REPORT FOR ACTION

54 - 66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) - Alterations to a Designated Heritage Property, Demolition of Heritage Attributes and the Demolition of a Building under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act - Refusal

Date: April 1, 2026
To: Toronto Preservation Board
Toronto East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council refuse the application under Part IV, Sections 33, 34(1)(1) and 34(1)(2) of the Ontario Heritage Act for alterations to the properties at 68 Fraser Avenue (with an entrance address of 147 Liberty Street) and 54-66 Fraser Avenue, the demolition of heritage attributes at the property at 54-66 Fraser Avenue, as well as for the demolition of a single storey detached brick building at the south end of the property at 54-66 Fraser Avenue. This application was made in connection with an Official Plan Amendment and Zoning By-law Amendment application for a 55-storey mixed-use building that has been appealed to the Ontario Land Tribunal.

The designated property at 68 Fraser Avenue (147 Liberty Street) contains a two-storey former factory building with features of Edwardian Classical style. The designated properties at 54-66 Fraser Avenue include the original one-storey factory building, a one-storey south wing addition, and a second-storey addition over the southern bays. These buildings, with flat roofs, form a U-shape around a courtyard accessed from Fraser Avenue. The complex is an example of well-designed early 20th-century industrial building with elements of the Renaissance Revival style.

The redevelopment proposes to fully retain and restore the heritage building at 68 Fraser Avenue (147 Liberty Street) and the east (street facing) facades of the properties at 54-66 Fraser Avenue.

At 54-66 Fraser Avenue, the proposal would demolish and rebuild at a reduced depth the interstitial recess or courtyard between 58-60 and 62-66 Fraser Avenue. Staff is not

supportive of this aspect of the proposal and seek conservation of a greater portion of the courtyard.

At 54-66 Fraser Avenue, the tower projects over the heritage properties in a manner that visually dominates these heritage resources. The tower element should be pulled back so that the floor and balcony slab edges do not overwhelm the heritage properties.

The current proposal does not conform with the policies of the Official Plan and does not conserve the cultural heritage values and attributes of the properties at 68 Fraser Avenue (147 Liberty Street) and 54-66 Fraser Avenue.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that*:*

1. City Council refuse the application to alter the designated heritage properties at 54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a 55-storey mixed-use building, in accordance with the plans and drawings dated March 31, 2025 prepared by Sweeney and Co. Architects and the Heritage Impact Assessment prepared by Giaimo dated February 27, 2026.

2. City Council refuse the application to demolish heritage attributes at the designated heritage property at 54-66 Fraser Avenue under Part IV, Section 34(1)(1) of the Ontario Heritage Act to allow for the construction of a 55-storey mixed-use building, in accordance with the plans and drawings dated March 31, 2025 prepared by Sweeney and Co. Architects and the Heritage Impact Assessment prepared by Giaimo dated February 27, 2026.

3. City Council refuse the application to demolish a single storey detached building at the designated heritage property at 54-66 Fraser Avenue under Part IV, Section 34(1)(2) of the Ontario Heritage Act to allow for the construction of a 55-storey mixed-use building, in accordance with the plans and drawings dated March 31, 2025 prepared by Sweeney and Co. Architects and the Heritage Impact Assessment prepared by Giaimo dated February 27, 2026.

4. In the event this decision is appealed to the Ontario Land Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal in opposition to the appeal and to continue discussions with the applicant in an attempt to resolve outstanding issues.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On November 12, 2025, City Council stated its intention to designate the properties at 68 Fraser Avenue (147 Liberty Street) and 54-66 Fraser Avenue under Part IV, Section 29 of the Ontario Heritage Act. The decision document can be found here: Agenda Item History - 2025.PH25.14. No objection to the intention to designate was filed with the City Clerk under Part IV, Section 29(5) of the Ontario Heritage Act.

On February 4, 2026, City Council enacted Designation By-laws 85-2026 and 86-2026 designating the properties at 54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty Street) under Section 29 of the Ontario Heritage Act. By-laws 85-2026 and 86-2026 can be found here:
By-law 85-2026 and By-law 86-2026

On February 4, 2026, City Council directed the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal to oppose the Official Plan and Zoning By-law Amendment Application for the lands at 147-151 Liberty Street and 54-68 Fraser Avenue in its current form and continue discussions with the applicant to resolve outstanding issues. That decision can be found here: Agenda Item History - 2026.TE28.14

BACKGROUND

Heritage Property

The subject properties are located in the Liberty Village neighbourhood. The properties at 54 and 66 Fraser Avenue are located south of the intersection of Fraser Avenue and Liberty Street, on the west side of Fraser Avenue. The property at 68 Fraser Avenue (147 Liberty Street) is located at the southwest corner of Fraser Avenue and Liberty Street. The properties at 54 and 66 Fraser Avenue and 68 Fraser Avenue adjoin each other.

The properties at 54 and 66 Fraser Avenue comprise the former Arlington Company of Canada Factory, constructed in 1905, and designed by architectural firm of Wickson and Gregg. The building is mostly one storey in height and is finished in red brick and limestone, displaying restrained classical architectural detailing.

The property at 68 Fraser Avenue (147 Liberty Street) comprises the former S.F. Bowser Company Factory, constructed c. 1906-09, and designed by the architectural firm of Curry, Sproatt and Rolph. The two-storey building is finished in red brick and features understated classical detailing. The building adjoins the c. 1913-14 S.F.

Bowser Company building to the west at 39 Mowat Avenue, a site listed on Toronto's Heritage Register

The properties at 54 and 66 Fraser Avenue were listed on the City's Heritage Register in 2005 and the property at 68 Fraser Avenue (147 Liberty Street) was listed on the City's Heritage Register in 2006. These properties are now designated under Part IV of the Ontario Heritage Act per By-laws 85-2026 and 86-2026 respectively.

Development Proposal

The development application sought to amend the Official Plan and Zoning By-law 569-2013 to permit the development of a 55-storey mixed-use building containing 732 dwelling units with lower-level commercial space. On September 18, 2025, the applicant appealed to the Ontario Land Tribunal (OLT) due to City Council's failure to make a decision within the time frame in the Planning Act. On February 4, 2026, City Council directed that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

The proposed development introduces a new residential high-rise tower while fully retaining and restoring the existing building at 68 Fraser Avenue (147 Liberty Street), which is the former S. F. Bowser & Co factory building. The new residential tower will be situated above the buildings on Liberty Street and Fraser Avenue, with a 9.79-metre setback from the north façade of 68 Fraser Avenue (147 Liberty Street).

The proposal will retain in situ the east façade of the buildings at 54-66 Fraser Avenue, the former Arlington Co factory complex. The tower would incorporate a 5-metre and a 6.61-metre setback from the east façades at 68 Fraser (147 Liberty Street) and 54-66 Fraser Avenue.

The existing retained structures will be integrated into a two-storey podium that will provide office space as well as both indoor and outdoor amenity areas. The existing retained façades (east elevation) on Fraser Avenue are proposed to be restored, with the return walls at the courtyard entrance being reconstructed to a depth of 5 metres to match the original façades. An underground parking level is proposed under the footprint of the former factory complex at 54-66 Fraser Avenue with a 1.8 m setback from the property line, providing building service area, visitors parking and bicycle parking spaces. The main residential entrance will be on Fraser Avenue, with two non-residential entrances located on Fraser Avenue and Liberty Street.

The proposal requires approval under Part IV, Section 33 of the Ontario Heritage Act for the alterations to both heritage properties and under Part IV, Section 34(1)(1) for the demolition of heritage attributes including the courtyard and the heritage attributes that align the courtyard walls of the heritage property at 54-66 Fraser Avenue.

The proposal also includes the demolition of the one-storey detached brick building at the south end of the lot at 54 Fraser Avenue to allow for vehicular access to the underground parking level from Fraser Avenue on the south side of the lot. This requires approval under Part IV, Section 34(1)(2) of the Ontario Heritage Act.

Heritage Planning Framework

Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and Section 2(r) refers to " a built form that is well designed and provides for a sense of place."

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure,
- ensuring the sufficient provision of housing to meet changing needs including affordable housing,
- ensuring opportunities for job creation,
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs,
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans. Provincial Plans are intended to be read in their entirety, and relevant policies are to be applied to each situation.

Policy 4.6.1 of the PPS directs that “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." “Conserved” is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

City of Toronto Official Plan

The Official Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.6.4: 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.

3.1.6.5: 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.

3.1.6.26: 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.

3.1.6.27: 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.

3.1.6.28: The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. http://www.historicplaces.ca/en/pages/standards-normes.aspx

COMMENTS

The application is for a 55-storey mixed-use building. The proposal retains the entire building at 68 Fraser Avenue (147 Liberty Street) and incorporates 9.79 metre step backs as measured from the north façade (Liberty Street façade). Staff is satisfied with the conservation strategy for this property.

At 54-66 Fraser Avenue, the conservation strategy would retain in situ the entire east/front Fraser Avenue façade of the building, save for the one-storey structure at 54 Fraser Avenue which will be demolished. The building at 54 Fraser Avenue is a simple unarticulated brick structure and staff is not opposed to its demolition as it is not noted as a heritage attribute in the designation By-law for this property (See photographs on, pages 10-12 of this report).

The proposal would remove and then reconstruct the side walls of the courtyard between 58-60 and 62-66 Fraser Avenue to a depth of 5 metres, whereas the full depth of the courtyard is in excess of 20 metres. The courtyard is an important space that helps to define the properties as discrete buildings as seen from the public realm. The side elevations contain heritage attributes that include windows and doors that can be clearly seen from the public realm. Staff have determined that conservation of the courtyard attributes is not satisfactory and look towards further conservation of the courtyard sidewalls that include masonry, windows and doors that are seen from the public realm and which contribute to the industrial character of the property.

The proposal includes step backs ranging from 5 to 6.5 metres from the façades of the properties fronting Fraser Avenue. However, the portion of the tower directly above the heritage buildings at 58-60 and 62-66 Fraser Avenue includes floor and balcony slab edges that project forward along the Fraser Avenue side above these step backs and create a massing condition that visually subordinates the heritage buildings below (See Render Page 17 of this report). Staff would like for these architectural features of the tower to be reduced so the floor and balcony slab edges do not visually dominate over the heritage properties.

CONCLUSION

Staff do not support the proposed conservation strategy and alterations outlined in this report and in the Heritage Impact Assessment and are of the opinion that the proposal does not conserve the cultural heritage values, attributes and character of the designated heritage property under Part IV, Ontario Heritage Act at 68 Fraser Avenue (147 Liberty Street) and 54-66 Fraser Avenue.

Staff are of the opinion that the proposal is not consistent with the Planning Act, the PPS, and the City of Toronto's Official Plan Heritage Policies. Staff recommend that City Council refuse the application for alterations to and demolition at the properties at 68

Fraser Avenue (147 Liberty Street) and 54-66 Fraser Avenue under Part IV, Sections 33, 34(1)(1) and 34(1)(2) of the Ontario Heritage Act.

CONTACT

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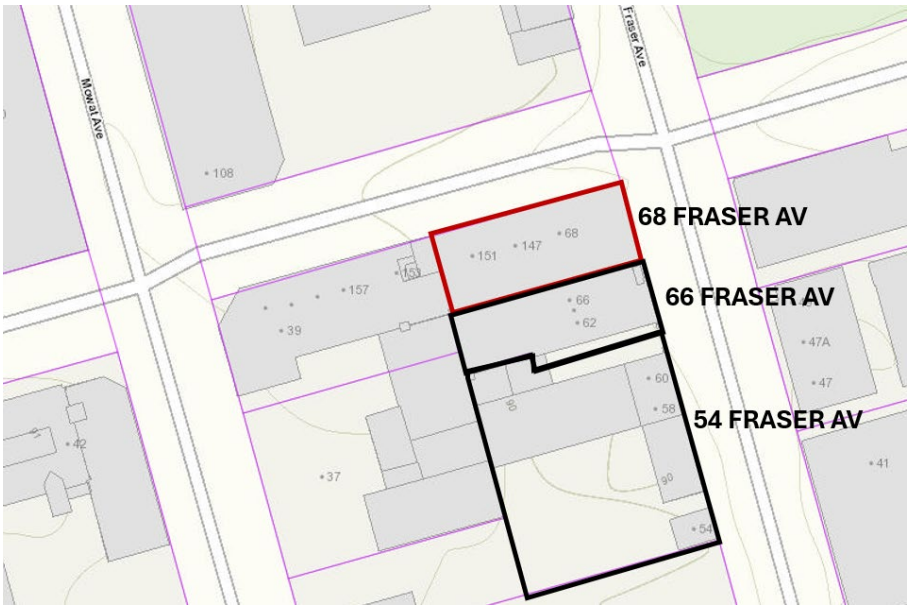
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Drawings
Attachment 4 - Statement of Significance for 54-66 Fraser Avenue
Attachment 5 - Statement of Significance for 68 Fraser Avenue (147 Liberty Street)

LOCATION MAP **ATTACHMENT 1**

54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St)



Location Map: Boundaries for 54 and 66 Fraser Avenue are shown in black outline; boundaries for 68 Fraser Avenue are shown in red outline. (City of Toronto mapping)

68 Fraser Avenue (147 Liberty Street): East and North Facades at Northeast Corner at Fraser Avenue and Liberty Street

54-66 Fraser Avenue: East/Street Facades

PHOTOGRAPHS

54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St)

Oblique view from northeast of 54 and 66 Fraser Avenue (left) and 68 Fraser Avenue (right), 2025 (City of Toronto Heritage Planning)

Figure 6: The main (east) facades of the former Arlington Company Factory viewed from the southeast, 2025. Note the one-storey addition at the left, subsequent to the original design, constructed c. 1910-13. (City of Toronto Heritage Planning)

PHOTOGRAPHS

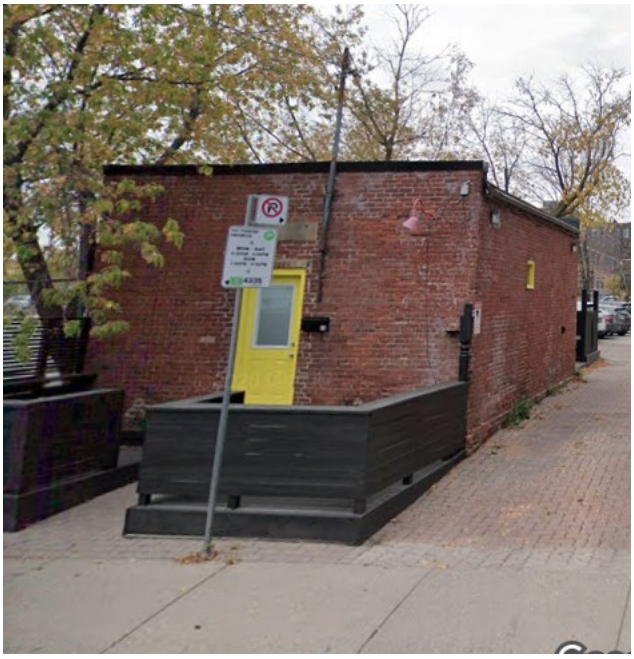
54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St)

54-66 Fraser Avenue: The courtyard, viewed from the northeast of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)

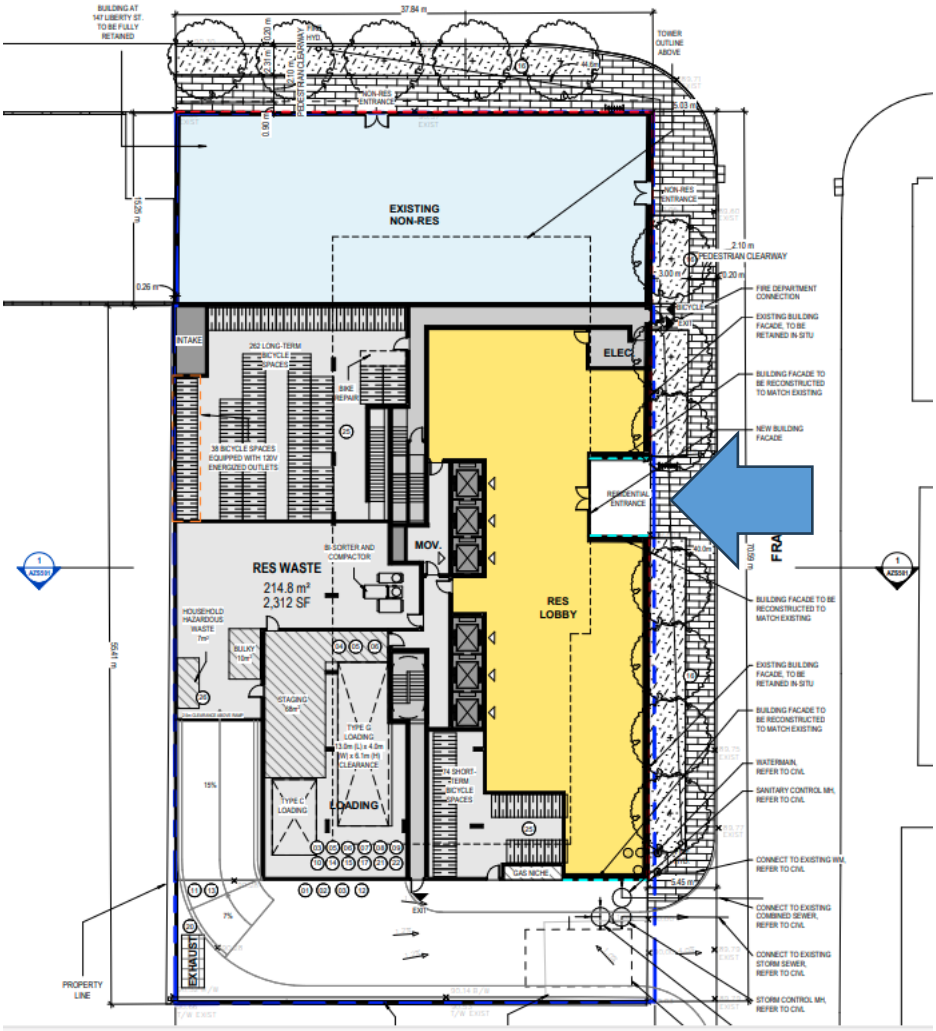
54-66 Fraser Avenue: The Courtyard showing the "U-shape" of the former Arlington Company Factory, 2025. (City of Toronto Heritage Planning)

PHOTOGRAPHS

54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St



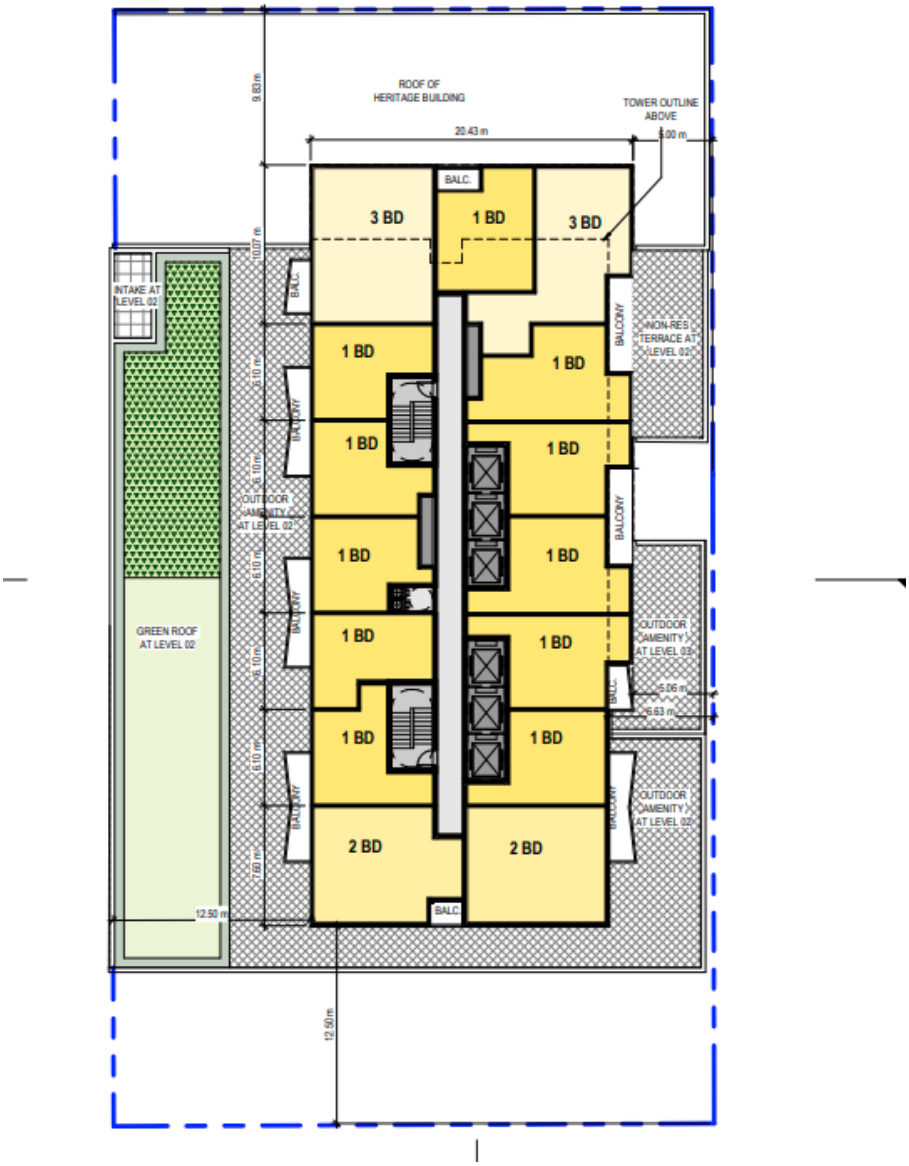
54 Fraser Avenue at Extreme Southern Portion of Fraser Avenue Frontage - To be Demolished.



Site Plan: Note Courtyard Depth

SELECT DRAWINGS AND RENDERS

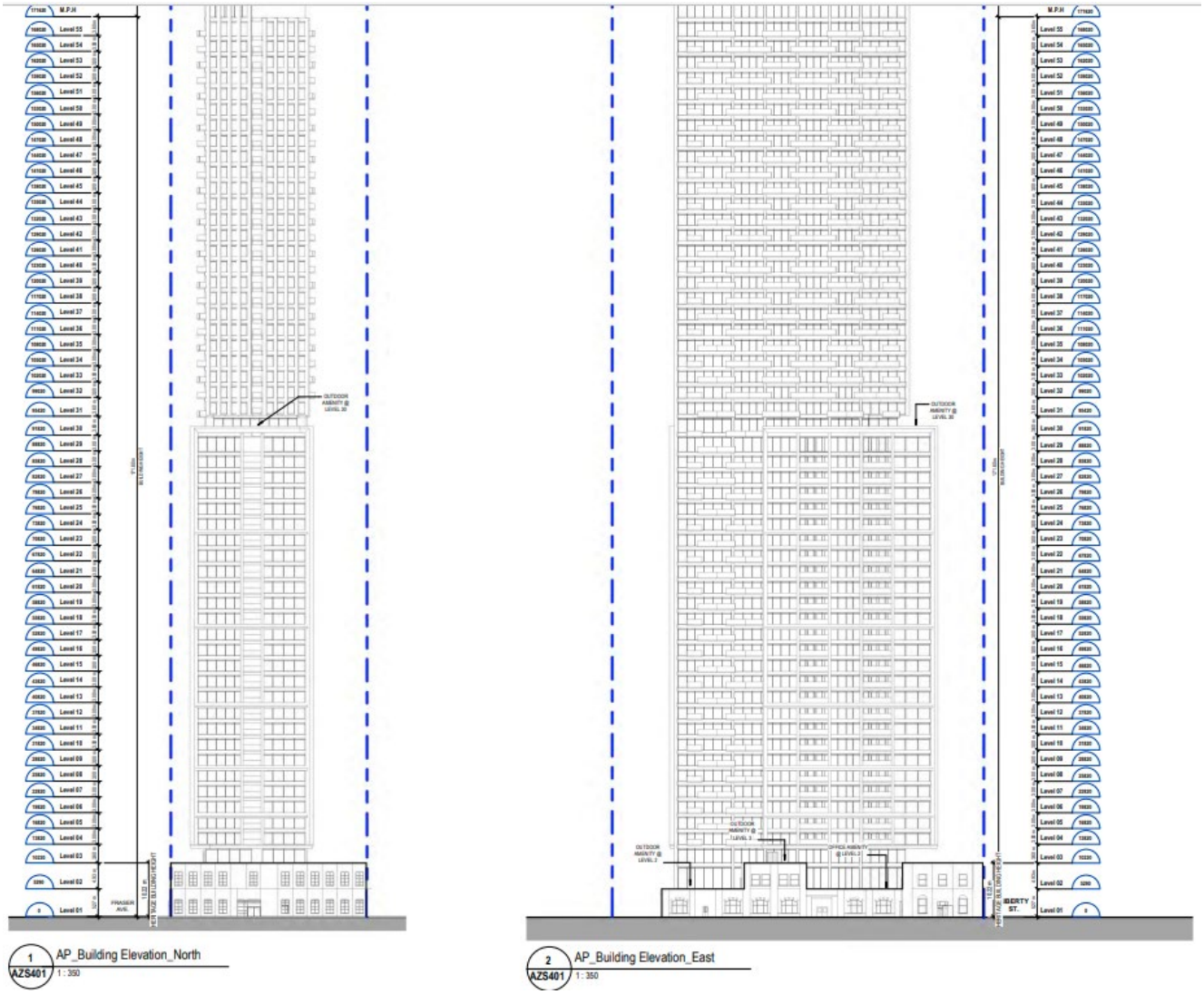
54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St)



Tower Floor Plates - 4 - 25 Floor and Above Heritage Properties

SELECT DRAWINGS AND RENDERS

54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St)



North Elevation at Left Showing 68 Fraser Avenue and East Elevation at Right Showing 54-66 Fraser Avenue

SELECT DRAWINGS AND RENDERS

54-66 Fraser Avenue and 68 Fraser Avenue (147 Liberty St)

Render - Looking northwest at 54-66 Fraser Avenue

Render - Looking Southwest at 68 Fraser (147 Liberty Street) in foreground and 54-66 Fraser Avenue extending south

ATTACHMENT 4

STATEMENT OF SIGNIFICANCE - 54 AND 66 FRASER AVENUE (BY-LAW 85-2026)

Reasons for Designation

The properties at 54 and 66 Fraser Avenue (including the entrance addresses of 58, 60, 62 and 64 Fraser Avenue) are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The properties at 54 and 66 Fraser Avenue (the former Arlington Company Factory) are located on the east side of Fraser Avenue, south of Liberty Street in the Liberty Village neighbourhood. The building, first constructed in 1905, is mostly one storey in height and is finished in red brick and limestone, displaying restrained classical architectural detailing. The building is "U-shaped", forming a courtyard, with an extension south along Fraser Avenue. The properties are adjacent to the former, c. 1906-09, S.F. Bowser Company Factory to the north at the corner of Fraser Avenue and Liberty Street.

Statement of Cultural Heritage Value

The former Arlington Company of Canada Factory, dating from 1905, has design and physical value for being representative of a factory complex typology of the period. Typical of factory complexes, the site consisted of specialized and distinct sections of the building based on purpose. The factory contained distinct use areas for a stock room, a box room and a show room, offices, and separate manufacturing area for both collars and combs. By 1910, additions had occurred to the complex to create a "U" shaped building; in c. 1910-13 a one-storey, receiving room extension was added to the south end of the Fraser Avenue façade.

Like the majority of industrial buildings in the Liberty Village area, the site buildings were constructed of red brick with a focus on utility and function rather than ornament. While the street facing facades on Fraser Avenue feature classical detailing - most notably with the window voussoirs and tapered pilaster-type piers - most aspects of the complex are functional in design and appearance. Limestone detailing with a tooled finish distinguish the quality of the building.

The properties at 54 and 66 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. For its first 15 years, from 1906 - 1921, the complex served the Arlington Company of Canada and was the manufacturing location for collars and combs. In 1921, the adjoining S.F. Bowser Company, which manufactured oil tanks and cans, expanded their operations to subsume the former Arlington Company factory, remaining at the location until the early 1950s. In subsequent decades, light industry occupied the site, including 4 City of

Toronto By-law 85-2026 the manufacturing of bedding and work clothing, the sale of paper products and upholstering and woodwork.

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former Arlington Company of Canada Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the former Toronto Carpet Factory complex at 1179 King Street (built out between 1898-1924), and the former Gillett Company factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906-09 S.F Bowser Company Factory at 68 Fraser Avenue and the c. 1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former Arlington Company Factory at 54 and 66 Fraser Avenue contributes to define, maintain and support the character of the area.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the properties:

- The form, scale and massing of the building comprising a "U-shape plan forming a courtyard, with one-storey south extension along Fraser Avenue; the one-storey height with a two-storey south wing on Fraser Avenue; and flat-roof form
- The red-brick cladding with the tooled limestone detailing
- The fenestration; and the wooden, multi-part window assemblies and multi-pane wooden sash windows
- The doorway openings on the Fraser Avenue facades and their solid and glazed wood panel doors; doorway openings facing the courtyard

Historical or Associative Value

The following heritage attributes contribute to the historical and associative value of the properties:

- The industrial character of the property as found in its design and physical heritage attributes
- The presence and location of the property adjoining the former S.F. Bowser building at 68 Fraser Avenue which it shares integral and direct historical association with

Contextual Value

The following heritage attributes contribute to the contextual value of the properties:

- The building's presence in Liberty Village which contributes to the concentration of other industrial heritage buildings in the area

ATTACHMENT 5

STATEMENT OF SIGNIFICANCE - 68 FRASER AVENUE (147 LIBERTY STREET) (BY-LAW 86-2026)

Reasons for Designation

The property at 68 Fraser Avenue (including the entrance addresses of 147 and 151 Liberty Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The property at 68 Fraser Avenue (the former S.F. Bowser Company Factory) is located at the southwest corner of Liberty Street and Fraser Avenue in the Liberty Village neighbourhood. The property contains a two-story, red-brick, former factory building with understated classical detailing. The property adjoins the c. 1913-14 S.F. Bowser Company building to the west at 39 Mowat Avenue and is adjacent to the 1905 Arlington Company Factory to the south at 54 and 66 Fraser Avenue.

Statement of Cultural Heritage Value

The former S.F. Bowser Company Factory, constructed 1906-1909, has design and physical value for being representative of a factory complex typology of the period. Like the majority of industrial buildings in the Liberty Village area, the building was constructed of red brick with a focus on utility and function rather than ornament. The street facades are plain in design with detail mostly limited to brickwork detailing. The brickwork detailing comprises a corbelled cornice, building corner quoins and understated window detailing on Fraser Avenue with classical semicircular label mouldings and brick keystone detailing. The understated classical styling was extended to the main doorway surround on Fraser Avenue with pilasters and entablature. Apart from these ornamental embellishments, the building is unadorned in its design, typical of factory buildings of the era in Toronto.

The property at 68 Fraser Avenue has historical and associative value for being directly associated with the industrial use activity which historically defined the Liberty Village area throughout most of the Twentieth century. From the time of its completion in 1909, until the company vacated the site in 1946, the complex served the S.F. Bowser Company in the manufacturing of oil cans and tanks. Subsequently light industry occupied the site, including the manufacturing of bedding and work clothing, the sale of paper products and upholstering and woodwork.

The Liberty Village area is defined by its historic industrial use and its associated extant warehouse buildings and complexes. The former S.F. Bowser Factory occupies a central location of this precinct and helps to form a concentration of former, historic industrial buildings. This concentration comprises adjacent sites designed under the Ontario Heritage Act including the former Toronto Carpet Factory at 1179 King Street,

and the former Gillett Company Factory (built in phases 1911-42) at Fraser Avenue and Liberty Street; adjacent properties listed on Toronto's Heritage Register include the 1906 Arlington Company of Canada factory at 54 and 66 Fraser Avenue and the c.1913-14 S.F. Bowser Company building at 39 Mowat Avenue. The form, scale, materials and building typology of the former S.F. Bowser factory at 68 Fraser Avenue contributes to define, maintain and support the character of the area.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the property:

- The form, scale and massing of the building comprising its rectangular, two-storey, flat roof form and rectangular plan with short façade on Fraser Avenue and long façade on Liberty Street
- The red-brick cladding with brickwork detailing; the stone windowsills; the stone "1909" date-stone above the main entrance on Fraser Avenue
- The fenestration with rectangular and segmental-arch openings
- The main doorway and transom light openings on Fraser Avenue with classical surround consisting of pilasters and entablature

Historical or Associative Value

The following heritage attributes contribute to the historical and associative value of the property:

- The industrial character of the property as found in its design and physical heritage attributes
- The presence and location of the property adjoining the former S.F. Bowser Company building at 39 Mowat Avenue and its adjacency to the factory building at 54 and 66 Fraser Avenue, which it shares integral and direct historical association with

Contextual Value

The following heritage attributes contribute to the contextual value of the property:

- The building's presence in Liberty Village which contributes to the concentration of other industrial heritage buildings in the area