

72 Henry Street, 258 Wallace Avenue, and 80 Ward Street - Inclusion on the Heritage Register

Date: June 15, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 9 – Davenport; Ward 11 – University-Rosedale

SUMMARY

This report recommends that City Council include 72 Henry Street, 258 Wallace Avenue, and 80 Ward Street on the City of Toronto's Heritage Register for their cultural heritage value and interest according to the Listing Statement (Reasons for Inclusion) found in Attachments 1, 2, and 3.

The subject property at 72 Henry Street is located on the west side of Henry Street between College Street and Cecil Street in the Kensington-Chinatown neighbourhood. The property contains a 2-1/2-storey detached house-form building constructed between 1886 and 1887. A location map and current photograph of the property are found in Attachment 1.

72 Henry Street is immediately south of the property at 191-199 College Street and 74-76 Henry Street, which is subject to an Official Plan and Zoning By-law Amendment application to permit a 45-storey (158 metre, excluding mechanical penthouse) mixed-use building, containing 684 residential units (545 affordable rental units) and 1,931 square metres of grade-related retail space. The owner of 191-199 College Street and 74-76 Henry Street has recently acquired 72 Henry Street.

Separate Report from the Acting Director, Community Planning, on the proposed Official Plan and Zoning By-law Amendment application will be considered by City Council in conjunction with this Report.

The subject property at 258 Wallace Avenue (including entrance address 258A Wallace Avenue) is located on the north side of Wallace Avenue between Campbell Avenue and Ward Street, west of, and immediately adjacent to Metrolinx and the Canadian National Railway corridor, in the Junction-Wallace Emerson neighbourhood. The property contains a 2-storey, red-brick, manufacturing warehouse-type building constructed in 1920. A location map and current photograph of the property are found in Attachment 2.

The subject property at 80 Ward Street is located on the west side of Ward Street between Wallace and Lappin Avenues, east of, and immediately adjacent to the Metrolinx and Canadian National Railway corridor. The property contains a 2-storey, buff-brick, manufacturing and office-type building constructed in 1947. A location map and current photograph of the property are found in Attachment 3.

258 Wallace Street and 80 Ward Street are a part of an Official Plan Amendment Application to redesignate the site from Core Employment Areas to Mixed Use Areas. The application was submitted on May 25, 2026, and for which ERA Architects produced a “Conservation Design Parameters: Wallace & Ward, Toronto” report dated November 22, 2022.

The properties recommended for inclusion on the City’s Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of “cultural heritage value or interest”, and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

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

1. City Council include 72 Henry Street on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment

1 to the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council include 258 Wallace Avenue on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 2 to the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council include 80 Ward Street on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 3 to the report (June 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

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

There is no decision history related to these properties.

POLICY AND REGULATION CONSIDERATIONS

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](https://www.ontario.ca/laws/statute/90p13)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

72 Henry Street

The subject property at 72 Henry Street is a late-nineteenth century detached, Bay-and-Gable type house-form building. The typology is represented in its 2-1/2-storey form and massing, with two vertically-oriented bays on the primary elevation, and the cross gables with surviving decorative wood detailing. The property contributes to supporting and maintaining the historical character on Henry Street, south of College Street, which originally developed as a residential neighbourhood.

The subject property has been identified as having design/physical and contextual value. More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

258 Wallace Avenue

The subject property at 258 Wallace Avenue contains a 2-storey, red-brick, manufacturing warehouse-type building constructed in 1920 for Seaman-Kent Hardwood Floors Ltd. The property contributes a historic association to the industrial activity that historically defined the Junction-Wallace Emerson area.

The subject property has been identified as having design/physical, historical/associative, and contextual value. More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

80 Ward Street

The subject property at 80 Ward Street contains a 2-storey, buff-brick, manufacturing and office-type building constructed in 1947 for the Iron Fireman Company. The

property contributes a historic association to the industrial activity that historically defined the Junction-Wallace Emerson area.

The subject property has been identified as having design/physical, historical/associative, and contextual value. More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when a demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations, and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the properties at 72 Henry Street, 258 Wallace Avenue, and 80 Ward Street according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statements (Reason for Inclusion) are presented in Attachments 1, 2, and 3.

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SIGNATURE

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ATTACHMENTS

Attachment 1 – 72 Henry Street Listing Statement (Reasons for Inclusion)
Attachment 2 – 258 Wallace Avenue Listing Statement (Reasons for Inclusion)
Attachment 3 – 80 Ward Street Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 72 Henry Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of Henry Street between College Street and Cecil Street in the Kensington-Chinatown neighbourhood, the property at 72 Henry Street contains a 2-1/2-storey detached house constructed between 1886 and 1887 and whose design is typical of the Bay-and-Gable type.

The property at 72 Henry Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed between 1886 and 1887, the subject property holds design and physical value as a representative example of the Bay-and-Gable type. The typology draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival and became popular for residential buildings in Toronto in the last quarter of the nineteenth century. Its popularity is partially owed to its compatibility with the lot patterns in the city's residential subdivisions, like Henry Street. The narrow form and repeatable composition of the Bay-and-Gable responded to the rows of long and narrow abutting property lots that were established following the division of the original Park Lots into smaller and smaller parcels for private sale. The type is represented in its 2-1/2-storey form and massing, brick construction with wood and stone detailing, and the composition of its principal elevation into two vertically-oriented bays with one containing the main entrance and the other containing the bay and roof gable.

The property at 72 Henry Street maintains and supports the historic character of Henry Street, south of College Street, which originally developed in the late-nineteenth century as a residential neighbourhood. The property's architectural design, 2-1/2-storey scale, materials and architectural features contribute to a broader collection of late-nineteenth century, Bay-and-Gable type house-form buildings along this portion of Henry Street.



72 Henry Street, east elevation (Heritage Planning, 2026).



72 Henry Street identified by heavy outline. Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2026).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 258 Wallace Avenue (including entrance address 258 A Wallace Avenue) and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: The property at 258 Wallace Avenue (including entrance address 258 A Wallace Avenue) is a 1920, 2-storey, red-brick, manufacturing warehouse-type building located in the Junction – Wallace Emerson area of Toronto. It is located on the north side of Wallace Avenue between Campbell Avenue and Ward Street, west of, and immediately adjacent to the Metrolinx and Canadian National Railway corridor.

The property at 258 Wallace Avenue has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property at 258 Wallace Avenue was constructed for Seaman – Kent Hardwood Floors Ltd, in 1920 as a manufacturing-warehouse and office facility. The property has historical and associative value for recalling the industrial activity that historically defined the Junction-Wallace Emerson area, and for its contribution to Toronto's status as a key manufacturing centre. In the early twentieth century, the area experienced significant industrial development due to the presence of the railway line here, established in 1855, which provided convenient shipping advantages for manufacturers moving away from the city centre and relocating to railway corridors such as this.

The property is also associated with the theme of post-manufacturing transition and reuse by artists, creative and tech industries. By the 1980s, heavy industry in the area began relocating overseas or further into the suburbs. Several factories in the area, including the adjacent General Electric plant, the American Standard plant and the Ontario Stockyards closed down, while sites such as the subject property have re-emerged into non-manufacturing uses. Since the mid-1990s, the subject property has been adaptively re-used for photography and production studios, film set companies, and film production companies.

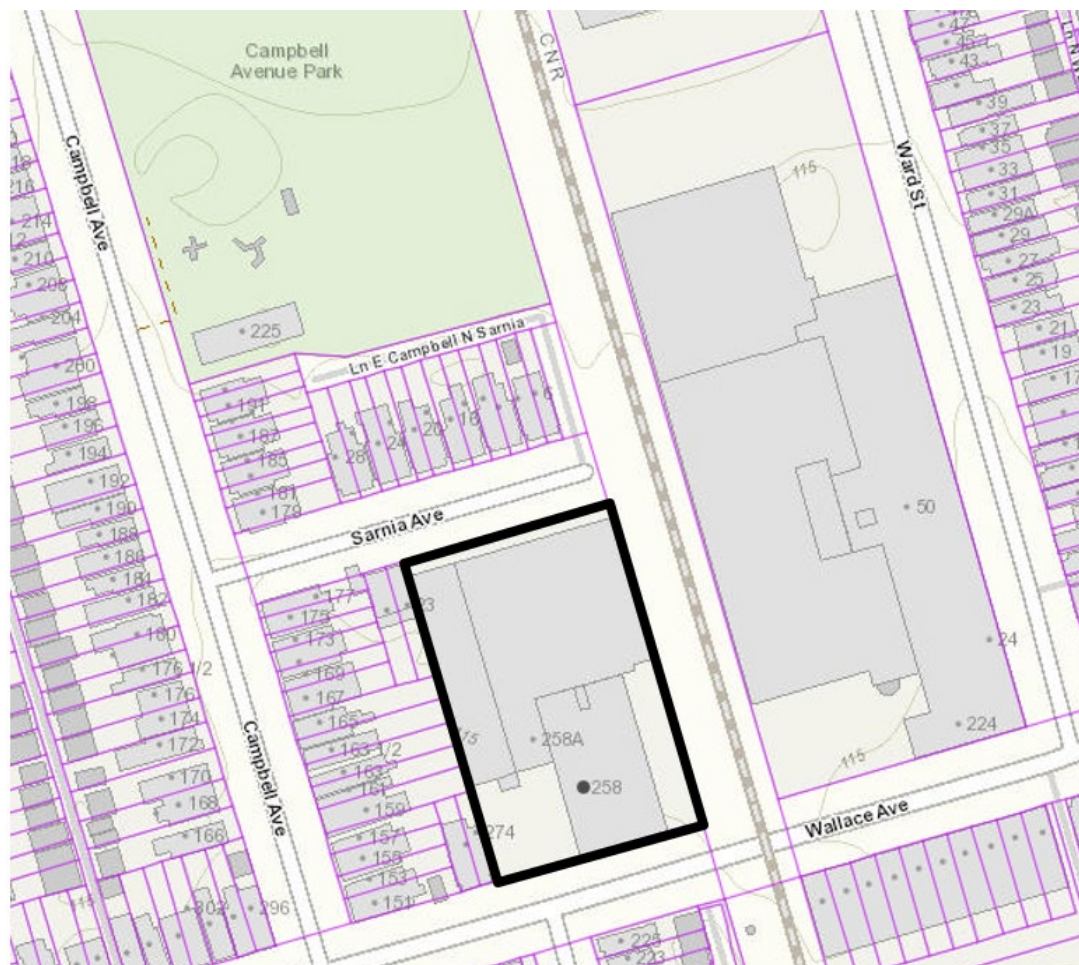
The property has physical value as a representative example of a manufacturing-warehouse and office-type building from the early-twentieth century. Characteristic of these structures, the design of the majority of the building containing manufacturing-warehouse space is more functional than decorative with minimal ornamentation, while the public-facing, principal (south) facade containing office space displays higher quality design and materials, including the rugged brick cladding and stone windowsills and lintels. Rising two storeys on a raised basement, full-height brick pilasters punctuate the roofline and serve to vertically divide the façade into a four-bay composition with a regular rhythm of flat-headed openings interrupted only by the raised main entrance.

The building's manufacturing-warehouse architectural design contributes to its contextual value in defining, supporting and maintaining the industrial character of the area along the railway that bisected the neighbourhood. The railway corridor running north and south through the area is lined with industrial-type buildings, with the subject property contributing to this composition of such buildings. The former General Electric Company plant at 224 Wallace Avenue is located immediately to the south and is listed on the City of Toronto's Heritage Register.

The building has further contextual value for being functionally and historically linked to its surroundings where it is located adjacent to the railway line, which was integral to its site selection and operations, involving product and material shipment.



258 Wallace Avenue, principle (south) façade, 2026 (City of Toronto Heritage Planning, 2026)



258 Wallace Avenue (including entrance addresses 258 A Wallace Avenue), identified by heavy outline. Note: This location map is for illustrative purposes only; the exact boundaries of the property are not shown, 2026 (City of Toronto Mapping, 2026).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 80 Ward Street (including entrance address of 70 Ward Street) and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: The property at 80 Ward Street (including entrance address of 70 Ward Street) is a 1947, 2-storey, buff-brick, manufacturing and office-type building located in the Junction – Wallace Emerson area of Toronto. The front, corporate office portion of the building exhibits subtle Modernist-style influences. It is located on the west side of Ward Street between Wallace and Lappin Avenues, east of, and immediately adjacent to the Metrolinx and Canadian National Railway corridor.

The property at 80 Ward Street (including entrance address of 70 Ward Street) has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property at 80 Ward Street was constructed for the Iron Fireman Company in 1947 as its manufacturing and office facility. The property has historical and associative value for recalling the industrial activity that historically defined the Junction-Wallace Emerson area, and for its contribution to Toronto's status as a key manufacturing centre. In the early-twentieth century, the area experienced significant industrial development due to the presence of the railway line here, established in 1855, which provided convenient shipping advantages for manufacturers moving away from the city centre and relocating to railway corridors.

The property is also associated with the theme of post-manufacturing transition and reuse by artists, creative and tech industries. By the 1980s, heavy industry in the area began relocating overseas or further into the suburbs. Several factories in the area, including the adjacent General Electric plant, the American Standard plant and the Ontario Stockyards closed down leaving sites such as the subject site to re-emerge into non-manufacturing uses. Since the mid-1990s uses of the subject property have included film production companies and studios, and film set and equipment companies.

The property has physical value as a representative example of a manufacturing and office-type building from the first half of the twentieth century. Characteristic of these structures, the design of the majority of the building containing manufacturing-warehouse space is more functional than decorative with minimal ornamentation, while the public-facing, principal (east) facade of the building containing corporate office space displays higher quality design and materials. Minimalist Modernist-style design elements include the horizontal composition produced by the continuous window sills and regular rhythm of large rectangular windows at the second-storey level. Indicative of

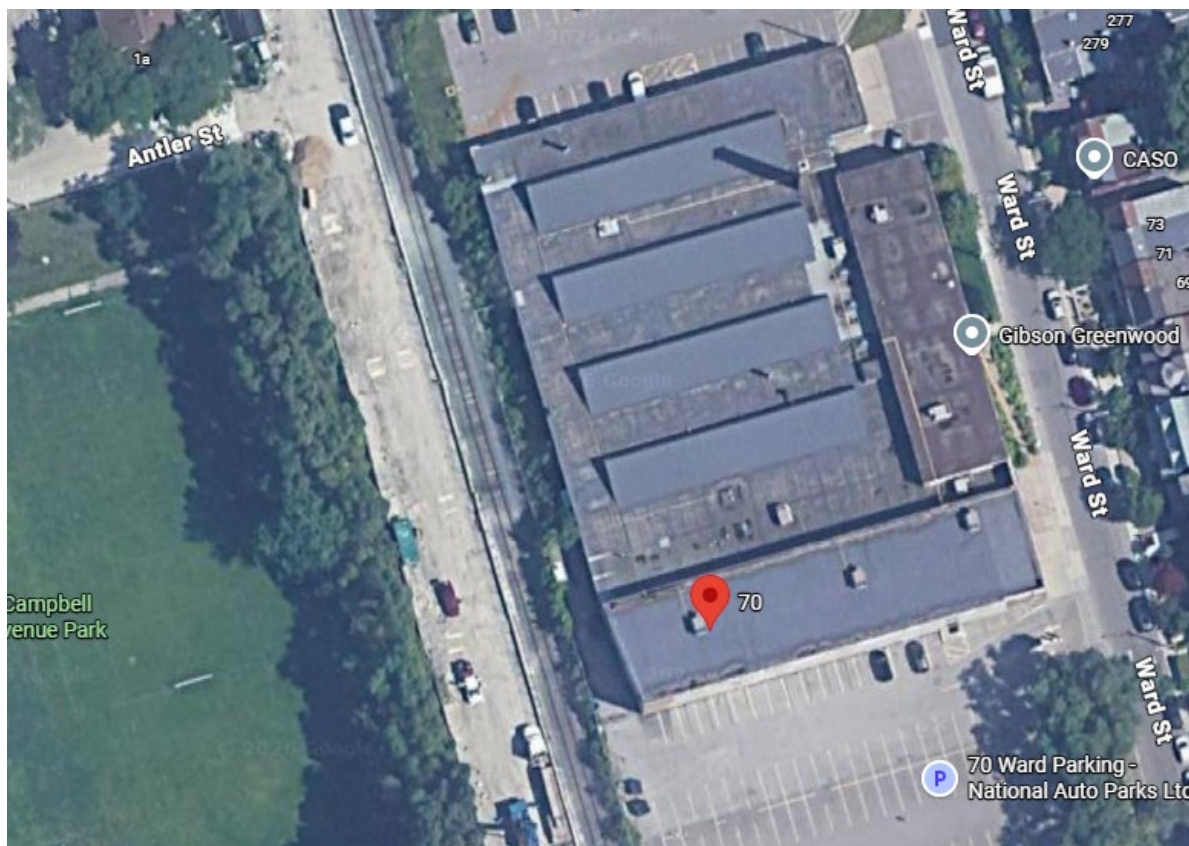
its industrial usage, the building features a tall brick smokestack and a flat roof lined with monitors which provide natural light to the former factory floor.

The building's manufacturing-warehouse architectural design contributes to its contextual value in defining, supporting and maintaining the industrial character of the area along the railway that bisected the neighbourhood. The railway corridor running north and south through the area is lined with industrial-type buildings, with the subject property contributing to this composition of such buildings. The former General Electric Company plant at 224 Wallace Avenue is located immediately to the south and is listed on the City of Toronto's Heritage Register.

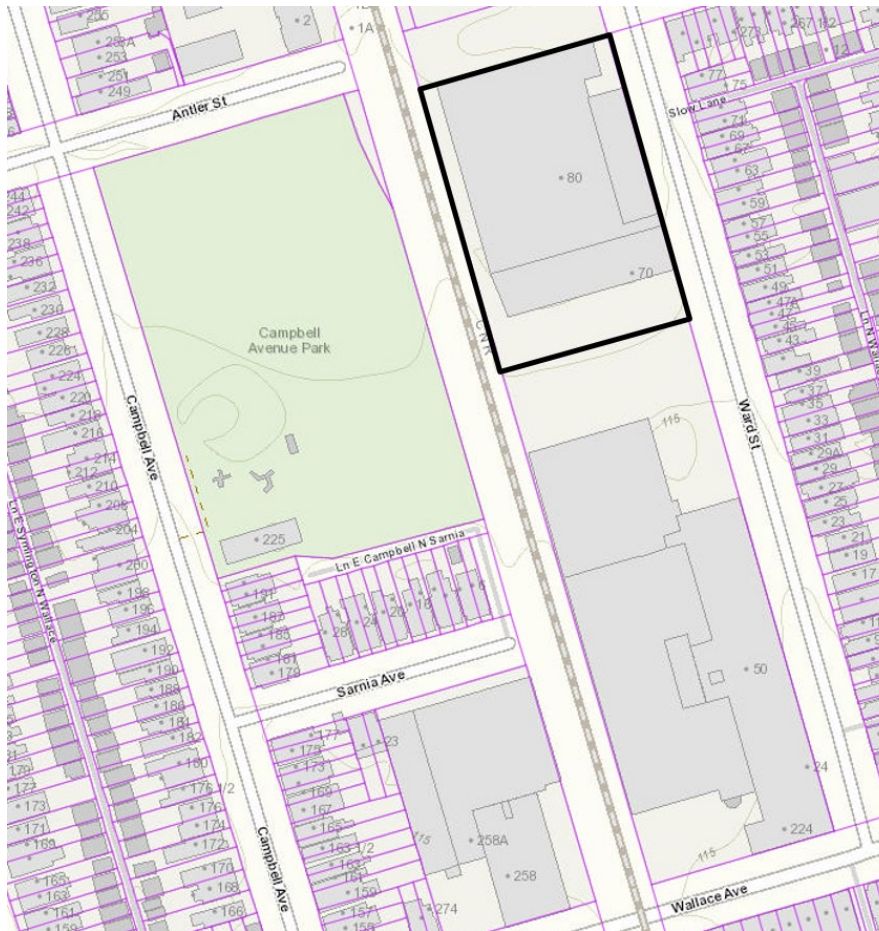
The building has further contextual value for being functionally and historically linked to its surroundings where it is located adjacent to the railway line, which was integral to its site selection and operations, involving product and material shipment.



80 Ward Street, principal (east) façade, showing the corporate office portion of the property, 2026 (City of Toronto Heritage Planning, 2026).



80 Ward Street, aerial view showing the rooftop monitors and division of property with corporate offices occupying the easterly front of the building with the industrial plant placed behind the corporate offices (City of Toronto Mapping, 2026).



80 Ward Street (including entrance address of 70 Ward Street) identified by heavy outline. Note: This location map is for illustrative purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2026).