
Toronto Preservation Board

Meeting No. 33**Meeting Date** Monday, June 30, 2025**Start Time** 9:30 AM**Location** Committee Room 2, City Hall/Video Conference**Contact** Tanya Spinello, Committee Administrator**Phone** 416-397-4592**E-mail** hertpb@toronto.ca**Chair** Julia Rady

PB33.7	ACTION	Amended		Ward: 4
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358-360 Dufferin Street (including structure address at 350 Dufferin Street) - Alterations to and Demolition of Heritage Attributes of Designated Heritage Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

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

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

Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning.

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

a. the related Official Plan Amendment and Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect;

b. prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. enter into a Heritage Easement Agreement with the City for the property at 358-360 Dufferin Street (including structure address at 350 Dufferin Street), substantially in accordance with the plans and drawings dated April 29, 2025 prepared by Sweeny & Co Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated May 1, 2025, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.2 above, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and

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

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

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

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

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

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

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

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

7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.b.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and

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

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

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

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

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

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

5. City Council request the Senior Manager, Heritage Planning, Urban Design, City Planning to work with the applicant to retain more of the legibility and massing of the 19th and early 20th

century components of the factory complex on the corner of Dufferin Street and Milky Way alongside the interior courtyard elements, remainder of the Dufferin Street streetwall (north of the driveway entrance), and rear private laneway streetwall.

Decision Advice and Other Information

Anne Fisher, Program Manager, Heritage Preservation Services, Development Review, Urban Design, City Planning gave a presentation on 358-360 Dufferin Street (including structure address at 350 Dufferin Street) - Alterations to and Demolition of Heritage Attributes of Designated Heritage Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement.

Origin

(June 17, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 30, 2025 the Toronto Preservation Board considered Item [PB33.7](#) and made recommendations to City Council.

Summary from the report (June 17, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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

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

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

Background Information

(June 17, 2025) Report and Attachments 1 to 5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 358-360 Dufferin Street (including structure address at 350 Dufferin Street) - Alterations to and Demolition of Heritage Attributes of Designated Heritage Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a

Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256427.pdf>)

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

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256992.pdf>)

Communications

(June 30, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Samantha Irvine, ERA Architects