

6-8 and 10-12 Sumach Street - 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: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 6-8 and 10-12 Sumach 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 in Attachment 1.

The properties at 6-8 and 10-12 Sumach Street contain two pairs of semi-detached house-form buildings completed between 1886 and 1888. The Late Victorian-era dwellings are located on the west side of "old" Sumach Street, a remnant one-block stub severed from the original street alignment in the 1960s to make way for the Richmond Street Bridge from the westbound Don Valley Parkway (DVP) off-ramp at Richmond and the concurrent eastbound Adelaide Street Bridge. Both infrastructural interventions cut through the city's historic Corktown neighbourhood and demolished over 200 residences. The subject properties stand today directly alongside the parkway ramps as remnants of the area's late-19th century residential character, as well as physical evidence of the impact of mid-20th century urban renewal efforts on existing neighbourhoods. A location map and current photograph of the properties are found in Attachment 2.

The subject properties were identified as having cultural heritage value through the Cultural Heritage Resource Assessment conducted as part of the King-Parliament Secondary Plan Review (2019) and were included on the City of Toronto's Heritage Register in December 2020.

Staff have determined that the properties at 6-8 and 10-12 Sumach Street have cultural heritage value and meet 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets 2 or more of the 9 criteria.

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".

The properties at 6-8 and 10-12 Sumach Street are subject to a Prescribed Event. On September 13, 2021, the City received an Official Plan and Zoning By-law Amendment application related to the proposed redevelopment of the subject properties (21204556STE13OZ). The City Clerk sent a Notice of Complete Application on December 24, 2021. The owner provided a waiver to hold the time limit for Council to make a decision in abeyance until such time as either the Owner or the City of Toronto provides written notice to the other party (the "Notice") that the 90 day time period will recommence with the first day of the 90 day time period being the day that is fourteen days after the date of the Notice. Neither party have reenacted the time period and have instead through dialogue co-ordinated the timing of the staff report to the Toronto Preservation Board. On July 23, 2025, the City received a resubmission of the Official Plan and Zoning By-law Amendment application to facilitate a revised development proposal including partial retention and integration of the subject properties.

A Heritage Impact Assessment (HIA) authored by ERA Architects and dated November 30, 2021 was submitted in support of the active development application on the site of the subject properties. A revised HIA authored by ERA Architects and dated July 11, 2025 accompanied the revised development application submission on July 23, 2025. Both versions of the HIA conclude that the properties at 6-8 and 10-12 Sumach Street have cultural heritage value with each property meeting 2 or more criteria in their evaluation under Ontario Regulation 9/06 prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

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 6-8 and 10-12 Sumach Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 6-8 and 10-12 Sumach Street (Reasons for Designation) attached as Attachment 1, to the report, October 2, 2025 from the Chief Planner and Executive Director, City Planning.
2. 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

At its meeting of October 23, 2019, City Council adopted item TE9.32: King-Parliament Secondary Plan Review - Proposed Secondary Plan containing the King-Parliament Cultural Heritage Resource Assessment (CHRA). The CHRA identified over 275 properties of potential cultural heritage value, including the subject properties at 6-8 and 10-12 Sumach Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE9.32>

At its meeting of December 16, 2020, City Council adopted item TE21.21: Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties and added 257 properties to the City's Heritage Register that were identified through the Secondary Plan Study (2019), including the subject properties at 6-8 and 10-12 Sumach Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

At its meeting of May 5, 2021, City Council adopted item TE24.11: King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

At its meeting of November 24, 2021, City Council adopted, as amended, item TE29.31: 1, 2-16 Sumach Street - Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications - Preliminary Report.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.31>

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.

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

6-12 Sumach Street

The following evaluation analysis by Heritage Planning staff is based on the comprehensive research conducted on the properties at 6-8 and 10-12 Sumach Street (see Attachment 3) and provides the rationale for the recommendations found in this report.

The properties at 6-8 and 10-12 Sumach Street meet the following 4 out of 9 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

Built as two identical pairs between 1886 and 1888, the four properties at 6-8 and 10-12 Sumach Street are valued as fine surviving examples of Late Victorian-era workers' housing, which proliferated in the King-Parliament area during the second half of the 19th century. As two pairs of semi-detached house-form buildings, the subject properties represent a key building typology in King-Parliament, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses.

The semi-detached properties at 6-8 and 10-12 Sumach Street are distinguished by their adaptation of the Ontario House type in response to the narrow lots and high density of housing in one of the city's poorest neighbourhoods. Defining features of the type include a centred entrance on the principal elevation surmounted by a small roof gable containing a round-arched opening and with rooms located to either side. The semi-detached variation found at 6-8 and 10-12 Sumach Street maintains the perception of symmetrical organization of openings characteristic of the Ontario House type but accommodates two centred main entrances to two separate dwellings beneath a shared centred roof gable. Additional features of the Ontario House type found at the subject properties include the Gothic Revival styling, with their dichromatic brickwork, decorative bargeboards in the centred gables, and carved wooden brackets beneath the eaves and sills.

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 properties at 6-8 and 10-12 Sumach Street are valued for their historic association with the history and development of the King-Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions. They are also valued for their role in the King-Parliament theme of Industrial Decline & Post-War Urban Renewal (1945-1970), whereby the four residential properties narrowly escaped demolition to make way for the adjacent Don Valley Parkway-related Richmond Street Bridge and Adelaide Street Bridge that cut through Corktown's 19th to early-20th century built fabric, including the removal of over 200 residential properties.

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

Contextually, the properties at 6-8 and 10-12 Sumach Street are valued for their role in supporting the low-scale, 19th-century residential character of the King Parliament area containing the historic Corktown neighbourhood and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community. Having narrowly survived the replacement of much of the earlier residential building stock in the area during the 20th century, in this case due to construction of the adjacent Richmond Street Bridge and Adelaide Street Bridge, the subject properties are valued as surviving examples of the impact on housing and communities of urban renewal efforts that transformed the area in the mid-20th century.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The properties at 6-8 and 10-12 Sumach Street are also historically and visually linked to their setting on the original southern portion of Sumach Street at Eastern Avenue. Significant transportation projects in the 1960s severed this southernmost block into a stub, including the construction of the Richmond Street Bridge from the westbound off-ramp of the Don Valley Parkway and the eastbound Adelaide Street Bridge, as well as

the realignment of Sumach Street south of King Street East on a slight curve to the west and connecting to Cherry Street at the intersection of Eastern Avenue. Despite these interventions on the area's streetscape, the subject properties survive among a significant collection of late-19th to early-20th century residential, institutional and commercial buildings on both sides of the overhead parkway ramps, including the adjacent James Quinn Row Houses to the north at 2-10 and 1-17 Percy Street (1885-1890), Sackville Street Public School at 19 Sackville Street (1887), and the warehouse at 506 King Street East (1923), all of which are recognized on the City's Heritage Register.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 6-8 and 10-12 Sumach Street, as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have determined that the properties at 6-8 and 10-12 Sumach Street meet 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that Council support the designation of these properties to conserve their cultural heritage value.

The Statement of Significance (Reasons for Designation) for the properties at 6-8 and 10-12 Sumach Street attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 6-8 and 10-12 Sumach Street - Statement of Significance (Reasons for Designation)

Attachment 2 – Location Map and Current Photograph

Attachment 3 – Research, Evaluation & Visual Resources

6-8 AND 10-12 SUMACH STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The properties at 6-8 and 10-12 Sumach Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, historical/associative, and contextual value.

Description

Located at the foot of "old" Sumach Street, just north of Eastern Avenue in the historic Corktown neighbourhood, the four properties at 6-8 and 10-12 Sumach Street comprise two adjacent pairs of 2.5-storey semi-detached house-form buildings completed between 1886 and 1889.

The subject properties were identified as having cultural heritage value through the King-Parliament Secondary Plan Review (2019) and were included on the City of Toronto's Heritage Register in December 2020.

Statement of Cultural Heritage Value

Built as two identical pairs between 1886 and 1888, the four properties at 6-8 and 10-12 Sumach Street are valued as fine surviving examples of Late Victorian-era workers' housing, which proliferated in the King-Parliament area during the second half of the 19th century. As two pairs of semi-detached house-form buildings, the subject properties represent a key building typology in King-Parliament, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses.

The semi-detached properties at 6-8 and 10-12 Sumach Street are distinguished by their adaptation of the Ontario House type in response to the narrow lots and high density of housing in one of the city's poorest neighbourhoods. Defining features of the type include a centred entrance on the principal elevation surmounted by a small roof gable containing a round-arched opening and with rooms located to either side. The semi-detached variation found at 6-8 and 10-12 Sumach Street maintains the perception of symmetrical organization of openings characteristic of the Ontario House type but accommodates two centred main entrances to two separate dwellings beneath a shared centred roof gable. Additional features of the Ontario House type found at the subject properties include the Gothic Revival styling, with their dichromatic brickwork, decorative bargeboards in the centred gables, and carved wooden brackets beneath the eaves and sills.

The properties at 6-8 and 10-12 Sumach Street are valued for their historic association with the history and development of the King-Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions. They are also valued for

their role in the King-Parliament theme of Industrial Decline & Post-War Urban Renewal (1945-1970), whereby the four residential properties narrowly escaped demolition to make way for the adjacent Don Valley Parkway-related Richmond Street Bridge and Adelaide Street Bridge that cut through Corktown's 19th to early-20th century built fabric, including the loss of over 200 residential properties.

Contextually, the properties at 6-8 and 10-12 Sumach Street are valued for their role in supporting the low-scale, 19th century residential character of the King Parliament area containing the historic Corktown neighbourhood and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community. Having narrowly survived the replacement of much of the earlier residential building stock in the area during the 20th century, in this case due to construction of the adjacent Richmond Street Bridge and Adelaide Street Bridge, the subject properties are valued as surviving examples of the impact on housing and communities of urban renewal efforts that transformed the area in the mid-20th century.

The properties at 6-8 and 10-12 Sumach Street are also historically and visually linked to their setting on the original southern portion of Sumach Street at Eastern Avenue. Significant transportation projects in the 1960s severed this southernmost block into a stub, including the construction of the Richmond Street Bridge from the westbound off-ramp of the Don Valley Parkway and the eastbound Adelaide Street Bridge, as well as the realignment of Sumach Street south of King Street East on a slight curve to the west and connecting to Cherry Street at the intersection of Eastern Avenue. Despite these interventions on the area's streetscape, the subject properties survive among a significant collection of late-19th to early-20th century residential, institutional and commercial buildings on both sides of the overhead parkway ramps, including the adjacent James Quinn Row Houses to the north at 2-10 and 1-17 Percy Street (1885-1890), Sackville Street Public School at 19 Sackville Street (1887), and the warehouse at 506 King Street East (1923), all of which are recognized on the City's Heritage Register.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties as fine examples of a semi-detached variation on the Ontario House type with Gothic Revival styling:

- The 2.5-story scale, form and massing of the two pairs of semi-detached house-form buildings on their rectangular plans with rear tails and gable roofs
- The principal (east) elevations of the four properties, perceived on the exterior as two Ontario House buildings but each containing two mirrored properties organized into two bays, with the inner bay containing the main entrance and the outer bay containing a flanking window opening at the first and second storeys
- On each of the two semi-detached buildings, the small, centred gable roof containing a round-arched, louvered opening
- The materiality with the red and buff brickwork; wooden bargeboards and finial, door and transom trim, and carved brackets; stained glass door transom (8 Sumach); and stone sills

Contextual Value

Attributes that contribute to the value of the properties at 6-8 and 10-12 Sumach Street in supporting the low-scale, 19th century residential character of the area:

- The 2.5-story scale, form and massing of the two pairs of semi-detached house-form buildings on their rectangular plans with rear tails and gable roofs

Attributes that contribute to the value of the properties at 6-8 and 10-12 Sumach Street as being historically and visually linked to their setting:

- The setback, placement and orientation of the properties on the west side of "old" Sumach Street bounded by Eastern Avenue to the south and the Adelaide Street East Bridge to the north

LOCATION MAP AND CURRENT PHOTOGRAPH

6-8 AND 10-12 SUMACH STREET

ATTACHMENT 2

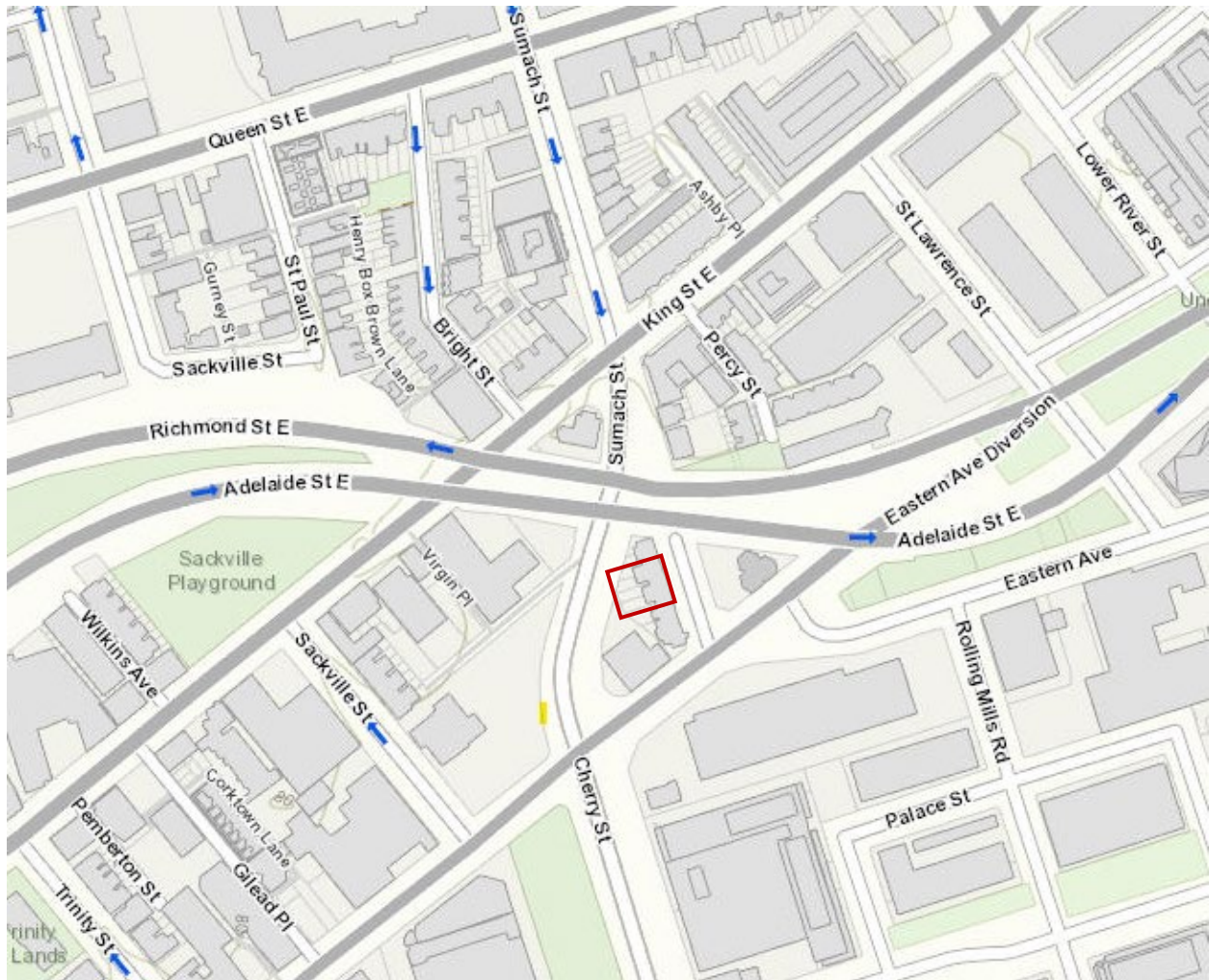


Image 1. Property Data Map with the location of the properties at 6-8 and 10-12 Sumach Street indicated by the red box. Since the 1960s realignment of Sumach Street to connect with the north end of Cherry Street, the foot of historic Sumach Street became a one-block stub bounded by Eastern Avenue to the south and the Adelaide and Richmond Street East overpasses to the north.

Note: This location map is for information purposes only; the exact boundaries of the property are not shown. All maps are oriented with north at the top, unless otherwise indicated. (City of Toronto iView mapping)



Image 2. Current photograph showing the principal (east) elevations of the properties at 6-8 and 10-12 Sumach Street. (Heritage Planning, 2025)

**RESEARCH, EVALUATION &
VISUAL RESOURCES
6-8 AND 10-12 SUMACH STREET**

ATTACHMENT 3

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.



Current photograph looking west at the late-19th century subject properties located on the west side of "old" Sumach Street, now a one-block stub bordered by Eastern Avenue to the south and the Adelaide Street east overpass to the north. (Heritage Planning, 2025)

1. DESCRIPTION

6-8 AND 10-12 SUMACH STREET	
ADDRESS	6-8 and 10-12 Sumach Street
WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Corktown
CONSTRUCTION DATE	1886 (6-8 Sumach Street) 1888 (10-12 Sumach Street)
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	N/A
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	December 16, 2020

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 6-8 and 10-12 Sumach Street 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.

6-8 and 10-12 Sumach Street

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.	✓
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. 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

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.

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.

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 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.

King-Parliament Secondary Plan Area⁴

The location of the properties at 6-8 and 10-12 Sumach Street is shown on the property data map (Image 1) on the west side of "old" Sumach Street just north of Eastern Avenue in the city's historic Corktown neighbourhood of Old Town Toronto.

The King-Parliament area was transformed into the urban cityscape that we recognize today primarily during the period of significance known as Urban and Industrial Expansion (1850-1914). The main attraction to the King-Parliament area was the growth of industry which flourished over the next 100 years. While access to shipping would

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

4 King-Parliament Historic Context Statement in City of Toronto, 2020: 19-23.

continue to draw industry to the area, the introduction of railways to Toronto in the 1850s had a far greater impact. The Grand Trunk railway was the first to cross the Don River and was laid out along the Esplanade in 1855.⁵ The railways dramatically changed the landscape of the area, filling the harbour for their tracks and yards over successive periods, and extending the shoreline south from Front Street. The railways also encouraged economies of scale through quick access to much larger markets than was previously imaginable in an era of poor roads and laborious travel. Toronto industries could now compete with smaller industries in towns connected to it by rail all over Ontario.⁶ The result was a concentration of large-scale industrial power in the King-Parliament area. By the end of the 19th century, two businesses – William Davies Pork Packing Plant (since demolished) and the Gooderham and Worts Distillery – claimed to be the largest of their kind in the British Empire.

Industrial growth directly contributed to the Don Improvement Plan of 1886, which led to the straightening of the Don River below Gerrard Street by 1892. The massive engineering project reclaimed significant lowlands along the banks of the river for industrial use and made room for a new Canadian Pacific Rail line completed through the King-Parliament area on the west side of the Don River in 1892.⁷

Initially, the dramatic expansion of industry in the area caused an increase and change in housing. The wealthy left the area, their homes either demolished or converted for other purposes, and denser housing predominated. In fact, demand for worker's housing was strong enough by the 1880s that the Wilkins family developed a business redeveloping lots by inserting narrow lanes off of King Street with row houses that survive today, including Wilkins Avenue, Percy Street, and Ashby Place. Residential occupation reached its peak in the entire area by about 1900.

In this period, the King-Parliament area was one of Toronto's poorest residential areas, along with The Ward (between Yonge Street and University Avenue, from Queen to College streets) and areas close to industry and railyards to the west of the downtown. Like The Ward, the poorly maintained row houses of the King-Parliament area offered less costly housing for new immigrants.

After the expansion of industry fueled a growth in housing, it was then responsible for shrinking it. In the early 20th century, the continued growth of industry in the area resulted in the redevelopment of residential areas with factories and warehouses. Much of the Old Town, in fact, was slowly transformed by the consolidation of residential or commercial lots and redevelopment for industry.

The Old Town neighbourhood began to experience an industrial decline in the 1960s. As a result of demographic shifts and changes in land use planning and urban development, many manufacturing firms vacated the downtown core and relocated to newer suburban locations.

5 Historica Research Limited, 9, 22.

6 Careless, 83.

7 Careless, 118.

The period of Industrial Decline & Post-War Urban Renewal (1945-1970) was also defined by the impact of the automobile, primarily through highway construction. Following the establishment of Metropolitan Toronto in 1953, Metro's new planning department began a rapid and transformative period of road and expressway expansion. The Gardiner Expressway cut through the bottom of the King- Parliament area in the late 1950s, further severing it from the waterfront. The Gardiner was followed by the construction of the Don Valley Expressway in the 1960s. Looking for a route connecting the Don Valley Parkway into the downtown, planners settled on ramps that would cut through Corktown (including just north of the subject properties), then considered a largely derelict residential area in an industrial/commercial zone, to connect with Duke and Duchess Streets.

The impact of that idea transformed the area unlike any other transportation development since the railways. Duke and Duchess were made extensions of and renamed Adelaide and Richmond streets (which, thanks to the 1797 survey which first laid them out, previously dead-ended at Jarvis), and were converted to one-way thoroughfares. Much more significantly, the Adelaide and Richmond Street ramps resulted in the demolition of the House of Providence, a defining institution in the area for over 100 years, the demolition of approximately 200 houses⁸, the severing of formerly continuous north-south streets, and the introduction of vacant spaces on the edges and beneath the ramps where housing and shops once stood. While vacant open spaces created by the ramps have since been converted into parks or public amenities, the negative impact of the ramps on the formerly cohesive nature of Corktown remains.

Today, the King-Parliament area includes some of Toronto's oldest neighbourhoods and commercial and industrial areas including Corktown, Moss Park and St. Lawrence. Within its boundaries are cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeology that reflect the long evolution of the area, from ancient Indigenous habitation through the late-18th century founding of the Town of York, to the present day. The contemporary road network and built form of the area reflects its evolution from a primarily residential and commercial area in the first half of the 19th century, to a commercial and industrial area with pockets of working class housing by the end of the 20th century.

6-8 and 10-12 Sumach Street

The subject properties comprise part of Lots 20 and 21 of registered Plan 108 located on the west side of "old" Sumach Street in the city's historic Corktown neighbourhood. Corktown is a 19th century urban village in the heart of the city and King and Queen Streets (East of Parliament) are its two main streets. It was originally settled by working class immigrants in the early 1800's, many of whom came from the County of Cork in Ireland. They found work in developing industries such as the local breweries and distilleries. Their Irish heritage was reflected in what came to be the area's nickname.

City Directories indicate that by 1886, the existing semi-detached house-form buildings at 6-8 Sumach Avenue had been constructed and were occupied by William J. Barchard, a carboard box maker, and John Davis, a shoemaker, respectively.

⁸ City of Toronto Planning Board, "Housing in King-Parliament", 10.

Directories and the 1889 Goad's Historical Atlas confirm that this pair were followed shortly thereafter by the construction of the existing semi-detached house-form buildings at 10-12 Sumach Avenue in 1888, which were then occupied by W. J. McDougall, a labourer at the nearby "St. Lawrence Foundry Company", and James Gilmore, also a labourer.⁹ (Images 3-4)

Prior to the construction of the Eastern Avenue Bypass in 1964, the properties maintained their residential use, consistent with the neighbourhood and era. As part of the construction of the Eastern Avenue Bypass, including the Adelaide and Richmond Street East ramps to/from the Don Valley Parkway, the portion of Sumach Street south of King Street East was severed into a one-block stub. Based on the City of Toronto Directories and aerial photographs, the existing buildings north of 12 Sumach Street were demolished and the overpasses were completed and opened in 1965. (Images 5-6) Archival photos from 1972 show the relationship of the subject properties relative to both the realigned portion of Sumach Street and to the recently constructed parkway ramps. (Images 7-8) The current properties at 14-16 Sumach Street, abutting the north end of the subject properties, were built in the mid-1980s. (Image 9)

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.

The subject properties at 6-8 and 10-12 Sumach Street comprise two identical pairs of 2.5-storey house-form buildings with their principal elevations fronting east onto the west side of "old" Sumach Street between Eastern Avenue and the Adelaide Street East overpass. Built within several years of each other (6-8 Sumach by 1886 and 10-12 Sumach in 1888), the grouping is clad in dichromatic brick on its street-fronting elevations. In keeping with the Ontario House type as defined in the King-Parliament Historic Context Statement¹⁰ and considered a significant type within the area, the principal elevation of both semi-detached buildings is defined by a symmetrical organization of openings, with a centred entrance surmounted by a small cross gable containing a round-arched, louvred opening, and flanked by single window openings at the first and second storeys. Additional defining features of the type include portions of the original Gothic Revival style bargeboard in the centred gables with large finial at the peak (missing at 6-8 Sumach), carved wooden brackets under the eaves and stone sills, and highly decorative buff brick headers with prominent keystones over the openings. (Images 10-12) A 1936 archival photo indicates that the existing brick chimney at the ridgeline of the rear (west) tail between 10-12 Sumach Street remains today, albeit without its original stone cap. (Image 13)

At the rear tails of the properties, as viewed from the public realm on the realigned portion of Sumach Street, their mutual form and resemblance remains evident with the

⁹ Information for the 1889 City Directory was compiled in the previous year; the St. Lawrence Foundry mentioned in the directories was likely the nearby Dominion Wheel and Foundries Company at 153-185 Eastern Avenue.

¹⁰ City of Toronto, 2020: 28.

only visible exterior alteration being the early-1990s bump-up of the original gable roofline to accommodate 3 full storeys on the rear (west) elevation at 12 Sumach Street.¹¹ (Images 13-14)

iii. CONTEXT

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

The four properties at 6-8 and 10-12 Sumach Street comprise two pairs of adjacent semi-detached house-form buildings located along the west side of "old" Sumach Street, just north of Eastern Avenue within the historic Corktown neighbourhood. Since 1964-1965, this portion of Sumach has been a one-block stub with its northern terminus being the Adelaide and Richmond Street East overpasses. The realigned portion of Sumach Street is located directly west of the subject properties with its south end connecting to Cherry Street south of Eastern Avenue and, north of King Street East, continuing in its historic location. (Images 14-16)

The subject properties sit at a junction of several important historic neighbourhoods in Toronto. To the northwest is historic Moss Park and the St. Lawrence Neighbourhood Heritage Conservation District (HCD) to the west. To the south is the historic Distillery District, where many of Corktown's early inhabitants were employed. Adjacent and nearby heritage properties include the James Quinn Row Houses at 2-10 Percy Street (1890), the Sackville Street Public School (1874) and the warehouse buildings at 507 King Street East. (Images 19 and 20)

¹¹ This application was refused by the Committee of Adjustment in March 1993 but overturned at the OMB the following year. (Case # A-209-93)

4. VISUAL RESOURCES

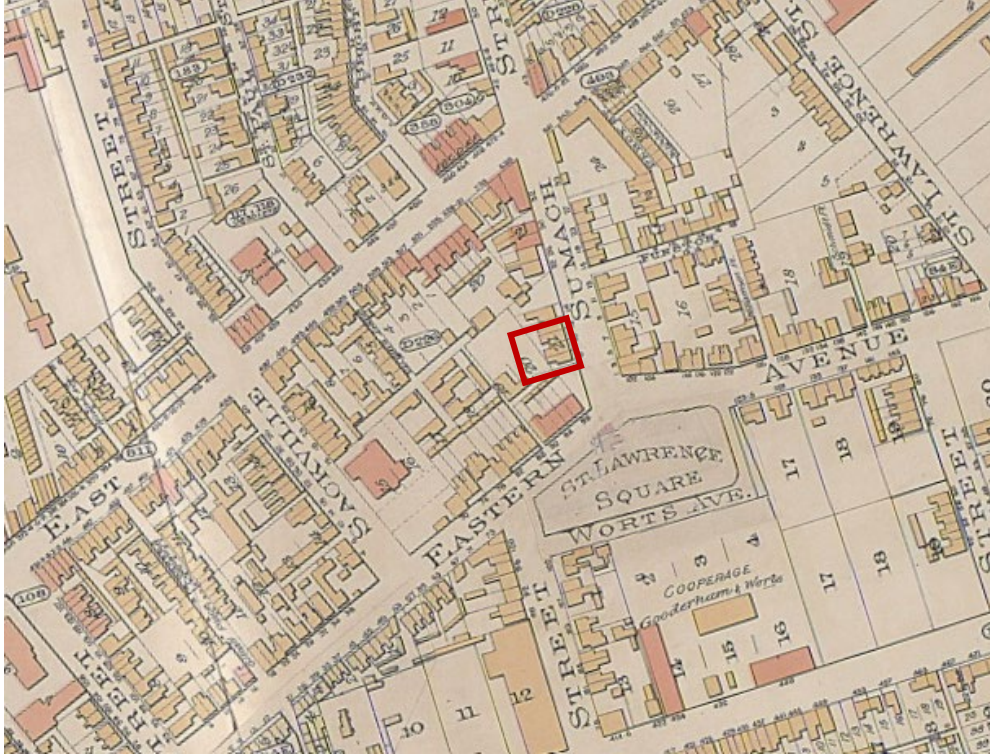


Image 3: 1889 Goad's historical map showing the location of the four subject properties (Ng)



Image 4: 1924 Goad's historical map showing the location of the four subject properties (Ng)



Image 5: 1954 aerial photograph showing the location of the four subject properties on the west side of the original alignment of Sumach Street (CofT)



Image 6: 1965 aerial photograph showing the realignment of Sumach St to connect with Cherry south of Eastern Ave and the Adelaide and Richmond St E overpasses. (CofT)



City of Toronto Archives, Fonds 2032, Series 841, File 19, Item 6

Image 7: 1972 archival photograph looking northwest from Eastern Ave and St. Lawrence St. The subject properties are indicated by the arrow. (Toronto Archives)



City of Toronto Archives, Fonds 2032, Series 841, File 19, Item 36

Image 8: 1972 archival photograph looking north from Eastern Ave along the realigned portion of Sumach. The rear of 8, 10 and 12 Sumach are indicated by the arrow. (Toronto Archives)



Image 9: Principal (east) elevations of 10-12 Sumach Street, at left, and infill properties at 14-16 Sumach Street (c.1984) indicated by the arrow. The latter properties replaced a larger boarding house at 14 Sumach Street that was demolished to make way for the parkway overpass. (Heritage Planning, 2025)



Image 10: Principal (east) elevations of the properties at 6-8 and 10-12 Sumach Street. Note the tall, wooden finial at the peak of the roof gable at 10-12 (currently missing at 6-8). (Heritage Planning, 2025)



Images 11 and 12: Detail of the principal elevations at 6-8 and 10-12 Sumach Street, showing the decorative contrasting brickwork and original door openings with transoms. The stained glass transom at 8 Sumach Street is likely original to the 1886 house. (Heritage Planning, 2025)



City of Toronto Archives. Series 372 s0372 ss0033 ih0095

Image 13: 1936 archival photograph looking east toward "old" Sumach Street with the rear (west) elevations of 10-12 Sumach Street visible at far right with a single, broad brick centred chimney (indicated by the red circle). The late-19th century detached building at the centre of the photo (14 Sumach Street) was demolished and replaced c. 1984, while the properties at far left were replaced by the Adelaide Street East overpass. (Toronto Archives)



Image 14: Current photograph looking east at the rear (west) elevations of the properties at 6-8 Sumach Street, at right, and 10-12 Sumach Street, at left. The red circle indicates the same centred brick chimney, now truncated. (Heritage Planning, 2025)

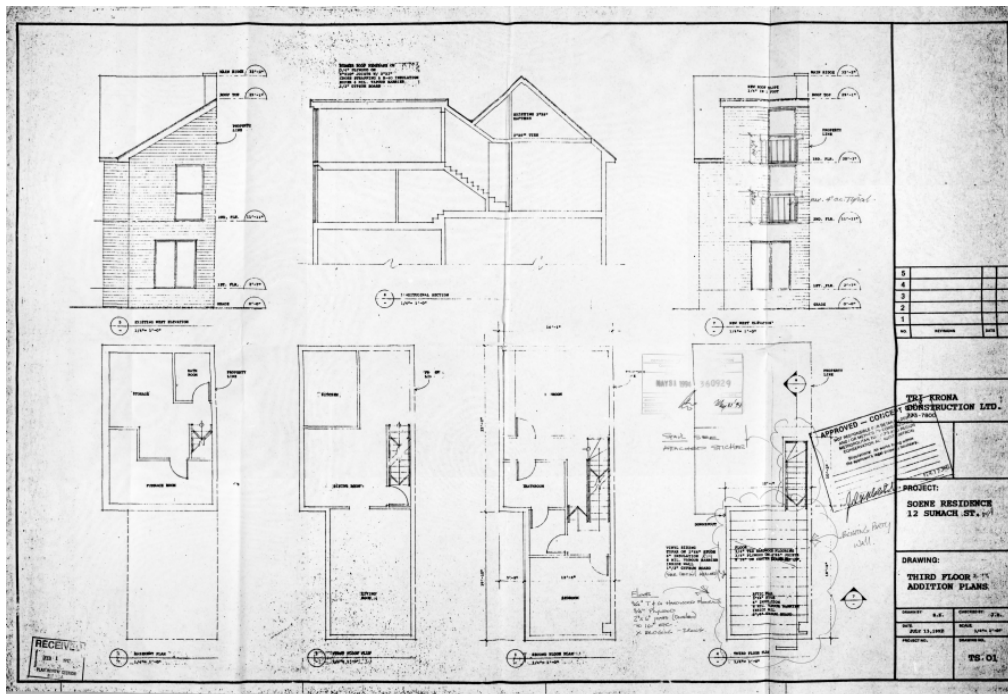


Image 15: 1994 architectural drawing showing alterations to the rear (west) tail of 12 Sumach Street to create a full 3 storeys. (Building Records)



Image 16: Contextual photograph looking north from the subject properties to the Adelaide and Richmond Street East overpasses that severed this original portion of Sumach Street from the rest of the historic street north of King Street East. (Heritage Planning, 2025)



Image 17: Contextual image looking east at the rear (west) elevations of the subject properties and their proximity to the parkway overpass at left. (Google, Feb 2018)



Image 18: Contextual image looking north along the realigned portion of Sumach Street. The arrow indicates the location of the subject properties on the original portion of Sumach behind the white building in the foreground. (Google, July 2023)



Image 19: Contextual image showing the west side of the Sumach Street alignment with 507 King Street East at right and the Sackville Street Public School at left. (Google, July 2023)



Image 20: Adjacent heritage properties (just north of the parkway overpasses) at 2-10 and 1-17 Percy Street (Google)

5. LIST OF SOURCES

ARCHIVAL SOURCES

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- City of Toronto Archives Photographic Collection
- City of Toronto Building Records
- Land Registry Office Records <https://www.onland.ca/ui/>
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- Toronto Public Library. Globe and Mail Historical Newspaper Archive <https://www.torontopubliclibrary.ca/detail.jsp?R=EDB0057>
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