

40 Wabash Avenue - Alterations to and Demolition of Heritage Attributes of a Designated Heritage Property under Sections 33 and 34 of the Ontario Heritage Act

Date: April 27, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 4 - Parkdale-High Park

SUMMARY

This report recommends that City Council approve the proposed alterations and demolitions under Sections 33 and 34(1) of the Ontario Heritage Act for the property at 40 Wabash Avenue.

40 Wabash Avenue, a City owned property is located on the north side of Wabash Avenue between Sorauren Avenue to the west and MacDonell Avenue to the east, and west of the CNR/CPR railway lines, in the Roncesvalles neighbourhood . The property contains a former linseed oil mill factory comprised of several buildings varying from one to three storeys in height constructed in phases from 1910 into the 1940s and featuring a prominent chimney stack that is visible from Dundas Street West and the adjacent rail corridor.

The factory was purpose built for the Canada Linseed Oil Mills Ltd., a Montreal-based company in operation from 1901 until circa 1970, and portions of it were designed by the architectural firm Langley & Howland. The property is closely associated with the industrial activity of the Wabash-Sorauren area, the development history and character of which was influenced by the location of the railways to the east.

The existing building has been vacant since 1969 and was acquired by the City in 2000. It is adjacent to the Sorauren Avenue Park and the Sorauren Fieldhouse, the former office building of the Canada Linseed Oil Mills factory. In 2016, City Council approved a budget for the redevelopment of the remaining lands at 40 Wabash Avenue, including the adaptive re-use of the former industrial buildings as a community centre. In March 2026, City Council stated its intention to designate the existing building at 40 Wabash Avenue under Part IV, Section 29 of the Ontario Heritage Act. A city-initiated Site Plan application was submitted in July 2024 that proposed a Community Recreation Centre to be integrated within the existing heritage building at 40 Wabash Avenue.

This application proposes alterations under Section 33 of the Ontario Heritage Act for the construction of a new community centre and to facilitate the adaptive reuse of the industrial factory complex. This application also proposes demolition of existing heritage attributes under Section 34(1) for the removal and reconstruction of the corbelled parapets and the one-storey Boiler House, and the removal of the existing steel grain hopper and steel canopy due to their poor condition and to accommodate accessibility needs, respectively.

RECOMMENDATIONS

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

1. City Council approve:

a. the application to alter the designated heritage property at 40 Wabash Avenue, with conditions, under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a Community Recreation Centre with such alterations substantially in accordance with the plans and drawings dated March 20, 2026, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Steven Burgess Architects Ltd., dated December, 2024, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning; and

b. the application to demolish the specified heritage attributes of the designated heritage property at 40 Wabash Avenue, with conditions, under Part IV, Section 34(1) 1 of the Ontario Heritage Act to allow for the construction of a Community Recreation Centre with the removal of the specified heritage attributes on the designated heritage property being substantially in accordance with the plans and drawings dated March 20, 2026, prepared by Diamond Schmitt Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by Steven Burgess Architects Ltd., dated December, 2024, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning.

2. City Council direct that its consent to the application to alter the designated heritage property at 40 Wabash Avenue in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 40 Wabash Avenue, under Part IV, Section 34(1)1 of the Ontario Heritage Act, are also subject to the following conditions:

a. that prior to the issuance of any permit for all or any part of the properties at 40 Wabash Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing

heritage building as are acceptable to the Senior Manager, Heritage Planning, the leaseholder of the City-owned property shall:

1. provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by Steven Burgess Architects Ltd., dated December, 2024, to the satisfaction of the Senior Manager, Heritage Planning;
2. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;
3. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;
4. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;
5. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.a.1 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and
6. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan and Interpretation Plan; and

b. prior to the release of the Letter of Credit required in Recommendation 2.a.6 above, the owner shall:

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

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

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 7, 2017, City Council adopted the Parks and Recreation Facilities Master Plan 2019 - 2038, which included the development of the Wabash Community Centre. <https://secure.toronto.ca/council/agenda-item.do?item=2017.EX28.2>

On September 11, 2019, City Council adopted the decision of the Bid Award Panel to award the contract for the design of the new Wabash Community Centre to Diamond and Schmitt Architects. <https://secure.toronto.ca/council/agenda-item.do?item=2019.BA43.3>

On June 26 and 27, 2024, City Council included the subject property at 40 Wabash Avenue (including entrance address at 50 Wabash Avenue) on the City of Toronto's Heritage Register. <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE14.13>

On March 25 and 26, 2026, City Council stated its intention to designate the property at 40 Wabash Avenue under Part IV, Section 29 of the Ontario Heritage Act. <https://secure.toronto.ca/council/agenda-item.do?item=2026.TE29.20>

BACKGROUND

Heritage Property

40 Wabash Avenue is situated on the north side of Wabash Avenue, east of Sorauren Avenue and west of the railway corridor. It is part of the Roncesvalles Village neighbourhood. A location map and current photographs of the heritage property can be found in Attachments 1 and 2.

The property at 40 Wabash Avenue contains a former linseed oil mill factory comprised of several buildings constructed in phases from 1910 into the 1940s, varying from one- to three-storeys in height, with a prominent chimney stack that is visible from Dundas Street West and the adjacent rail corridor. The factory was purpose built for the Canada Linseed Oil Mills Ltd., a Montreal-based company in operation from 1901 until circa 1970. The former Canada Linseed Oil Mills Ltd. is a complex of six buildings. The Mill Building (A), the Storage and Barrelling Refinery (B), and the Boiler House with chimney stack (C) were all constructed in 1913. The south elevations of each of these three

original buildings front Wabash Avenue and are the main facades. The original complex evolved with the construction of Building D to the north of Building B at some point between 1924 and 1941 followed by Building E to the north of Building D between 1941 and 1947 and then Building F to the north of Building A c. 1947. A chronology of the built form can be found in Attachment 4.

Buildings E and F were not included in the reasons for designation of 40 Wabash Avenue.

Cultural Heritage Value

40 Wabash Avenue has design or physical value because it is a representative example of an early 20th century industrial mill (or factory) building type, with Edwardian Classicism detailing. As an architect-designed factory, the Canada Linseed Oil Mills complex exhibits stylistic elements reminiscent of Edwardian Classicism, which was a popular architectural style in Toronto during the early 20th century. Features contributing to the property's industrial typology include but are not limited to its reinforced concrete and brick construction; varying height, scale, and complex massing indicative of the various functions of each building; flat rooflines; regularly spaced window openings; its steel structure canopy that reflects how the factory had direct access to the rail spur along Wabash Avenue; the grain hopper on the roof; its surviving chimney stack; and the remnants of the original company signage painted onto the bricks of the south façade.

40 Wabash Avenue has historical or associative value because it has direct associations with the industrial activity of the Wabash-Sorauren area which was impacted and encouraged by the location of the railways to the east. Additionally, it is valued for its association with the architectural firm of Langley & Howland, who designed the factory with Edwardian Classical detailing. The commission for the Canada Linseed Oil Mills at 40 Wabash Avenue is unique within the partnership of Langley & Howland because it is their only known industrial project and contributes to the diversity of their portfolio.

The Canada Linseed Oil Mills is also historically and functionally linked to its surroundings as a purpose-built industrial building constructed in the context of an early 20th century industrial subdivision Plan 1256. The plan was purposefully designed with large lots intended to accommodate large-scale industrial buildings with access to the rail corridor. Access to the railway lines was pivotal to the success of linseed oil production in the early 20th century because flax seed had to be transported into the mills for processing.

A breakdown of the property's heritage attributes can be found in Attachment 3.

Development Proposal

The City-initiated site plan application proposes the construction of a Community Recreation Centre adjacent to Sorauren Park. The community centre will be a 4 storey (26 metre) building with a gross floor area of approximately 108,400 sq ft. (or 10,070m²). The Centre will contain certain programs identified in the City's Parks and

Recreation Facilities Master Plan including a double gymnasium, an aquatic component, multipurpose rooms and fitness room spaces.

The proposal retains the existing exterior masonry façades of buildings A, B, C, and D. Buildings E and F are not heritage attributes and are proposed to be demolished. The proposed community centre intends to occupy the existing footprint of Buildings A, B, and D within the retained and reconstructed façades with additions extending to the north and above the original building.

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 2(r) “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.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

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.

All decisions of 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. All comments, submissions or advice affecting a planning matter that are provided by 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.

City of Toronto Official Plan

The 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.

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 (Standards and Guidelines) 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

Proposed Alterations and Demolition of Heritage Attributes

Section 13 and 14 of the Heritage Impact Assessment submitted with the application details the proposed alterations and demolitions to the heritage attributes at 40 Wabash Avenue, as found in the property's designation by-law.

Building A

Building A is the two-storey Mill Building located on the western end of the complex. The front-facing, west and south walls, will be retained in-situ. The applicant proposes alterations under Section 33 to the existing material and form of the building by demolishing the north and east walls with only the north wall being salvaged and reconstructed as a multi-wythe masonry wall - these walls are not visible from Wabash Avenue. The first-floor window and door openings are also proposed to be altered by lowering the openings to suit the lowered ground floor and satisfy accessibility requirements. New windows and doors are proposed to be installed into the new openings. All final details regarding the design and treatment of the new windows and doors, and their openings are to be secured in the Conservation Plan. The applicant proposes to demolish heritage attributes under Section 34(1). These include the steel grain hopper on the roof and the steel "lean-to"/canopy frame structure attached to the south façade. These are proposed to be demolished in their entirety due to their poor condition and to make room for the new programming on site, respectively. Due to their poor condition, the applicant also proposes to demolish the existing corbelled parapets along the retained west and south walls and reconstruct them to match original details.

Building B

Building B is the three-storey Storage and Barrelling Refinery located in the centre of the complex. The front-facing, east and south walls are proposed to be retained in-situ. The applicant proposes alterations under Section 33 to the existing material and form of the building by demolishing the west wall that is shared with building A and partially reconstructing the southern end of the third floor which will be the only portion of wall that is visible to the public realm, due to the proposed new addition. The alterations to this building also include the demolition of the north wall, which is shared with Building D and not visible from the public realm. The remainder of the north wall which intersects with Building D will be retained in-situ. The first-floor window and door openings are also proposed to be altered by lowering the openings to suit the lowered ground floor and satisfy accessibility requirements. New windows and doors are proposed to be installed into the new openings. All final details regarding the design and treatment of the new windows and doors, and their openings are to be secured in the Conservation Plan. The applicant proposes to demolish heritage attributes under section 34(1). This includes dismantling the existing corbelled parapets along the retained elevations due to their poor condition and reconstructing them to match their original design.

Building C

Building C is the former one-storey Boiler House with connected chimney stack located on the eastern end of the complex. The applicant proposes alterations under Section 33 to the chimney stack by dismantling the upper portion and reconstructing it due to its poor condition. The applicant proposes to demolish a heritage attribute under Section 34(1) by dismantling the south, east and north walls of the Boiler House and rebuilding them above grade using the salvaged masonry to accommodate a partially enclosed exterior space. The building's original massing will be retained with modified window openings.

Building D

Building D is the three-storey warehouse addition constructed later than the previous three buildings. It is located at the rear of the complex, sharing its southern and western walls with Building B and A, respectively. The primary east wall is proposed to be retained in-situ. The applicant proposes alterations under Section 33 to the existing material and form of the building by demolishing the west and south walls, which are shared with buildings A and B, respectively, and are not visible from the public realm. The north wall at the rear, is proposed to be dismantled and reconstructed to suit new programming needs. The impact is expected to be minimal as these walls are not front-facing facades. The first-floor window and door openings are also proposed to be altered by lowering the openings to suit the lowered ground floor and to satisfy accessibility requirements. New windows and doors are proposed to be installed into the new openings. Select window openings are also proposed to be infilled at the locations of new elevators and mechanical services. All final details regarding the design and treatment of the new windows and doors, and their openings are to be secured in the Conservation Plan. Due to its poor condition, the applicant proposes to demolish heritage attributes under Section 34 (1) by dismantling the existing corbelled parapet along the retained east wall and reconstructing it to match its original design.

New Construction

The new construction proposes to retain the existing exterior masonry façades of buildings A, B, C, and D. Buildings E and F, which were not included in the reasons for designation, are proposed to be demolished. The proposed community centre intends to occupy the existing footprint of Buildings A, B, and D within the retained and reconstructed facades with additions extending to the north and above the original building. The new construction has been positioned and designed to reinforce the heritage attributes and character of this former industrial complex as seen from Wabash Avenue. Through the incorporation of desirable stepbacks along the south elevation, and the retention of the former industrial complex's massing and prominent chimney stack, the existing heritage building will remain legible alongside the new community recreation centre and continue to contribute to the industrial character of the Wabash Avenue streetscape.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required to submit a Conservation Plan for the work described in the Heritage Impact

Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of a Building Permit for the proposed development, the owner will be required to submit an Interpretation Plan. The Interpretation Plan shall serve to communicate the cultural heritage values of the Canada Linseed Oil Mills industrial complex, its proximity to the rail corridor and its former function to users and visitors of the property.

Landscape Plan

Staff are recommending that the applicant be required to provide a final Landscape Plan. The open surroundings and the placement and orientation of the property on the north and east side of Wabash Avenue and Sorauren, respectively, are identified as heritage attributes.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of the buildings will be lit so that their unique heritage character is highlighted.

CONCLUSION

Staff are supportive of the proposed alterations and demolitions under Sections 33 and 34(1)1 of the Ontario Heritage Act for the property at 40 Wabash Avenue in the context of the conservation and mitigation strategies proposed for the site. The redevelopment of the site to construct a new community recreation centre achieves nearly whole building retention along with the rehabilitation and re-use of the notable factory buildings. Staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the former Canada Linseed Oil Mills factory complex. As such, staff are satisfied the heritage permit applications have regard to the relevant matters of provincial interest under Section 2 of the Planning Act, is consistent with the heritage policies in the Provincial Planning Statement and conforms to the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

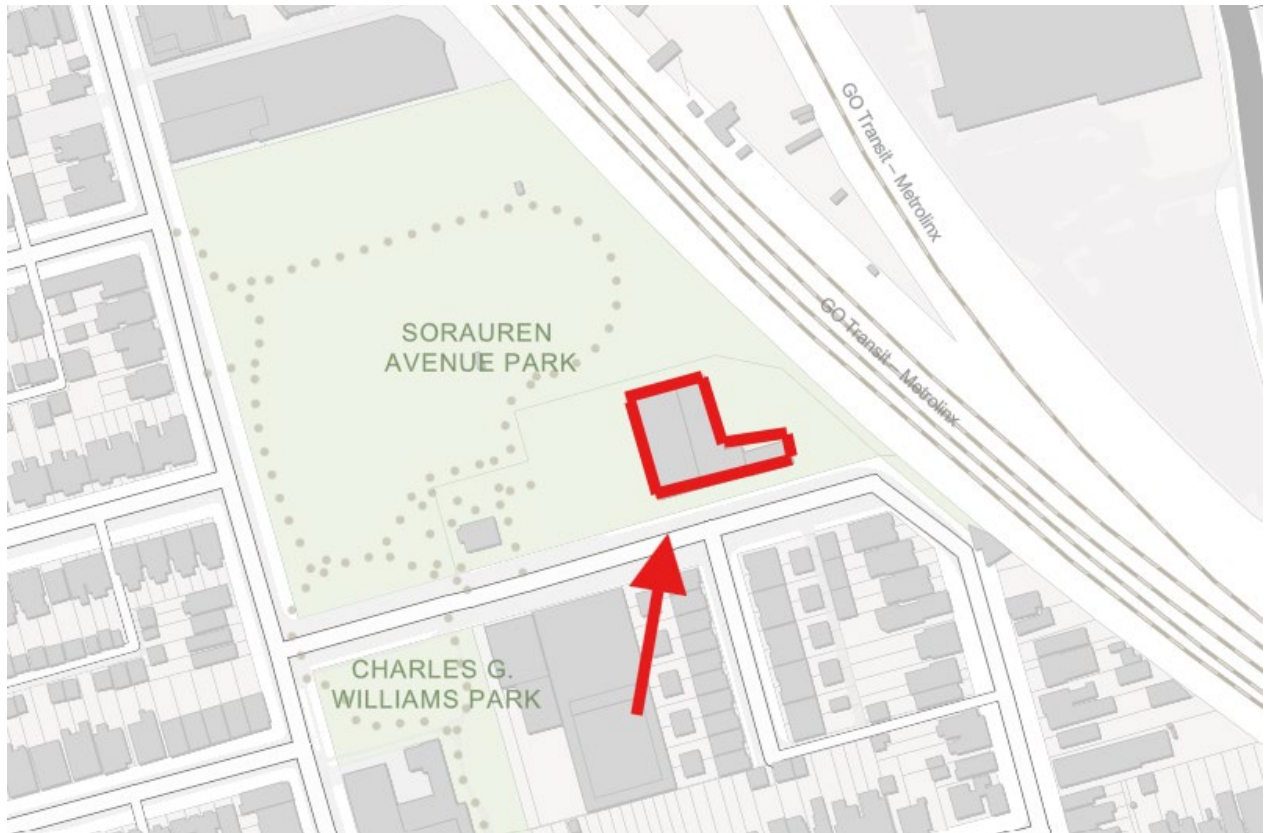
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

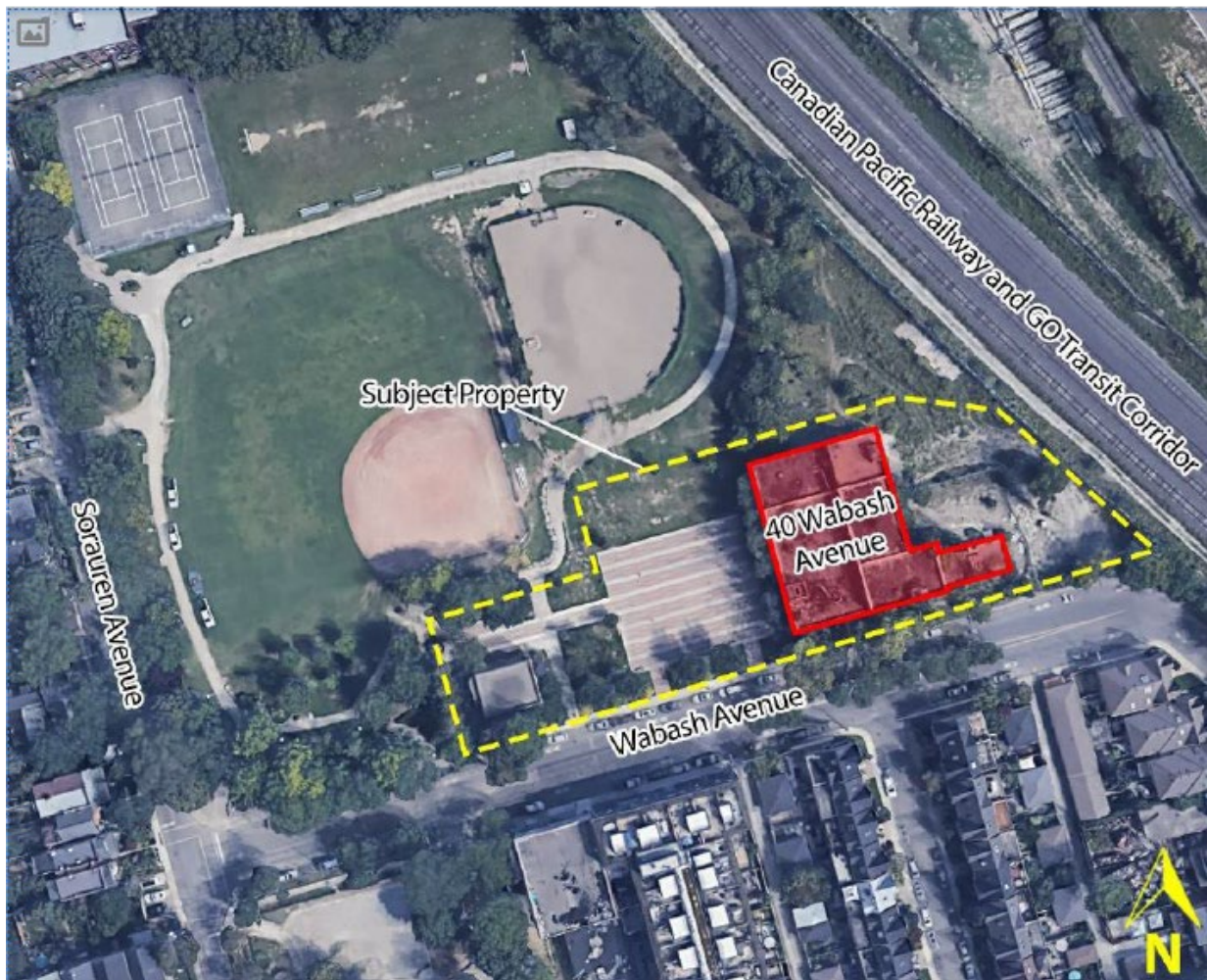
Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statement of Significance
Attachment 4 - Plans and Drawings
Attachment 5 - Rendering

LOCATION MAP
40 Wabash Avenue

ATTACHMENT 1



Location map showing the heritage building's location outlined in red at 40 Wabash Avenue, situated on the north side of Wabash Avenue. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Aerial Map of the subject property at 40 Wabash Avenue. The designated heritage property is highlighted in red (Google Earth and annotated by SBA, 2024).

40 Wabash Avenue



Contextual view of the southeast elevations of 40 Wabash Avenue, looking northwest (Heritage Planning, 2025).



View of the southwest elevation, showing Building A at 40 Wabash Avenue (SBA, 2024).



View of the south elevation, showing Building B at 40 Wabash Avenue (SBA, 2024).



View of the southeast elevation, showing Building B at 40 Wabash Avenue and Building C with its chimney stack (SBA, 2024).



View of the east elevation, showing Building B and D, and C with its chimney stack at 40 Wabash Avenue (SBA, 2024).



View of the east elevation, showing Building D on the left and Building E (not designated) directly north of the brick pilasters at 40 Wabash Avenue (SBA, 2024).



View of the west elevation, showing Building A and Building F (not designated) directly north of the brick pilasters at 40 Wabash Avenue (SBA, 2024).



View of the north elevation, showing Building E and Building F (both not designated and proposed to be demolished) at 40 Wabash Avenue (SBA, 2024).

40 Wabash Avenue

The property at 40 Wabash Avenue (including entrance address at 50 Wabash Avenue) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Regulation 9/06, the provincial criteria for municipal designation.

Description

The property at 40 Wabash Avenue (including entrance address at 50 Wabash Avenue) is located on the north side of Wabash Avenue where it occupies most of the street between Sorauren Avenue to the west and the CNR/CPR railway tracks to the east. The property contains a former linseed oil mill factory comprised of several buildings constructed in phases from 1910 into the 1940s, varying from one- to three-storeys in height, with a prominent chimney stack that is visible from Dundas Street West and the adjacent rail corridor. The factory was purpose built for the Canada Linseed Oil Mills Ltd., a Montreal-based company in operation from 1901 until circa 1970. The property is adjacent to the Sorauren Park and was purchased by the City of Toronto in 2000.

The property was included on the Heritage Register on June 26, 2024.

Statement of Cultural Heritage Value

The property has design or physical value because it is a representative example of an early 20th century industrial mill (or factory) building type, with Edwardian Classicism detailing. While the architecture of industrial buildings primarily focuses on utility and function, architects could help wealthier companies showcase their success by designing the appearance of their buildings to align with the prevailing fashions of the time. As an architect-designed factory, the Canada Linseed Oil Mills exhibits stylistic elements reminiscent of Edwardian Classicism, which was a popular architectural style in Toronto during the early 20th century. Features contributing to the property's industrial typology include but are not limited to its reinforced concrete and brick construction; varying height, scale, and complex massing indicative of the various functions of each building; flat rooflines; regularly spaced window openings; its steel structure canopy that reflects how the factory had direct access to the rail spur along Wabash Avenue; the grain hopper on the roof; its surviving chimney stack; and the remnants of the original company signage painted onto the bricks of the south façade.

The property has historical or associative value because it has direct associations with the industrial activity of the Wabash-Sorauren area which was impacted and encouraged by the location of the railways to the east. The first decade of the 20th century saw a transformation of the area from a residential plan by James Clarkson into an industrial site by the Ross Land Company; the industrial activity was significant to the development of the historic Brockton Village and Roncesvalles communities. The development of the property at 40 Wabash Avenue in 1910 by the Canada Linseed Oil Mills Ltd. followed several other industries located between Sorauren Avenue and the railway line, including the Dominion Bridge Co., the Chapman Double Ball Bearing Co.,

the Robert Watson Co., and the National Equipment Company, exhibiting a trend for the area. The presence of the Linseed Oil Mills may have additionally influenced the construction of specific factories in the area, such as the Lowe Brothers Ltd. paint manufacturers that would have used linseed oil in its products. These and other industries provided employment for the residents of the surrounding neighbourhood.

The subject property is valued for its association with the architectural firm of Langley & Howland, who designed the factory with Edwardian Classical detailing. Charles Langley (1870-1951) and William Ford Howland (1874-1948) worked together for over 35 years, from 1905 to 1941, and compiled a substantial list of known works with a marked specialization in prominent residential buildings and bank buildings. The commission for the Canada Linseed Oil Mills at 40 Wabash Avenue is unique within the partnership of Langley & Howland because it is their only known industrial project and contributes to the diversity of their portfolio.

Situated on the north side of Wabash Avenue, east of Sorauren Avenue and west of the CNR and CPR railways, 40 Wabash Avenue is important in maintaining and supporting the historic industrial character of the Wabash-Sorauren area. Constructed as a linseed oil mill in 1910, the Canada Linseed Oil Mills buildings share typological similarities with the remaining historic factories along Wabash and Sorauren Avenue, which individually and collectively maintain a sense of how the adjacent neighbourhood developed in tandem with these industries. The historic industrial buildings exhibit similar large-scale and/or complex massing, brick cladding with subtle examples of decorative brickwork, and large window openings regularly spaced along the façades.

The Canada Linseed Oil Mills is historically and functionally linked to its surroundings as a purpose-built industrial building constructed in the context of an early 20th century industrial subdivision Plan 1256. The plan was purposefully designed with large lots intended to accommodate large-scale industrial buildings with access to the rail corridor. Access to the railway lines was pivotal to the success of linseed oil production in the early 20th century because flax seed had to be transported into the mills for processing. Since the flax seed was also imported from international suppliers, the rail corridor was additionally beneficial for providing access to the waterfront and its inexpensive transportation. The layout of the factory responded to the former rail spur along Wabash Avenue which ran directly parallel to the Mill (and former Grain Elevator) for easy delivery and loading. The steel canopy frame of the loading dock still remains on the Mill's south façade, exhibiting how the property's design was informed by its context.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 40 Wabash Avenue as a representative example of the industrial building type:

- The scale, form, and complex massing of the collection of buildings that comprise the early 20th century linseed oil mill, including:
 - the two-storey Mill building (c.1910) with raised basement on a rectangular plan
 - the three-storey Storage and Barrelling Refinery (c.1910) with raised basement on a rectangular plan

- the one-storey Boiler House (c.1910) with connected chimney stack
- the three-storey Warehouse addition (c.1925-1931) on a rectangular plan
- the detached, one-storey Office building (c.1914-1924)
- The flat rooflines accentuated with corbelled parapets
- The materials, including:
 - reinforced concrete
 - precast concrete
 - brick
 - clay tile coping
- The existing positions and proportions of all original window openings as regularly spaced within the bays on the façades of the Mill, Refinery, and Warehouse buildings
- Segmental brick arches with precast keystones over the window openings along the upper storeys
- Brick pilasters with corbelling and triangular, precast concrete details
- Steel grain hopper on the roof of the Mill building
- Steel "lean-to" or canopy frame structure attached to the south façade of the Mill and Refinery buildings
- The prominent chimney stack, connected to the Boiler House, with corbelling on its shaft and top

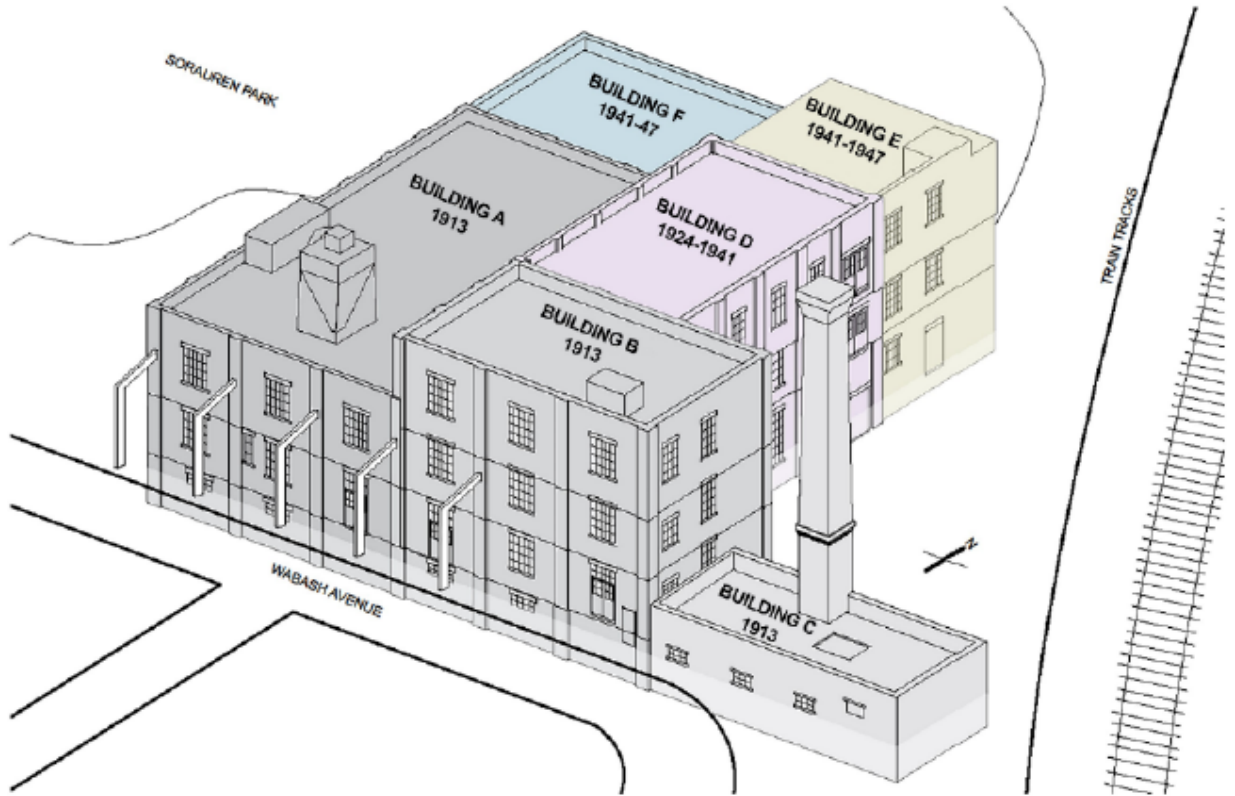
Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 40 Wabash Avenue as supporting and maintaining the historic industrial character of Wabash Avenue and Sorauren Avenue north of Wabash and for being functionally and historically linked to its surroundings:

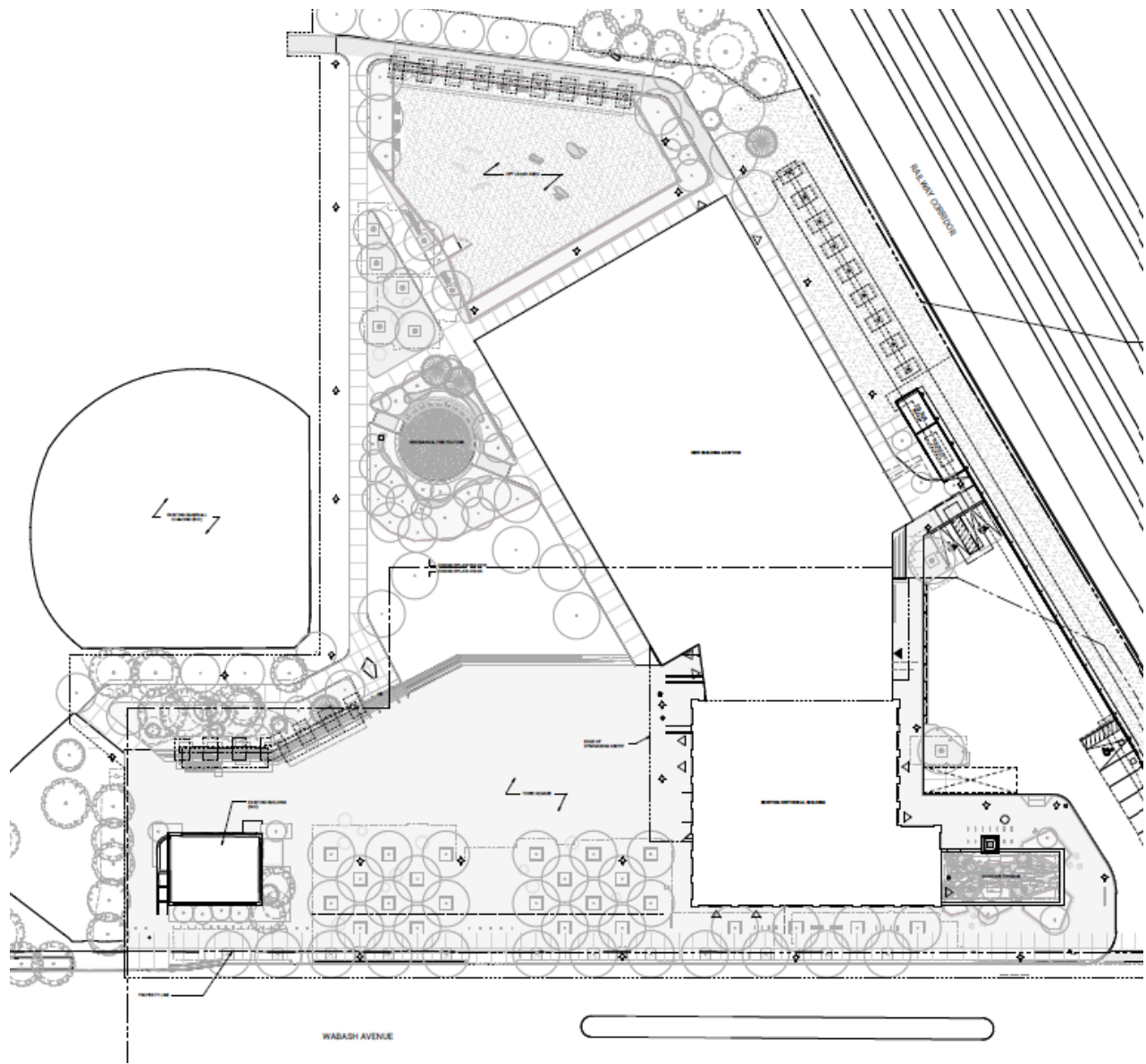
- The placement and orientation of the property on the north side of Wabash Avenue, east of Sorauren and in proximity to the rail corridor to the east
- The prominence of the scale, form, and complex massing of the buildings situated within a large property lot with open surroundings
- The location of the steel "lean-to" or canopy frame structure on the south façade of the Mill and Refinery buildings

Note: the three-storey 1940 addition located at the rear (north) elevation of the Warehouse building and the two-storey c.1941-47 addition located at the rear (north) elevation of the Mill building are not included as attributes.

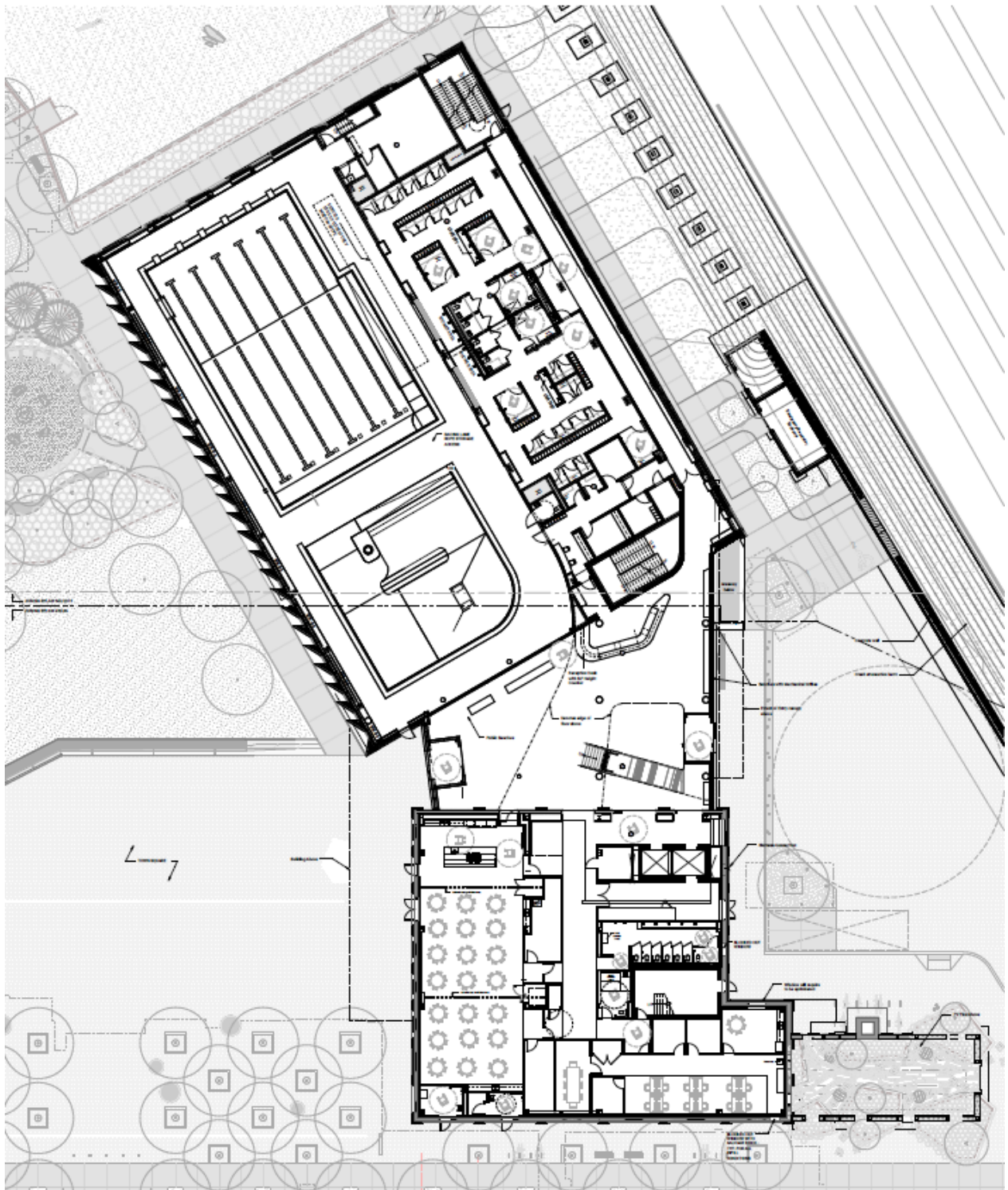
40 Wabash Avenue



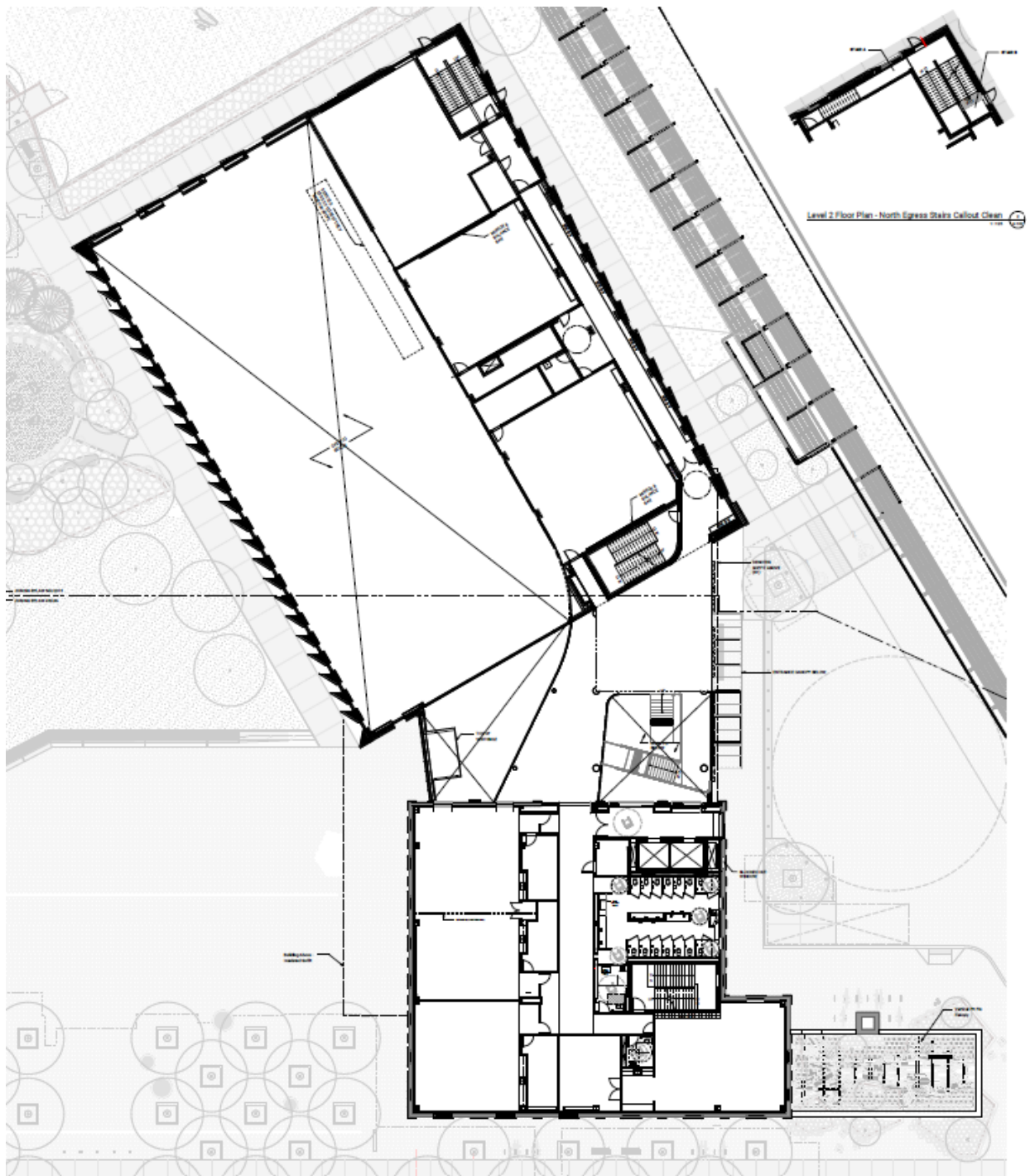
Chronology of built form at 40 Wabash Avenue (Taylor Hazel Architects, edited by SBA, 2019)



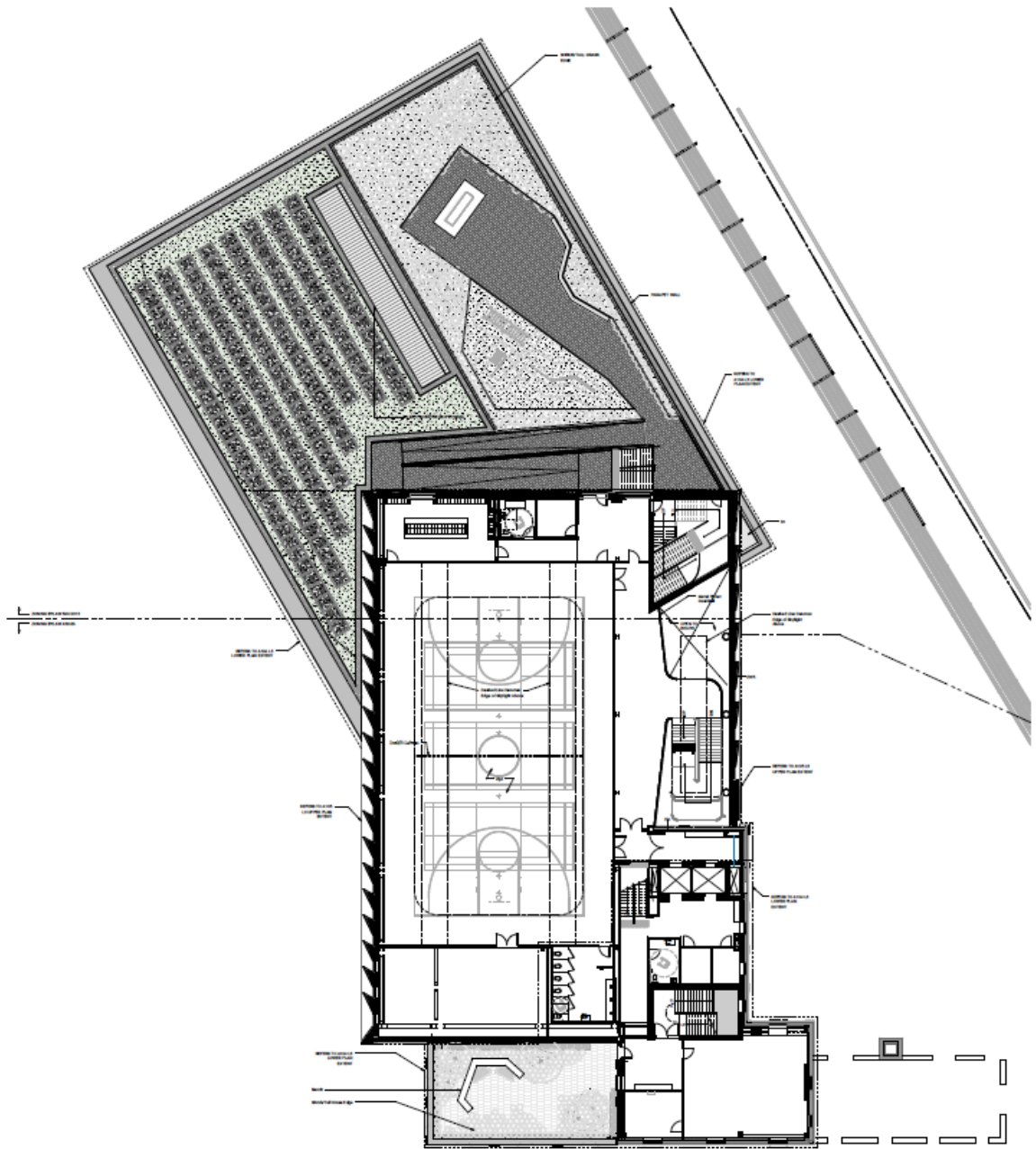
Proposed site plan (diamond schmitt, 2026).



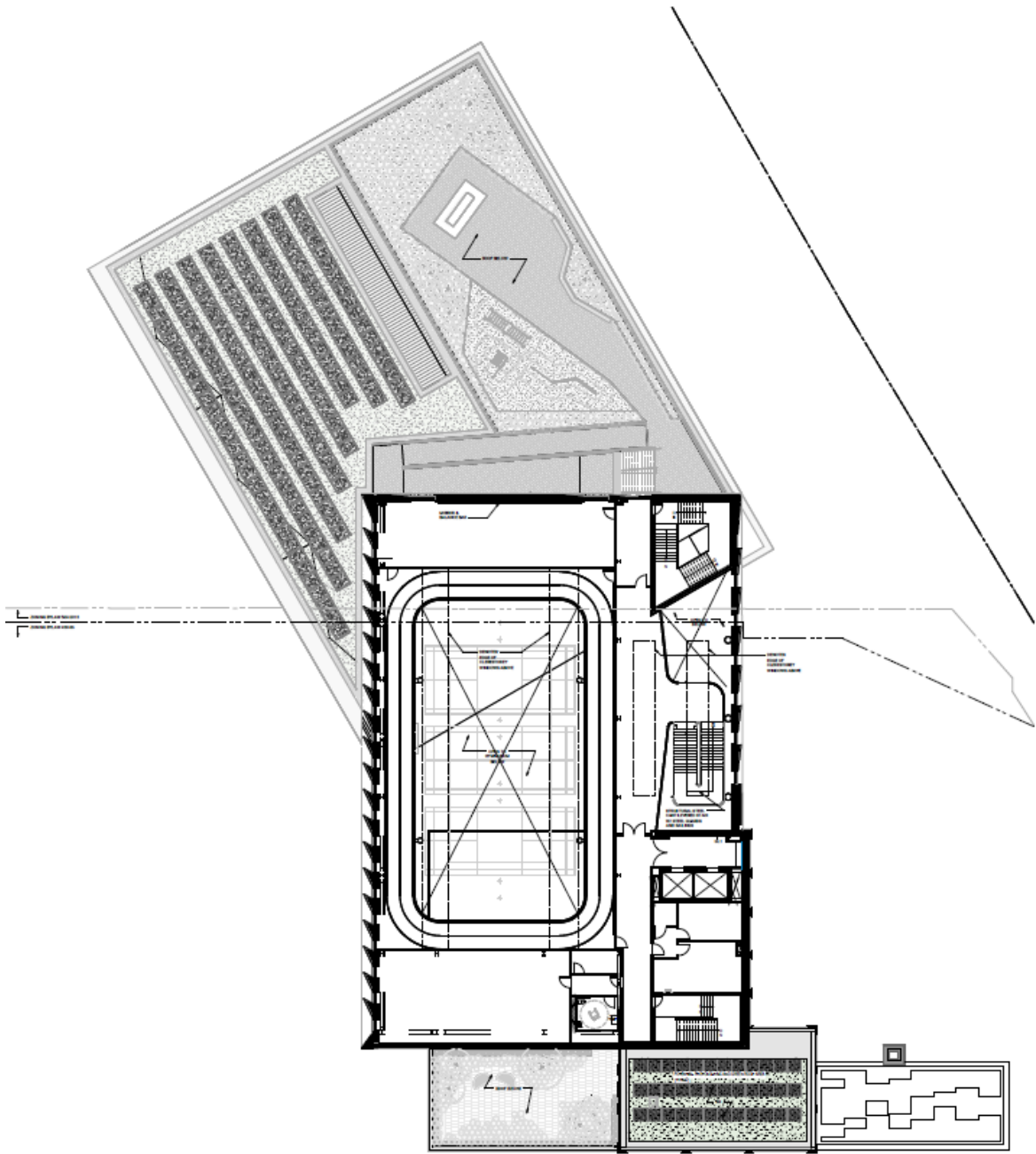
Proposed ground floor plan (diamond schmitt, 2026).



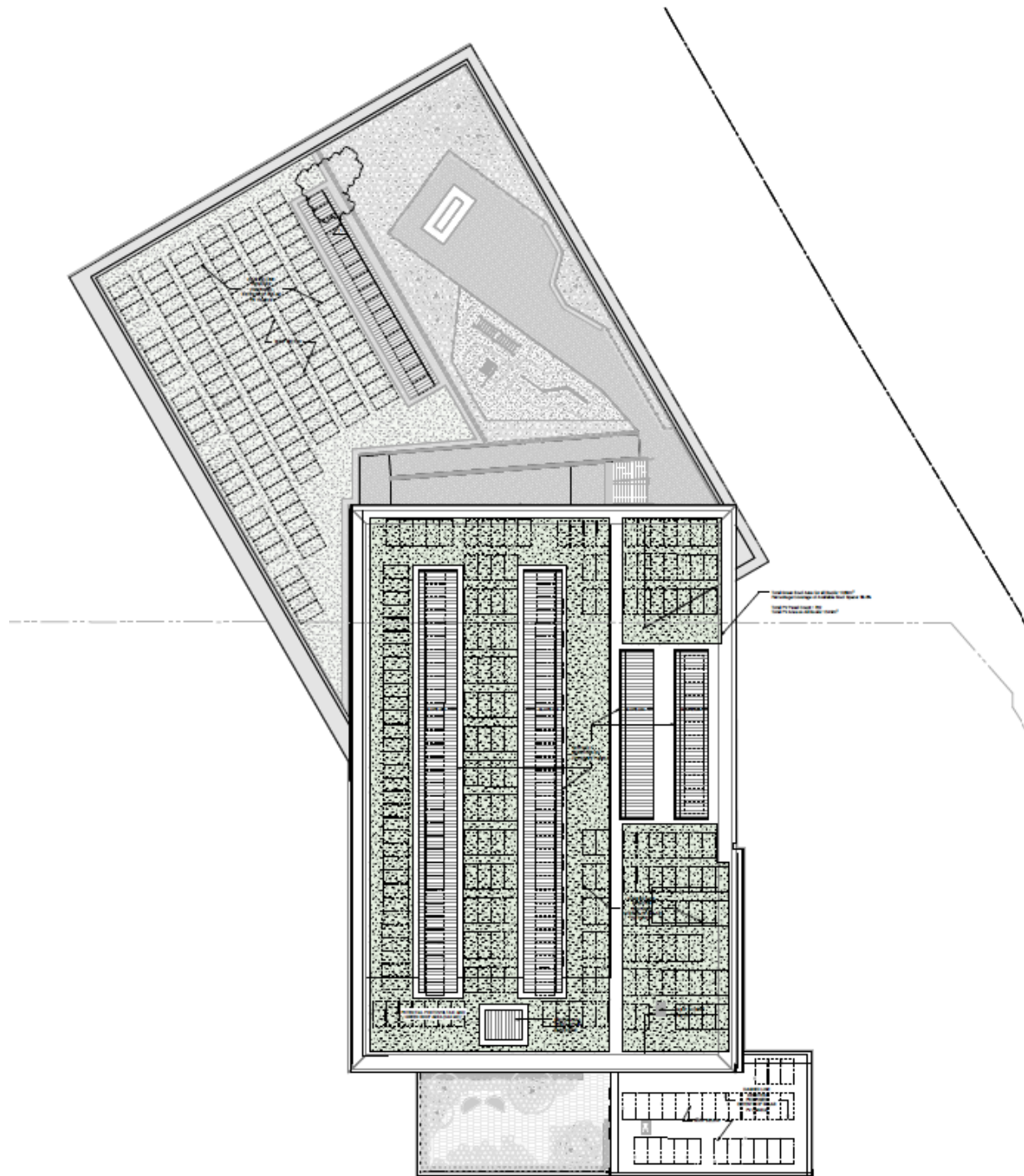
Proposed level 2 floor plan (diamond schmitt, 2026).



Proposed level 3 floor plan (diamond schmitt, 2026).



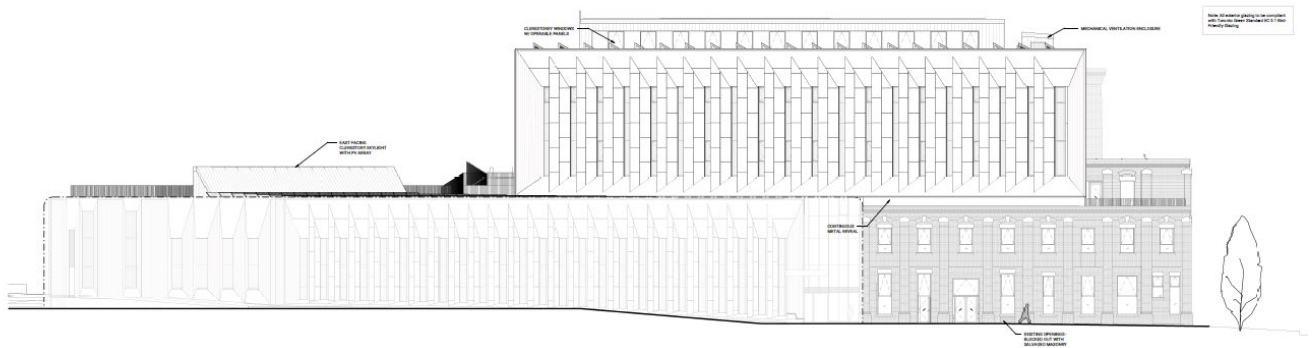
Proposed level 4 floor plan (diamond schmitt, 2026).



Proposed level 5 floor plan (diamond schmitt, 2026).



Proposed south elevation (diamond schmitt, 2026).



Proposed west elevation (diamond schmitt, 2026).



Proposed east elevation (diamond schmitt, 2026).

RENDERINGS

ATTACHMENT 5

40 Wabash Avenue



Proposed rendering showing the southeast elevation of 40 Wabash Avenue (SBA, 2024).



Proposed rendering showing the southwest elevation of 40 Wabash Avenue (SBA, 2024).



Proposed rendering showing the northwest elevation of 40 Wabash Avenue (SBA, 2024).