

54, 66 and 68 Fraser Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 2, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council state its intention to designate the properties at 54 and 66 Fraser Avenue (including the entrance addresses of 58, 60, 62 and 64 Fraser Avenue) and 68 Fraser Avenue (including the entrance addresses of 147 and 151 Liberty Street) under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachments 1 and 2.

The subject properties are located in the Liberty Village neighbourhood. The properties at 54 and 66 Fraser Avenue are located south of the intersection of Fraser Avenue with Liberty Street, on the west side of Fraser Avenue. The property at 68 Fraser Avenue is located at the southwest corner of Fraser Avenue and Liberty Street. The properties at 54 and 66 Fraser Avenue and 68 Fraser Avenue adjoin each other. A location map and current photograph of the heritage property is found in Attachment 4.

The properties at 54 and 66 Fraser Avenue comprise the former Arlington Company of Canada Factory, constructed in 1905, and designed by architectural firm of Wickson and Gregg. The building is mostly one storey in height and is finished in red brick and limestone, displaying restrained classical architectural detailing.

The property at 68 Fraser Avenue comprises the former S.F. Bowser Company Factory, constructed c. 1906-09, and designed by the architectural firm of Curry, Sproatt and Rolph. The two-storey building is finished in red brick and features understated classical detailing. The building adjoins the c. 1913-14 S.F. Bowser Company building to the west at 39 Mowat Avenue, a site listed on Toronto's Heritage Register

The properties at 54 and 66 Fraser Avenue were listed on the City's Heritage Register in 2005 and the property at 68 Fraser Avenue was listed on the City's Heritage Register in 2006. The properties were identified for listing on the Heritage Register as part of the North Garrison Common Area Study.

Staff have determined that the properties at 54 and 66 Fraser Avenue and 68 Fraser Avenue have cultural heritage value and meet three 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.

A development application for an Official Plan Amendment and Zoning By-law Amendment was submitted on January 28, 2025 and was made a complete application May 2, 2025. The owner provided a waiver to extend the time period for Council to make a decision until November 30, 2025. On September 18, 2025, the applicant appealed their Official Plan amendment and zoning amendment application to the Ontario Land Tribunal, citing City Council's failure to make a decision on the application within 120 days.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the properties at 54 and 66 Fraser Avenue (including the entrance addresses of 58, 60, 62 and 64 Fraser Avenue) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 54 and 66 Fraser Avenue (Reasons for Designation) attached as Attachment 1, to the report, October 2, 2025, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 68 Fraser Avenue (including the entrance addresses of 147 and 151 Liberty Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance 68 Fraser Avenue (Reasons for Designation) attached as Attachment 2, to the report, October 2, 2025, from the Chief Planner and Executive Director, City Planning.
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

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 listed the properties at 54 and 66 Fraser Avenue on the City of Toronto's Heritage Register in 2005.

City Council listed the property at 68 Fraser Avenue on the City of Toronto's Heritage Register in 2006.

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. <https://www.ontario.ca/files/2024-08/mmah-provincial-planning-statement-en-2024-08-19.pdf>

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 54 and 66 Fraser Avenue (see Attachment 4) and provides the rationale for the recommendation(s) found in this report.

54 and 66 FRASER AVENUE (FORMER ARLINGTON COMPANY OF CANADA)

The properties at 54 and 66 Fraser Avenue meet the following three out of nine criteria:

The properties have design value or physical value because they are rare, unique, representative or early example of a style, type, expression, material or construction method

The former Arlington Company of Canada Factory, dating from 1905, has design and physical value for being representative of a factory complex typology of the period. Typical of factory complexes, the site consisted of specialized and distinct sections of the building based on purpose. The factory contained distinct use areas for a stock room, a box room and a show room, offices, and separate manufacturing area for both collars and combs. By 1910, several additions had occurred to the complex to create a "U" shaped building; in c. 1910-13 a one-storey, receiving room extension was added to the south end of the Fraser Avenue façade.

Like the majority of industrial buildings in the Liberty Village area, the site buildings were constructed of red brick with a focus on utility and function rather than ornament. While the street facing facades on Fraser Avenue feature classical detailing - most notably with the window voussoirs and tapered pilaster-type piers - most aspects of the complex are functional in design and appearance. Limestone detailing with a tooled finish distinguishes the quality of the building.

The properties have historical value or associative value because they have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The properties at 54 and 66 Fraser Avenue have historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. For its first 15 years, from 1906-21, the complex served the Arlington Company of Canada and was the manufacturing location for collars and combs. In 1921, the adjoining S.F. Bowser Company, which manufactured oil tanks and cans, expanded their operations to subsume the former Arlington Company factory, remaining at the location until the early 1950s. In subsequent decades, light industry occupied the site, including the

manufacturing of bedding and work clothing, the sale of paper products and upholstering and woodwork.

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

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former Arlington Company of Canada Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the former Toronto Carpet Factory complex at 1179 King Street (built out between 1898-1924), and the former Gillett Company factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906-09 S.F. Bowser Company Factory at 68 Fraser Avenue and the c. 1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former Arlington Company Factory at 54 and 66 Fraser Avenue contributes to define, maintain and support the character of the area.

66 FRASER AVENUE (FORMER S. F. BOWSER COMPANY FACTORY)

The property at 68 Fraser Avenue meets the following three out of nine criteria:

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

The former S. F. Bowser Company Factory constructed 1906-09 has design and physical value for being representative of a factory complex typology of the period. Like the majority of industrial buildings in the Liberty Village area, the building was constructed of red brick with a focus on utility and function rather than ornament. The street facades are plain in design with detail mostly limited to brickwork detailing. The brickwork detailing comprises a corbelled cornice, building corner quoins and understated window detailing on Fraser Avenue with classical semicircular label mouldings and brick keystone detailing. The understated classical styling was extended to the main doorway surround on Fraser Avenue with pilasters and entablature. Apart from these basic ornamental embellishments, the building is unadorned in its design, typical of factory buildings of the era in Toronto.

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

The property at 68 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. From the time of its completion in 1909, until the company vacated the site in 1946, the complex served the S.F. Bowser Company in the manufacturing of oil cans and tanks. In the subsequent decades, light

industry occupied the site, including the manufacturing of bedding and work clothing, the sale of paper products and upholstering and woodwork.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former S.F. Bowser Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the former Toronto Carpet Factory complex at 1179 King Street (built out between 1898-1924), and the former Gillett Company Factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906 Arlington Company of Canada factory at 54 and 66 Fraser Avenue and the c.1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former S.F. Bowser factory at 68 Fraser Avenue contributes to define, maintain and support the character of the area.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

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 that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

On January 28, 2025, the City received Official Plan Amendment, and Zoning By-law Amendment applications related to the proposed redevelopment of the subject property comprising a 55-storey tower incorporating portions of the existing buildings at 54, 66 Fraser Avenue and 68 Fraser Avenue. The Notice of Complete application was issued May 2, 2025. The owner provided a waiver to extend the time period for Council to

make a decision until November 30, 2025. On September 18, 2025, the applicant appealed their Official Plan amendment and zoning amendment application to the Ontario Land Tribunal, citing City Council's failure to make a decision on the application within 120 days.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. An HIA prepared by Giamo and Associates Architects Inc. was submitted January 24, 2025.

CONCLUSION

Staff have determined that 54, 66 Fraser Avenue and 68 Fraser Avenue each meet three out of nine 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 property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 54 and 66 Fraser Avenue - Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

The Statement of Significance: 68 Fraser Avenue - Statement of Significance (Reasons for Designation) attached as Attachment 2 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 54 and 66 Fraser Avenue - Statement of Significance (Reasons for Designation)

Attachment 2 – 68 Fraser Avenue - Statement of Significance (Reasons for Designation)

Attachment 3 – Location Map and Current Photograph

Attachment 4 – Research, Evaluation & Visual Resources

54 AND 66 FRASER AVENUE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The properties at 54 and 66 Fraser Avenue (including the entrance addresses of 58, 60, 62 and 64 Fraser Avenue) are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The properties at 54 and 66 Fraser Avenue (the former Arlington Company Factory) are located on the east side of Fraser Avenue, south of Liberty Street in the Liberty Village neighbourhood. The building, first constructed in 1905, is mostly one storey in height and is finished in red brick and limestone, displaying restrained classical architectural detailing. The building is "U-shaped", forming a courtyard, with an extension south along Fraser Avenue. The properties are adjacent to the former, c. 1906-09, S.F. Bowser Company Factory to the north at the corner of Fraser Avenue and Liberty Street.

Statement of Cultural Heritage Value

The former Arlington Company of Canada Factory, dating from 1905, has design and physical value for being representative of a factory complex typology of the period. Typical of factory complexes, the site consisted of specialized and distinct sections of the building based on purpose. The factory contained distinct use areas for a stock room, a box room and a show room, offices, and separate manufacturing area for both collars and combs. By 1910, additions had occurred to the complex to create a "U" shaped building; in c. 1910-13 a one-storey, receiving room extension was added to the south end of the Fraser Avenue façade.

Like the majority of industrial buildings in the Liberty Village area, the site buildings were constructed of red brick with a focus on utility and function rather than ornament. While the street facing facades on Fraser Avenue feature classical detailing - most notably with the window voussoirs and tapered pilaster-type piers - most aspects of the complex are functional in design and appearance. Limestone detailing with a tooled finish distinguish the quality of the building.

The properties at 54 and 66 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. For its first 15 years, from 1906 - 1921, the complex served the Arlington Company of Canada and was the manufacturing location for collars and combs. In 1921, the adjoining S.F. Bowser Company, which manufactured oil tanks and cans, expanded their operations to subsume the former Arlington Company factory, remaining at the location until the early 1950s. In subsequent decades, light industry occupied the site, including the manufacturing of bedding and work clothing, the sale of paper products and upholstery and woodwork.

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former Arlington Company of Canada Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the former Toronto Carpet Factory complex at 1179 King Street (built out between 1898-1924), and the former Gillett Company factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906-09 S.F Bowser Company Factory at 68 Fraser Avenue and the c. 1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former Arlington Company Factory at 54 and 66 Fraser Avenue contributes to define, maintain and support the character of the area.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the properties:

- The form, scale and massing of the building comprising a "U-shaped" plan forming a courtyard, with one-storey south extension along Fraser Avenue; the one-storey height with a two-storey south wing on Fraser Avenue; and flat-roof form
- The red-brick cladding with the tooled limestone detailing
- The fenestration; and the wooden, multi-part window assemblies and multi-pane wooden-sash windows
- The doorway openings on the Fraser Avenue facades and their solid and glazed wood-panel doors; doorway openings facing the courtyard

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the properties:

- The industrial character of the property as found in its design and physical heritage attributes
- The presence and location of the property adjoining the former S.F. Bowser building at 68 Fraser Avenue which it shares integral and direct historical association with

Contextual Value

The following heritage attributes contribute to the contextual value of the properties:

- The building's presence in Liberty Village which contributes to the concentration of other industrial heritage buildings in the area

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

The property at 68 Fraser Avenue (including the entrance addresses of 147 and 151 Liberty Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The property at 68 Fraser Avenue (the former S.F. Bowser Company Factory) is located at the southwest corner of Liberty Street and Fraser Avenue in the Liberty Village neighbourhood. The property contains a two-story, red-brick, former factory building with understated classical detailing. The property adjoins the c. 1913-14 S.F. Bowser Company building to the west at 39 Mowat Avenue and is adjacent to the 1905 Arlington Company Factory to the south at 54 and 66 Fraser Avenue.

Statement of Cultural Heritage Value

The former S.F. Bowser Company Factory, constructed 1906-1909, has design and physical value for being representative of a factory complex typology of the period. Like the majority of industrial buildings in the Liberty Village area, the building was constructed of red brick with a focus on utility and function rather than ornament. The street facades are plain in design with detail mostly limited to brickwork detailing. The brickwork detailing comprises a corbelled cornice, building corner quoins and understated window detailing on Fraser Avenue with classical semicircular label mouldings and brick keystone detailing. The understated classical styling was extended to the main doorway surround on Fraser Avenue with pilasters and entablature. Apart from these ornamental embellishments, the building is unadorned in its design, typical of factory buildings of the era in Toronto.

The property at 68 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. From the time of its completion in 1909, until the company vacated the site in 1946, the complex served the S.F. Bowser Company in the manufacturing of oil cans and tanks. Subsequently light industry occupied the site, including the manufacturing of bedding and work clothing, the sale of paper products and upholstery and woodwork.

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former S.F. Bowser Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the 1899 former Toronto Carpet Factory at 1179 King Street, and the former Gillett Company Factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906 Arlington Company of Canada factory at 54 and 66 Fraser Avenue and

the c.1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former S.F. Bowser factory at 68 Fraser Avenue contributes to define, maintain and support the character of the area.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the property:

- The form, scale and massing of the building comprising its rectangular, two-storey, flat roof form and rectangular plan with short façade on Fraser Avenue and long façade on Liberty Street
- The red-brick cladding with brickwork detailing; the stone windowsills; the stone "1909" date-stone above the main entrance on Fraser Avenue
- The fenestration with rectangular and segmental-arch openings
- The main doorway and transom light openings on Fraser Avenue with classical surround consisting of pilasters and entablature

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the property:

- The industrial character of the property as found in its design and physical heritage attributes
- The presence and location of the property adjoining the former S.F. Bowser Company building at 39 Mowat Avenue and its adjacency to the factory building at 54 and 66 Fraser Avenue, which it shares integral and direct historical association with

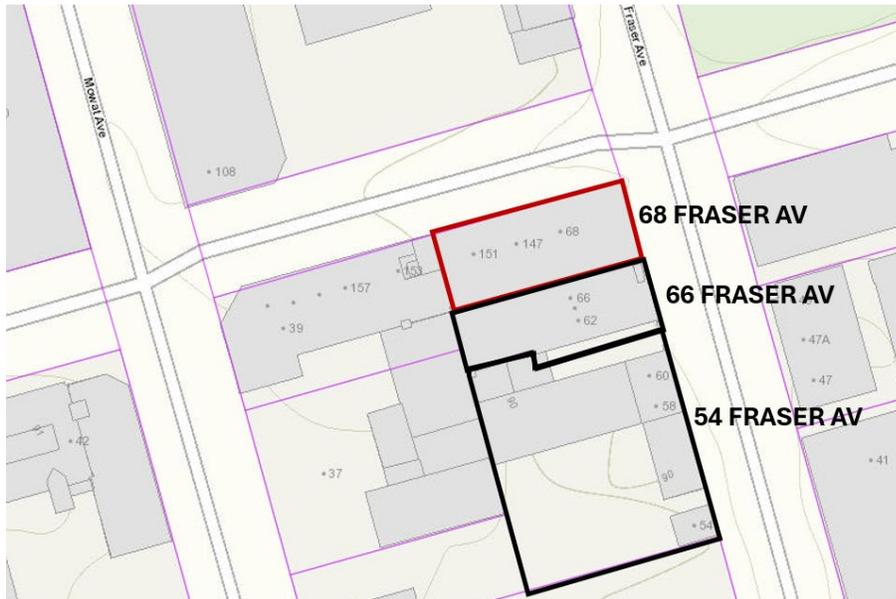
Contextual Value

The following heritage attributes contribute to the contextual value of the property:

- The building's presence in Liberty Village which contributes to the concentration of other industrial heritage buildings in the area

**LOCATION MAP AND CURRENT PHOTOGRAPH
54, 66 FRASER AVENUE AND 68 FRASER AVENUE**

ATTACHMENT 3



This location map is for illustrative purposes only; the exact boundaries of the properties are not shown. Boundaries for 54 and 66 Fraser Avenue are shown in black outline; boundaries for 68 Fraser Avenue are shown in red outline. (City of Toronto mapping)



Top Image: 54 and 66 Fraser Avenue, 2025 (City of Toronto Heritage Planning)
Bottom Image: 68 Fraser Avenue, 2025 (City of Toronto Heritage Planning)

54 and 66 FRASER AVENUE AND 68 FRASER 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.



Oblique view from northeast of 54 and 66 Fraser Avenue (left) and 68 Fraser Avenue (right), 2025 (City of Toronto Heritage Planning)

1. DESCRIPTION

54, 66 Fraser Avenue and 68 Fraser Avenue	
ADDRESS	54, 66 Fraser Avenue and 68 Fraser Avenue
WARD	10 - Spadina - Fort York
NEIGHBOURHOOD/COMMUNITY	Liberty Village
CONSTRUCTION DATE	54 and 66 Fraser Avenue: 1905-06; 68 Fraser Avenue: 1906-09
ORIGINAL USE	Factory
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Offices
ARCHITECT	54 and 66 Fraser Avenue - Wickson & Gregg 68 Fraser Avenue - Curry, Sproatt & Rolph
ADDITIONS/ALTERATIONS	Various additions to 54 and 66 Fraser Avenue from 1905 to c. 1910-13
LISTING DATE	54 and 66 Fraser Avenue - 2005; and 68 Fraser Avenue - 2006

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 54, 66 Fraser Avenue and 68 Fraser 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.

54 AND 66 FRASER 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.	✓
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.	N/A
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.	N/A
9.	The property has contextual value because it is a landmark.	N/A

68 FRASER 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.	✓
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.	N/A
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.	N/A
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 properties. 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).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area.

¹ With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

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.

Liberty Village

The properties comprising 54 and 66 Fraser Avenue and 68 Fraser Avenue are located in the neighbourhood now known as Liberty Village, which extends from the south side of King Street West between Strachan Avenue (east) and Dufferin Street (west). In 1793, when the Town of York was established as the new capital of the Province of Upper Canada, the area extending west of the townsite to the Humber River was set aside for the military as the "Ordnance Reserve" or "Garrison Common". The municipality began encroaching into the military reserve as early as 1797 when "New Town" was created between the original townsite and Peter Street. Additional land was taken from the Ordnance Reserve in the 1830s as the community spread westward to Bathurst Street. When the City of Toronto was incorporated in 1834, its west boundary was set at Dufferin Street.

The character of the area took form in the mid-nineteenth century when portions of the Ordnance Reserve were devoted to institutional uses and the Grand Trunk, Great Western, and Ontario Simcoe & Huron railway companies extended their lines westward across the military reserve. Institutions which were established included the Mercer Reformatory for Women (1880) on the north side of East Liberty Street between Jefferson and Fraser Avenues; the Central Prison For Men (1873) on the west side of Strachan Avenue and the north side of what is now East Liberty Street; and the Provincial Lunatic Asylum (1850) west of Shaw Street between King and Queen Streets, slightly above today's Liberty Village. To the southwest were the Dominion Exhibition Grounds (1878).

In the late 1800s, additional acreage along the south side of King Street West, east of Dufferin Street, was subdivided from the Ordnance Reserve. Industry gravitated to the area, drawn by proximity of the railway lines and completion of the Canadian Pacific Railway's King Street West underpass, which improved access. Beginning in the late 1870s the area became dominated by numerous large industrial complexes including the internationally known Massey-Harris Company plant (1879), which manufactured agricultural equipment on King Street; the John Inglis Company, producers of boilers, heavy machinery and electrical appliances on Strachan Avenue and on East Liberty Street; and the E.W. Gillett Company Ltd at Fraser Avenue and East Liberty Street, makes of baking and food products and lye (soap) ingredients; many other large industrial buildings and complexes further defined the area.

Former Arlington Company of Canda Factory - 54 and 66 Fraser Avenue

The Arlington Company of Canada was a manufacturer of shirt collars, cuffs and combs and moved to Liberty Village in 1906 with the construction of its building starting the previous year. The company moved to Libert Village from 16 Temperance Street in the downtown area.

The company operated in Liberty Village until 1921 when it moved its operation to Montreal. The adjacent S.F. Bowser Company took over the property, operating out of it until the early 1950s.

Former S. F. Bowser Company Factory - 68 Fraser Avenue

The S.F. Bowser and Company was a manufacturer of oil tanks and cans and first started operations in Liberty Village in about 1909 although construction of the property started in 1906, remaining unfinished for a few years. The company was a subsidiary of Bowser Inc of Fort Wayne, Indiana.

The company expanded its Liberty Village operations in 1921 when it took over the adjacent Arlington Company buildings to the south. Previously the company had also built the three-storey structure at 39 Mowat Avenue c. 1913-144, to the west of its original 1906-09 building. The S.F. Bowser Company stayed at the site in 1946, having previously moved operations to 183 George Street, though a sales office at 64-66 Fraser Avenue in the adjacent former Arlington Company Factory.

ii. ARCHITECTURAL DESCRIPTION

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

Former Arlington Company of Canda Factory - 54 and 66 Fraser Avenue

The Arlington Company property was designed in September 1905, with the building permit for the original complex taken out October 9 of that year. The Toronto architectural team of Wickson and Gregg were in charge of the commission⁵.

Wickson and Gregg's original 1905 architectural plans show the complex with a symmetrical Fraser Avenue façade consisting of two separate buildings joined by a central arched entranceway, leading to an interior courtyard. An "L-shaped" extension emanating from the south building. By 1910, fire insurance maps show the complex to have developed into a U-shaped structure of conjoined buildings. This was an expansion from Wickson & Gregg's plans which had shown the central portion at the north end of the property to be open, but which ended up getting infilled to create the current "U-shaped" configuration of structures. Some of the building permits, subsequent to the original 1905 permit which comprised the growth of the complex

⁴ The City of Toronto Heritage Register Lists 39 Mowat Avenue with a construction date, however, the building does not appear in 1913 Fire Insurance Map revisions, but does appear in 1914 revisions, indicating a c. 1913-14 construction date.

⁵ Historic architectural drawings of the "Arlington Company Factory" by Wickson & Gregg, Architects, September 1905 (City of Toronto Archives - Fonds 200, Series 410, File 1726)

included a 1906 permit (No. 4729) for an unidentified, \$3,000, one-story brick addition with Wickson and Gregg as architects. Also, a 1909 permit (No. 18202) was taken out for a one-storey storeroom designed by J. L. Havill costing \$2,800. Fire Insurance Maps show the one storey-extension at the south end of the façade along Fraser Avenue was constructed as a receiving room c. 1910-13.

The Fraser Avenue facades were designed with classical influences including a symmetrical form and arrangement, and detailing such as window voussoirs and oversized, tapered piers dividing the facades into bays evocative of pilasters. The multi-part and multi-pane sash windows add to the character. The additions made to the south wing comprising the second storey and the one-storey extension to the south were carried out in with materials and detailing compatible with the original design. Limestone detailing with a tooled finish adds to the quality character of the building.

Wickson and Gregg, who were commissioned for the design, comprised a partnership of architects Alexander F. Wickson and Alfred H. Gregg, who formed a team 1905 - 1934. During their partnership the team designed a large number of residential, commercial and institutional buildings in Toronto. Wickson and Gregg's extensive portfolio involved numerous industrial and commercial commissions, especially in the King-Spadina area, including the E. W. Gillett Factory (1907) at 276 King Street West, and the west wing of the Telfer Paper Box Building (1906) at 14 Duncan Street - both designated under Part IV of the Ontario Heritage Act. The team was also responsible for the Central Reference Library (1907), now known as the Koffler Student Service Centre at the University of Toronto, and the well-known Timothy Eaton Memorial Church (1915).

Former S. F. Bowser Company Factory - 68 Fraser Avenue

The building at 68 Fraser Avenue was the first to be constructed in a complex for S. F. Bowser Company. While the building permit was taken out in August 1906 (No. 5017) for a \$9,000 building, it does not appear to have been completed until 1909, being listed in the 1907, 1908, and 1909 directories as an "unfinished factory" before showing up without that qualification in the (January) 1910 directory. The "1909" datestone above the main entrance confirms the completion of the building. The Fire Insurance Map of 1913 shows that it connected with a wood frame building at 39 Mowat Avenue. The revised 1914 Fire Insurance Map shows the frame building was replaced c. 1913-14 by a three-storey brick structure creating a continuous brick complex from Mowat to Fraser Avenues for S.F. Bowser Company.

The two-storey, rectangular building, with a short façade on Fraser Avenue and a long façade on Liberty Street is plain in design with detail mostly limited to elaborated brickwork. The brickwork detailing comprises a corbelled cornice, building corner quoins and understated window detailing on Fraser Avenue with classical semicircular label mouldings and brick keystone detailing. The understated classical styling was extended to the main doorway surround on Fraser Avenue with classical pilasters and entablature. Apart from these basic ornamental embellishments, the building is unadorned in its design, typical of factory buildings of the era in Toronto.

The Toronto architecture firm of Curry, Sproatt & Rolph were in charge of the 1906 design. During this brief partnership (1905-1907), the firm worked on a full range of building types including residential, commercial institutional, and industrial commissions. One of their most prominent buildings is the National Club on Bay Street (1906). Around the same time that they were commissioned by the S. F. Bower Company the firm was also in charge of the design for the Miller Cartage Company (1906) at Dupont and Christie Streets as well as the Ault & Wilborg Co. factory (1907) at Charlotte and Adelaide Streets. Other important commissions during this time included St. Andrew's Presbyterian Church (1907) and the Metropolitan Methodist Church (1906). Separately each of the three architects had long careers alone or with other partners with many prominent works; Sproatt is considered "one of the most important Canadian architects during the early 20th century, and an acknowledged master of the Collegiate Gothic style."⁶

iii. CONTEXT

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

The subject properties are located along the south side of Liberty Street at the southwest intersection with Fraser Avenue (the former S. F. Bowser Company building); and along Fraser Avenue just south of Liberty Street (the former Arlington Company buildings).

Situated in the western half of Liberty Village, the area is characterized by numerous late 19th and early 20th-century factory complexes. These historic industrial complexes are situated between historic railway corridors to the north and south. The buildings are typically low-rise, constructed of brick with a variety of Victorian and Edwardian-era stylistic detailing.

Immediately to the north of the subject properties, the Toronto Carpet Factory complex occupies the entire block and contains several buildings that were part of the complex. Located across Fraser Avenue, immediately to the east, is the immense Gillett Company Factory complex. Both of these sites were designated under Part IV of the Ontario Heritage Act in 1975 and 2020 respectively. Further south in the same block of Fraser Avenue, the east side of the street is defined by the presence of the former Canada Metals complex dating from 1909 containing offices and a foundry.

In the immediate vicinity to the west, at the northeast corner of Mowat Avenue and Liberty Street (39 Mowat Avenue), is the c. 1913-14 portion of the S. F. Bowser Company complex, which occupies a different property, but which adjoins the subject property at 68 Fraser Avenue; it was listed on Toronto's Heritage Register in 2005. Also, to the west on the south side of Liberty Street (addressed 219 Dufferin Street) is the sprawling Sunbeam Incandescent Light Factory. Adjacent, at the northwest corner of Liberty Street and Mowat Avenue (190 Liberty Street) is the former Barrymore Cloth Company.

⁶ Entry for Henry Sproatt, Biographical Dictionary of Architects in Canada

To the northeast, adjacent and opposite to the subject property is the Allan A. Lamport Stadium Park, occupying the entire area bound by King Street West (north), Liberty Street (south), Jefferson Avenue (east) and Fraser Avenue (west). Created in 1969, the park occupies the former grounds and buildings of the Victorian-era Mercer Reformatory for Women originally constructed in 1880 and demolished in 1969.

4. VISUAL RESOURCES

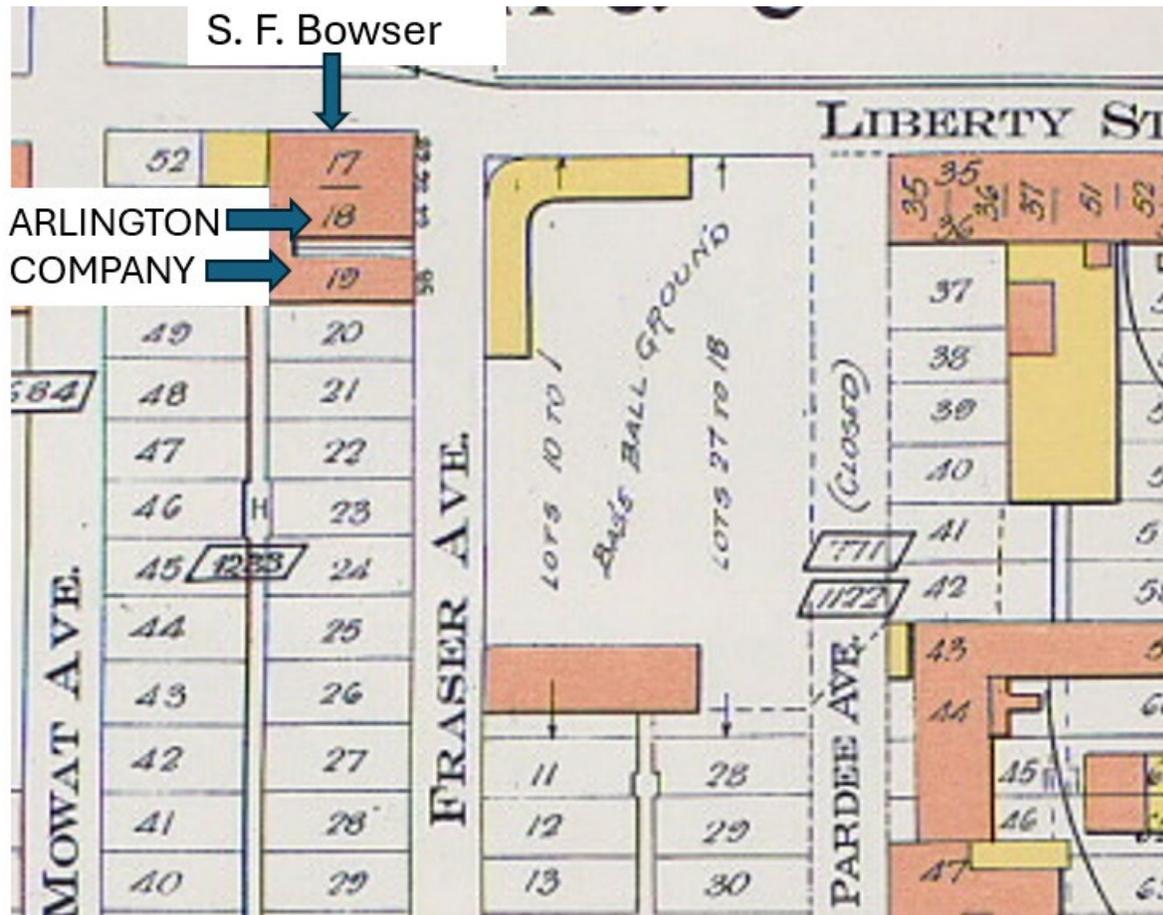


Figure 1: Annotated Atlas of the City of Toronto, 1910 (Chas. E. Goad Company) showing 54 and 66 Fraser Avenue (former Arlington Company Factory) and 68 Fraser Avenue (the former S.F. Bowser Factory).

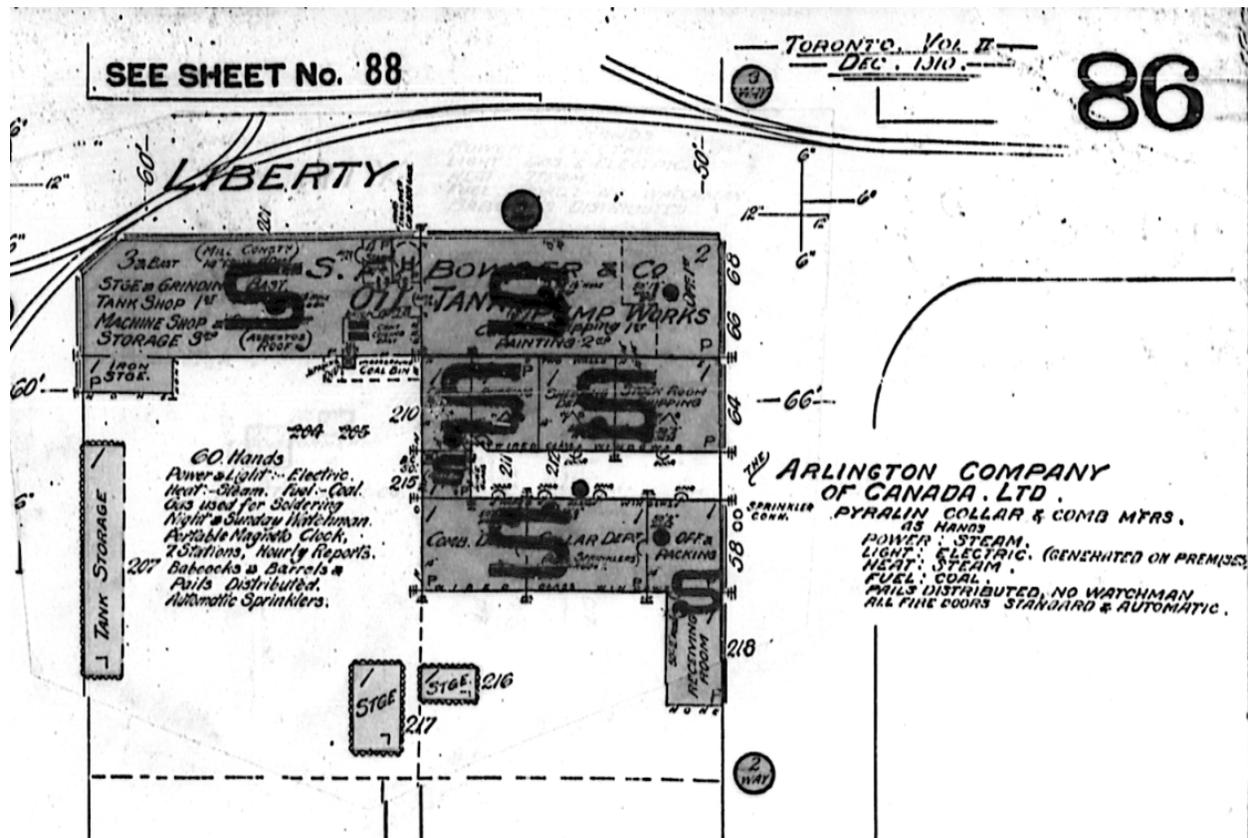


Figure 2: Fire insurance Map 1910, with 1914 revisions (Chas. E. Goad Company) showing 54 and 66 Fraser Avenue (former Arlington Company Factory) and 68 Fraser Avenue (the former S.F. Bowser Factory). Note the presence of the newly constructed S.F. Bowser Building to the west (now 39 Mowat Avenue).

54 and 66 Fraser Avenue (former Arlington Company Factory) Images:

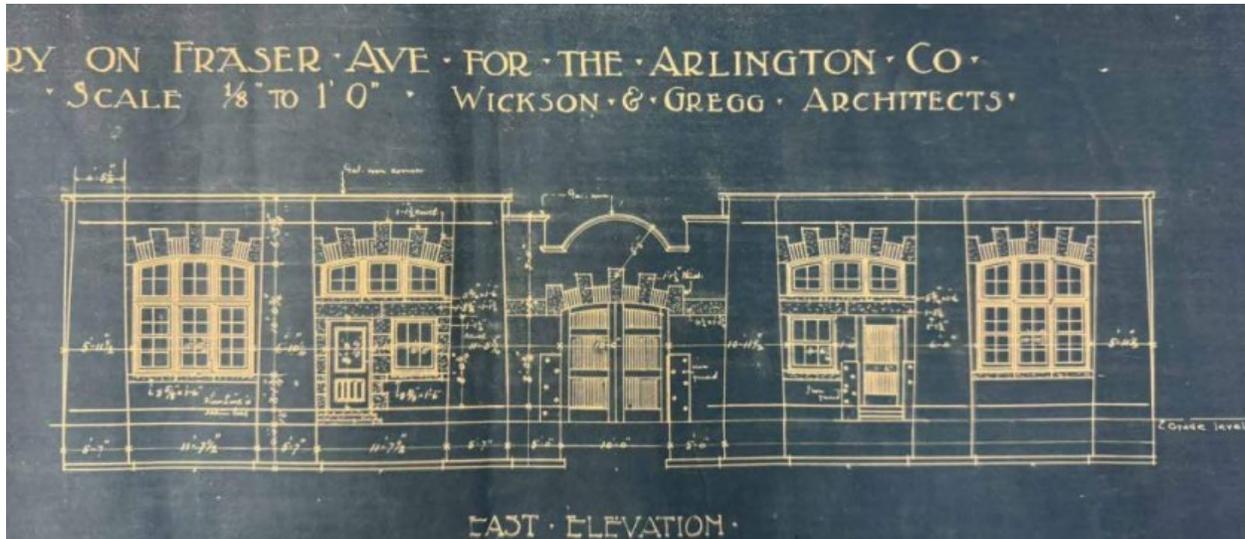


Figure 3: Architectural drawings of the main (east) elevation, September 1905, City of Toronto Archives. (Giamo and Associates Architects Inc., (Giamo and Associates Architects Inc., *Heritage Impact Assessment*)

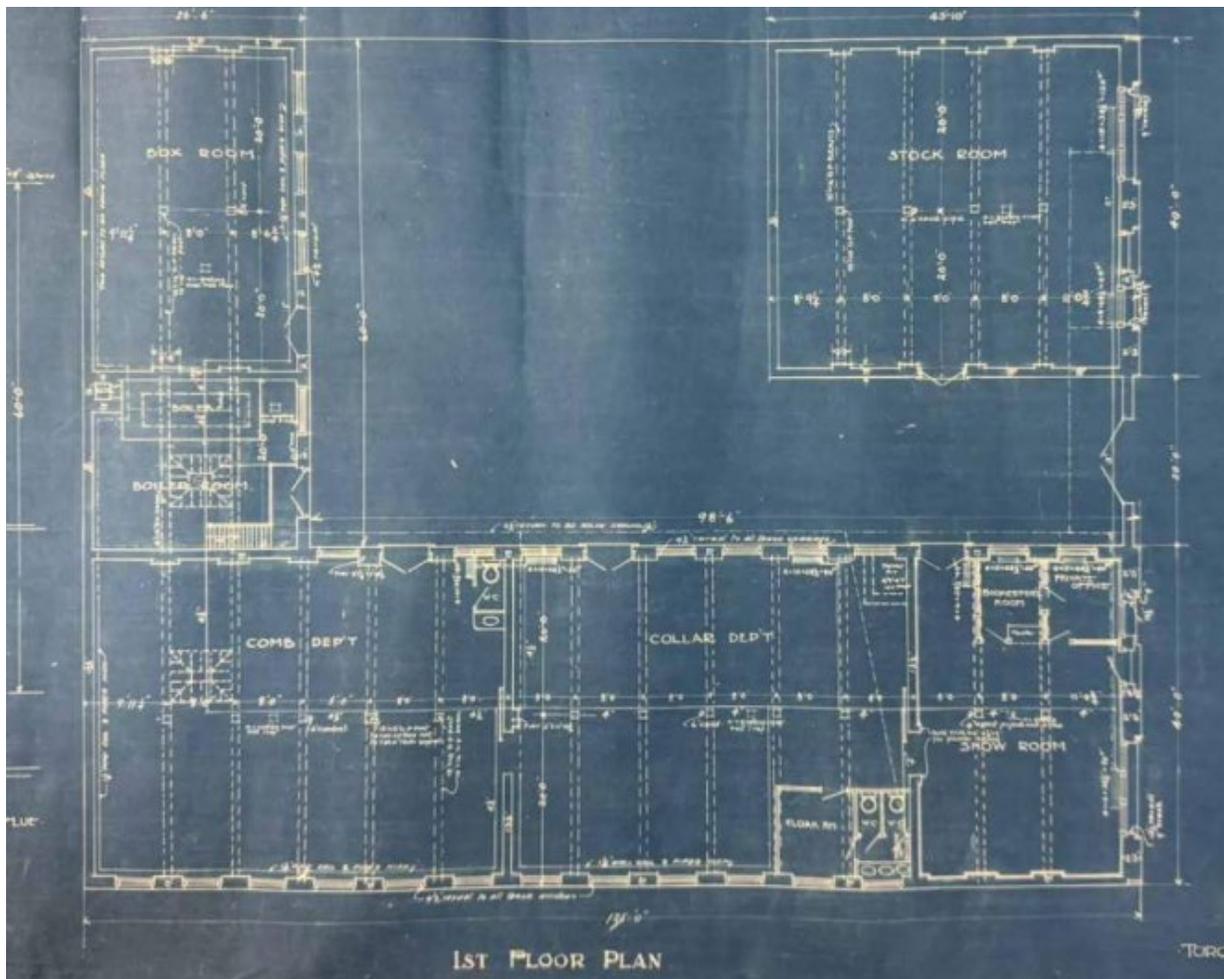


Figure 4: Architectural drawings of the first-floor plan, September 1905, City of Toronto Archives. (Giamo and Associates Architects Inc., *Heritage Impact Assessment*)



Figure 5: The main (east) facades of the former Arlington Company Factory viewed from the northeast, 2025. Note the second-storey addition to the south wing, subsequent to the original design. (City of Toronto Heritage Planning)



Figure 6: The main (east) facades of the former Arlington Company Factory viewed from the southeast, 2025. Note the one-storey addition at the left, subsequent to the original design, constructed c. 1910-13. (City of Toronto Heritage Planning)



Figure 7 (left): An example of an original window assembly and sashes on the south portion of the main (east façade) of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)



Figure 8 (right): Doorway bay of the south portion of the main (east façade) of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)



Figure 9 (left): Wood panel doors of the south portion of the main (east façade) of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)



Figure 10 (right): Courtyard showing the "U-shape" of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)



Figure 11 (left): The courtyard, viewed from the northeast of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)

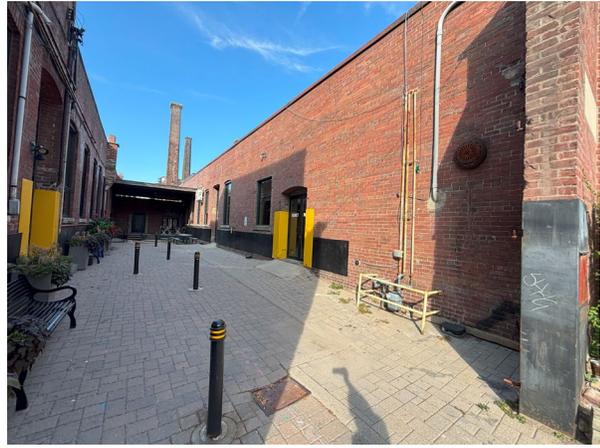


Figure 12 (right): The courtyard, viewed from the southeast of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)



Figure 13: View from the southwest of the rear and side facades of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)

68 Fraser Avenue (former S.F. Bowser Company Factory) Images:



Figure 14: The main (east) facade, 2025. (City of Toronto Heritage Planning)



Figure 15: The north (east) facade, viewed from the northeast, 2025. (City of Toronto Heritage Planning)



Figure 16: The north (east) façade of the former S. F. Bowser Company Factory, viewed from the northwest, 2025. (City of Toronto Heritage Planning)

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Biographical Dictionary of Architects in Canada (BDAC)
<http://dictionaryofarchitectsincanada.org/>
- City of Toronto Archives Photographs
- City of Toronto Public Library - Toronto Directories
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1880 - 1946 (City of Toronto Archives; City of Toronto Public Library; University of Toronto Library, Digital Collection)

SECONDARY SOURCES

- City of Toronto (February 8, 2024). *80 - 86 Lynn Williams Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act*
- City of Toronto (October 8, 2020). *Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 41 and 47 Fraser Avenue and 135 Liberty Street*
- Giamo and Associates Architects Inc., *Heritage Impact Assessment - 147 Liberty Street / 54-66 Fraser Ave*, December 23, 2024