

Toronto Preservation Board

Meeting No.: 36

Meeting Date: Thursday, October 16, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB36.1 - 54, 66 and 68 Fraser Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 10 - Spadina - Fort York

Board Decision

The Toronto Preservation Board 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 (September 25, 2025) from the Senior Manager, Heritage Planning, Urban Design, 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 (September 25, 2025) from the Senior Manager, Heritage Planning, Urban Design, 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.

Origin

(September 25, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on October 16, 2025 the Toronto Preservation Board considered Item [PB36.1](#) and made recommendations to City Council.

Summary from the report (September 25, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(September 25, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 54, 66 and 68 Fraser Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258939.pdf>)

Communications

(October 16, 2025) E-mail from Nicole Corrado (PB.New)

Declared Interests

The following member(s) declared an interest:

Mitchell May - The firm the member is employed with is the heritage consultant for a project on this site.
Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12701>

