble base are still visible (Figure 16).³⁰ The gable at 33 Kensington Avenue features highly decorative wooden brackets at the corners where they meet the projecting bay and a decorative wood "sunrise" design in its pediment with entablature below (Figure 17).

In 1918, a permit was submitted by the property owner L. Greisman for the addition of storefronts to the existing dwellings at 27-29 Kensington Avenue, according to the designs of the architect B. Swartz (Figure 18).³¹ Given that the current condition of the storefronts bears little resemblance to Swartz's designs, it is unclear whether or not his plans were ever realised. Additional alterations were submitted for the ground level of 27 Kensington Avenue in 1973 to build an uncovered platform and steps with cold storage underneath.³²

In 1982, a permit was submitted for interior alterations to the retail store and dwelling at 33 Kensington to alter the northwest wall with a new window and to infill others.³³ In 1990, another permit was submitted to build an addition at the front of 33 Kensington Avenue (Figure 19).

28 With bump-outs from the projecting bays and later rear and front additions.

29 It is likely that 27 and 29 Kensington Avenue retain these dichromatic designs beneath the paint.

30 A porch overhang has been added over its main entrance.

31 Building Permit #17951 (1918); the architect Benjamin Swartz designed the nearby Kiever Shul at 25 Bellevue Avenue.

32 Building Permit #040235 (1973).

33 Building Permit #173534 (1982).

35 and 37 Kensington Avenue (c.1889)

The two properties at 35 and 37 Kensington Avenue contain a two-and-a-half-storey semi-detached house-form that follows the Bay-and-Gable typology (Figure 2).³⁴ The properties were constructed together circa 1889 for James Baxter, a city alderman. Originally, the main (west) façade of each property were mirrored designs that created an overall symmetrical composition; while there have subsequent alterations to the first storeys to accommodate commercial use, this original design intent remains legible.

The main (west) façade is organised into two pairs of asymmetrical bays for a total of four bays. The narrow articulation of the paired bays reflects the narrow property frontages of the individual property parcels. Together, the properties are contained within a generally rectangular plan. A laneway abuts the south elevation of the property at 35 Kensington Avenue such that its south façade is visible from the public realm. The cross-gable roofline is punctuated by two street-facing gables. The building is of brick construction, as indicated by the two bands of molded brick stringcourses that delineate the first and second storeys (Figure 20). The main façade has been painted.

Flat-headed window openings with splayed brick voussoirs and stone sills are arranged in a regular rhythm within the narrow bays along the second storey and in the gables; 35 Kensington Avenue has a window opening in its secondary bay that has been altered (Figure 21). The gables are situated above three-sided projecting bays that rise two-and-a-half-storeys - excepting 35 Kensington Avenue that has had its projecting bay modified at the ground level to accommodate a one-storey storefront addition (Figure 22).³⁵ A stone rubble base and basement window opening remain visible at 37 Kensington Avenue, as well as its first storey window openings in the gable bay (Figure 23).³⁶ Both gables feature highly decorative wooden brackets at the corners where they meet the projecting bay.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 4) shows the site of the properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue. The nine subject properties are located in the Kensington Market neighbourhood on the east side of Kensington Avenue, mid-block between St. Andrew Street to the north and Dundas Street West to the south.

The Kensington Market area contains one of the city's most iconic and widely known neighbourhoods among both residents and visitors. Bound by four major streets,³⁷ the area's historic development patterns resulted in a self-contained neighbourhood and

³⁴ With two-storey rear additions that extend east along the property parcel.

³⁵ According to building permit #133790, the current one storey addition was added in 1980.

³⁶ A covered porch and staircases have been added around the main entrance.

³⁷ Generally, College Street to the north, Spadina Avenue to the east, Dundas Street West to the south, and Bathurst Street to the west.

complete community that sustains its own residential, commercial, and institutional activities. The character of the Kensington Market area is identifiable by its unique concentration of modified house-form buildings arranged within a distinct block pattern, characteristics that are exemplified within the streetscape of Kensington Avenue. Kensington Avenue's built form character south of St. Andrew Street is predominantly fine-grain, low-scale, and features a high concentration of late-nineteenth and early-twentieth century residential buildings that have been subsequently modified in varying degrees to accommodate mixed-use (Figure 24).

The location and typology of the subject properties are linked to the origins of the street's layout, which can be traced to the subdivision of Park Lots. As mentioned in the historical background, in the 1800s the three major property owners for the area (Dr. William Warren Baldwin, George Taylor Denison, and George Crookshank) each subdivided their land holdings with little regard for how adjacent property was being planned.³⁸ Over the course of about half a century, this uncoordinated and piecemeal subdivision created a unique street and block pattern with no two blocks the same size, and streets that do not align with adjacent areas or other streets beyond the four major bounding streets.³⁹ Kensington Avenue, specifically, sits east of and parallel to Augusta Avenue. While both avenues begin at Dundas Street West to create T-intersections at their southern ends, Kensington Avenue is truncated by Baldwin Street to create another T-intersection at its northern end, whereas Augusta Avenue continues north to College Street. In order to access Spadina Avenue, one would need to branch off from Kensington Avenue east across either Baldwin Street or St. Andrew Street. This shows how Kensington Avenue is an example of the unique street and block patterning that defines the neighbourhood.

Despite the lack of an overarching planning framework, concurrent development throughout the area resulted in a cohesive concentration of late nineteenth- and early-twentieth-century residences constructed for the working class, many of which appear in pairs or rows, such as the subject properties. Between the 1910s and 1930s, the area emerged as a Jewish Market, which produced some of the patterns of building expansion and commercial use that continue today and to which the subject properties are visually and historically linked. The open-air display of goods on the commercial streets within Kensington Market is a legacy of Jewish merchants and businesses in the early twentieth century. An influx of Portuguese and Hungarian immigrants at mid-century contributed to the commercialization of formerly residential streets in the area, such as Augusta Avenue and Kensington Avenue, following the precedent set by the Jewish Market. In many cases, the narrow property frontages of the working-class housing stock, particularly along Kensington Avenue, Augusta Avenue, and Baldwin Street, were converted to stores and other non-residential uses, providing fine-grain commercial space that was affordable to immigrant communities.

38 McHugh, Patricia McHugh and Alex Bozikovic, *Toronto Architecture: A City Guide* (Toronto: McClelland & Stewart, 2017).

39 Vanauley Street (Kensington Avenue) formerly continued south from St. Agnes Street (Baldwin Street) down to Queen Street West, but subsequent development of the adjacent neighbourhoods resulted in residential buildings infilling the street south of St. Patrick Street (Dundas Street West) by 1889. It was around this time that Vanauley was renamed to Kensington Avenue.

These small unit sizes have contributed to the concentration of independent retailers and food sellers that support a sense of place. Incremental change to these buildings over time, primarily through ground floor alterations, is a defining characteristic of the surrounding area and has given rise to a uniquely animated public realm (Figure 26). Since its emergence as a Jewish Market, the tradition of converting residential buildings to serve commercial activities remains most concentrated along Kensington Avenue, Augusta Avenue, Baldwin Street, St. Andrew Street, and a portion of Nassau Street. Retail uses are physically reflected in the many front yard additions, awning displays, and first-storey enclosures that project into the public realm. These evolved buildings contribute to the market's vibrant and eclectic character, and reflect the changes made by the various communities who have lived and worked in the market.

The subject properties (excepting 23 and 31 Kensington Avenue which appear to retain their residential functions at ground level) and many of the adjacent buildings along Kensington Avenue reflect these types of modifications while retaining key features of their Victorian and early twentieth-century design, such as the rhythm of their narrow bays, cross-gable rooflines, decorative wood trim, and original stock of brick cladding (Figures 25 and 26). The surrounding streetscape of house-form and commercial buildings that have been altered over time to accommodate a range of uses create a distinct built form environment (Figure 27).

The subject properties at 21, 23, 25, 27, 29, 31, 33, 35, and 37 Kensington Avenue are quintessential examples of the history and development of the Kensington Market area and are significantly important in defining, maintaining, and supporting its character, as well as the commercial core character of Kensington Avenue.

4. VISUAL RESOURCES

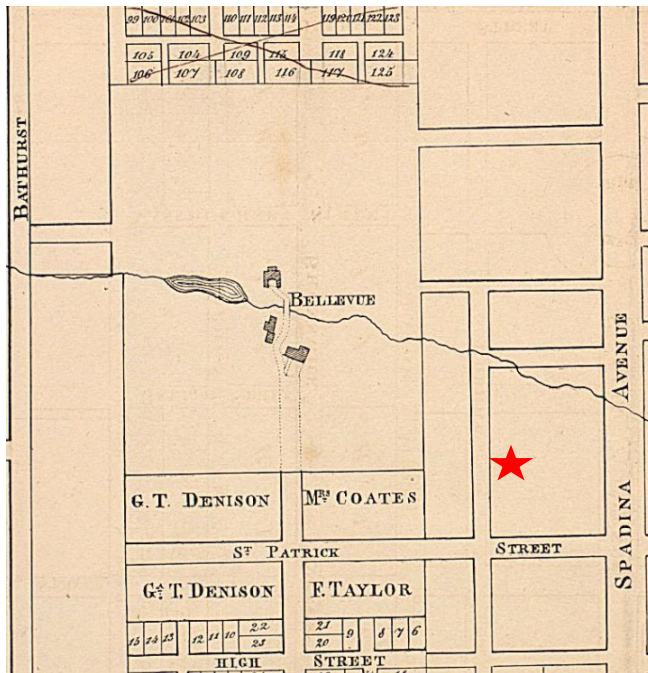


Figure 6. Dennis, John Stoughton (cartographer) and George T. Denison, *Plan of part of the city of Toronto shewing the town lots on Bellevue for sale by the trustees for the Denison Estate March*. Maclear & Co., 1854 (TPL). Approximate location of the future subject properties indicated by the star.

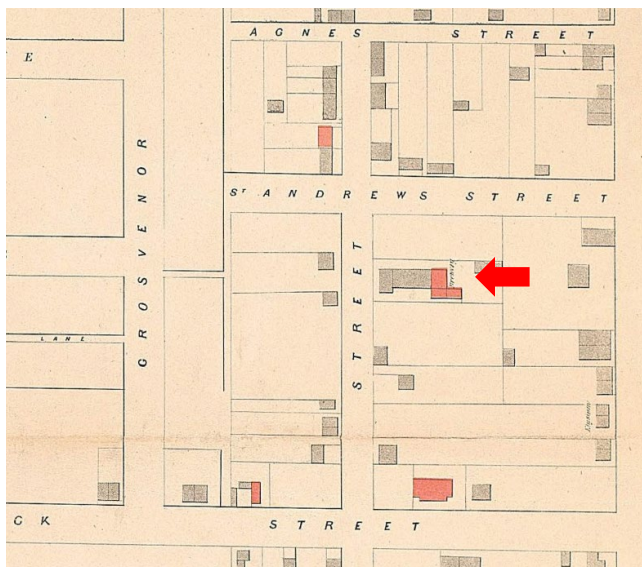


Figure 7. Boulton, W.S. *Atlas of the City of Toronto and Vicinity*. Toronto: John Ellis, 1858 (TPL). None of the subject buildings are yet present, but the Spadina Brewery is indicated by the arrow.

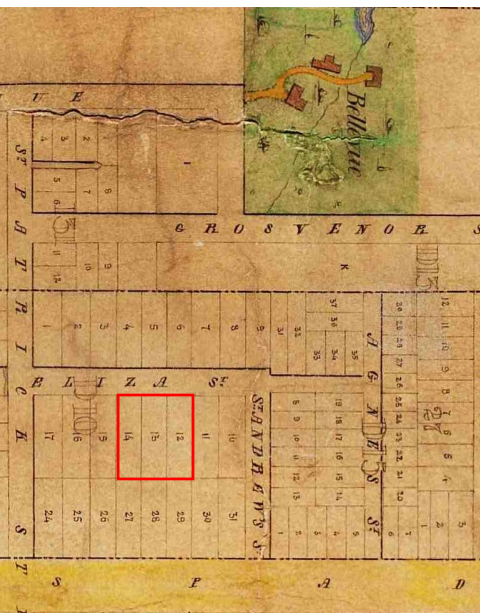


Figure 8. Browne, H.J. *Plan of the City of Toronto*. Toronto: Fuller & Bencke Lth., 1862 (CTA) showing Plan D10 and the subject lots numbered 12, 13, and 14.

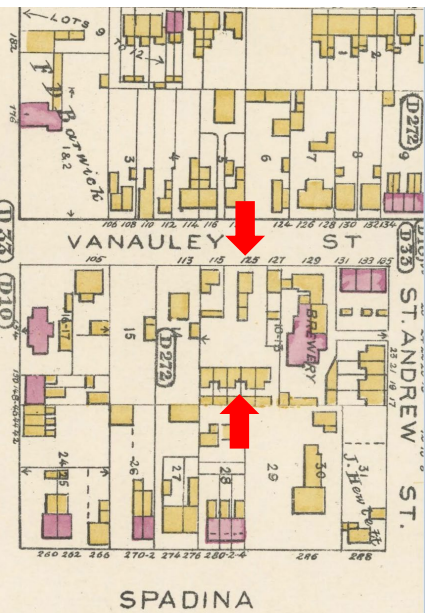


Figure 9. 1884 Toronto Fire Insurance Map (TPL) showing the presence of the property at 33 Kensington Avenue prior to its brick cladding and Baxter's Row behind it (indicated by red arrows).

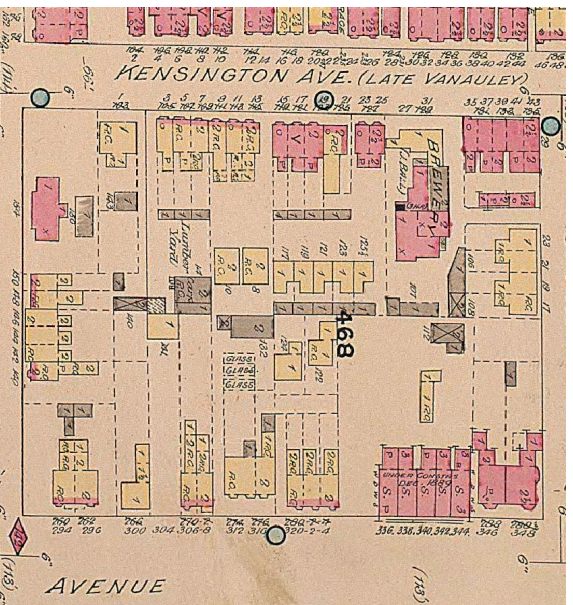


Figure 10. 1889 Toronto Fire Insurance Map (University of Toronto). All subject properties are now in place and included on the map.

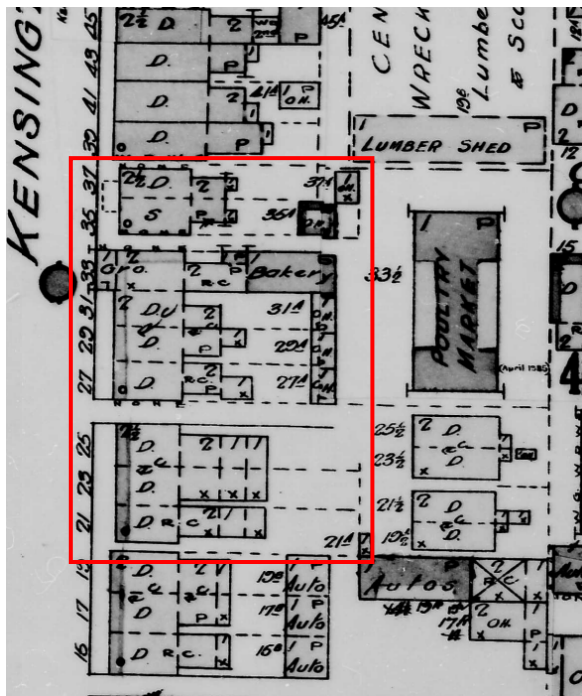


Figure 11. 1935 Fire Insurance Map (University of Toronto). Baxter's Row has been demolished and replaced by the poultry market.



Figure 12. Historic photo of Kensington Avenue in 1924 showing the open air display of produce (TPL).



Figure 13. Detail of the north façade material at 25 Kensington Ave (Heritage Planning, 2025).



Figure 14. Detail of the gable woodwork designs at 21 and 23 Kensington Avenue (Heritage Planning, 2025).



Figure 15. Detail of the altered entrance at 23 Kensington Ave (Heritage Planning, 2025).



Figure 16. Main (west) façade of 31 Kensington Avenue showing its three-sided ground level bay window and dichromatic brickwork designs (Heritage Planning, 2025).



Figure 17. Comparison of the projecting bays and gables at 33 (left) and 31 Kensington Avenue (right) showing their different designs (Heritage Planning, 2025).

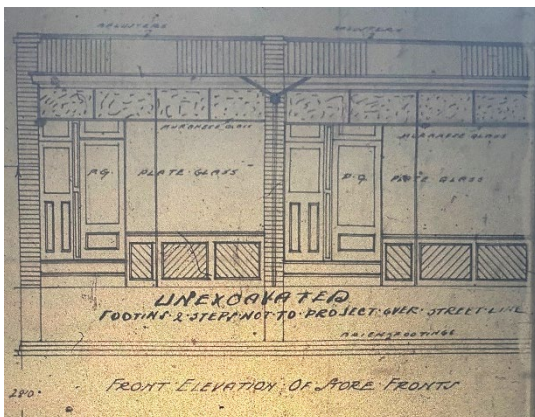


Figure 18. Permit #17951 from 1918 for the proposed storefront additions at 27 and 29 Kensington Avenue, as designed by the architect Benjamin Swartz. It is likely that these designs were never realised (Building Records, Toronto and East York).



Figure 19. 33 Kensington Avenue one-storey storefront detail (Heritage Planning, 2025)



Figure 20. Detail of the molded brick stringcourses at 37 Kensington Avenue (Heritage Planning, 2025)



Figure 21. Detail of the window openings and alterations at 35 (right) and 37 (left) Kensington Avenue (Heritage Planning, 2025).



Figure 22. At centre: the one-storey storefront addition at 35 Kensington Avenue and retail products displayed along the sidewalk (Heritage Planning, 2025).

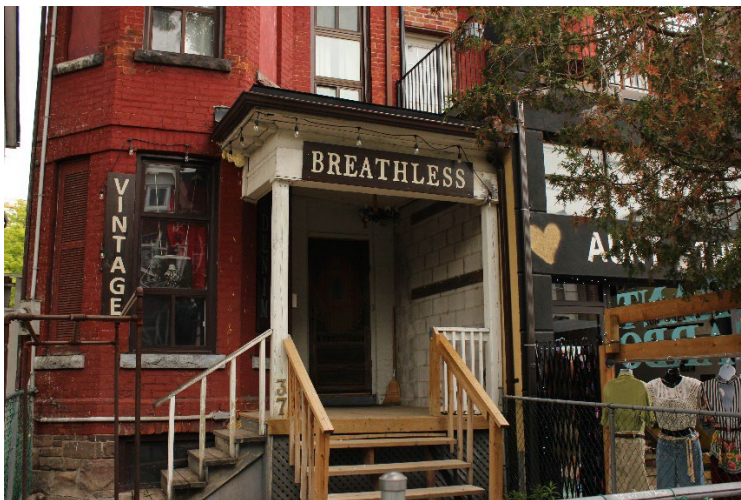


Figure 23. Detail of the modified commercial porch entrance at 37 Kensington Avenue with visible evidence of the stone rubble base at left (Heritage Planning, 2025).

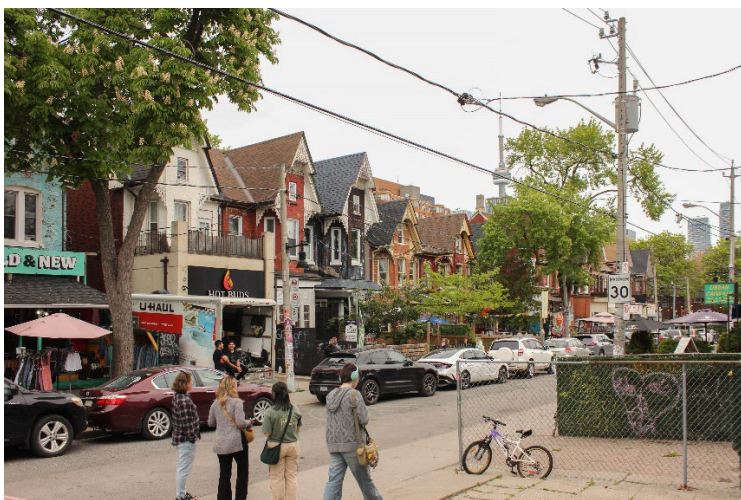


Figure 24. Kensington Avenue looking southeast and showing the series of commercial adaptations at street level with rhythm of cross-gable rooflines intact above (Heritage Planning, 2025).



Figure 25. Detail of the properties at 21-27 Kensington Avenue showing their shared materials, gable rooflines, and rhythm of narrow bays (Heritage Planning, 2025).



Figure 26. At left: the laneway that allows views of the north elevation at 33 Kensington Avenue from the public realm. The rest of the scene shows how the storefront additions and porches transition into the sidewalk and the public realm (Heritage Planning, 2025).



Figure 27. Kensington Avenue looking north to view the low-scale, fine-grain built form along the street and series of residential house-forms that have been subsequently modified for commercial use (Heritage Planning, 2025).

5. LIST OF SOURCES

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