

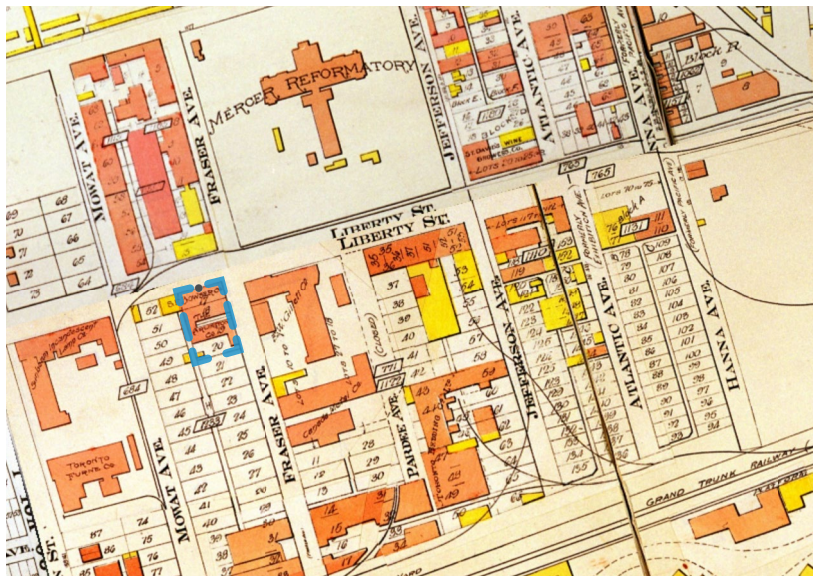


Fig. 2.4. 1913 Goad's Fire Insurance Plan showing the approximate area of the Site in blue. At this time both Arlington Co and S. F. Bowser & Co have been constructed and Liberty Street has been extended west to Dufferin Street. The early 20th century intensification of the surrounding context with various industrial uses has started.

Source: City of Toronto Maps, Annotated by Gaiimo.

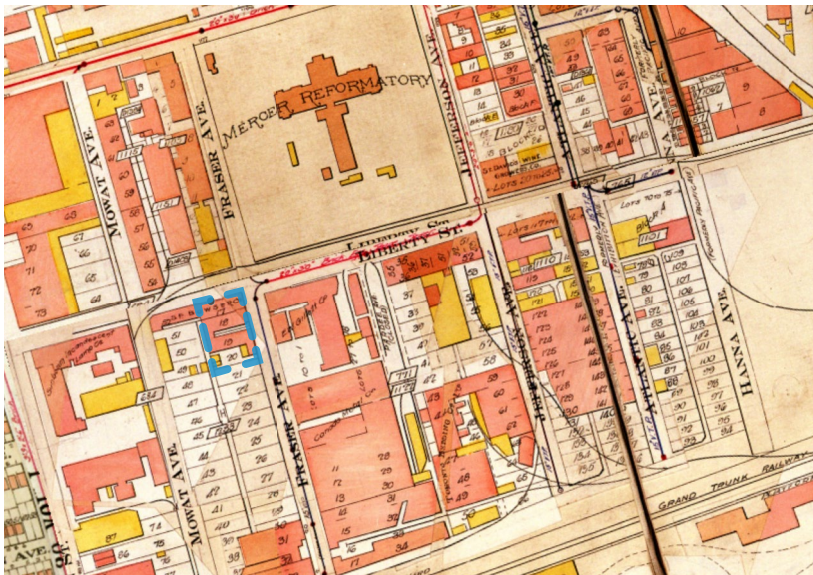


Fig. 2.5. 1924 Goad's Fire Insurance Plan showing the approximate area of the Site in blue. S. F. Bowser & Co's addition to the west (currently known as 39 Mowat Street) is completed by this time.

Source: City of Toronto Maps, Annotated by Gaiimo.

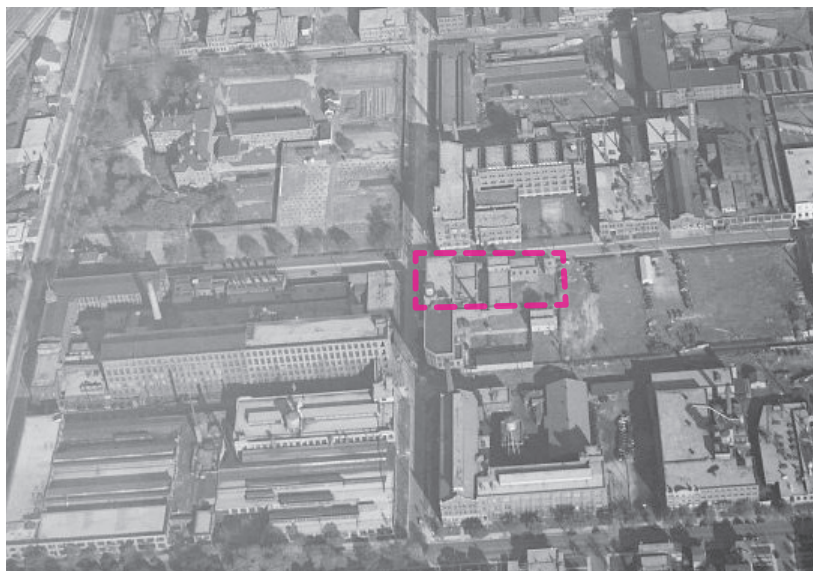


Fig. 2.6. 1930s Aerial Imagery showing the approximate area of the Site in magenta (exact date unknown). Adjacent Heritage Resources, Toronto Carpet Factory and the Gillett Company Factory Complex are shown to the north and east of the site respectively.

Source: City of Toronto Archives, Fonds 1244, Item 2420. Annotated by Gaiimo.



Fig. 2.7. 1954 Aerial Imagery showing the approximate area of the Site in magenta.

Source: City of Toronto Maps, Annotated by Gaiimo.



Fig. 2.8. 1978 Aerial Imagery showing the approximate area of the Site in magenta.

Source: City of Toronto Maps, Annotated by Gaiimo.

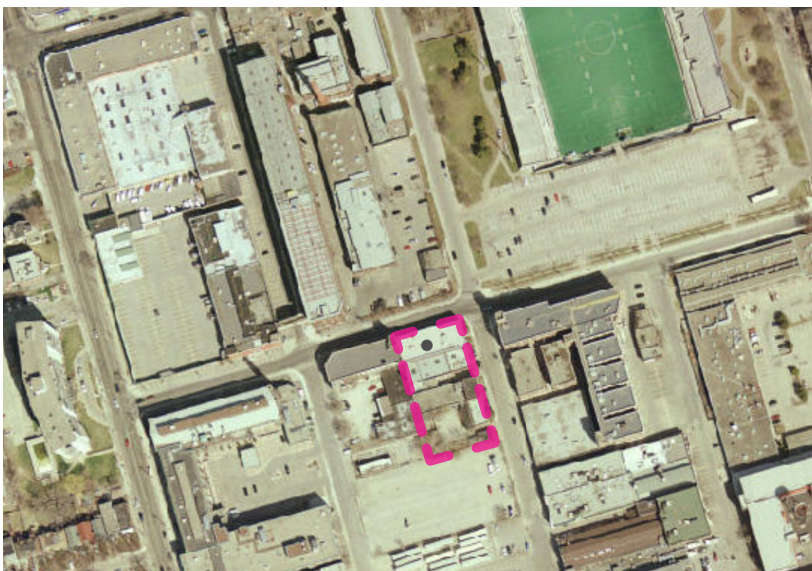


Fig. 2.9. 2005 Aerial Imagery showing the approximate area of the Site in magenta.

Source: City of Toronto Maps, Annotated by Gaiimo.

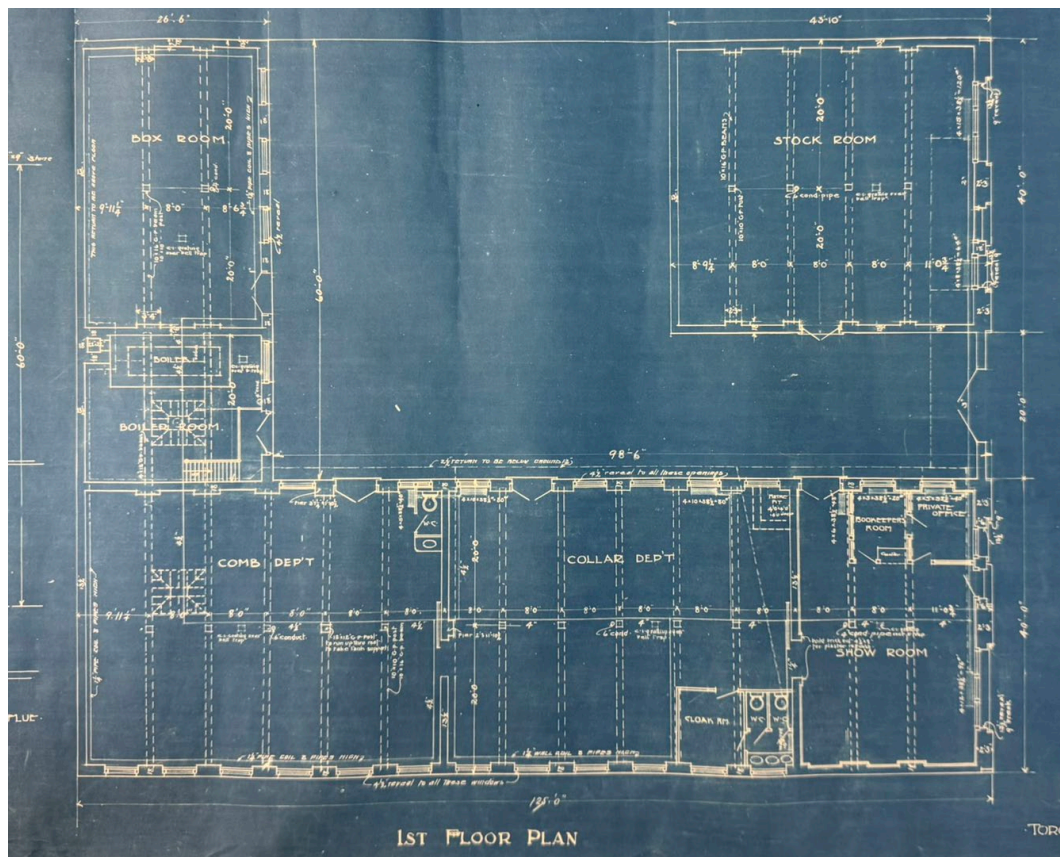


Fig. 2.10. 1st Floor Plan of the Arlington Co Factory on Fraser Avenue, prepared by Wickson & Gregg Architects in September, 1905.

Source: Fonds 200, Series 410, File 1726. City of Toronto Archives.

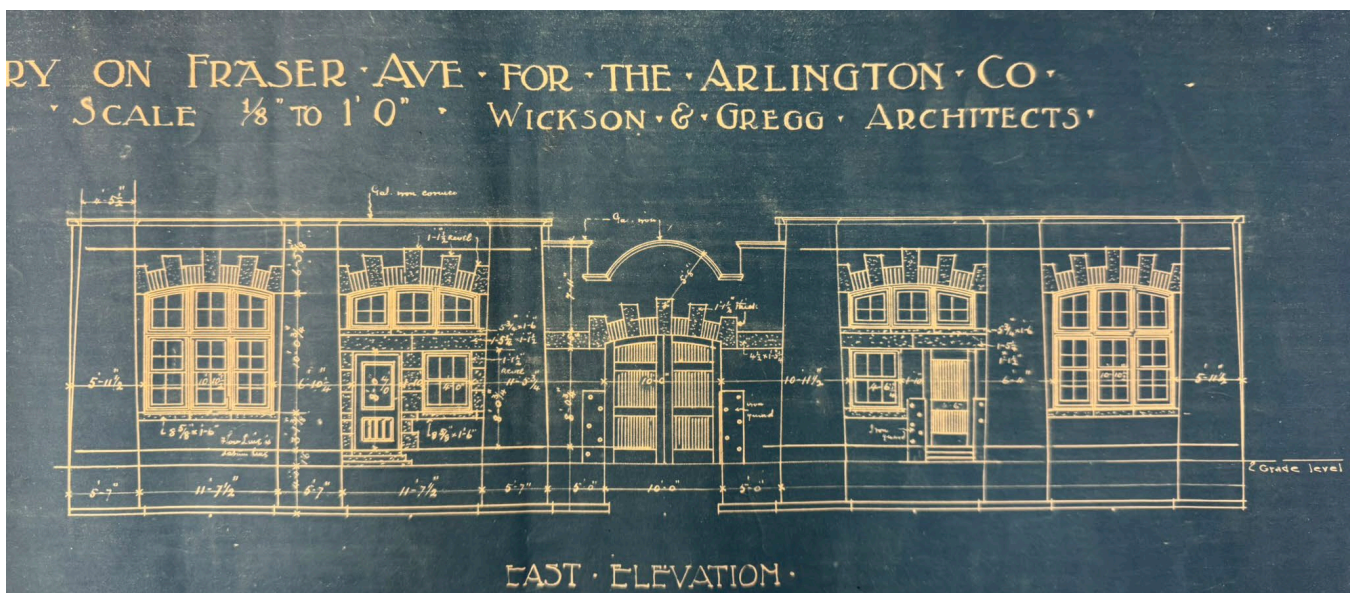


Fig. 2.11. Principal (east) Elevation of the Arlington Co Factory on Fraser Avenue, prepared by Wickson & Gregg Architects in September, 1905.

Source: Fonds 200, Series 410, File 1726. City of Toronto Archives.

3 - POLICY FRAMEWORK

The following section contains a summary of all relevant in-force and emerging policy and guideline documents that relate to the Site.

3.3.1 ONTARIO HERITAGE ACT & ONTARIO REGULATION 9/06

The *Ontario Heritage Act* is the primary legislation for protecting cultural heritage in Ontario. The Act provides several ways for municipalities to help conserve cultural heritage resources, such as the designation of individual properties (Part IV), the designation of heritage conservation districts (Part V), the establishment of a heritage register, and the ability to enter into heritage easement agreements.

Evaluation for cultural heritage value or interest under the *Ontario Heritage Act* is guided by Ontario Regulation 9/06, which prescribes the criteria. The criteria and how they relate to the subject property are detailed in Section 4 of this report. If a property meets two or more of its criteria, it may be eligible for designation under Part IV of the *Ontario Heritage Act*. Once a property is placed on the register, a level of heritage due diligence is exercised during planning, building, and demolition permit application processes.

The City of Toronto maintains a heritage register indicating 'listed' and designated properties.

3.3.2 PARKS CANADA STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* ("*Standards and Guidelines*") provides guidance for decision-making when planning for, intervening on, and using historic places.

In 2008, Toronto City Council adopted the *Standards and Guidelines* as the official guide for planning, stewardship, and conservation for all listed and designated heritage resources in the City of Toronto.

3.3.3 ONTARIO PLANNING ACT AND PROVINCIAL POLICY STATEMENT (2024)

The *Provincial Policy Statement* (PPS), issued under Section 3 of the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. Matters of provincial interest are listed under Section 2 of the *Planning Act* which include Cultural Heritage:

"(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest"

The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the PPS. On October 20, 2024, the updated 2024 PPS came into effect. The current PPS, replaces the 2020 PPS and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, 2019. It envisions a prosperous and successful Ontario that will see an increase in housing and housing option with a strong and competitive economy. Furthermore, "Cultural heritage and archaeology in Ontario will provide people with a sense of place" (PPS, Chapter 1). With respect to cultural heritage, PPS 2024 continues the long-established approach within provincial planning policy to conserve built heritage resources and cultural heritage landscapes. The PPS "is to be read in its entirety and the relevant policies are to be applied to each situation" (PPS, Chapter 1).

Section 4.6 provides direction regarding cultural heritage resources. Policy 4.6.1. states:

"Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."

Further, Policy 4.6.3 states:

"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved."

Policy 4.6.5 sets out directives for early engagement of Indigenous communities in the process of identifying, protecting and managing Cultural Heritage:

"Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes."

The following concepts as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

- Protected heritage property: *"means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites."*
- Built heritage resources: *"a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's*

cultural heritage value or interest as identified by a community, including an Indigenous community."

- Cultural heritage landscapes: *"means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association."*
- Conserved: *"means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments."*
- Development: *"means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, ..."*
- Site alteration: *"means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site."*
- Adjacent: *"means for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan."*
- Heritage attributes: *"means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings*

and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.”

The City of Toronto uses the *PPS* to guide its official plan and to inform decisions on other planning and development matters.

3.3.4 CITY OF TORONTO OFFICIAL PLAN

Chapter 3.1.6 of the City of Toronto Official Plan contains policies relating to heritage conservation. Per the Official Plan, as Toronto continues to grow, “this growth must recognize and be balanced with the ongoing conservation of our significant heritage properties.”

Policy 4 states:

“Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.”

Policy 5 states:

“Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.”

Policy 6 states:

The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for

the Conservation of Historic Places in Canada.

Policies 22-25 of Chapter 3.1.6 specifically relate to Heritage Impact Assessments.

Policy 25 states:

In addition to a Heritage Impact Assessment, the City may request a Heritage Property Conservation Plan to address in detail the conservation treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property or area, to the public.

Policies 26-29 of Chapter 3.1.6 relate to development of properties on the Heritage Register.

Policy 26 states:

New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Policy 27 states:

Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.3.5 GARRISON COMMON NORTH SECONDARY PLAN

Chapter 6 of the Official Plan contains the Secondary Plans focusing on local development policies in various defined areas including the Garrison Common North Secondary Plan (GCNSP).

While the Secondary Plan does not include heritage specific objectives or policies, Policy 2.1 outlines objectives for new development within this area.

- a) be integrated into the established city fabric in terms of streets and blocks, uses and density patterns;*
- b) enhance the public open space system by completing the existing north-south public open space system, providing both visual and physical connections to Fort York and the waterfront;*
- c) include a variety of land use and densities including community services and facilities, so that development can respond to changing market demands over time and provide services for new residents and tenants;*
- d) provide for a range of housing types in terms of size, type, affordability and tenure, to encourage households of all sizes to locate within Garrison Common North; and*
- e) be sensitive to and protect industrial, communications and media operations, solidifying the area as one of the leading locations for new industry technologies.*

Furthermore, policy 10 within the GCNSP outlines site and area specific policies. The Site is within Area 3 defined as *Certain lands located in the Blocks Bounded by King Street West, Dufferin Street, CNR Railway, and Located West of the Inglis Lands and the Hanna Technology District.*

"On the lands shown as 3 on Map 14-1 a healthy and vibrant economic district will be maintained by reinforcing existing economic sectors, encouraging appropriate new economic activities and establishing an environment conducive to future economic growth. Manufacturing operations, business services, media and communication operations, film, video and recording production, cultural and artistic services, fine art production, live/work units and artist studios are encouraged to locate within this area.

No residential use other than live/work units will be permitted."