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July 4, 2025

Sent by EMAIL

Chair and Members of the Toronto and East York Community Council
c/o Cathrine Regan
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2
Email: teycc@toronto.ca

RE: 2025.TE24.3 - 358-360 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

To the Chair and Members of the Toronto and East York Community Council:

ERA Architects Inc. ('ERA') are the heritage consultants for Hullmark, owners of the properties known municipally as 340, 342, 350, 358, 360, 366, 368, 370 and 376R Dufferin Street and 2 Melbourne Avenue. The properties are part of the Dominion Radiator factory complex (the 'Site'), which includes eight buildings at the corner of Dufferin Street between Melbourne Avenue and Milky Way in Parkdale.

We are writing in response to the motion, put forward by a member of the Toronto Preservation Board, requesting that Heritage Planning Staff work with Hullmark to retain additional building components on the Site.

The intent of this letter is to clarify that Heritage Planning Staff and the applicant team have already considered and thoughtfully addressed the building components referenced in the motion. For this reason, we respectfully request that TEYCC adopt the recommendations in the Staff Report without amendment.

Background

The properties at 358-360 Dufferin Street (including structure address 350 Dufferin Street) are currently subject to applications under Sections 33 and 34 of the Ontario Heritage Act to permit alterations and demolitions, in connection with *Planning Act* applications for Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA no. 22 198105 STE 04 OZ) for the Site. The proposal would allow for substantial whole-building retention and adaptive re-use of heritage building fabric on the Site, expansion and re-

animation of the Site's central courtyard, and the introduction of three new residential buildings with commercial and community uses at grade.

The conservation strategy for the Site is the outcome of several years of collaboration between Hullmark and their design team, including ERA, and Heritage Planning. It is being recommended for Council approval by Heritage Planning Staff because it is exemplary not only in its outcomes, but in the collaborative process that Heritage Planning and the applicant team have undertaken.

Many options regarding the conservation strategy, including options that would retain the elements referenced in the subject motion, were thoughtfully considered during this years-long process. Ultimately, due to the diminished integrity of these elements, and the desire to balance the many complex considerations for the Site's redevelopment, the applicant team and Heritage Planning Staff developed a conservation strategy that all parties deem to be appropriate for the Site. This conservation strategy commemorates, rather than retains, some of the damaged and lower integrity building components in the factory complex.

The Staff Report (June 17, 2025) to the Toronto Preservation Board, speaks to this thoughtful approach and recommends Council approval of the requested heritage permits.

Toronto Preservation Board Meeting – June 30, 2025

The factory complex components at the corner of Dufferin Street and Milky Way are municipally known as 366-370 Dufferin Street. The building fabric at this location is the remnant of a building damaged by two extensive fires on the Site in 1935 and 1953. None of the existing building components at this location are heritage attributes of the property, per Designation By-law 87-2025. As such, their demolition/alteration does not require special Council approval under Sections 33 and 34 of the Ontario Heritage Act.

At the June 30th meeting of the Toronto Preservation Board, a member made the following motion:

1. 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. [emphasis added]

The motion effectively requests that Heritage Planning Staff either reverse their earlier determination that these building components not be included in the designation by-law, or revise their assessment of the conservation strategy.

366-370 Dufferin Street – Diminished Integrity

The remnant building fabric at 366-370 Dufferin Street, though original to the complex, has sustained extensive damage so that it is no longer sufficiently whole or intact to communicate its heritage value. The building was designed as a four-storey brick office for the contiguous factory; it is now a two-storey pared

and painted remnant, with no original windows, doors or apparent detailing. Its original design was referenced in the later addition to the south along Dufferin Street, which will be conserved.

As a result of diminished integrity, this portion of the Site was not included as an attribute in the Site's Statement of Significance under Designation By-law 87-2025. The Staff Report, which aligns with ERA's professional opinion, speaks to this directly:

Heritage Planning staff evaluated the entirety of The Dominion Radiator Complex site. Additions and alterations, including adaptations following major fires in 1935 and 1953 and changes in tenancy, have eroded the integrity of some of the early buildings. **The most significantly altered among these are the buildings at 366-370, 376R and 340 Dufferin Street [emphasis added] (p.5).**

This diminished integrity is further discussed in the Designation Report (November 15, 2024) prepared by Heritage Planning's Policy & Research team. The report includes Staff's full evaluation of the Site and concludes that 366-370 Dufferin Street does not merit designation under the Ontario Heritage Act. The Designation Report was adopted by the Toronto Preservation Board and Council (Decision 2024.PH17.16) without any amendments.

For reference, Appendix I includes photographs of the components that the Toronto Preservation Board has asked to be retained through the June 30th motion, as well as an archival photograph of those elements in their original condition, prior to the fires that removed the design value they once carried.

Commemorative Approach

Despite the significantly diminished integrity of 366-370 Dufferin Street, and its exclusion from the Site's list of heritage attributes, we nonetheless appreciate its value in telling the story of the Site. As part of a commemorative approach, original building components have been interpreted in the designs by Sweeny and Co. and discussed in pgs. 45, 74 and 76 of ERA's attached Heritage Impact Assessment (HIA).

As outlined in ERA's HIA and the Staff Report, a new tall three-storey streetwall is proposed at the corner of Dufferin Street and Milky Way in reference to the massing of the original factory office building. The commemorative design is intended to interpret the prominence of the original factory office building and support the reading of the conserved Dufferin Street streetwall as a later addition.

Further refinement to the conservation strategy will be required to detail building elements to be conserved and interpreted. The proposal is subject to a Site Plan Control application, which will allow for this additional design development and serve as an opportunity for further collaboration between the applicant team and Heritage Planning Staff.

Conclusion

We trust that this letter clarifies the intent behind the conservation strategy and the shared perspective of the applicant team and Heritage Planning Staff on this matter. **Accordingly, we respectfully request that TEYCC and Council adopt the recommendations in the June 17th Staff Report without amendment,**

approve the proposed alterations and demolitions under Sections 33 and 34 of the Ontario Heritage Act, and grant authority to enter into a Heritage Easement Agreement.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Irvine', with a long horizontal flourish extending to the right.

Samantha Irvine BA (Hist.), MA (Arch.), JD, CAHP
Senior Associate, ERA

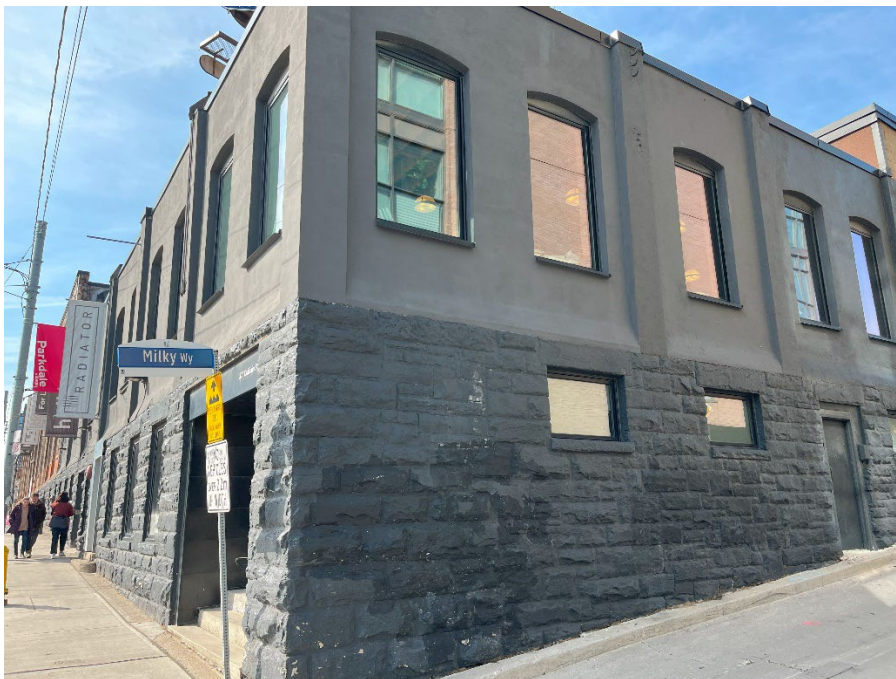
CC:

Erin Smith BES, MSHP, CAHP
Senior Heritage Planner
Heritage Planning, Urban Design
City Planning

Appendix I: 366-370 Dufferin Street - Site and Archival Photos



East elevation of 366-370 Dufferin Street (ERA, 2025)



Partial east and north elevations of 366-370 Dufferin Street (ERA, 2025)



1894 archival photo of east and north elevations of 366-370 Dufferin Street, prior to successive fires (Toronto Archives)