

358-360 Dufferin Street (including structure address at 350 Dufferin Street) - Alterations to and Demolition of Heritage Attributes of Designated Heritage Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 17, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 4 - Parkdale-High Park

SUMMARY

This report recommends that City Council approve the proposed alterations and demolitions under Sections 33 and 34 of the Ontario Heritage Act for the properties at 358-360 Dufferin Street (including structure address 350 Dufferin Street) and grant authority to enter into a Heritage Easement Agreement.

The subject properties comprise part of the Dominion Radiator Complex, a Late-Victorian era industrial compound defined by Factory Office buildings grouped around an open, central courtyard. The prominent Toronto architect, E.J. Lennox, is attributed to the adaptation and expansion of buildings on the site during Dominion Radiator's ownership (1889-1907). The functional industrial design of the Foundry, Mixing & Core Oven Buildings with their large footprints and the tall brick chimneys are typical Victorian industrial buildings. The site constitutes a cultural heritage landscape that facilitated heavy industrial manufacturing and contributed to the historic character of Parkdale.

This Heritage Permit application is in connection with an application to amend the Official Plan and Zoning By-law to permit three mixed use buildings with heights of 29, 26, and 9 storeys. The redevelopment achieves whole-building retention and re-use of the Mixing & Core Oven Buildings. The Factory Office and Foundry Buildings are to be partially retained within the new construction surrounding the central courtyard, which is to become re-animated as a Privately-Owned-Publicly Accessible-Space.

RECOMMENDATIONS

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

1. City Council approve:

- a. the application to alter the designated heritage property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), with conditions, under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a mixed use development with such alterations substantially in accordance with the plans and drawings dated April 29, 2025 prepared by Sweeny & Co Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated May 1, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning; and
- b. the application to demolish the specified heritage attributes of the designated heritage property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), with conditions, under Part IV, Section 34(1) 1 of the Ontario Heritage Act to allow for the construction of a mixed use development with the removal of the specified heritage attributes on the designated heritage property being substantially in accordance with the plans and drawings dated April 29, 2025 prepared by Sweeny & Co Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated May 1, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning.

2. City Council direct that its consent to the application to alter the designated heritage property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), under Part IV, Section 34(1)1 of the Ontario Heritage Act, are also subject to the following conditions:

- a. the related Official Plan Amendment and Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect;
- b. prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:
 1. enter into a Heritage Easement Agreement with the City for the property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), substantially in accordance with the plans and drawings dated April 29, 2025 prepared by Sweeny & Co Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment

prepared by ERA Architects, dated May 1, 2025, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.2 above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street) to the satisfaction of the Senior Manager, Heritage Planning;

c. prior to the issuance of any permit for all or any part of the property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. have entered into a Heritage Easement Agreement with the City required in Recommendation 2.b.1 above for the property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), including registration on title of such agreement, to the satisfaction of the City Solicitor;

2. have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendments, and such Amendments to have come into full force and effect;

3. provide a Heritage Lighting Plan that describe how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;

4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;

5. submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

6. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.b.2 above, including a

description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and

8. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan and Interpretation Plan;

d. prior to the release of the Letter of Credit required in Recommendation 2.c.8 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street).

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

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

At its meeting of March 9, 2022, City Council adopted Item TE31.4 - 340-376R Dufferin Street and 2 Melbourne Avenue -Official Plan Amendment and Zoning By-law Amendment Application - Final Report, to amend the Official Plan and City of Toronto Zoning By-law 569-2013 to modify the range of permitted employment uses for the lands at 340-376R Dufferin Street and 2 Melbourne Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE31.4>

At its meeting on December 17 and 18, 2024, City Council adopted Item 2024.PH17.16 stating its intention to designate the properties at 358-360 Dufferin Street (including structure address at 350 Dufferin Street) under Part IV, Section 29 of the Ontario Heritage Act.

<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-250787.pdf>

On February 5, 2025, City Council enacted Designation By-law 87-2025.

<https://www.toronto.ca/legdocs/bylaws/2025/law0087.pdf>

BACKGROUND

Heritage Property

The subject site is located south of Queen Street West on the west side of Dufferin Street between Milky Way Lane and Melbourne Avenue in South Parkdale. A location map and current photographs of the heritage property is found in Attachment 2. A portion of the subject site is adjacent to a set of residential terraces at 1-7 Melbourne Place to the west that are listed on the City's Heritage Register.

The properties at 358-360 Dufferin Street comprise part of the Dominion Radiator Complex, a Late-Victorian era industrial compound defined by factory and office buildings grouped around an open, central courtyard. The prominent Toronto architect, E.J. Lennox, is attributed to the adaptation and expansion of buildings on the site during Dominion Radiator's ownership (1889-1907). The functional industrial design of the Foundry, Mixing & Core Oven Buildings with their large footprints and the tall brick chimneys are typical Victorian industrial buildings. The site constitutes a cultural heritage landscape that facilitated heavy industrial manufacturing and contributed to the historic character of Parkdale following the easing of industrial zoning restrictions in the area in the late-19th century.

Heritage Planning staff evaluated the entirety of The Dominion Radiator Complex site. Additions and alterations, including adaptations following major fires in 1935 and 1953 and changes in tenancy, have eroded the integrity of some of the early buildings. The most significantly altered among these are the buildings at 366-370, 376R and 340 Dufferin Street. Mid-20th century infill buildings were added at 342 Dufferin Street (1955) and 2 Melbourne Avenue (1973-1978) whose function and design are not considered to enhance the cultural heritage value of the Dominion Radiator era of the complex. As such, these properties are not noted as heritage attributes in the designation by-law.

Cultural Heritage Value

The full list of heritage attributes of the former Dominion Radiator factory complex properties located at 358-360 Dufferin Street (including structure address at 350 Dufferin Street) can be found in Attachment 3.

The complex comprises large footprint buildings grouped around, and defining, a central courtyard. The Late-Victorian industrial buildings feature a unifying exterior material

palette of red and buff brick, rough-cast and rusticated stone, metal and glass materials, and remnant red brick-clad industrial chimneys. The buildings feature a relatively utilitarian design with modest ornamentation typical of a Late Victorian-era industrial complex.

Factory Office Building (360 Dufferin Street)

The Factory Office Building along Dufferin Street is a two-storey, 12-bay red brick office and manufacturing building, built in two phases from 1893-1896, as an addition to the original main building at 366-370 Dufferin Street. Its east elevation creates a long uninterrupted streetwall with its regular rhythm of bays and openings. The west elevation fronts onto the interior courtyard.

Mixing & Core Oven Buildings (358 Dufferin Street)

A 1-storey Mixing Building constructed of red brick and featuring a flat roof is situated within the site, fronting onto the interior courtyard and backing onto a north-south laneway. The building features Victorian architectural influences in its contrasting brickwork.

A 2-storey red brick Core Oven Building immediately abuts the Mixing Building with front (east)-facing gable form and rear flat roof. Two remnant chimneys are located on the north and south elevations of this portion of the building (currently truncated and capped).

Foundry Building (358 Dufferin Street)

A double height Foundry Building with flat roof (the historic gabled roof with clerestory windows has been removed) is located along Milk Way Lane and a north-south laneway, with a small portion fronting onto the interior courtyard. An exterior remnant chimney exists (currently truncated and capped) and large industrial windows are found along the west and east elevations with large timber lintels and cast stone sills.

Landscape and Circulation Features

The factory buildings are placed and oriented around a central courtyard which serviced the industrial functions of the complex. An east-west driveway to the south of the Factory Office Building provides access to the central courtyard from Dufferin Street.

Development Proposal

The associated redevelopment application seeks to amend the Official Plan and Zoning By-law to permit three mixed use buildings with heights of 29, 26, and 9 storeys containing of total of 768 residential units, while conserving the designated heritage buildings at 358-360 Dufferin Street, including structure address at 350 Dufferin Street. A total of 46,713 square metres of residential space, 2,460 square metres of non-residential space, and 95 square metres for a greenhouse and community garden is proposed. A new mid-block connection is also provided with 2,778 square metres of privately-owned publicly accessible space (POPS) within the central courtyard accessible from Dufferin Street, Melbourne Avenue and Milky Way Lane.

Conservation Strategy

The application proposes to conserve and adaptively re-use the Mixing and Core Oven Buildings as whole buildings and to restore their original industrial chimneys. The Factory Office Building fronting Dufferin Street is to be integrated within the new development with its principal elevation and partial south elevation conserved in-situ, and the remainder of the south and the west courtyard-facing elevations to be reconstructed. Alterations are proposed to existing openings to accommodate its new use. New construction is proposed above the heritage building with a generous stepback from the south elevation to reinforce the industrial low-scale of the complex. The full west elevation of the Foundry Building that fronts the laneway is proposed to be conserved in-situ with new construction stepped back above. The remainder of the Foundry Building is to be demolished to allow for new construction fronting onto the interior courtyard. The central defining courtyard and east-west access are proposed to be conserved and reactivated as a POPS (Privately-Owned Publicly Accessible Space).

Heritage Planning Framework

Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent

with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."

"Conserved" is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

City of Toronto Official Plan

The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.6.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.6.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.6.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.6.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond

designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Proposed Alterations and Demolition of Heritage Attributes

Section 14.3 of the Heritage Impact Assessment submitted with the application details the proposed alterations and demolitions to heritage attributes as found in the property's designation by-law.

Factory Office Building (360 Dufferin Street)

The full east elevation and a 3.5m return of the south elevation of the Factory Office Building is proposed to be retained in-situ with the remainder of the building and its interior demolished to allow for underground excavation and new construction. The balance of the south elevation and 7 bays of the west elevation fronting the interior courtyard, which contains heritage attributes, will be demolished and reconstructed with alterations. Select ground floor openings are proposed to be reconstructed as new entrance points from the interior courtyard. Previously infilled and altered upper storey windows are proposed to be restored. Alterations are proposed to the east elevation along Dufferin Street for the introduction of commercial programming by converting a maximum of four window openings into doorways, the details of which would be secured through the Conservation Plan. The ground floor plate is proposed to be reinstated at a lower level to allow for accessible entrances along the Dufferin Street elevation. A second storey mezzanine is proposed to be reinstated to ensure the building continues to read as two-storeys.

Mixing & Core Oven Buildings (358 Dufferin Street)

The Mixing and Core Oven Buildings are proposed to be retained within the redevelopment as whole buildings and adaptively re-used fronting onto the interior courtyard. New wood windows and doors on the front elevation of the Mixing Building are proposed to replace the unsympathetic units that exist today within the segmental-arched openings. A community garden is proposed in front of the Mixing Building, which contemplates an enclosed greenhouse structure. Staff would review the details of the greenhouse structure through the site plan process and Conservation Plan to ensure any attachment methods use a minimal intervention approach in line with good conservation practise.

The Core Oven Building's towering chimneys (currently truncated and capped) are proposed to be rebuilt based on historical documentation. The ground floor of the front elevation has been heavily altered and is proposed to be reconfigured with an enlarged central entrance informed by historic documentation. New wood window units are proposed to replace the existing unsympathetic upper storey windows. All final details regarding the design and treatment of new openings are to be secured in the Conservation Plan.

Foundry Building (358 Dufferin Street)

The west wall of the Foundry Building fronting onto the north-south laneway is the most in-tact elevation and is proposed to be retained in-situ and incorporated into the new development. New metal window units are proposed within the large flat-headed window openings along this elevation, with the window unit details to be secured through the Conservation Plan. The small portion of the Foundry Building's east elevation which fronts onto the interior courtyard, while identified as a heritage attribute, has been heavily altered. This elevation and all other remaining building fabric, including the remnant red brick chimney, which is a heritage attribute, are proposed to be demolished to allow for the new construction. The condition of masonry units will be reviewed to determine if they are candidates for salvage and re-use.

Landscape and Circulation Features

The central interior courtyard and east-west driveway are proposed to be conserved and enhanced by the rehabilitated heritage buildings and surrounding compatible new construction. The introduction of a POPS and new at-grade uses will re-animate the historic centre of the industrial complex. To mitigate wind impacts a new pedestrian cover is required within the east-west driveway in between the retained Factory Office Building and the new construction to the south. The canopy is intended to be fixed to the new construction, cantilevering over the mid-block connection. Detailed design of the proposed canopy structure would be reviewed through the site plan stage and Conservation Plan to ensure the design is compatible with the Victorian industrial character of the complex and that impacts to the heritage attributes on the south elevation of the Factory Office Building are avoided.

New Construction

The new construction has been positioned and designed to reinforce the heritage attributes and character of the industrial complex using complimentary podium scales, materiality and façade articulation. A new three-storey streetwall is proposed to be re-instated at the corner of Dufferin Street and Milky Way Lane adjoining the Factory Office Building in reference to the original building that was historically damaged by fire. The new residential building above the Factory Office Building incorporates a generous stepback of 25 metres from the south elevation to a two storey reveal. A 4.5 metre stepback to the reveal is proposed above the east elevation, with the tower cantilevering out 1.5 metre above the fifth floor. The substantial stepback from the south allows heritage building's the scale, form and massing to remain prominent on Dufferin Street. Along the interior courtyard, a new colonnade is proposed to overlap a portion of the reconstructed west elevation of the Factory Office Building. The masonry material and

proportions of the colonnade have been designed to reinforce the heritage building's repetitive masonry bays.

The new midrise building above the Foundry Building is proposed to be stepped back above the retained west wall by approximately 8.2 metre. The new construction proposed to replace the existing east elevation has been designed to be of its time while remaining compatible with industrial character of the heritage buildings fronting the interior courtyard.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work. Staff are recommending that the Official Plan Amendment and Zoning By-law Amendment bills be withheld until such time as the Conservation Plan is provided in a manner satisfactory to the Senior Manager, Heritage Planning.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of a Building Permit for the proposed development, the owner should be required to submit an Interpretation Plan. The Interpretation Plan should serve to communicate the cultural heritage values of the Dominion Radiator Complex and its former function to users and visitors of the property.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan for the central courtyard, which is a heritage attribute, to demonstrate how it would relate to the heritage buildings.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the properties including the appropriate type, scale, location and number of signs.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of the buildings will be lit so that their unique heritage character is highlighted.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 358-360 Dufferin Street (including structure address at 350 Dufferin Street) and are recommending that the Official Plan Amendment and Zoning By-law Amendment bills be withheld until such time as the Heritage Easement Agreement is entered into and registered on title to the lands, to the satisfaction of the City Solicitor.

CONCLUSION

Staff are supportive of the proposed alterations and demolitions under Sections 33 and 34(1)1 of the Ontario Heritage Act for the properties at 358-360 Dufferin Street (including structure address 350 Dufferin Street) in the context of the conservation and mitigation strategies proposed for the site. The redevelopment achieves whole-building retention and re-use of the Mixing and Core Oven Buildings. The Factory Office and Foundry Buildings are to be partially retained within the new construction surrounding the central courtyard, which is to become re-animated as a Privately-Owned-Publicly Accessible-Space. Staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the former Dominion Radiator Complex. As such, staff are satisfied the heritage permit applications has regard to the relevant matters of provincial interest under Section 2 of the Planning Act, is consistent with the heritage policies in the Provincial Planning Statement and conforms to the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statement of Significance
Attachment 4 - Plans and Drawings
Attachment 5 - Rendering

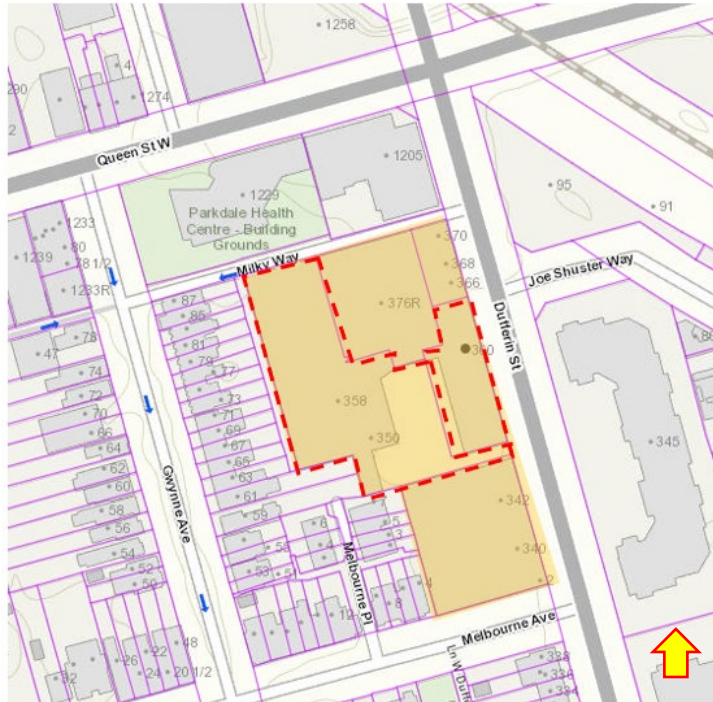
LOCATION MAP

ATTACHMENT 1

DOMINION RADIATOR COMPLEX

358-360 DUFFERIN STREET

(INCLUDING STRUCTURE ADDRESS AT 350 DUFFERIN STREET)



This location map is for information purposes only; the exact boundaries of the properties are not shown. The Dominion Radiator Complex site is shaded in gold. The properties at 358-360 Dufferin Street (including structure address at 350 Dufferin) are indicated by the red dashed lines. (City of Toronto iView mapping)



Aerial Map of the Dominion Radiator Complex with designated properties in red (Google Maps, annotated by ERA)

PHOTOGRAPHS

ATTACHMENT 2

DOMINION RADIATOR COMPLEX

358-360 DUFFERIN STREET

(INCLUDING STRUCTURE ADDRESS AT 350 DUFFERIN STREET)



360 Dufferin Street, east elevation, showing the Factory Office building and driveway providing access to the central courtyard, at left (Heritage Planning, 2024)



360 Dufferin Street, west elevation, showing the Factory Office building elevation fronting onto the central courtyard (Heritage Planning, 2024)



358 Dufferin Street, incl. structure address at 350 Dufferin showing the Core Oven on the right and Mixing Buildings on the left fronting the central courtyard (Heritage Planning, 2024)



358 Dufferin Street east elevation of Foundry Building fronting onto central courtyard (ERA Architects)



358 Dufferin Street west elevation of Foundry Building fronting onto private laneway (Heritage Planning, 2024)



Panoramic view of central courtyard (Heritage Planning, 2024)

358-360 DUFFERIN STREET**(including structure address at 350 Dufferin Street)**

The former Dominion Radiator factory complex properties at 358-360 Dufferin Street (including structure address at 350 Dufferin Street) 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 former Dominion Radiator factory complex is located along the west side of Dufferin Street just south of Queen Street West and extends westward from Dufferin Street between Milky Way Lane to the north and Melbourne Avenue to the south. The complex is directly adjacent to the Parkdale Main Street Heritage Conservation District (By-Law 1218-2022) to the north and to the listed residential terraces properties at 1-7 Melbourne Place to the south.

Initially owned by the Toronto Stove Manufacturing Co. from 1883-1889, the existing complex includes built form that served as the second location of the Dominion Radiator Company from 1889-1907, including buildings for heavy industrial manufacturing, offices and warehouse space, and large industrial chimneys, all grouped around a central courtyard. Together, these elements constitute a Late-Victorian industrial complex that facilitated the manufacture of the nationally popular Safford Radiator at this location for nearly 30 years.

The evolved complex has been significantly modified since the early 1900s. Additions and alterations, including adaptations following major fires in 1935 and 1953 and changes in tenancy, have eroded the integrity of some of the early buildings. The most significantly altered among these are the buildings at 366-370, 376R and 340 Dufferin Street. Mid-20th century infill buildings were added at 342 Dufferin Street (1955) and 2 Melbourne Avenue (1973-1978) whose function and design are not considered to enhance the cultural heritage value of the Dominion Radiator era of the complex.

The function of the factory complex has also evolved since Dominion Radiator's departure in 1907 from a heavy industrial site occupied by a single company to a commercial/office and studio hub for design-oriented companies and service industries supporting the local community.

Statement of Cultural Heritage Value**Design or Physical Value**

As the heart of the former Dominion Radiator Complex, the built form and open space at 358-360 Dufferin Street comprises a cultural heritage landscape that represents a turn-of-the-century urban industrial site typical of large-scale enterprises at the time. A Late-Victorian material palette of red brick with buff brick detailing unifies the original buildings and incremental additions showcasing a range of purpose-built features

developed for heavy manufacturing. Arched and segmentally arched window openings, corbelling and rusticated stone further reinforce the Victorian architectural character of the industrial complex. Defining features of the complex include the functional industrial design of the attached Foundry, Core Oven and Mixing buildings with their large footprints and tall, red brick chimneys typical of Victorian industrial buildings.

Historical or Associative Value

The complex has historical value for its association with the Dominion Radiator Company, a prominent manufacturer and exporter of radiators who purchased a portion of the current site from the Toronto Stove and Manufacturing Co in 1889. The company's unique method of casting radiators in a single piece prevented leaks and noise. The company manufactured a wide range of standard and custom models, leading their 'Safford' models to become widely popular for both their design and performance. Their radiators were used in such notable buildings as the Ontario Legislative Assembly and were found as far away as New Zealand and China.

The complex is also valued for its association with the prominent Toronto architect, E.J. Lennox who adapted and expanded the factory and office structures for Dominion Radiator between 1895-1903, before designing the company's subsequent, larger factory at Dufferin Street near Lappin Avenue (now demolished). Considered one of the city's pre-eminent Victorian-era architects, Lennox contributed over 70 known buildings to Toronto, many of which are significant landmarks such as Old City Hall (1899), the King Edward Hotel (1901-03) and Casa Loma (1911). Of the various styles and typologies in which Lennox deftly worked to become known as the "builder of Toronto", the subject properties comprising a portion of the Dominion Radiator Complex (1889-1907) are a rare surviving example of his Late-Victorian era industrial architecture.

Contextual Value

The built and landscape components of the complex that were incrementally added between 1883 and 1907 are visually, functionally and historically linked to one another as parts of the Dominion Radiator factory complex. The buildings are largely contiguous and are grouped around an interior courtyard. The office and factory additions located at 360 Dufferin Street serve as the complex's principal elevation, while buildings that historically housed heavy industrial uses, such as the Mixing, Core Oven and Foundry buildings are set back from the main street and face onto the central courtyard.

The Dominion Radiator complex contributes to the historic context of the late-19th century industrialization of the Parkdale area, when an 1883 council decision relaxed local industrial zoning regulations to permit large footprint industrial sites to infiltrate this otherwise fine grain, "floral suburb" of Toronto. Industrialization of the neighbourhood brought with it the need for workers' housing, including the heritage properties located at 1-7 Melbourne Place (1889-1891) and adjacent to the Dominion Radiator Complex.

Heritage Attributes

The heritage attributes of the former Dominion Radiator factory complex properties located at 358-360 Dufferin Street (including structure address at 350 Dufferin Street) are as follows:

Dominion Radiator Complex (1889-1907)

- The scale, form and massing of complex with its 1-2 storey buildings
- The location and configuration of the low-scale complex on the west side of Dufferin Street, with the built components situated along the perimeter of the long, irregular lot between Milky Way Lane and Melbourne Avenue
- The placement and orientation of the large footprint buildings grouped around, and defining, a central courtyard
- The unifying exterior material palette of the Late-Victorian industrial complex, featuring red and buff brick, rough-cast and rusticated stone, metal and glass
- The relatively utilitarian design with modest ornamentation typical of a Late Victorian-era industrial complex
- The remnant red brick-clad industrial chimneys

Mixing & Core Oven Buildings (358 Dufferin Street)

Mixing Building

- The scale, form and massing of the 1-storey building on a rectangular plan with a flat roof and abutting the south elevation of the Core Oven building
- The red brick cladding with buff brick detailing
- The primary (east) elevation with its red brick cladding, segmental-arched openings with buff brick lintels

Core Oven Building

- The scale, form and massing of the 2-storey red-brick building on a rectangular plan with a gable roof, and set perpendicular to the abutting Mixing building
- The red brick cladding with buff brick detailing
- The primary (east) elevation with its red brick cladding, and arrangement of arched and segmental-arched window openings with buff brick lintels on the upper storey
- On the north and south elevations, the two remnant red brick chimneys (currently truncated and capped)
- On the west elevation, the arrangement of openings with their large timber lintels and cast stone sills

Foundry Building (358 Dufferin Street)

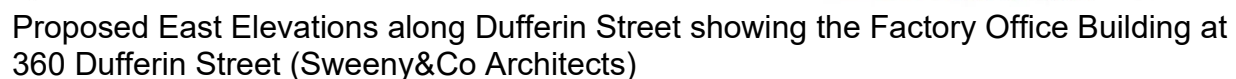
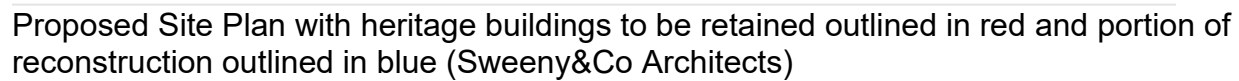
- The scale, form and massing of the double-height building on a rectangular plan
- The red brick cladding
- On the upper storey of the primary (east) elevation, the arrangement of the window openings containing industrial glazing with metal muntins
- On the west elevation, the regular placement of the large, flat-headed window openings
- At the north end of the primary (east) elevation, the remnant red brick chimney

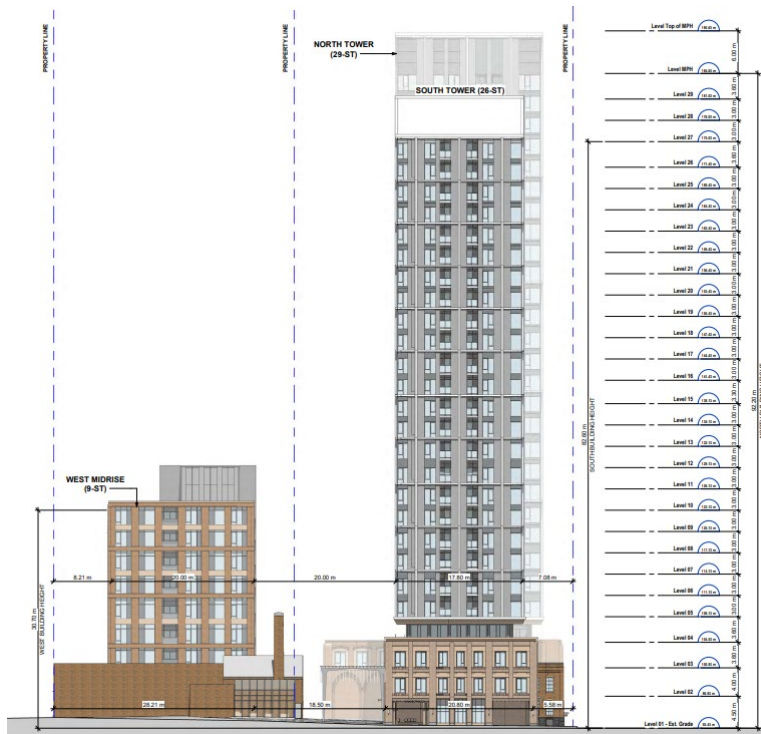
Factory Offices (360 Dufferin Street)

- The scale, form and massing of the 2-storey building with a raised basement
- The long, rectangular plan and flat roof
- The rusticated stone foundation
- The red brick cladding with buff brick detailing
- On the east and west elevations, the regular rhythm of repetitive bays
- The placement of the east elevation along Dufferin Street where there is no setback from the property line
- On the east, south and west elevations, the arrangement of the segmental-arched window and door openings, including the main entrance near the north end of the west elevation
- The detailing including the brick corbelling, projecting brick pilasters, contrasting buff brick lintels and stone sills

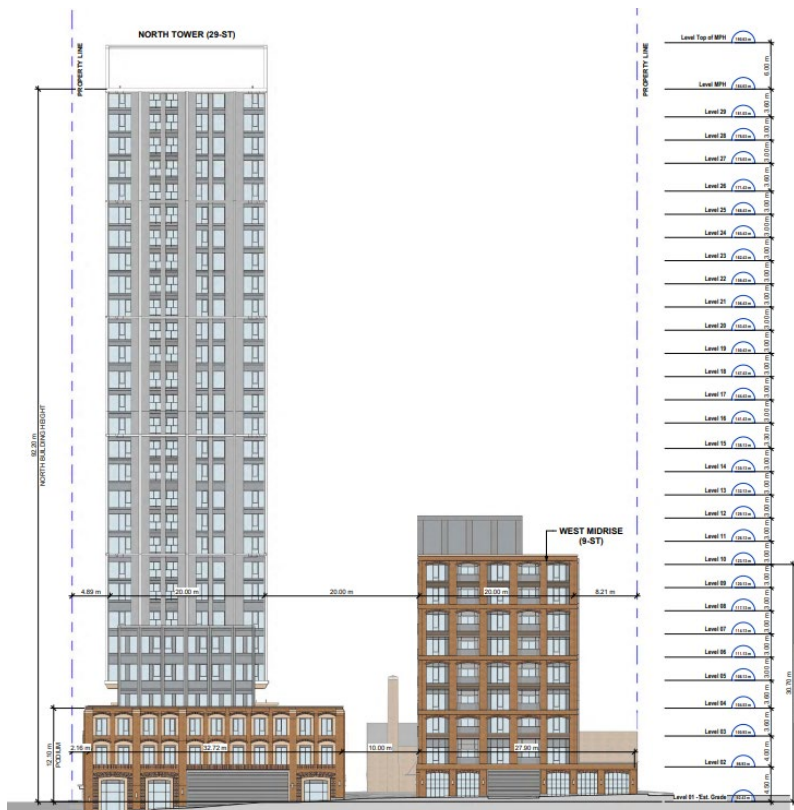
Landscape and Circulation Features

- The central courtyard around which the factory buildings are placed and oriented, and which serviced the industrial functions of the complex
- The exterior service area of the complex comprised of the east-west driveway from Dufferin Street providing access to the factory buildings through the central courtyard

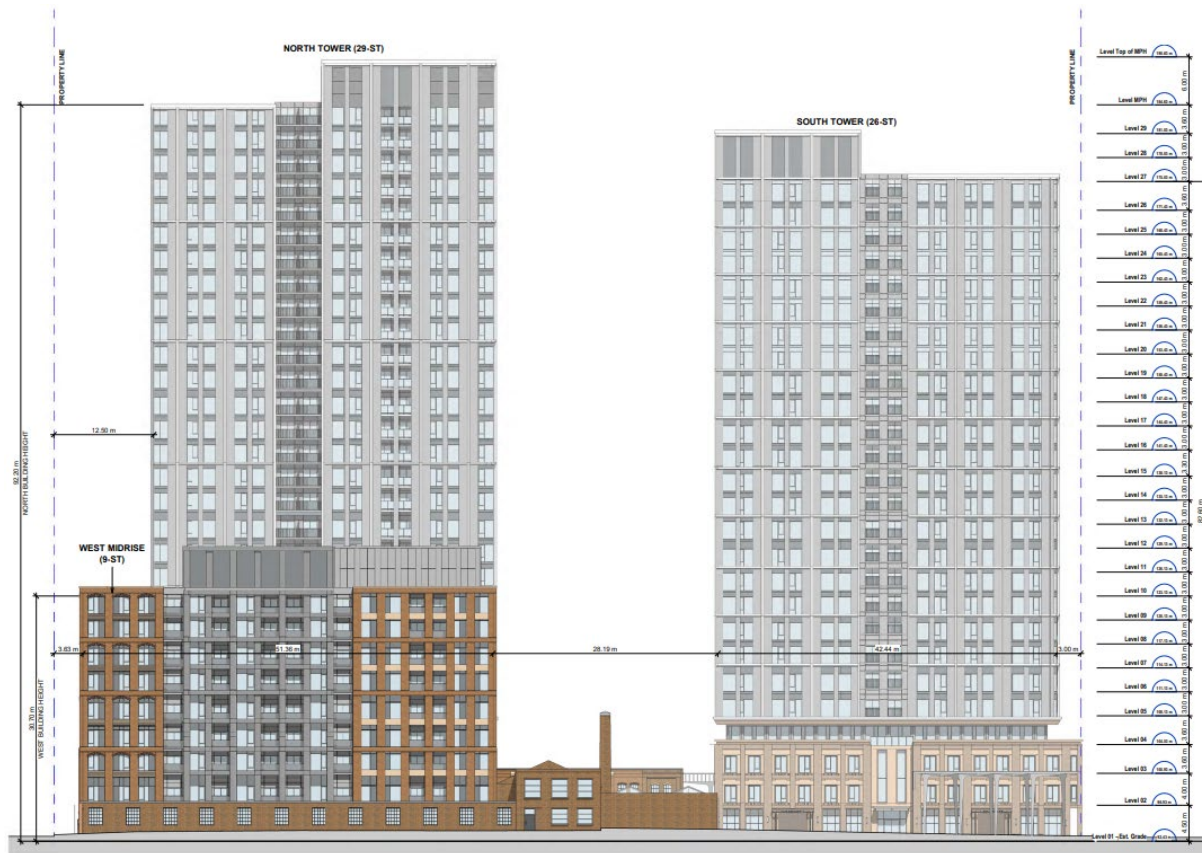




Proposed South Elevations along Melbourne Street with the Mixing and Core Oven Buildings at 358 Dufferin St at left and return of Factory Office Building at 360 Dufferin St at right (Sweeny&Co Architects)



Proposed North Elevations along Milky Way Lane (Sweeny&Co Architects)



Proposed West Elevations along private laneway with Foundry Building at 358 Dufferin Street at left (Sweeny&Co Architects)



Proposed East Elevations within interior courtyard with the Mixing and Core Oven Buildings at 358 Dufferin Street at left and new construction replacing the east elevation of the Foundry Building at right (Sweeny&Co Architects)



Aerial photograph of east elevation with proposed conservation scope annotated (AerialTO annotated by ERA, 2025).

LEGEND

- Retain elevation in situ, repair and repoint masonry as required
- Retain window opening, install new wood windows to match heritage profile
- Proposed new entrance opening with sympathetic modern commercial door
- Zone of potential additional ground floor alterations to allow for commercial entrances and accessibility
- Remove paint, infill basement window openings with sympathetic material
- Retain and modify existing door opening to allow for commercial program and universal accessibility; replace door with sympathetic modern commercial door

360 Dufferin Street (Factory Office Building) East Elevation Proposed Alterations and Demolitions (ERA Architects, HIA pg 78)



LEGEND

- Retain elevation in situ, repair and repoint masonry as required
- Document and reconstruct with new materials
- Retain window opening, install new wood windows to match heritage profile
- Remove paint, infill basement window openings with sympathetic material

360 Dufferin Street (Factory Office Building) South Elevation Proposed Alterations and Demolitions (ERA Architects, HIA pg 80)



LEGEND

- Document and reconstruct with new materials
- Retain window opening, install new wood windows to match heritage profile
- Reinstated infilled or undersized window opening, install new wood windows to match heritage profile
- Retain and modify existing entrance opening, replace door with sympathetic modern commercial door
- Reconstruct main entrance opening one bay north of present location.
- Zone of potential additional ground floor alterations to allow for commercial entrances and accessibility
- Proposed new entrance opening with sympathetic modern commercial door

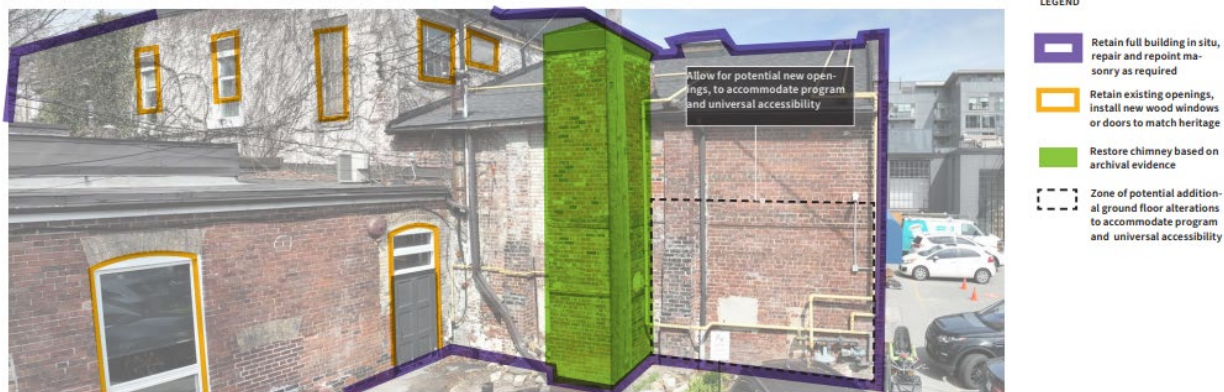
360 Dufferin Street (Factory Office Building) West Elevation Proposed Alterations and Demolitions (ERA Architects, HIA pg 80)



358 Dufferin Street (Core Oven Building) East Elevation Proposed Alterations and Demolitions (ERA Architects, HIA pg 81)



Aerial photograph of east (courtyard) elevation with proposed conservation scope annotated (AerialTO annotated by ERA, 2025).



358 Dufferin St (Mixing Building and Core Oven Building) East and South Elevation Proposed Alterations and Demolitions (ERA Architects, HIA pg 81)



Aerial photograph of west elevation with proposed conservation scope annotated (AerialTO annotated by ERA, 2025).

LEGEND

- Retain elevation in situ, repair and repoint masonry as required
- Retain full building in situ, repair and repoint masonry as required
- Retain window opening, install sympathetic new windows to match heritage profile
- Retain window opening, install new wood windows to match heritage profile
- Modify existing door opening to allow for commercial program and universal accessibility; replace door with sympathetic modern commercial door
- Zone of potential additional ground floor alterations to accommodate program and universal accessibility

358 Dufferin Street (Foundry Building) West Elevation Proposed Alterations and Demolitions (ERA Architects, HIA pg 82)



Proposed Rendering looking southwest along Dufferin Street showing the Factory Office Building at 360 Dufferin Street (Sweeny&Co Architects)



Rendering of Factory Office Building 360 Dufferin Street (Sweeny&Co Architects)



Rendering of Core Oven Building at 350 Dufferin Street (Sweeny&Co Architects)



Rendering of Interior Courtyard with reconstructed elevation of Factory Office Building at right and Core Oven Building at left (Sweeny&Co Architects)



Rendering of Proposed West Elevation showing the retained Foundry Building at 358 Dufferin St fronting the private laneway (Sweeny&Co Architects)