



Fig. 5.49. East facade poor mortar repairs at the front door.



Fig. 5.51. Example of masonry condition at the corners.



Fig. 5.50. East facade: example of poor brick conditions including spalling, efflorescence, failing mortar joints.



Fig. 5.52. Example of masonry spalling and deterioration.

6 - PROPOSED WORK

The proposed development, as represented in the drawings by Sweeny&Co Architects (Appendix D), introduces a new residential high-rise tower while fully retaining and restoring the existing building at 147 Liberty Street, the former S. F. Bowser & Co factory building; retaining the east façade of the buildings at 58-66 Fraser Avenue, the former Arlington Co factory complex; and reconstructing portions of the return walls at the courtyard and south elevation. The proposal also includes the demolition of the one-story detached brick building at the south end of the lot on Fraser Avenue, 54 Fraser Avenue, to allow for vehicular access to the underground parking level. The primary use of the development will be residential, with non-residential spaces proposed within 147 Liberty Street.

The existing retained structures will be integrated into a two-storey podium that will provide non-residential spaces as well as both indoor and outdoor amenity areas. The existing east elevation facades on Fraser Avenue are proposed to be retained in-situ and restored, and the return walls at the courtyard are proposed to be reconstructed to match the existing conditions (please refer to Section 8 for more information). The main residential entrance is accessed through the courtyard, and two existing non-residential entrances are located on Fraser Avenue and Liberty Street. An underground parking level is proposed under the footprint of the former factory complex on Fraser Avenue, providing building service area, visitors parking and bicycle parking spaces.

The proposed tower is set back approximately 10 metres from the north elevation and 5 metres from the east elevation of the S. F. Bowser & Co factory building (147 Liberty Street), and from the retained east elevation of the Arlington Co factory complex (58-66 Fraser Avenue). In the earlier design scheme, the tower began projecting outward at Level 4. In the revised design, as shown in Fig 6.1. and Fig 6.2., the projection begins at Level 6.

Furthermore, the projecting balconies have been removed. The setbacks together with the designed reveal (directly above the heritage resources) conserve the legibility and three-dimensional integrity of the designated buildings.



Fig. 6.1. Street view at Liberty Street and Fraser Avenue, Sweeny&Co Architects, 2026-06-23.



Fig. 6.2. Street view along Fraser Avenue, Sweeny&Co Architects, 2026-06-23.



147 Liberty St/54-66 Fraser Ave Heritage Impact Assessment

7 - ASSESSMENT OF IMPACT AND MITIGATION STRATEGIES

The impacts of the proposed development on the cultural heritage value and heritage attributes of on-Site resources (as outlined in the draft Statements of Significance) and adjacent heritage properties has been analyzed in this section. Additionally, mitigation strategies that minimize the impact have been outline.

The proposed development will conserve the cultural heritage value of the Site through retention of 147 Liberty Street/ 68 Fraser Avenue in its entirety. Additionally, the main elevation of 58-66 Fraser Avenue (former Arlington Co) will be retained and portions of return walls will be reconstructed using salvaged materials (Section 8 includes more details). However, the proposed development will have several impacts:

- The western portion of Arlington Co will be demolished to accommodate below-grade construction.
- 54 Fraser Avenue (one storey brick structure at the southeast corner of the Site) will be demolished to allow creation of a driveway for access to loading area and underground parking.

Overall, these impacts are mitigated through the proposed conservation and redevelopment design approach.

Demolition and Integrity

For the purposes of Section 3.1.6 Heritage Conservation of the Official Plan, demolition, removal, and integrity are defined as:

Demolition: is the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.

Removal: is the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property.

Integrity: as it relates to a heritage property or an archaeological site/ resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.

Impact: To allow for the redevelopment of the Site, the main façade (east elevation) of 58-66 Fraser Avenue will be retained in-situ and portions of the return walls will be reconstructed using salvaged brick.

Mitigation: The proposed development impacts the integrity of 58-66 Fraser Avenue; however, this impact will be reduced by retention of the main façade. The buildings' cultural heritage value is largely conveyed through the draft heritage attributes (Section 4.5 of this report), which are concentrated in the main façade. Since this elevation will be maintained, the property's ability to communicate the cultural heritage value will remain intact. Also, by reconstructing and reinstating the return walls at the courtyard and designing the residential entrance through the courtyard the rhythm and composition of the buildings is maintained.

Impact: Proposed demolition of 54 Fraser Avenue (one-storey brick structure). The reason for the proposed demolition is to accommodate a new driveway providing access to the loading area and underground parking.

Mitigation: This building was a later addition to the property and is in fair to poor condition with significant brick deterioration and spalling

(refer to section 5). The cultural heritage value of the property will be conserved despite the demolition as this structure does not form part of the heritage attributes as outlined within the Draft Statement of Significance (Section 4.5 of this report).

The proposed redevelopment preserves the integrity of 147 Liberty Street/ 68 Fraser Avenue as this building will be fully retained and conserved and has no impact on this building.

Visual Impacts

While the proposed tower will impact heritage fabric of the Site, by setting it back 10 m from north and 5 m from east, the three-dimensional integrity of the on-Site heritage resources is maintained. The tower will be distinguishable from the heritage resources.

The following mitigation measures are recommended in addition to the redevelopment design strategies which intend to mitigate the impact on the cultural heritage value of the existing buildings within the Site:

- a Conservation Plan related to conservation approach (Section 8);
- heritage permit and documentation as required by the City of Toronto;
- thorough documentation of the existing condition prior to any work;
- Commemoration Plan, which would include a plaque; and
- an exterior lighting plan.

7.1 ENGINEERING CONSIDERATIONS

As in situ façade-only retention of 58-66 Fraser Avenue is proposed, a Structural Heritage Retention Strategy dated February 26, 2026, prepared by Jablonsky, Ast and Partners, is provided in Appendix F.

7.2 POTENTIAL IMPACTS ON ADJACENT HERITAGE PROPERTIES

The heritage attributes and integrity of the adjacent heritage resources will not be impacted by the proposed redevelopment. The proposed redevelopment conserves the cultural heritage value of the Site and maintains the early 20th century industrial character and relationship with the surrounding context. Design strategies including considerable setback from north and west conserves the visual connection between 147 Liberty Street/ 68 Fraser Avenue and adjacent 39 Mowat Avenue (the addition to S. F. Bowser Co). Together, the buildings will continue to anchor the corners of Fraser Avenue and Liberty Street and Mowat Avenue and Liberty Street.

The Site is separated from 41-53 Fraser Avenue, 135 Liberty Street, and 42 Pardee Avenue and 1177 and 1179 King Street by Fraser Avenue and Liberty Street rights-of-way thus having minor impact on the cultural heritage value of these adjacent properties.

While net new shadows will be casted on these resources, as described in the following Shadow Study Analysis, the resources do not have shadow sensitive heritage attributes and therefore, will not be adversely impacted.

7.2.1 SHADOW STUDY ANALYSIS

Giaimo has reviewed the shadow study prepared by Sweeny&Co Architects dated December 23, 2024. Shadow Study of the proposed development was modelled for the 21st of March, June, September and December between 9:18AM and 6:18PM.

The proposed development will cast net new shadows on the existing adjacent heritage resources as described below.

Part IV Designated Adjacent Heritage Resources

Former Gillett Company Factory Complex, 41-53 Fraser Avenue, 135 Liberty Street, and 42 Pardee Avenue (8 Pardee Avenue)

- On March 21st, June 21st, and September 21st between 2:18pm to 6:18pm
- On December 21st between 2:18pm to 3:18pm

The Heritage Attributes within Schedule A of Heritage Designation By-law 46-2021 (included in Appendix C) has been reviewed and are not shadow sensitive. Therefore, there is no anticipated adverse impact on the cultural heritage value of the adjacent heritage resources.

Former Toronto Carpet Manufacturing Building, 1179 King Street West

- On March 21st and September 21st between 9:18am to 1:18pm
- On June 21st between 11:18am to 1:18pm
- On December 21st between 9:18am to 12:18pm

The Reasons for the Designation within Schedule B of Heritage Designation By-law No. 511-75 (included in Appendix C) has been reviewed and shadow sensitive features are not mentioned. Therefore, there is no anticipated adverse impact on the cultural heritage value of the adjacent heritage resources.

Listed Adjacent Heritage Resources

Former S.F. Bower and Company Factory Building at 39 Mowat Avenue

- On March 21st and September 21st between 9:18am to 11:18am
- On June 21st between 9:18am to 12:18pm
- On December 21st between 9:18am to 10:18am

Former Mercer Reformatory Warden's House at 1177 King Street West

- On December 21st between 11:18am to 12:18 pm

The Heritage attributes documented within the Garrison Common North Area Study for these properties have been reviewed and are not shadow sensitive. Therefore, there is no anticipated adverse impact on the cultural heritage value of the adjacent heritage resources.

For additional details, refer to the Shadow Study prepared by Sweeny&Co Architects, included in Appendix E of this report.

8 - CONSERVATION STRATEGY

8.1 CONSERVATION APPROACH

The conservation approach for the Site is a combination of preservation and rehabilitation, which are defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada (second edition)* as:

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

147 Liberty Street/ 68 Fraser Avenue

The proposed conservation approach for 147 Liberty Street/ 68 Fraser Avenue is preservation. The building will be fully retained in situ and utilized as non-residential spaces. Conservation work will incorporate a repair scope to improve the building condition. This scope will include general masonry cleaning, selective masonry replacement and repointing as required.

58-66 Fraser Avenue

The proposed conservation approach for 58-66 Fraser Avenue is rehabilitation. This method will conserve the property's heritage attributes and extend its physical life as an example of early-20th-century industrial design within the surrounding context. The conservation scope for this property includes:

- Retention of the east elevation. Masonry in good condition will be salvaged from the western portion for repairs to the retained façade.

- Approximately 17.8 meters of return walls at the courtyard and 8 meters of south elevation will be reconstructed using salvaged materials, with new sympathetic materials introduced where necessary. Approximately 6.6 meters of the courtyard side walls will remain external, while the remaining portion beyond the residential entrance will be incorporated into the building interior. The main residential entrance will be accessed through this area, and the courtyard will serve as an intermediary between the non-residential and residential programs. The elevator core has been relocated further south, removing it from the courtyard area and further mitigating impacts on the heritage resource while maintaining openness of the space.

This approach will allow the intensification of the Site while conserving valued heritage resources. A forthcoming Conservation Plan will describe the conservation work in more detail.

9 - STATEMENT OF PROFESSIONAL OPINION

This report finds that the proposed development described in Section 6 conserves the cultural heritage value of the former S. F. Bowser Co (147 Liberty Street/ 68 Fraser Avenue) and Arlington Co (54-66 Fraser Avenue) while allowing the intensification of the Site.

The conservation strategy for the proposed development includes preservation of S. F. Bowser Co through retention of the building in its entirety and rehabilitation of Arlington Co through maintaining its main façade (east elevation) and reconstruction of the courtyard side walls and approximately 8 meters of the south elevation. The proposed development protects majority of Arlington Co's draft heritage attributes while incorporating the heritage resource into the proposed podium. The proposed development represents minimal impact on the on-site and adjacent heritage resource.

Therefore, the proposed development conforms to Provincial Policy Statement 2024, Section 4.6 and municipal Official Plan, Chapter 3.1.5, Policies 4, 5, 26, and 27.

Mitigation and conservation are integrated into the concept, and it is recommended that interpretation, stabilization, and commemoration be further developed through a Conservation Plan.

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A - RESOURCE LIST

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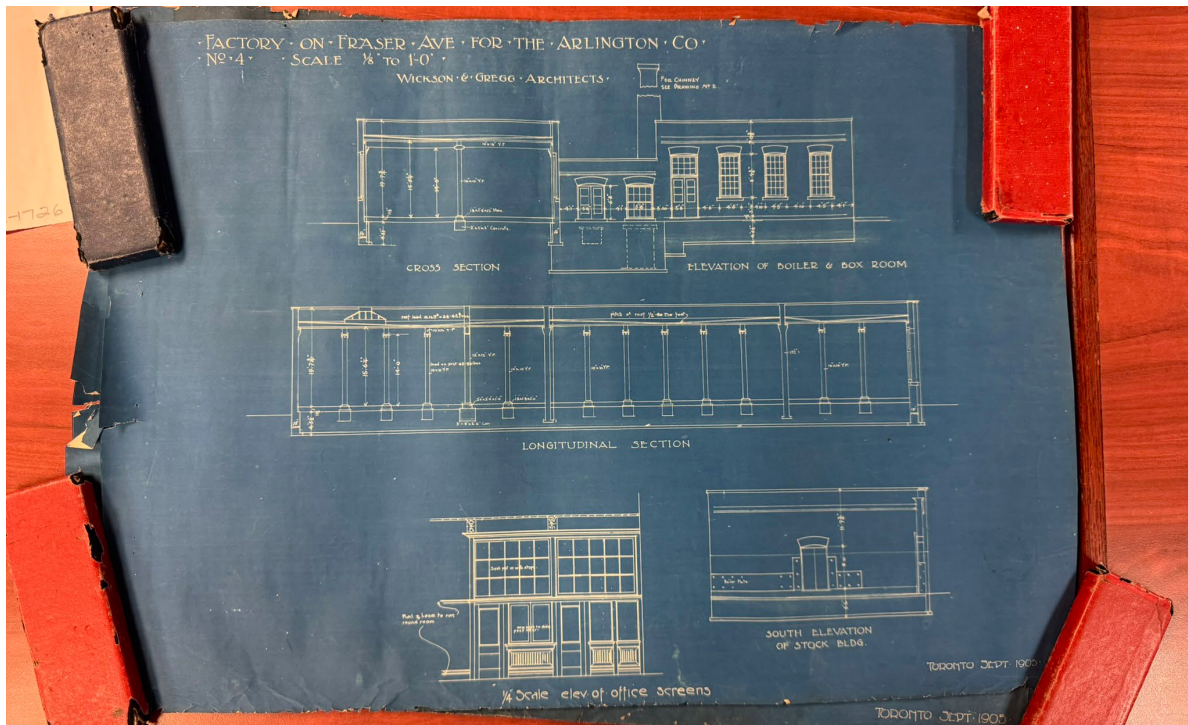
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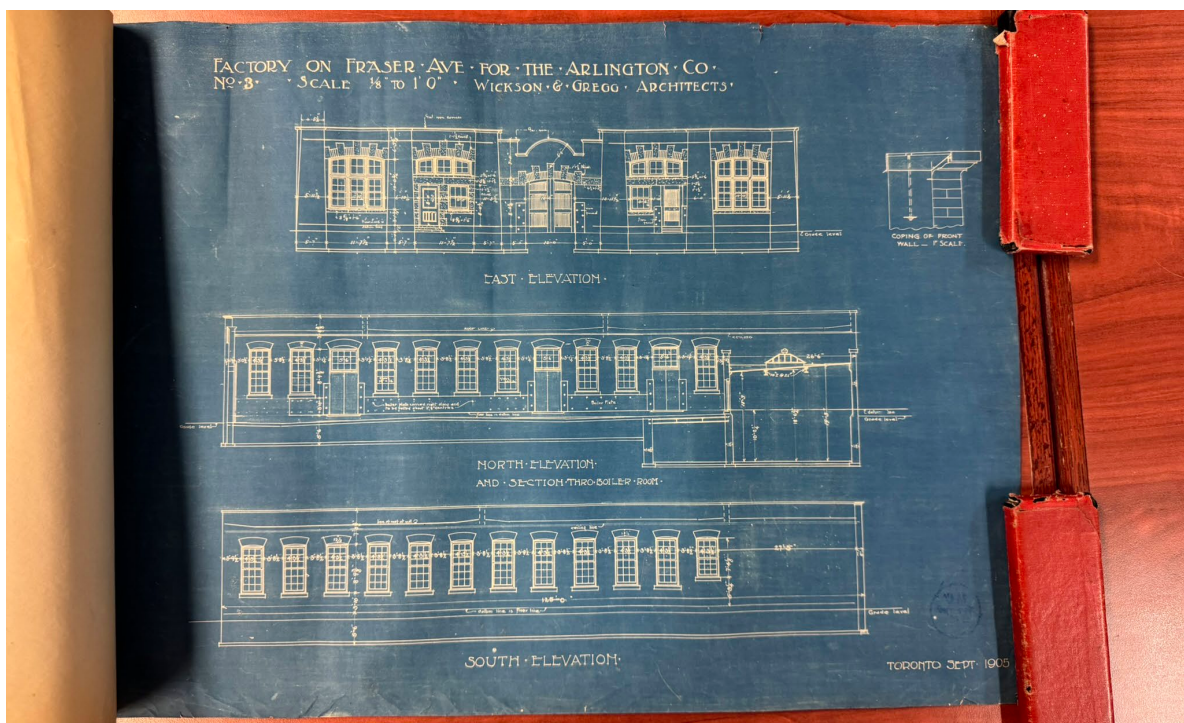
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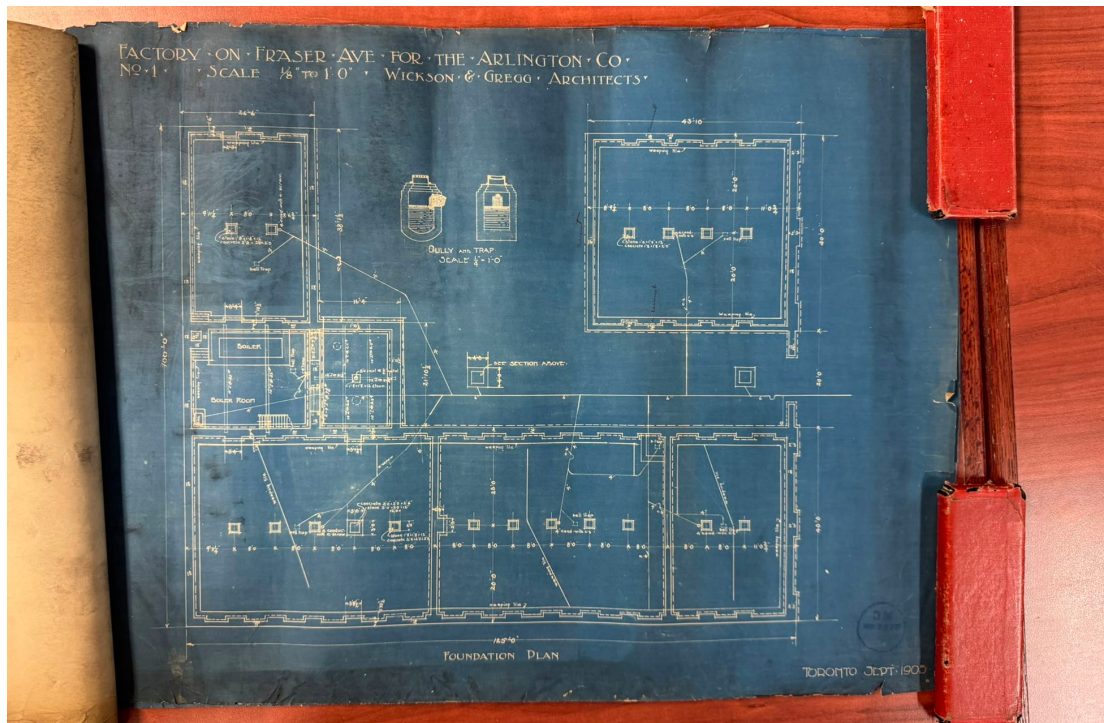
B - ARLINGTON CO HISTORICAL DRAWINGS



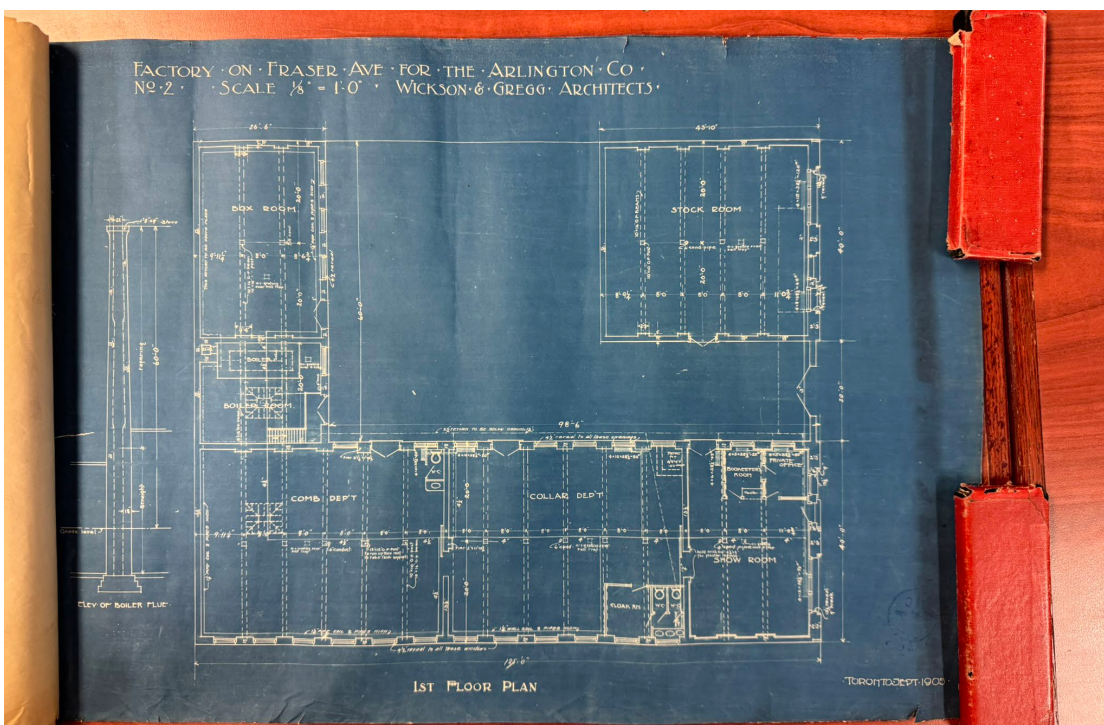
Sections and interior elevation, Arlington Co Factory on Fraser Avenue, prepared by Wickson & Gregg Architects in September, 1905. Source: Fonds 200, Series 410, File 1726. City of Toronto Archives.



Exterior elevations. 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.



Foundation Plan, Arlington Co Factory on Fraser Avenue, Wickson & Gregg Architects in September, 1905.
Source: Fonds 200, Series 410, File 1726. City of Toronto Archives.



1st Floor Plan, 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.

C - HERITAGE RECOGNITIONS

Consolidated Clause in Toronto and East York Community Council Report 9, which was considered by City Council on December 5, 6 and 7, 2005.

22

Inclusion on the City of Toronto Inventory of Heritage Properties - 66 Fraser Avenue (Arlington Company of Canada Factory) (Ward 14 - Parkdale-High Park)

City Council on December 5, 6 and 7, 2005, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, subject to amending the Heritage Attributes in Attachment 2 to read:

“Heritage Attributes:

The heritage attributes of the building and additions are found on the front exterior wall and flat roof. The existing flat configuration of the roof is not part of the Heritage Attributes. The front façade of the building is clad with red brick and trimmed with brick and precast stone. The original single-storey factory has a U-shaped plan where the courtyard formed by the “U” is entered from Fraser Avenue. The courtyard is not part of the Heritage Attributes of the building. On either side of the courtyard opening, stout brick columns organize the east façades into two bays. The bays adjoining the courtyard have flat-headed doors and windows beneath an oversized segmental-arched transom with brick voussoirs and multiple keystones. The shape and detailing is repeated on the single window openings in the outer bays.”

The Toronto and East York Community Council submits the report (August 9, 2005) from the Director, Policy and Research, City Planning Division:

Purpose:

This report recommends that the property at 66 Fraser Avenue (Arlington Company of Canada Factory) be included on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council include the property at 66 Fraser Avenue (Arlington Company of Canada Factory) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting of May 12, 2005, the Toronto Preservation Board considered the Garrison Common North Area Study, which recommended the inclusion of the property at 66 Fraser Avenue (Arlington Company of Canada Factory) on the City of Toronto Inventory of Heritage Properties. The Toronto Preservation deferred consideration of the property to allow further consultation between the owner and staff.

Comments:

Staff have determined that the property previously identified as 66 Fraser Avenue has been split into two municipal addresses, with the south part of the original factory and its south wing identified as #54 Fraser, and the north part of the factory remaining as #66 Fraser. When staff notified the owners of the properties in the Garrison Common North Area Study in April and May 2005, the owners of the property at 54 Fraser Avenue were not notified.

The property at 54 Fraser Avenue is the subject of a separate report that will be on the September 1, 2005 agenda of the Toronto Preservation Board for pre-authorized deferral to the September 29, 2005 meeting of the Board and the Toronto and East York Community Council on October 18, 2005.

Staff have scheduled a meeting with representatives of the owners of the property with the confirmed municipal address of 66 Fraser Avenue and will update the Toronto Preservation Board on the discussions.

A location map (Attachment No. 1) is attached. Photographs and a description are attached as Attachment No. 2. The description for the property previously identified as 66 Fraser Avenue has been corrected to indicate that the factory complex has two municipal addresses, and the changes are underlined in the attachment.

Conclusions:

It is recommended that City Council include the property at 66 Fraser Avenue (Arlington Company of Canada Factory) on the City of Toronto Inventory of Heritage Properties.

Contact:

Denise Gendron, Manager, Heritage Preservation Services
Tel: 416-338-1075; Fax: 416-392-1973; E-mail: dgendron@toronto.ca

(A copy of Attachment 1: Location Map in the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, was forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on November 15, 2005, and a copy is on file in the City Clerk's Office.)

PHOTOGRAPHS & DESCRIPTION: 66 FRASER AVENUE ATTACHMENT 2



#66 north of courtyard

66 Fraser Avenue: Arlington Company of Canada Factory
(54 Fraser Avenue is southern portion of the building)

Description:

The properties at 54 and 66 Fraser Avenue are recommended for inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. In 1905, the Arlington Company of Canada, manufacturers of pyralin collars and combs, commissioned the factory. The original U-shaped complex was completed in 1906 according to the designs of Toronto architects Wickson and Gregg. The south wing was added in 1910, with the second-storey addition to the section south of the courtyard completed in 1919 (the parts of the complex south of the courtyard are now known as #54 Fraser Avenue).

Significance:

The Arlington Company of Canada Factory is architecturally significant as a well-designed early-20th century industrial building with exaggerated Classical elements associated with the Renaissance Revival style. Located on the west side of Fraser Avenue, south of Liberty Street, the factory contributes contextually to the Liberty Street neighbourhood in Garrison Common.

Heritage Attributes:

The heritage attributes of the building and additions are found on the exterior walls and flat roofs. The different parts of the complex are clad with red brick and trimmed with brick and precast stone. The original single-storey factory has a U-shaped plan where the courtyard formed by the “U” is entered from Fraser Avenue. On either side of the courtyard opening, stout brick columns organize the east facades into two bays. The bays adjoining the courtyard have flat-headed doors and windows beneath an oversized segmental-arched transom with brick voussoirs and multiple keystones. The shape and detailing is repeated on the single window openings in the outer bays. The wall with a pediment that marked the entrance to the courtyard has been removed.

The Toronto and East York Community Council also submits the communication (November 4, 2005) from the City Clerk, Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, subject to amending the Heritage Attributes in Attachment 2 to read:

Heritage Attributes:

The heritage attributes of the building and additions are found on the front exterior wall and flat roof. The existing flat configuration of the roof is not part of the Heritage Attributes. The front façade of the building is clad with red brick and trimmed with brick and precast stone. The original single-storey factory has a U-shaped plan where the courtyard formed by the “U” is entered from Fraser Avenue. The courtyard is not part of the Heritage Attributes of the building. On either side of the courtyard opening, stout brick columns organize the east façades into two bays. The bays adjoining the courtyard have flat-headed doors and windows beneath an oversized segmental-arched transom with brick voussoirs and multiple keystones. The shape and detailing is repeated on the single window openings in the outer bays.

Action taken by the Board:

The Toronto Preservation Board received the communication (November 1, 2005) from Mary J. E. Martin, Macdonald Porter Drees, addressed to Heritage Preservation Services.

Background:

The Toronto Preservation Board on November 3, 2005, considered a report (August 9, 2005) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 66 Fraser Avenue (Arlington Company of Canada Factory) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board also considered a communication (November 1, 2005) from Mary J. E. Martin, Macdonald Porter Drees, addressed to Heritage Preservation Services.

The Toronto and East York Community Council also submits the communication (September 30, 2005) from the City Clerk, Toronto Preservation Board:

Action taken by the Board:

The Toronto Preservation Board:

- (1) deferred consideration of the report (August 9, 2005) from the Director, Policy and Research, City Planning Division, until the November 3, 2005 meeting of the Board; and
- (2) received the communication (September 20, 2005) addressed to Heritage Preservation Services, from Mary J. E. Martin, Solicitor.

Background:

The Toronto Preservation Board on September 29, 2005, considered a report (August 9, 2005) from the Director, Policy and Research, City Planning Division.

Recommendations:

It is recommended that:

- (1) City Council include the property at 66 Fraser Avenue (Arlington Company of Canada Factory) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board also considered a communication (September 20, 2005) from Mary J. E. Martin, Solicitor, requesting that this property not be dealt with until the ongoing study for the Garrison Common Conservation District is completed.

Mary Martin, 2024245 Ontario Inc., addressed the Toronto Preservation Board.



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No. 511—75. A BY-LAW

To designate the Toronto Carpet Manufacturing Co. building at No. 1179 King Street West of architectural value and historic interest.

[Passed November 26, 1975.]

Whereas The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owner of the lands and premises known as the Toronto Carpet Manufacturing building at No. 1179 King Street West and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for the designation are set out as Schedule 'B' hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

THEREFORE, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historic value or interest the real property, more particularly described in Schedule 'A' hereto, known as the Toronto Carpet Manufacturing Co. building at No. 1179 King Street West.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Presiding Officer.

ROY V. HENDERSON,
City Clerk.

COUNCIL CHAMBER,
Toronto, November 26, 1975.
(L.S.)

SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto (formerly in the County of York) and Province of Ontario, being composed of lots 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 55, 57, 58, 59, 61, 62, parts of lots 9, 10, 13, 15, 54, 56, 60, 63, the lane lying to the east of the easterly limits of the said lots 54 to 63 inclusive, the lane lying to the south of the southerly limits of the said lots 3, 4 and 5, the said lots and lanes being according to a plan registered in the Registry Office for the Registry Division of Toronto as 684, the said lanes being closed by plans 1105, 1115, 1151, D-1384 and D-1403 registered in the said Registry Office for Toronto; the lane according to the said plan 1105 closed by the said plan 1151; the lane according to the said plan 1115 closed by the said plan 1151; the lanes according to the said plan 1151 closed by the said plan D-1403; and Block A according to a plan registered in the said Registry Office for Toronto as D-1384; the said parcel of land being all the lands in the block bounded on the south by the northerly limit of Liberty Street as extended by City of Toronto By-law 4933, bounded on the west by the easterly limit of Mowat Avenue, bounded on the north by the southerly limit of King Street West and bounded on the east by the westerly limit of Fraser Avenue.

SCHEDULE "B"

Reasons for the designation of the Toronto Carpet Manufacturing Co. building at No. 1179 King Street West

The Toronto Carpet Manufacturing Co. building, 1179 King Street West at Fraser Avenue, is designated to be of historic and architectural value as a well-preserved example of a late nineteenth century industrial complex. And such is its size and design (with a corner clock tower) that it is also a landmark and a dominant element in the area's streetscape.

CITY OF TORONTO

BY-LAW 46-2021

To designate the property at 41 Fraser Avenue (including the entry addresses at 39, 49, 49A, 53, 53 A Fraser Avenue and 38 and 42 Pardee Avenue), 47 Fraser Avenue (including the entry address at 47A Fraser Avenue) and 135 Liberty Street as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 41 Fraser Avenue (including the entry addresses at 39, 49, 49A, 53, 53 A Fraser Avenue and 38 and 42 Pardee Avenue), 47 Fraser Avenue (including the entry address at 47A Fraser Avenue) and 135 Liberty Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 41 Fraser Avenue (including the entry addresses at 39, 49, 49A, 53, 53A Fraser Avenue and 38 and 42 Pardee Avenue), 47 Fraser Avenue (including the entry address at 47A Fraser Avenue) and 135 Liberty Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The properties at 41 Fraser Avenue (including the entry addresses at 39, 49, 49A, 53, 53A Fraser Avenue and 38 and 42 Pardee Avenue), 47 Fraser Avenue (including the entry address at 47A Fraser Avenue) and 135 Liberty Street, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties 41 Fraser Avenue (including the entry addresses at 39, 49, 49A, 53, 53 A Fraser Avenue and 38 and 42 Pardee Avenue), 47 Fraser Avenue (including the entry address at 47A Fraser Avenue) and 135 Liberty Street at and upon the Ontario Heritage

Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on February 5, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

Reasons for Designation

The properties originally known as 41 Fraser Avenue, and now identified as three separate properties, 41 Fraser Avenue, 47 Fraser Avenue and 135 Liberty 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 all three categories of design, associative and contextual value. The properties were listed as 41 Fraser Avenue on the City of Toronto's Heritage Inventory in 2005 and are located in Liberty Village which has been authorized for a Cultural Heritage Resource Assessment Study by City Council.

Description

The properties at 41 Fraser Avenue, 47 Fraser Avenue and 135 Liberty Street were originally known as 41 Fraser Avenue and also include the following entrance addresses at 39, 47a, 49, 49a, 53 and 53A Fraser Avenue, 38 and 42 Pardee Avenue. They contain the former E. W. Gillett Co. Ltd. factory complex, constructed in 1911-12 with later additions in 1922 and 1941-2. The complex contains a collection buildings, 1-4 stories in height with a five-storey corner tower, associated with industrial uses and featuring the Neo-Gothic and Streamlined Moderne styles. The complex is located in the historic industrial Liberty Village neighbourhood, on the south side of Liberty Street between Fraser and Pardee avenues.

The properties contain five buildings as follows:

135 Liberty Street and 53/53A Fraser Avenue, a four-storey, L-shaped factory building with a corner tower and a sequence of wings along the southern extension, designed in 1911 by the American architect S. S. Beman in association with the Toronto-based firm of A. R. Denison & Stephenson and completed by 1912. This building is part of the properties at 41 Fraser Avenue and 135 Liberty Street

47 Fraser Avenue, a two-storey office complex with a projecting entrance portal, designed in 1911 by S. S. Beman in association with A. R. Denison & Stephenson and completed by 1912.

42 Pardee Avenue, a two-storey powerhouse building located at the south-west corner of Liberty Street and Pardee Avenue, designed in 1911 by S. S. Beman in association with A. R. Denison & Stephenson and completed by 1912. The powerhouse is part of the property known as 41 Fraser Avenue.

49 Fraser Avenue, a three-storey employee welfare building located to the rear of 47 Fraser Avenue, designed by the architect William L. Symons, built in 1922 and extended with an additional fourth storey, designed by Earle L. Sheppard, architect, in 1938. This building is an entry address for the property at 41 Fraser Avenue.

41 Fraser Avenue, a single-storey garage/storage building designed by the architect John M. Lyle and constructed in 1941-2. This building is part of the property at 41 Fraser Avenue and 39 Fraser Avenue is an entry address for that property.

Statement of Cultural Heritage Value

Located in the heart of Liberty Village, a significant industrial centre in Toronto which developed in the early 20th century, the properties known as 41 and 47 Fraser Avenue and 135 Liberty Street are significant as they contribute to the early 20th century industrial character of the neighbourhood and also contain an unusual industrial typology in both massing and stylistic detailing constructed for the E. W. Gillett Co. Ltd.

The E. W. Gillett Co. Ltd. factory complex contains various structures which have design and physical value as finely crafted early-20th century industrial buildings which reflect the eclectic tastes of the period in their combination of both Neo-Gothic and Classical stylistic elements and one mid-20th century Streamlined Moderne building. The buildings are rare in both their composition, style and program in the City of Toronto. In the massing and distinct identity of functions the complex departs from the customary narrow rectangular factory building typical of late 19th and early 20th century factories, replacing the single volume with a cluster of buildings adapted to the site and expressive of the variety of functions associated with industry. These include the atypical L-shaped factory building at 135 Liberty Street and 53 Fraser Avenue, which includes a series of small notches on its north-south leg and features a prominent tower at its north-west corner. While the Neo-Gothic style was gaining prominence during the early 20th century, its application at this factory with the crenellations and the raised parapets at inner corner of the L and the west end of L were unusual features which combined with the tower, have made this factory a distinctive landmark amongst its neighbours. The classical elements are present in the brick striations of the first floor and in the keystones on the tower windows and the piers, panels and mouldings of the tower.

The location of the offices in a separate building at 47 Fraser Avenue, was also unusual at this time and this structure features a single-storey portico with a crenellated roof, linked to the factory building at 135 Liberty Street by a bridge also with a crenellated roofline and brick striations on both stories providing visual continuity with the main building. The design of the two-storey powerhouse, at 42 Pardee Avenue, indicates its utilitarian function as the size and location of the windows, and the irregular rhythm of brick piers appears to have been determined by interior requirements related to structure and use. The current angled west wall at the north-west corner is the result of this portion of the building being reconstructed following the extension of a railway spur from the line on Liberty Street onto the property between the factory and the powerhouse. The employee welfare building, known as 49 Fraser Avenue, was designed in 1922 to match the adjacent office building in its choice of brick and stone, window openings and originally also featured brick pediments above the projecting bays at the outer corners of the east and west façades.

The single-storey garage/storage building at 41 Fraser Avenue is elegantly rendered in the Streamlined Moderne style with its striking minimalism, curving walls framing the deeply recessed garage entrance, horizontal brick banding, circular windows at the entrance and on the north elevation and minimally-detailed metal lighting fixtures. Although a departure in architectural style from the rest of the complex representing the shifting tastes of the interwar years towards modernism, as well as the evolution of the work of John M. Lyle, this later

addition is complementary to the earlier complex with its brick cladding of the same reddish tone, stone base and trim elements including the striated brick at the entrance.

The former E. W. Gillett industrial complex has historic value as it yields information about the historical development of the Liberty Village neighbourhood from its earliest use as part of Fort York's Garrison reserve with its later 19th-century institutional uses to its development, following the introduction of railways, as an important industrial centre in the early 1900s which contributed to Toronto's economic development and prosperity.

The Gillett complex has value through its direct association with the E. W. Gillett Co. Ltd., which was established in Chicago in 1852 and manufactured baking supplies including Magic Baking Powder and Royal Yeast Cakes as well as Gillett's powdered lye and washing crystals, all of which were exported to the United Kingdom, Australia and South Africa. The company opened its first Toronto branch on Front Street in 1886. Following the Great Fire of 1904, it relocated to premises at King and Duncan streets before moving, in 1912, to Liberty Village. In 1929 the company amalgamated with Standard Brands who continued to own the Fraser Avenue property until 1948 when it relocated to Dupont Street. The company's inclusion of an employee welfare building with a club, dining room adjacent sports fields in 1922 was an important step in providing for employee welfare which attracted the attention of the local press.

The industrial complex has further associative value as it demonstrates the work of the American architect S. S. Beman, known for his town-planning and industrial design work for the famous Pullman railway car company, and that of the prolific, Toronto-based architectural partnership of A. R. Denison & Stephenson, and in particular, the firm's leadership in the use of fire-resistant mill construction for factories following Toronto's Great Fire of 1904. With the 1941-2 garage-storage building the complex is also associated with John M. Lyle, who has been declared to be "one of Canada's outstanding architects of the first half of the twentieth century." Early in his career and with his foreign training and practice, Lyle was a great proponent of the Beaux Arts style and the City Beautiful Movement but through his work and writing, Lyle evolved, becoming a "a proto-modernist" who embraced the Art Deco and Streamlined Modern styles in his later career.

Located on the south side of Liberty Street, the principal traffic artery through Liberty Village, opposite the Lamport Stadium and fields, the complex of one-to-four storey brick clad buildings is important for maintaining the early 20th century industrial character of Liberty Village as it maintains the scale, material qualities and building typologies of an evolving factory complex. Built between 1911 and 1942, and having been a centre of manufacture, employment and enterprise for 110 years the complex is functionally, visually and historically linked to its surroundings. With its prominent corner tower at the south-east corner of Liberty Street and Fraser Avenue and its distinctive roofline crenellations, the complex is a landmark within Liberty Village.

Heritage Attributes

The heritage attributes of the properties, formerly known as 41 Fraser Avenue and now also known as 47 Fraser Avenue and 135 Liberty Street which include the various buildings as outlined below, are:

- The setback, placement and orientation of the building complex on the properties on the south side of Liberty Street between Fraser Avenue and Pardee Avenue as this retains the relationship of the complex to its surroundings and the functional arrangement of its various building components which are part of its history and cultural heritage value

135 Liberty Street - 53 Fraser Avenue: Factory

The heritage attributes of the factory building on the south side of Liberty Street between Fraser and Pardee avenues are:

- The scale, form and massing of the building, which represent its unusual factory design, and include a four-storey, L-shaped block with an angled corner at the north-east corner and notched upper stories along the east leg, and the tower at the north-west corner with the raised parapet at the crux of the L and at the south end of the east leg of the L.
- The materials and their application which unify the complex and are characteristic of industrial buildings of the early 20th century include brick and stone.

Stone is present in the high building base, covered with concrete, the stone sills which extend into string courses and other decorative stone elements including the keystones in the window heads on the west elevation, the stone trim on the tower and, originally, the stone coping on the crenellated parapet.

Brick, which is laid in a Common Bond is the principal cladding of the structure and provides detailed elements including the striations of the first floor on the west and north façades, the soldier courses above the flat-headed window openings and in the decorative bands, the relief panels on the parapet and the elaborate detailing of the tower with its multiple pilasters of varying heights and relief panels. The brick detail demonstrates the high level of design as well craftsmanship that makes this an impressive industrial building and a contributor to the Liberty Village neighbourhood. Yellow brick is used to clad the inner side walls of the series of small notched bays on the north-south leg of the L and its use here is typical of the period when it was often employed on less important walls of a structure.

- The design and arrangement of the window openings, which originally contained double-hung sash with multiple panes, is another means by which the physical value of the building is established as their variety adds to the richness of the design of the façades. These various types include the single, segmental-arched and flat-headed window openings of the tower, the flat-headed, single windows clustered in pairs at the fourth floor, and the mix of paired sash in a double-wide opening, and the former "Chicago" windows now with three panes in a triple-wide opening.
- The door opening at the base of the brick tower and its stone surround which was a primary entrance to the complex, separate from loading bays and providing access to the stairs.

47 Fraser Avenue - Head Office - Administration Building

The heritage attributes of the head office building are:

- The scale, form and massing of two-storey building on a raised basement with a notched north-west corner, projecting entry portico and second-storey bridge connecting to the factory at 135 Liberty Street as they contribute to the unusual composition of the facility and represent the building's function as the administrative component of the complex and its integral functional and physical connection to that complex.
- The materials include brick cladding, in common bond, with its striations, panel details and brick soldier courses, the stone base covered in concrete with stone details on the entrance porch and visually link the head office to the rest of complex, contributing to the design value through their carefully crafted details and application.
- Design value is evident in the arrangement of the principal (west) façade with its recessed, north-west corner adjacent to the main block with its classical composition of two, slightly projecting outer bays with single windows flanking the central section with its three pairs of single windows at all three storeys. The projecting entry porch with its crenellated roof line, shield, buttressed pilasters and segmental headed re-establishes the Neo-Gothic style. The south (side) elevation repeats this composition through the projecting end bays flanking a central bay, here, due to the shorter length of the façade, two single and two half windows mirrored about the central line in a classical manner. The east (rear) elevation with its pairs of windows flanked by two outer bays of solid brick and the north (side) elevation repeat the pattern of window types and arrangement of the west and south elevations. The east elevation does not have projecting outer bays.
- The design of the bridge with its crenellated roofline, triplet window openings and arched underside complement the design of the office and factory buildings that it connects on either side.

42 Pardee Avenue - Powerhouse Building

The heritage attributes of the Powerhouse building are:

- The scale, form and massing of the two-storey, flat-roofed building, rectangular in plan except for the angled west wall at the north-west corner an alteration that was made to accommodate the railway siding.
- The brick cladding in English bond which ties the building to the rest of the factory complex.
- The door openings and window openings which are single and double-height with segmental-arched heads with three brick courses and stone window sills. The double-height windows feature triple-hung sash with multiple small panes.
- The brick pilasters which flank the double-height windows on the west wall and the corbelled bricks at the north and south end walls.

49 Fraser Avenue - Employee Welfare Building

The heritage attributes of building are:

- The scale, form and massing of the flat-roofed four-storey building constructed on a rectangular plan and connected at the north east corner to the factory building whose design and façade arrangement is compatible with the administration building and originally also featured paired pediments at the outer corners which emphasized the bi-lateral symmetry expressed in the slightly projecting outer bays of the west elevation.
- The brick cladding, laid in a common bond pattern, and raised stone base clad in concrete and the soldier courses which act as continuous string courses and lintels for the window openings and the notched layering of brick at the outer corners of the west elevation.
- The windows are flat-headed with stone sills and their arrangement on the west elevation corresponds to the administration building with its paired opening in the outer bays and single openings in between further emphasizing the bi-lateral symmetry of the west elevations. The triple-width windows of the fourth floor openings are indicative of the addition in 1938. On the shorter south elevations, the windows are singles grouped in pairs or singles. The variation in the windows with single, double and triple widths corresponds to the window pattern of both the administration building and the factory building.

41 Fraser Avenue Adelaide Street West - Garage and Storage Building

The heritage attributes of the former garage and storage building are:

- The scale, form and massing of the one storey building with a deeply recessed entry with curved walls on its principal west elevation which are linked to and representative of the building's original function as a garage/storage building for the factory complex.
- The brick cladding which matches that of the original factory complex and which, with its recessed bands at the curved corners and in its common bond pattern, aligning with the recessed brick bands, contributes to the horizontal elements of the building's design.
- The stone base of the building which ties in with the base of the original factory but whose shallowness corresponds to the low-rise and horizontal linearity of this garage/storage building.
- The projecting light coloured band which marks the edge of the ceiling of the recessed entry and continues as a lintel over the two flanking windows, and with the stone sills, extends past the outer edges of the windows framing the end of the brick striations and emphasizing the horizontality of the façade which is characteristic of the Streamlined Moderne style.
- The wide window opening flanking the recessed entry on the west elevation which contribute to the horizontality and with the adjacent expanse of unrelieved wall surface, the minimal quality of the building. These windows feature Chicago-type elements their wider central bay and two adjacent side bays with opening sections. The windows feature original metal factory-sash glazing.
- The windows on the north elevation with a combination of various types including the broad Chicago-type, narrower windows and those adjacent to a doorway which feature factory-sash

glazing with opening sections and have stone sills and a continuous stone lintel reinforcing the horizontal emphasis.

- The windows on the east and south elevations, with their consistent sill and head height, marked by stone lintels continuing as horizontal bands and stone sills, their factory sash glazing in single or Chicago-window type openings.
- The large circular window opening on the north elevation and the south facing wall of the recessed entry which are expressive of the Streamlined Moderne's preference for geometric forms and have metal factory-sash glazing with a central opening section.
- The semi-cylindrical light fittings on the north, west and south façades which with their linear copper frames are characteristic of the Streamlined Moderne style.
- The two recessed circular light fittings in the ceiling of the entrance with their three thin bands.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21299-0209 (LT)
LOTS 5, 20, 21 AND 22, PLAN 1122; PART OF LOTS 2, 3, 4, 6, 18, 19, 23 AND PART OF
BLOCK A, PLAN 1122, CITY WEST,
DESIGNATED AS PARTS 1, 2, 3, 6, 11, 12 & 13, PLAN 66R-21159

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

PIN 21299-0302 (LT)
PART OF LOTS 2, 3, 4 AND PART OF BLOCK A, PLAN 1122, CITY WEST, DESIGNATED
AS PARTS 1, 7 AND 9, PLAN 66R-25939

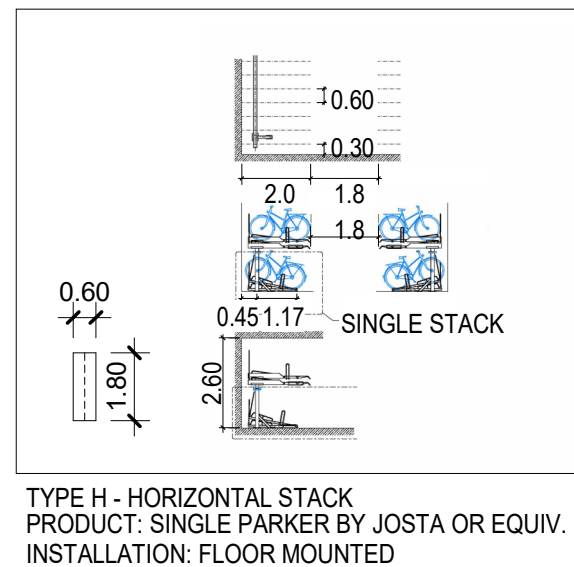
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

PIN 21299-0303 (LT)
LOT 1, PART OF LOTS 2, 18, 19 AND PART OF BLOCK A,
PLAN 1122, CITY WEST,
DESIGNATED AS PARTS 4, 5, 8, 10, 13 AND 14, PLAN 66R-25939

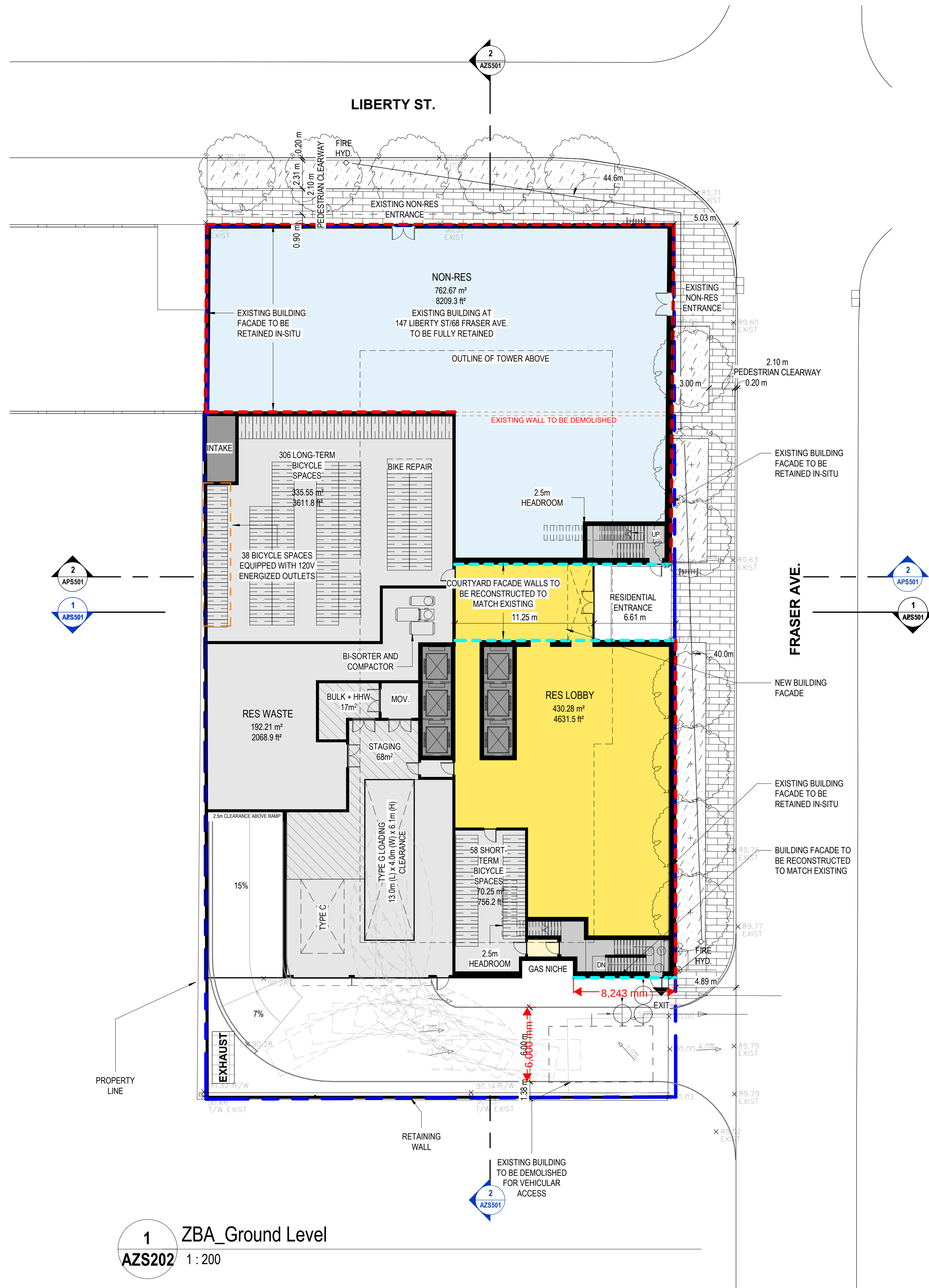
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

D - PROPOSED DRAWINGS

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TYPE H - HORIZONTAL STACK
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.
INSTALLATION: FLOOR MOUNTED



1 ZBA_Ground Level
AZS202 1 : 200

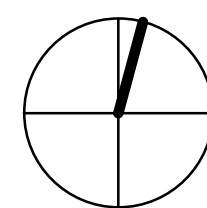
262 RESIDENTIAL LONG-TERM BIKE PARKING SPACES
74 RESIDENTIAL SHORT-TERM BIKE PARKING SPACES

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeny & Co. Architects.

ISSUED / REVISED	yy-mm-dd
24-11-15	Issued for Coordination
24-12-03	Issued for Coordination
24-12-24	Issued for ZBA
25-03-31	Issued for ZBA



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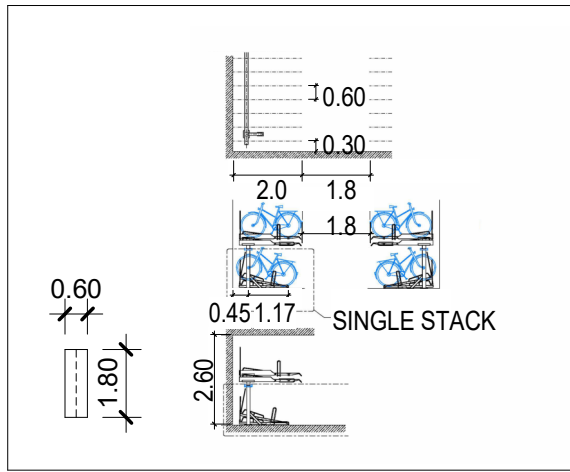
PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

OWNER
Intentional Capital

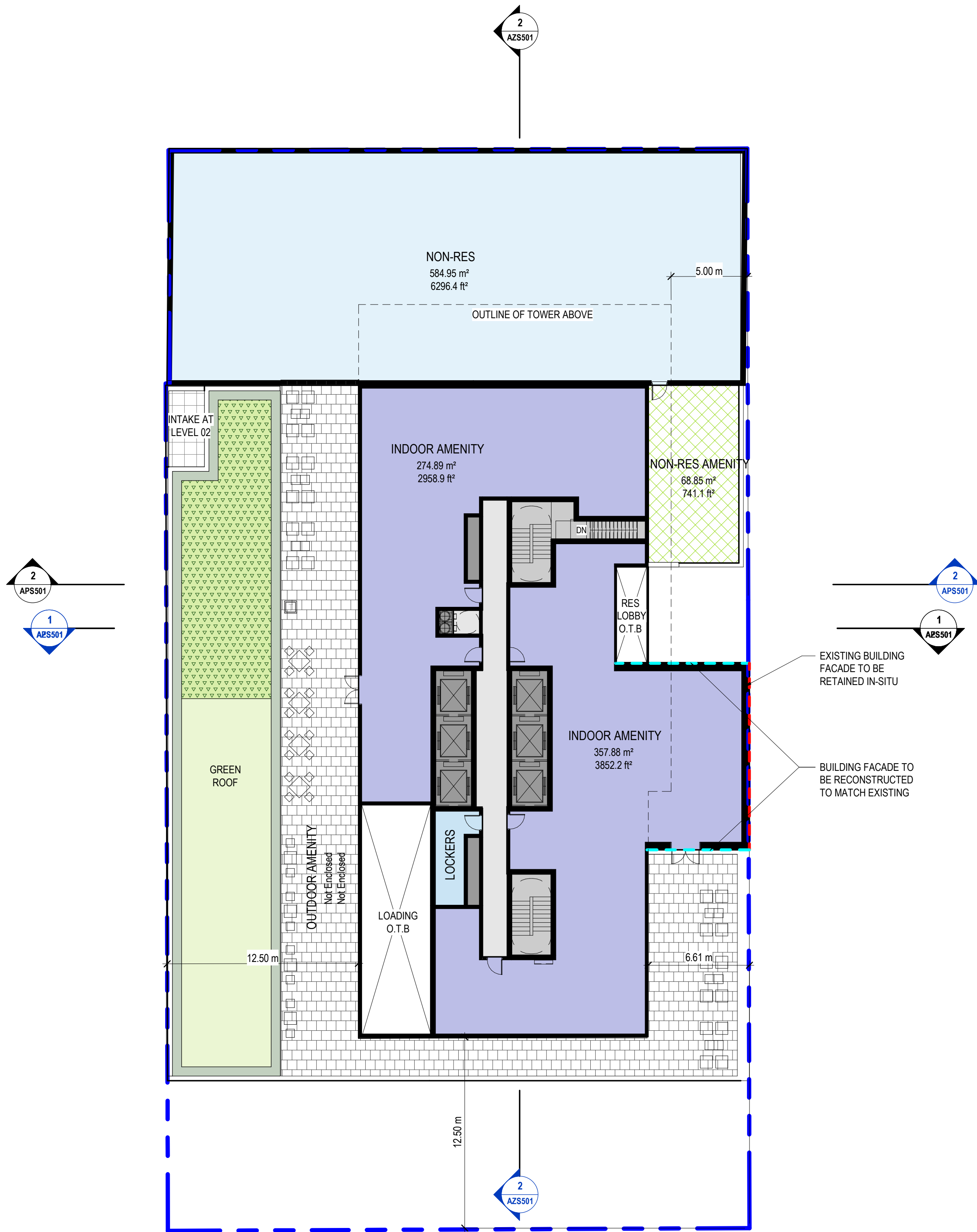
DWG TITLE
Ground Floor Plan

DATE: 2026-06-23
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.
AZS202



TYPE H - HORIZONTAL STACK
PRODUCT: SINGLE PARKER BY JOSTA OR EQUIV.
INSTALLATION: FLOOR MOUNTED



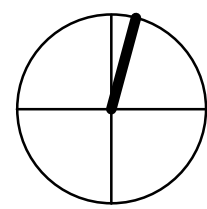
1 ZBA_Level 2 Amenities
AZS203 1 : 200

DRAWING NOT TO BE SCALED

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**Sweeny&Co
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PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

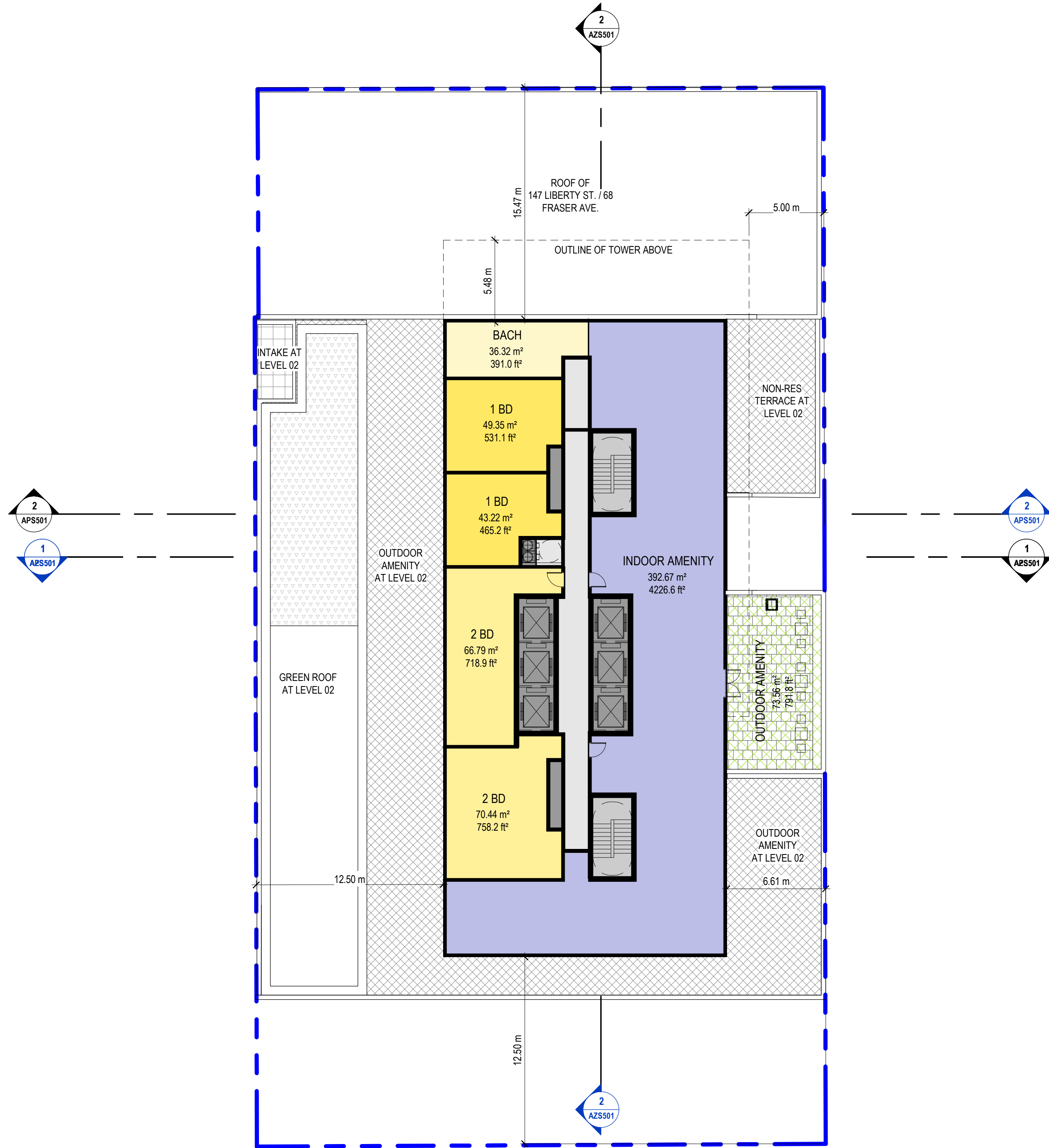
OWNER
Intentional Capital

DWG TITLE
Level 2 Amenities

DATE: 2026-06-23
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS203



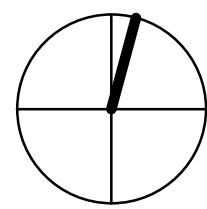
1 ZBA_Level 3 Amenity
AZS204 1 : 200

DRAWING NOT TO BE SCALED

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ISSUED / REVISED	yy-mm-dd
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24-12-03	Issued for Coordination
24-12-24	Issued for ZBA
25-03-31	Issued for ZBA



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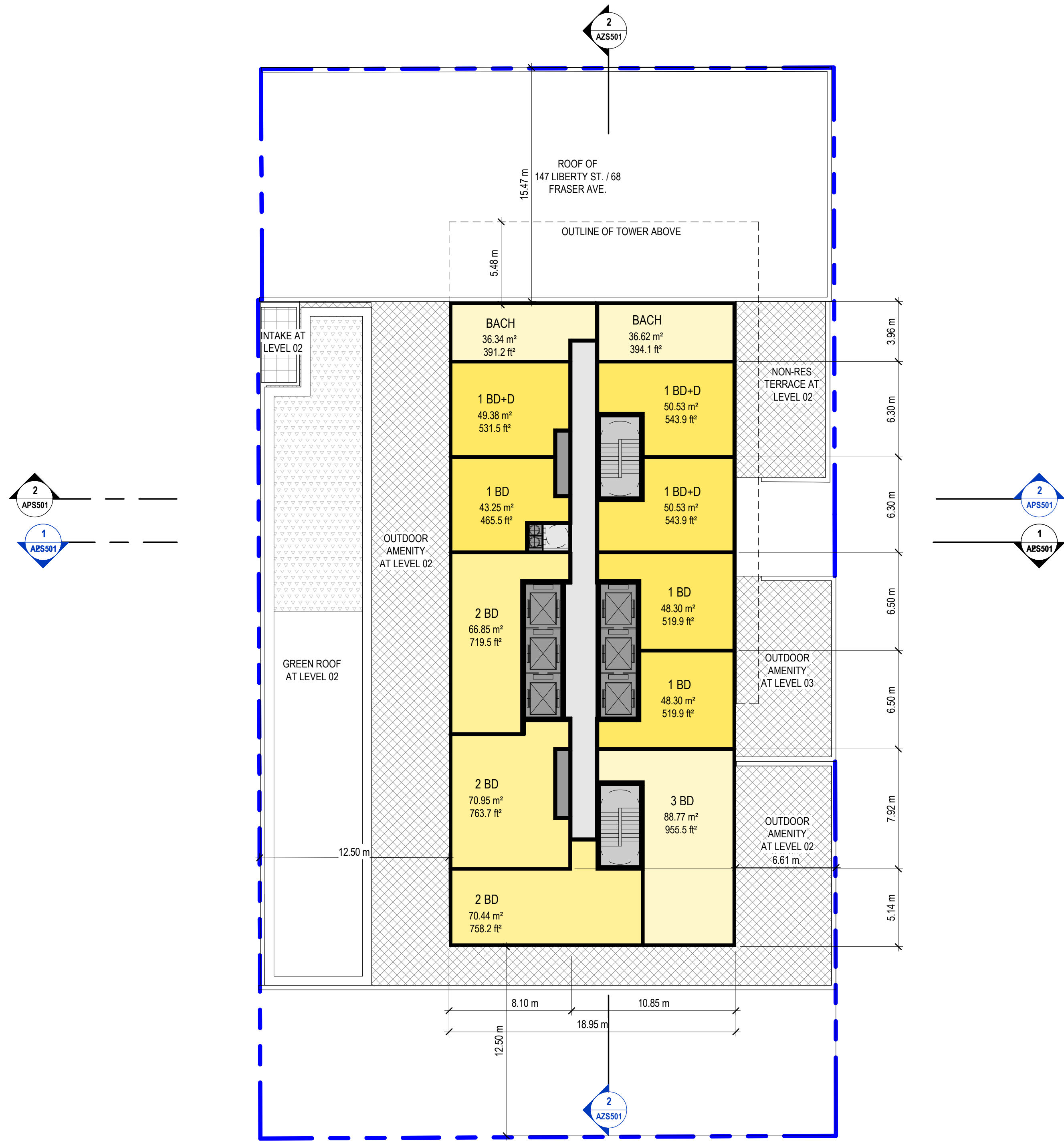
PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

OWNER
Intentional Capital

DWG TITLE
Level 3 Amenity

DATE: 2026-06-23
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.
AZS204



1 ZBA_Level 4-5
AZS205 1 : 200

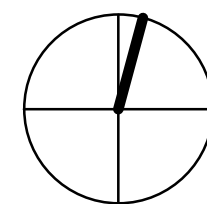
DRAWING NOT TO BE SCALED

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ISSUED / REVISED yy-mm-dd

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24-12-24	Issued for ZBA
25-03-31	Issued for ZBA



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PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

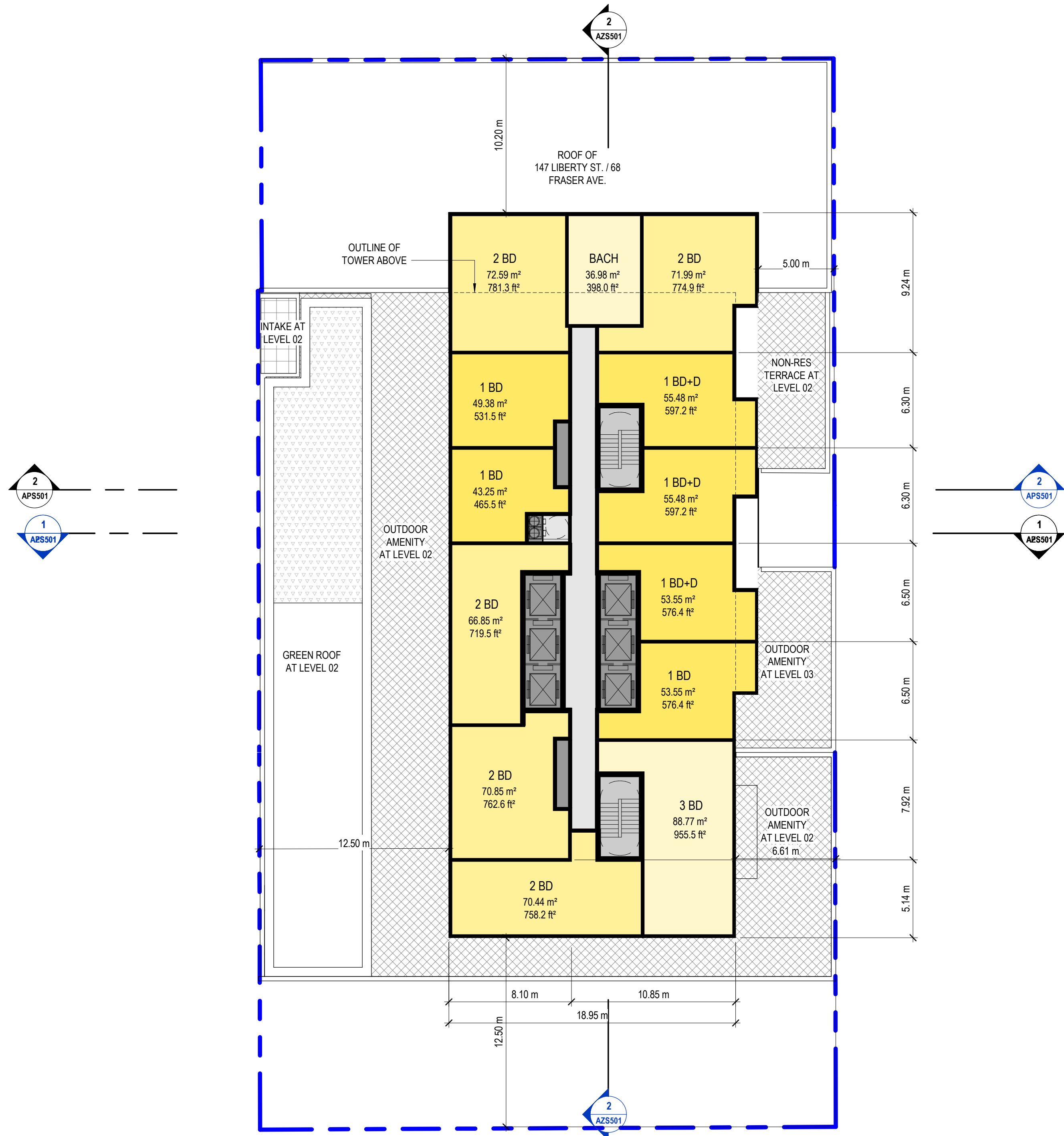
OWNER
Intentional Capital

DWG TITLE
Levels 4-5

DATE: 2026-06-23
SCALE: 1 : 200
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS205



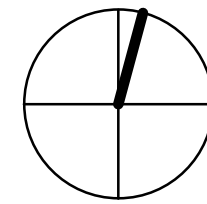
1 ZBA_Level 6-31 Typical Tower
AZS206 1 : 200

DRAWING NOT TO BE SCALED

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24-12-03	Issued for Coordination
24-12-24	Issued for ZBA
25-03-31	Issued for ZBA



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PROJ. NAME
147 Liberty St/54-66 Fraser
Project Address#

OWNER
Intentional Capital

DWG TITLE
Levels 6-31 Typical Tower

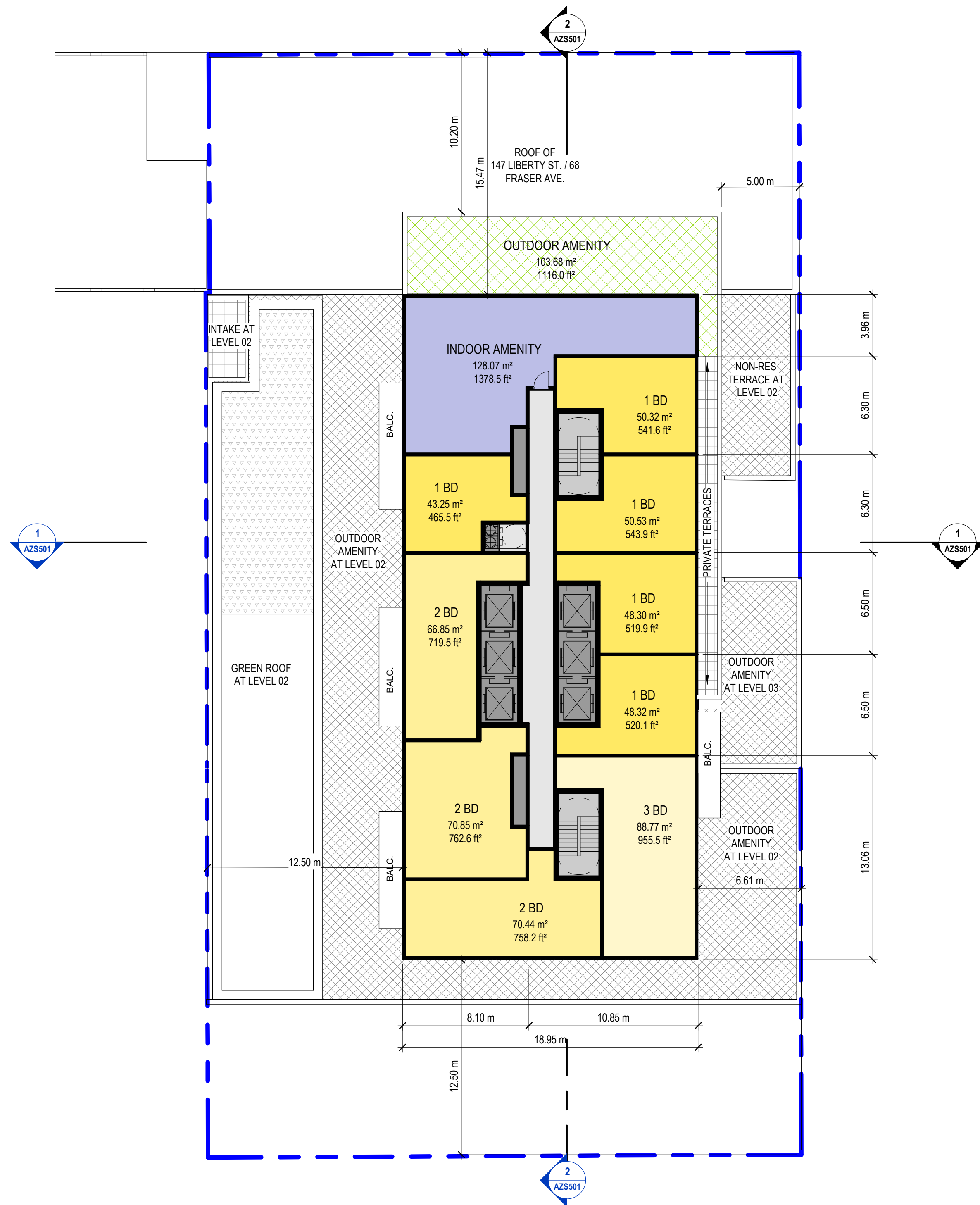
DATE: 2026-06-23
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DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

DWG No.

AZS206

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1 ZBA_Level 32 Amenity
AZS207 1 : 200

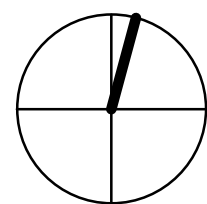
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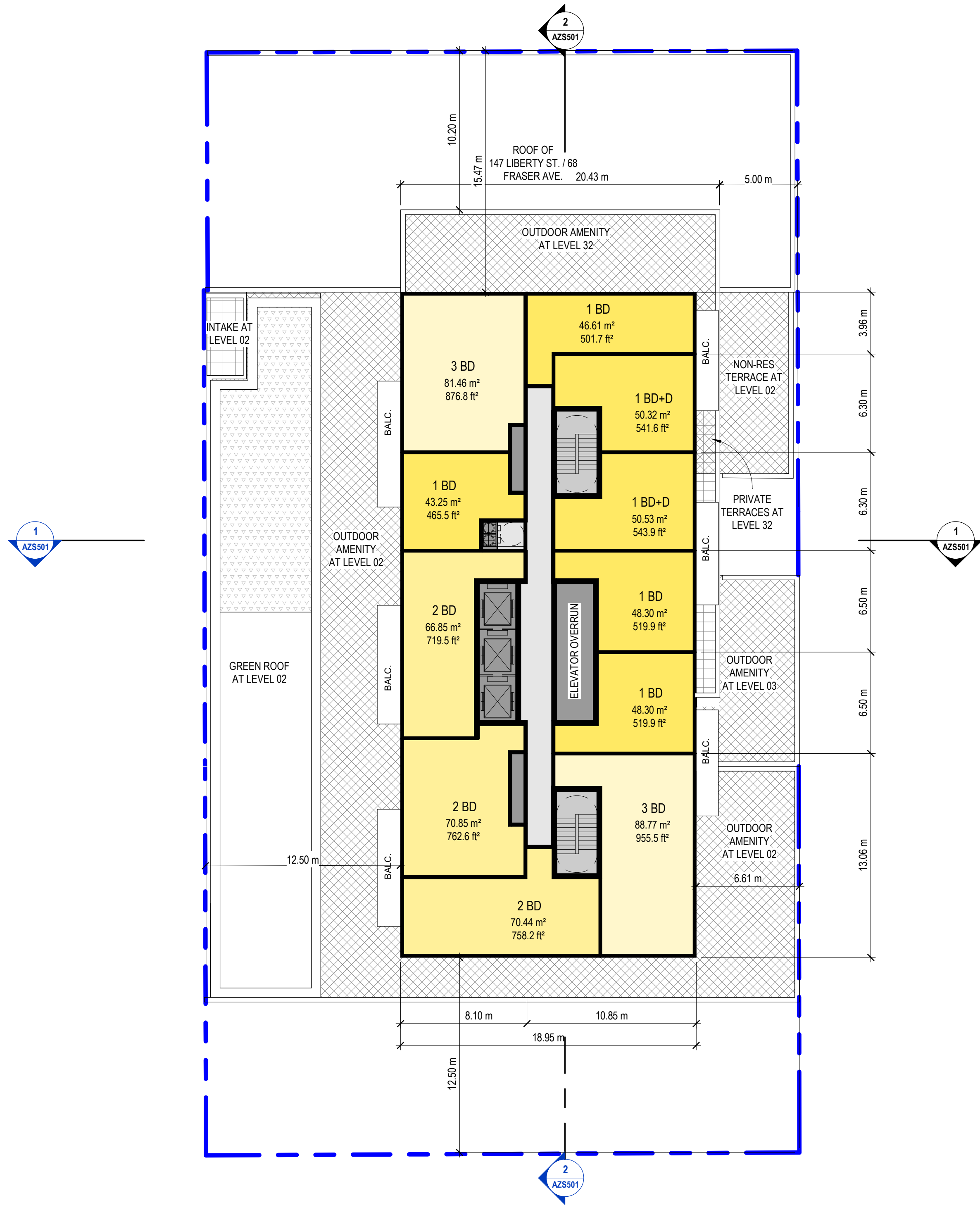
OWNER
Intentional Capital

DWG TITLE
Level 32 Amenity

DATE: 2026-06-23
SCALE: 1 : 200
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PROJ. No.: 2420

DWG No.

AZS207



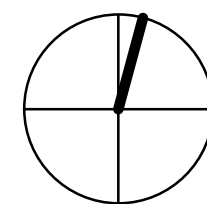
1 ZBA_Level 33-34
AZS208 1 : 200

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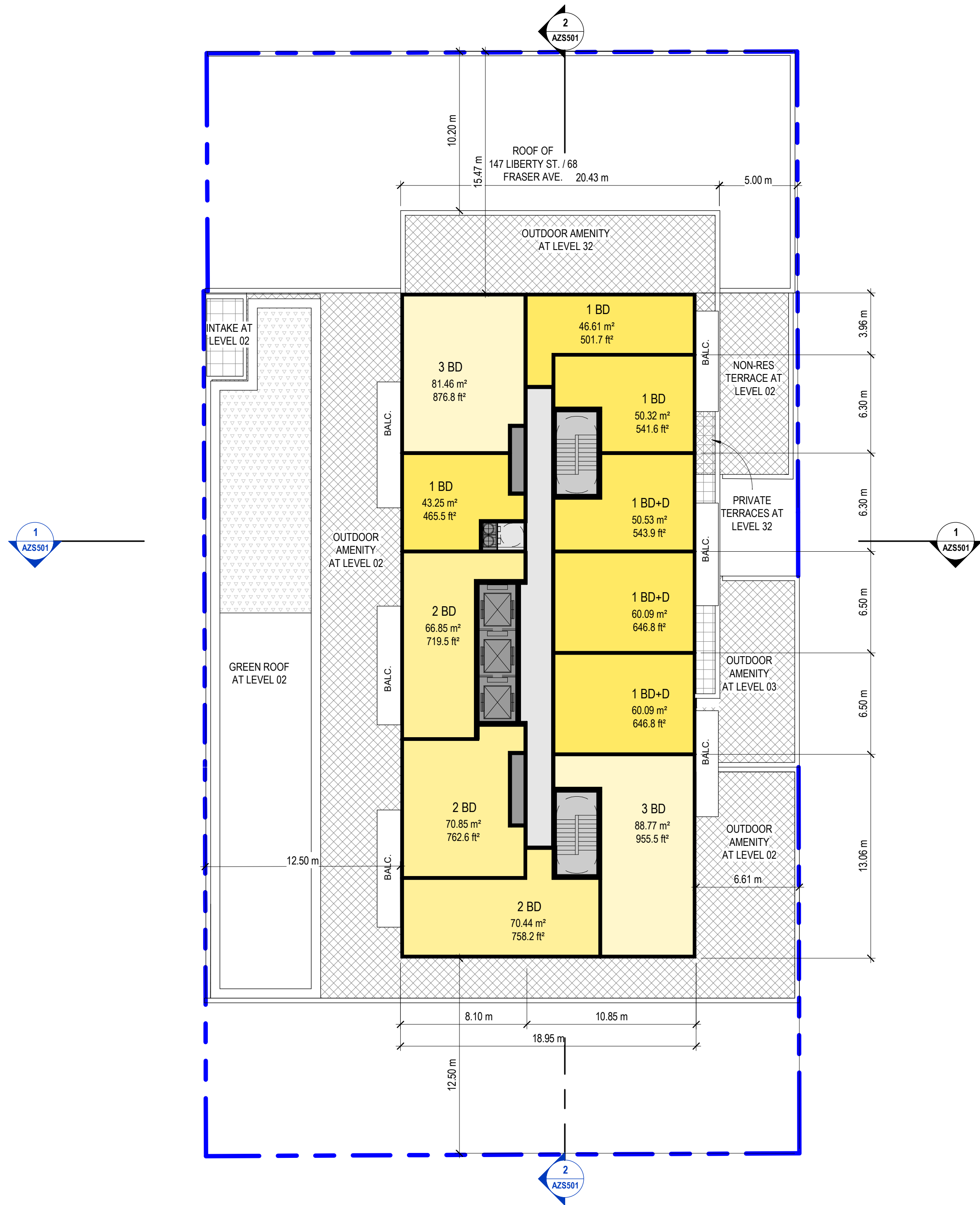
OWNER
Intentional Capital

DWG TITLE
Levels 33-34

DATE: 2026-06-23
SCALE: 1 : 200
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CHECKED : HH
PROJ. No.: 2420

DWG No.

AZS208



1 ZBA_Level 35-50 Typical Tower
AZS209 1 : 200

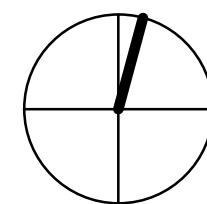
DRAWING NOT TO BE SCALED

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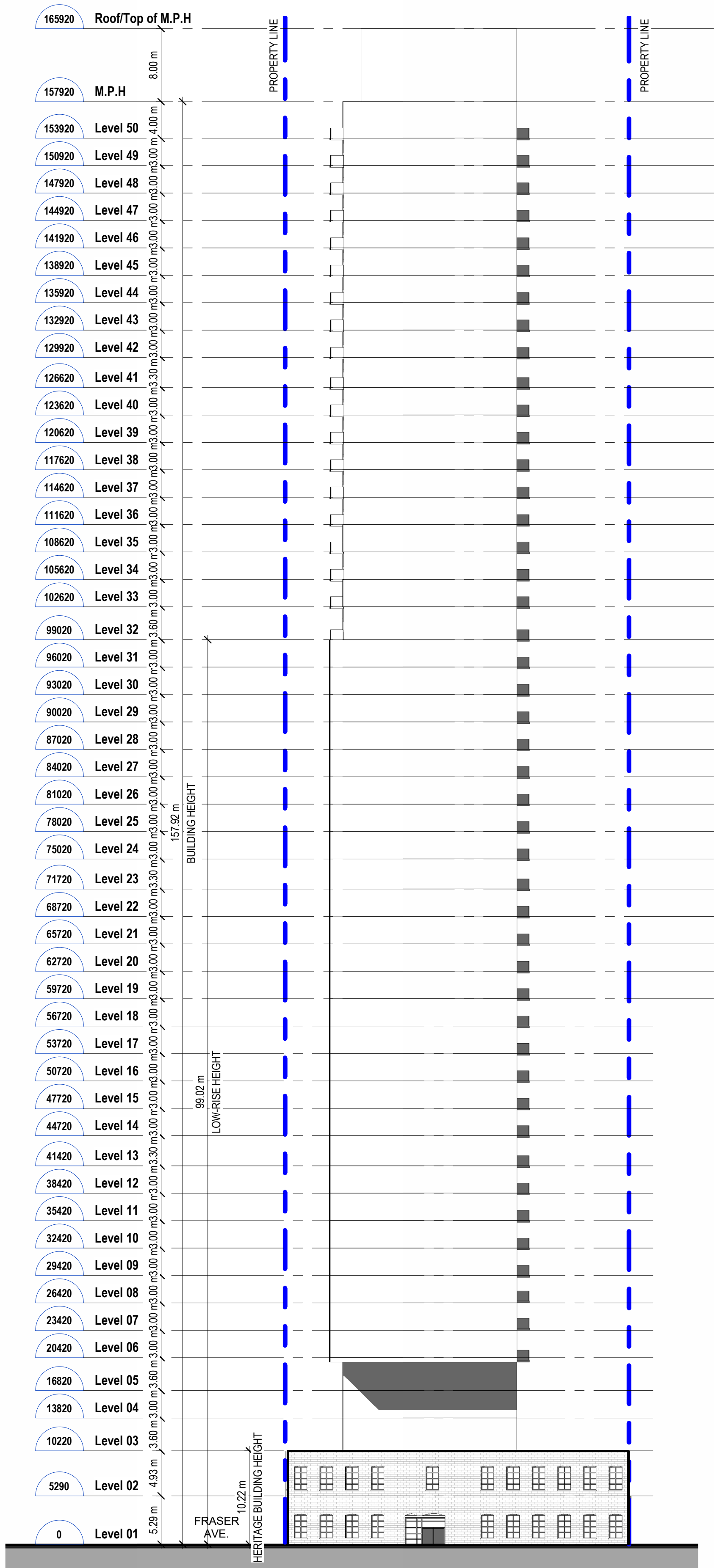
DWG TITLE
Levels 35-50 Typical Tower

DATE: 2026-06-23
SCALE: 1 : 200
DRAWN : RM
CHECKED : HH
PROJ. No.: 2420

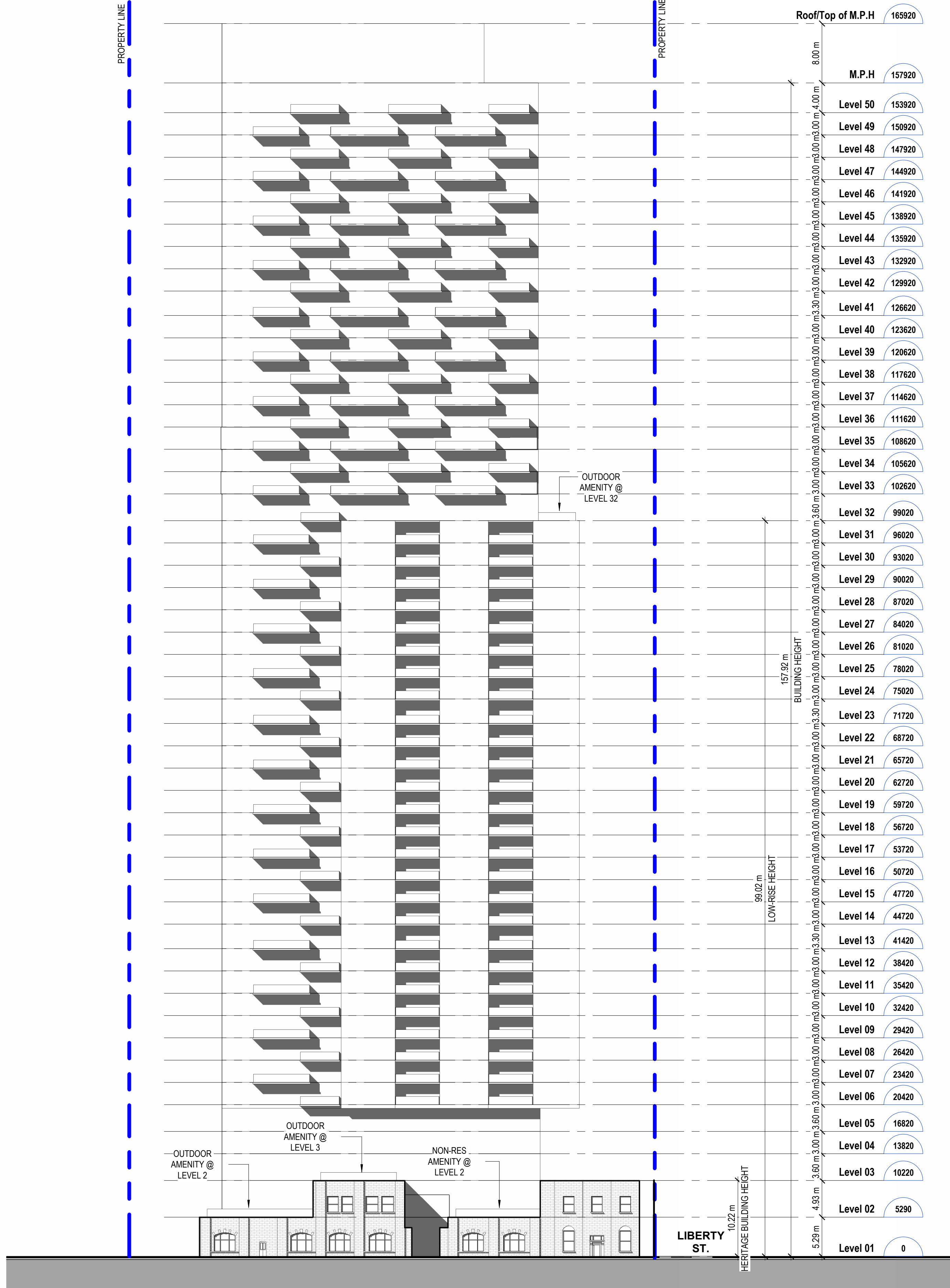
DWG No.

AZS209

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1 ZBA_Building Elevation_North
AZS401 1 : 350



2 ZBA_Building Elevation_East
AZS401 1 : 350

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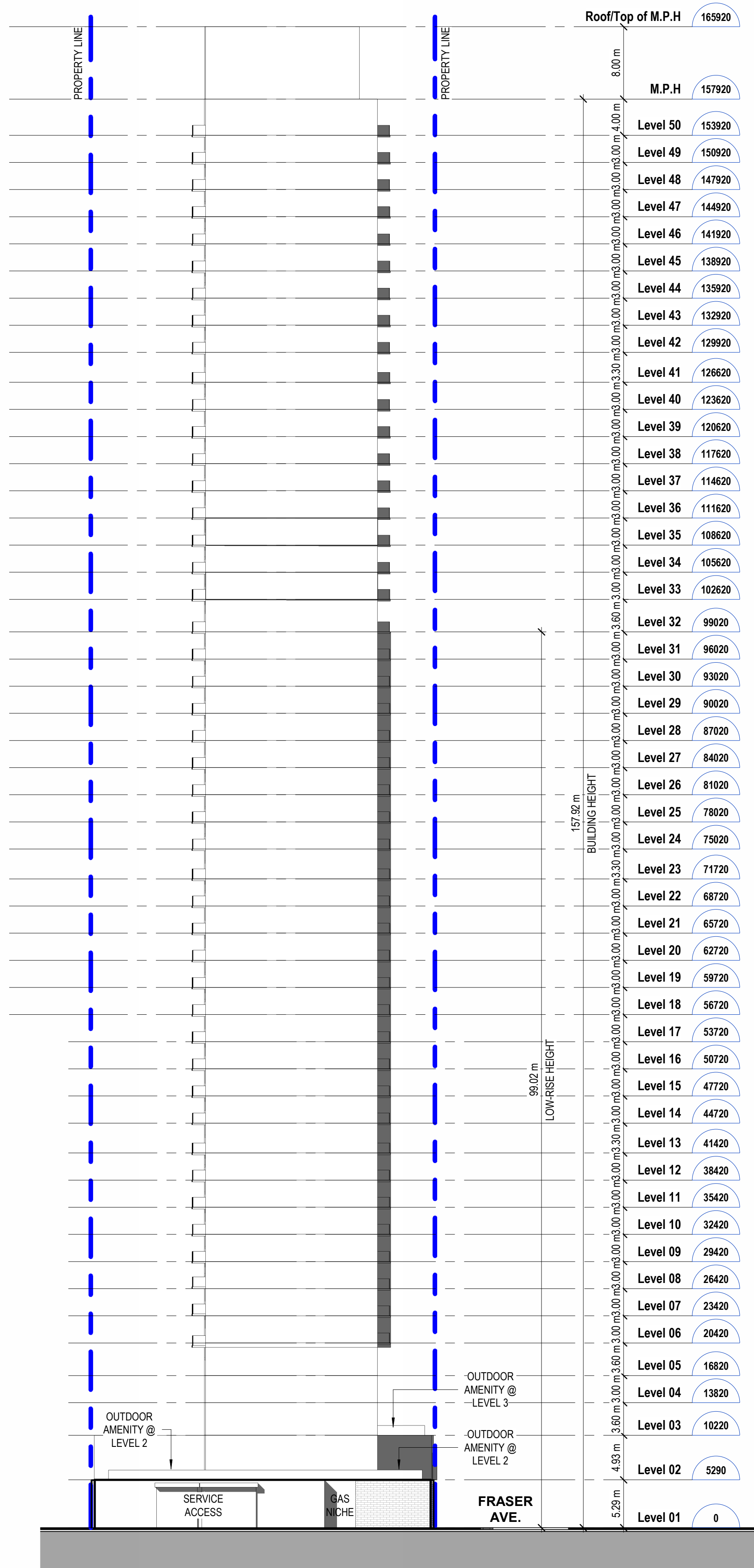
DWG TITLE
Building Elevations_North & East

DATE: 2026-06-23
SCALE: 1 : 350
DRAWN: RM
CHECKED: HH
PROJ. No.: 2420

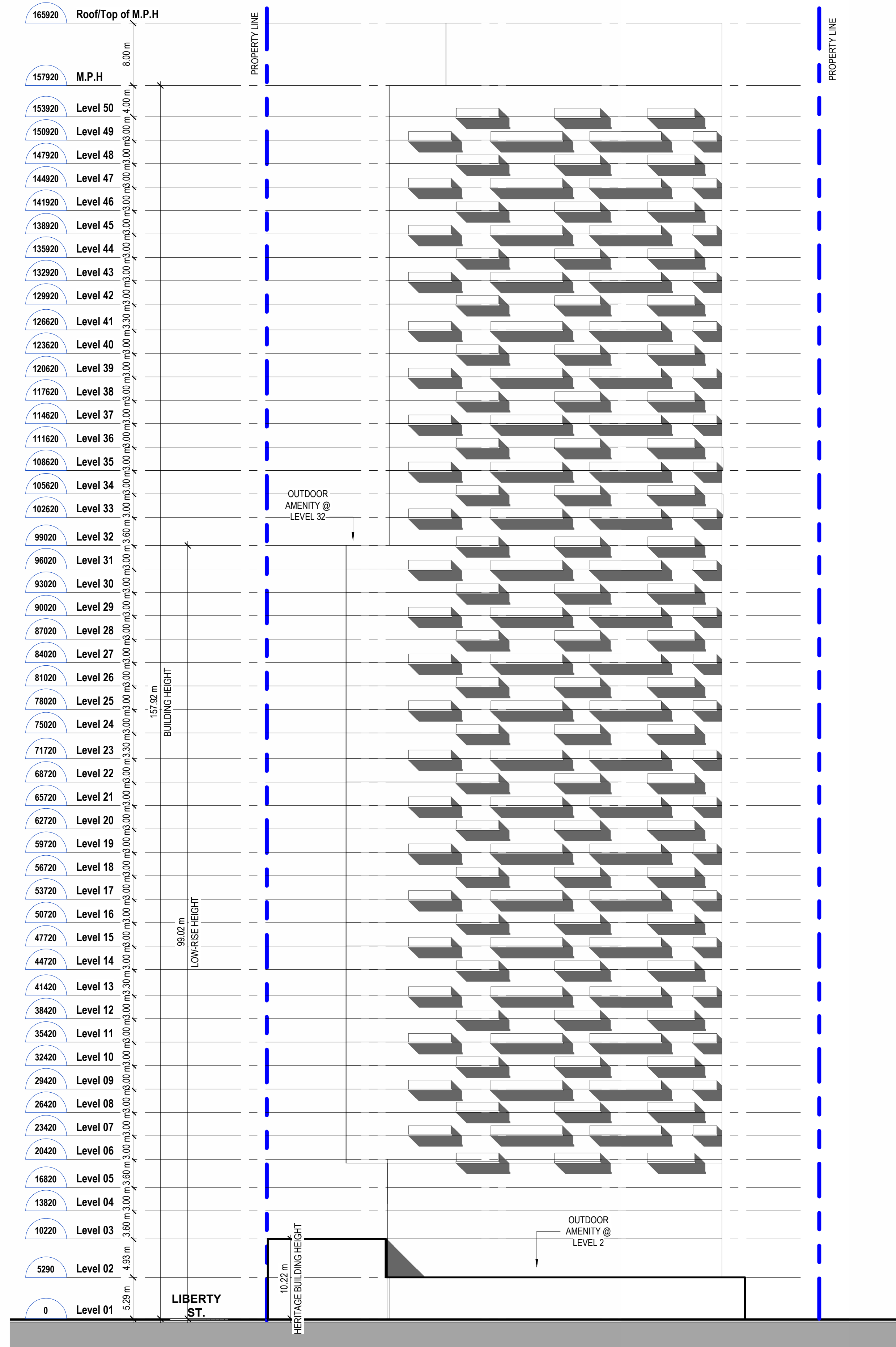
DWG No.

AZS401

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1 ZBA_Building Elevation_South
AZS402 1:350



2 ZBA_Building Elevation_West
AZS402 1:350

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PROJ. NAME
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Intentional Capital

DWG TITLE
Building Elevations_South & West

DATE: 2026-06-23
SCALE: 1 : 350
DRAWN : RM
CHECKED : HH
PROJ. No.: 2420

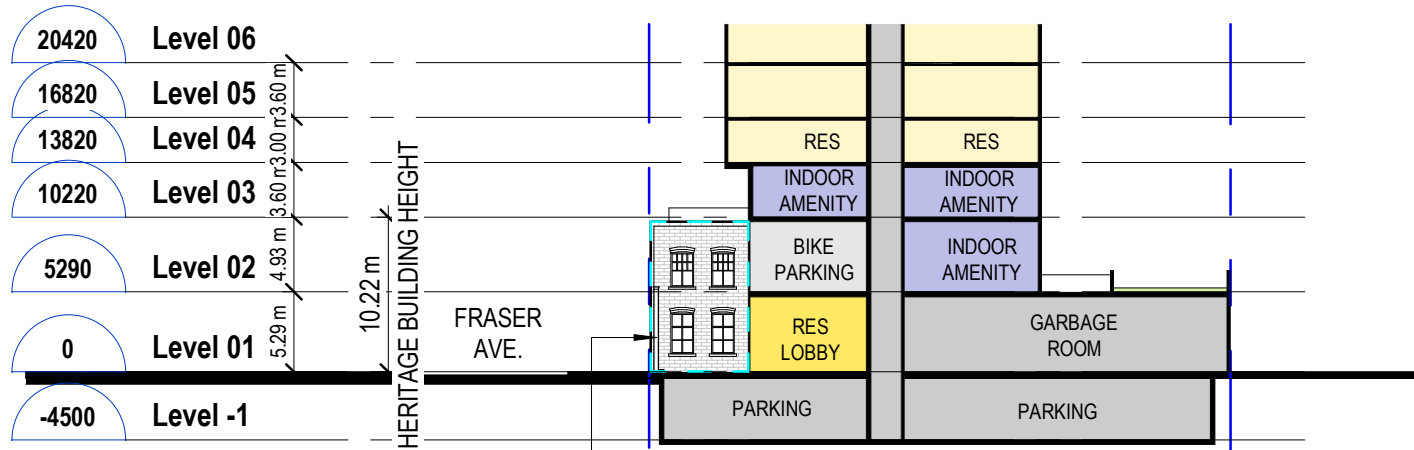
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AZS402

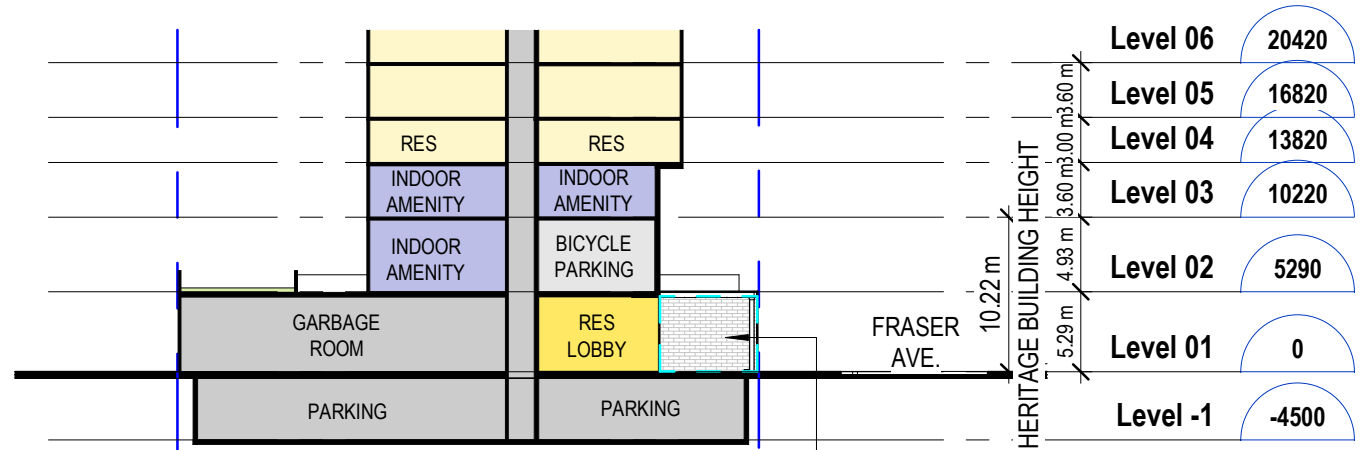


AZS501

OLT
SUBMISSION,
APRIL 2026

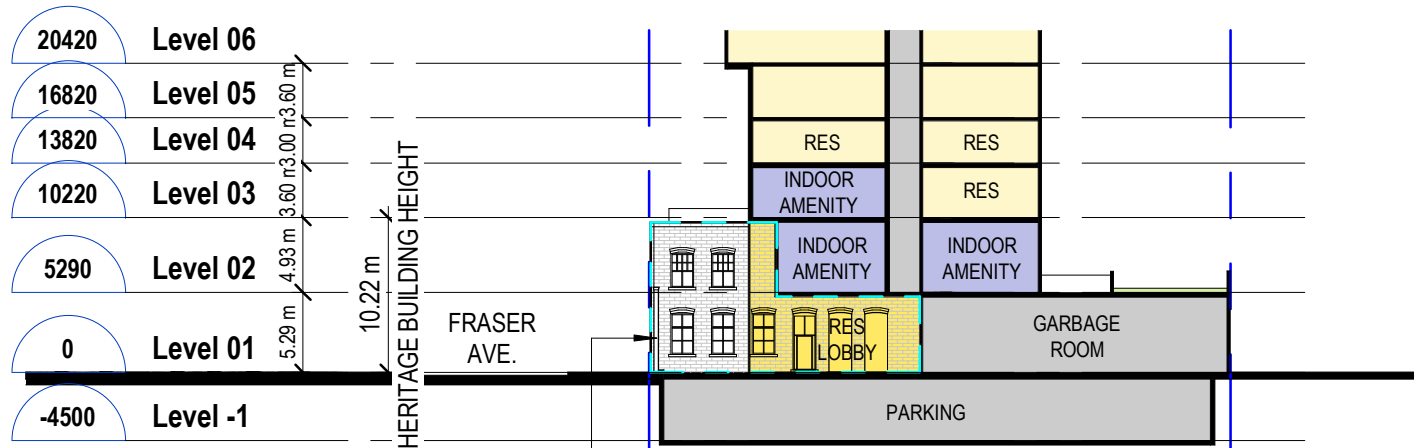


1 Heritage Return Wall_South - OLT Submission
1 : 500

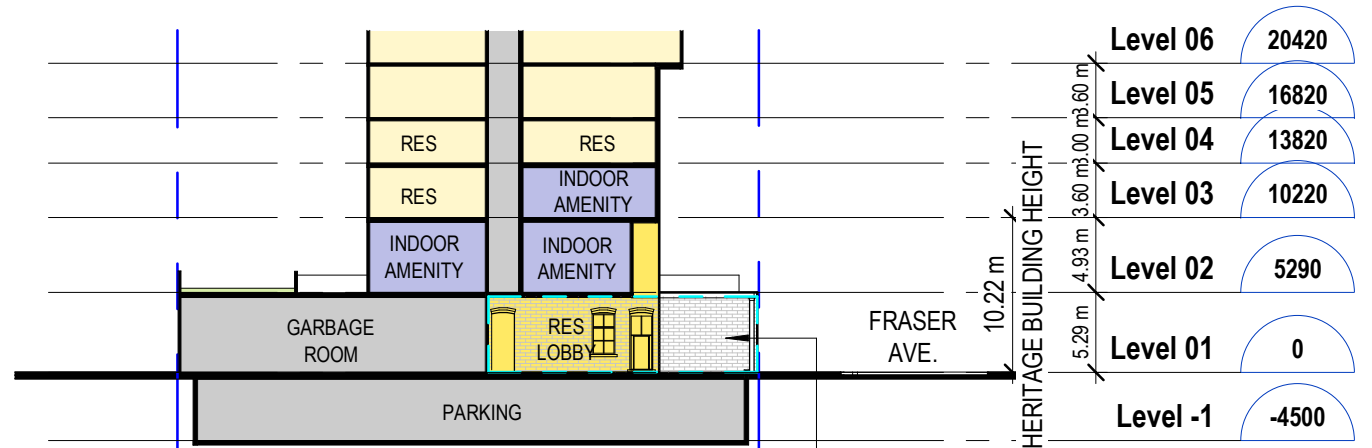


2 Heritage Return Wall_North - OLT Submission
1 : 500

UPDATED
DESIGN,
JUNE 2026



3 Heritage Return Wall_South
1 : 500



4 Heritage Return Wall_North
1 : 500

North & South Courtyard Return Walls_OLT Submission & Updated Design

**Sweeny&Co
Architects**

CONFIDENTIAL

HERITAGE DRAWINGS TO
BE CONFIRMED

147 Liberty St/54-66 Fraser Ave.

#Project Address#

Intentional Capital

PROJ. No.

2420

DATE

2026-06-23

SCALE

1 : 500

DRAWN

RM

CHECKED

HH

DWG No.

APS501