

65 Heward Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: April 7, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 14 - Toronto-Danforth

SUMMARY

This report recommends that City Council state its intention to designate the property at 65 Heward Avenue (including address at 87 Heward Avenue) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance, which includes a description of heritage attributes found in Attachment 1.

The property is subject to a Prescribed Event. Clerks issued a complete application notice on October 29, 2025. The owner provided a waiver to extend the time for Council to make a decision and the waiver expires on May 31, 2026. In order to meet prescribed timelines under the Ontario Heritage Act,

Council must make a decision at its May 20, 21, 22, 2026, meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before May 31, 2026.

The subject property at 65 Heward Avenue is located on the east side of Heward Avenue and is set back from the south side of Eastern Avenue between Carlaw Avenue and Leslie Street in the South Riverdale neighbourhood. A location map and current photograph of the heritage property are found in Attachment 2.

The property at 65 Heward Avenue was completed in 1913 for the Canadian Ammonia Company, and to the designs of Curry and Sparling Architects. The property contains two brick factory/warehouse type buildings constructed in 1913, each with one and two storey portions. In 1987, Cine Village, one of Canada's largest all-in-one production centres at the time, modified the property by connecting the two factory/warehouse buildings with an addition, which was further altered in 2019. The property has a direct association with the industrialization of Leslieville and the growth of Toronto's east end film industry.

Staff have determined that the property at 65 Heward Avenue has cultural heritage value and meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal

designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The property was listed on the City's Heritage Register on March 26, 2025.

A development application for an Official Plan Amendment was made with the City for the property, where the proposed development would retain the two factory/warehouse type buildings on the property at 65 Heward Avenue in situ, and construct four new mixed-use towers. The proposal includes a 9-storey building fronting Eastern Avenue, two towers of 18 and 28 stories connected by a 4-storey podium in the centre of the site, and a 12-storey building located at its south end.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 65 Heward Avenue (including entrance address 87 Heward Avenue) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 65 Heward Avenue (Reasons for Designation) attached as Attachment 1, to the report, April 7, 2026, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

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

City Council included the subject property at 65 Heward Avenue on the City of Toronto's Heritage Register on March 26, 2025.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.TE20.17>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 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 designated under Section 29 of the Act if it meets two 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

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 65 Heward Avenue (see Attachment 3) and provides the rationale for the recommendation found in this report.

The property at 65 Heward Avenue meets the following 4 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.

The property has design and physical value as a representative example of an early 20th-century industrial factory/warehouse building type. The structure's brick construction, regularly spaced window openings, and varying height, scale, and massing reflecting specific functions are hallmarks of this typology. Constructed in 1913, the property is amongst the earliest examples of this typology in the area.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Canadian Ammonia Company property has historical value for its direct association with the industrialization of Leslieville and its later transition to a focus on film production throughout the area. This is evident in the property's original development in 1913, and the establishment of Cine Village in 1987, one of Canada's largest all-in-one production centres at the time, which brought film and television activities together in one location. The establishment of Cine Village, which included the subject property, helped stimulate growth of Toronto's east end film industry, prompting the construction of additional studios in the surrounding area of the South of Eastern Area of Employment.

The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.

Contextually, the property is valued as it maintains and supports the early industrial character of the neighbourhood south of Leslieville on Eastern Avenue. 65 Heward Avenue contributes to the collection of early to mid-twentieth century industrial buildings and complexes situated along Eastern Avenue, which share a common material palette, similar lot layouts, and massing that accommodates generous floor to ceiling heights for equipment and storage.

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

65 Heward Avenue is physically and functionally linked to its surroundings. The Canadian Ammonia Company property was constructed in 1913 on the marsh lands reclaimed through the implementation of the Toronto Harbour Commission's Waterfront Development Plan, and the associated development of specific waterfront property and infrastructure to support improved access to industrial operations. Furthermore, the industrial nature of the resulting development created a block pattern of large parcels, including large interior volumes, not commonly found near the urban core of a major city, making the property at 65 Heward Avenue, and other sites along the south side of Eastern Avenue, a prime site to convert to film uses.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the

property at 65 Heward Avenue, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days 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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

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 that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. The property was listed on the City's Heritage Register on March 26, 2025.

In October 2025, the City received an Official Amendment Application, related to proposed redevelopment of the subject property within which the proposed development would retain the two factory/warehouse type buildings on the property at 65 Heward Avenue in situ, and construct four new mixed use towers. The proposal includes a 9-storey building fronting Eastern Avenue, two towers of 18 and 28 stories connected by a 4-storey podium in the centre of the site, and a 12-storey building located at its south end. The application was deemed complete on October 29, 2025.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. A preliminary HIA, prepared by ERA dated September 26, 2025, has been submitted.

The property is subject to a Prescribed Event. Clerks issued a complete application notice on October 29, 2025. The owner provided a waiver to extend the time for Council to make a decision and the waiver expires on May 31, 2026. To meet prescribed timelines under the Ontario Heritage Act, Council must make a decision at its meeting of May 20, 21, 22, 2026. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

CONCLUSION

Staff have determined that the property at 65 Heward Avenue meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 65 Heward Avenue (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 65 Heward Avenue (including entrance address at 87 Heward 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 65 Heward Avenue (including entrance address at 87 Heward Avenue) is located on the east side of Heward Avenue, south of Eastern Avenue, between Carlaw Avenue and Leslie Street. The property contains the former purpose-built Canadian Ammonia Company factory/warehouse comprised of two buildings constructed in 1913, varying from one-storey to two-storeys in height, each with one and two storey portions. In 1987, Cine Village, one of Canada's largest all-in-one production centres at the time, modified the property by connecting the two factory/warehouse buildings with an addition, which was further altered in 2019.

The property was included on the Heritage Register on March 26, 2025.

Statement of Cultural Heritage Value

The property has design and physical value as a representative example of an early 20th-century industrial factory/warehouse building type. The structure's brick construction, regularly spaced window openings, and varying height, scale, and massing reflecting specific functions are hallmarks of this typology. Constructed in 1913, the property is amongst the earliest examples of this typology in the area.

The property has historical value for its direct association with the industrialization of Leslieville and its later transition to a focus on film production throughout the area. This is evident in the property's original development in 1913, and the establishment of Cine Village in 1987, one of Canada's largest all-in-one production centres at the time, that brought film and television activities together in one location. The establishment of Cine Village, which included the subject property, helped stimulate growth of Toronto's east end film industry, prompting the construction of additional studios in the surrounding area of the South of Eastern Area of Employment.

Contextually, the property is valued as it maintains and supports the early industrial character of the neighbourhood south of Leslieville on Eastern Avenue. 65 Heward Avenue contributes to the collection of early to mid-twentieth century industrial buildings and complexes situated along Eastern Avenue, which share a common material palette, similar lot layouts, and massing that accommodates generous floor to ceiling heights for equipment and storage.

65 Heward Avenue is physically and functionally linked to its surroundings. The property was constructed in 1913 on the marsh lands reclaimed through the implementation of the Toronto Harbour Commission's Waterfront Development Plan, and the associated

development of specific waterfront property and infrastructure to support improved access to industrial operations. Furthermore, the industrial nature of the resulting development created a block pattern of large parcels, including large interior volumes, not commonly found near the urban core of a major city, making the property at 65 Heward Avenue, and other sites along the south side of Eastern Avenue, prime sites to convert to film uses.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 65 Heward Avenue as a representative example of the industrial factory/warehouse building type:

- The setback, placement and orientation of the 1913 property south of Eastern Avenue on Heward Avenue, west of Leslie Street
- The scale, form and massing of the one- to two-storey industrial building/warehouse with a rectangular plan and flat roof
- The organization of the elevations as a series of bays, demarcated by brick pilasters with window openings in the bays between the pilasters
- The brick masonry cladding and architectural detailing including brick pilasters, decorative brick lintels, and stone sills

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 65 Heward Avenue as supporting and maintaining the historic industrial character of the area and for being functionally and historically linked to its surroundings:

- The placement and orientation of the 1913 property on the east side of Heward Avenue, south of Eastern Avenue
- The scale, form and massing of the 1913 property set back from Eastern Avenue

Note: The two-storey studio building located on the southern part of the property, including the elevated walkway and addition connecting the two 1913 buildings, and the one-storey central addition located to the front (north) elevation of the property are not included as attributes.

LOCATION MAP AND CURRENT PHOTOGRAPH
65 HEWARD AVENUE

ATTACHMENT 2



Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outlines mark the locations of the subject site (City of Toronto iView Mapping, annotated by Heritage Planning, 2026).



Figure 2. The main (north and west) elevations of 65 Heward Avenue (Heritage Planning, 2025).

65 HEWARD AVENUE

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 3. The main (north and west) elevations of 65 Heward Avenue (Heritage Planning, 2026).

1. DESCRIPTION

65 HEWARD AVENUE	
ADDRESS	65 Heward Avenue (with entrance at 87 Heward Avenue)
WARD	Ward 14 - Toronto-Danforth
NEIGHBOURHOOD/COMMUNITY	South Riverdale ¹
CONSTRUCTION DATE	1913 (with later additions dating from 1987 and 2019)
ORIGINAL USE	Canadian Ammonia Company (factory/warehouse)
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Film and television studios with offices for creative industries
ARCHITECT/BUILDER/DESIGNER	Curry and Sparling (1913)
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	March 26, 2025

¹ As defined by City of Toronto Neighbourhoods map and profiles.

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 65 Heward Avenue (including entrance address at 87 Heward Avenue) for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

65 HEWARD AVENUE

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

Indigenous Communities

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.² Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors³, contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe

² With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

³ <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.⁴

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Leslieville and the Eastern Avenue Industrial Corridor

The property at 65 Heward Avenue is located in the neighbourhood originally known as Leslieville and now also identified with the industrial buildings along Eastern Avenue and Lakeshore Boulevard on the southern edge of the property, which have recently been adaptively re-used by film production companies (Figure 1).

Queen Street (originally Lot Street) was laid out by Lieutenant Governor Simcoe in the 1790s as the baseline for the lot and concession system in the town of York. The town of York was located just south of Queen between the present-day perimeter of George, Berkeley, Front and Adelaide Streets. King Street was York's "main street" and it

⁴ Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

extended to the east then turned north-east on a diagonal to converge with Queen at the bridge crossing the Don River. All traffic from the town of York would traverse the bridge and head along the Kingston Road (as it was known until the late 1880s and is now known as Queen Street East). This road served as a stagecoach route before the introduction of railways. The land was divided into 100 acre lots with John Scadding being the first landowner just across the river.

Leslieville's origins can be traced back to 1845 when George Leslie (1804-1893), a noted horticulturalist, purchased land to the east of the historic City of Toronto, on the east side of the Don River. Leslie owned land west of Concession Road One (Leslie Street) and north and south of Kingston Road extending to Ashbridge's Bay. Leslie immigrated with his family from Scotland to Canada in 1825 and settled in the town of York where he established a grain, seed and grocery store on King Street with his brother Robert and worked as a gardener and established one of the first nurseries in Toronto. The land purchased in 1845 stretched from the waterfront to the second concession (now Danforth Avenue) and was bound on the east side by a road soon known as Leslie Street.

George Leslie subdivided the land north of Kingston Road, establishing a post office in 1852 at the northwest corner of Kingston Road and Curzon Street and became a trustee of the village school. The land on the south side of Kingston Road was devoted to the nurseries. The subject property was a part of the Heward farm, which extended between the marsh in the south and Kingston Road in the north, just west of Leslie's nurseries (Figure 4). For several decades while the neighbourhood to the west developed for residential use, the nursery land use persisted. Apart from gardening, another source of employment was provided by the many brick yards.

By 1856, the Grand Trunk Railway had been constructed and this added means of transport, along with the wharves established to the west along the waterfront, would result in the location of industry in the neighbourhood. With the advent of industry, the name for South Park Street, which was originally intended to be adjacent to land allocated for a park, was changed to Eastern Avenue. Eastern Avenue effectively bisected the land between Queen Street and the waterfront. Between 1894 and 1899, the land south of Eastern Avenue was extended with infill down to a new waterfront with Keating Street (now known as Lakeshore Boulevard East) extending along its edges. After 1911, this land was owned and managed by the Toronto Harbour Commission. With landfill expansion southwards into the harbour, Keating Street would also develop as a major access road for industry. On the north side of Keating Street, a new railway line was constructed providing industries along Eastern and Keating with access to the national railway network (Figures 5 and 6).

Rail as the primary means of transport for industry would be eclipsed by trucks. In the late 1950s the transformation of Keating Street as a continuation of Lakeshore Boulevard as the first major vehicular route across the southern edge of the city along the lakefront, the subsequent construction of the Gardiner Expressway in the late 1950s with the extension to Leslie Street in 1964, as well as the building of the Don Valley Parkway (DVP), was a boon to transportation access for the Leslieville industries. By the 1980s, however, many of the original industrial users in the area ceased operations.

During the 1980s, several film and movie studios integrated amongst the area's many other industrial land uses through the adaptive reuse of existing buildings on some sites along with the construction of new studio facilities on others. The industrial nature of the previous Leslieville industries resulted in a block pattern of large parcels not commonly found near to the urban core of a major city. In general, the vast majority of Toronto's studios were converted from previous industrial uses, and range in size, production capacity, and amenities. In 2017, over a quarter of Toronto's total supply of stage space was located within 10 studio properties in Leslieville and the Port Lands, accounting for 530,000 square feet.⁵

65 HEWARD AVENUE (1913)

The property at 65 Heward Avenue was a part of Lot 12 in the First Concession from the Bay (Broken Front) patented in 1797 by Christopher Robinson, who had served in the American War of Independence as one of Simcoe's Queen's Rangers. In 1845, George Leslie purchased Lot 11, east of the property in Lot 12, and created the George Leslie and Son's Toronto Nurseries.

By the mid-1800s, the property was a part of Heward farm, named after Francis Heward who had arrived in York in 1812. The farm was located immediately west of Leslie's nurseries and stretched from marsh lands in the south to Kingston Road in the north. In 1877, Heward farm was subdivided into lots, and the property at 65 Heward Avenue formed part of Lots 33 to 41 in Registered Plan D260 (Figure 7).

By 1889, Heward Avenue was listed in City Directories as running north from Eastern Avenue and being the first east street of Carlaw Avenue in the St. Lawrence Ward.⁶ The property at 65 Heward Avenue was part of the marsh lands that were drained for the 1912 Waterfront Development Plan by the Toronto Harbour Commission. The plan consisted of the development of 1,077 acres along the Toronto waterfront to support industrial operations.⁷ The property was later purchased in 1912 by the Canadian Ammonia Company who constructed a factory/warehouse the following year. The factory/warehouse consisted of two parallel rectangular buildings separated by a narrow yard, a brick chimney and steel tanks (Figure 8). The building was designed by Curry and Sparling architects (Figures 9 and 10).⁸

The Canadian Ammonia Company focused on producing aqua and anhydrous ammonia for a range of uses including refrigeration systems, industrial processes and agricultural fertilizers. The two buildings on the property housed the different types of ammonia. The western building contained the office and was known as the "Aqua Ammonia Building", and the eastern building contained storage and was known as the "Anhydrous Ammonia Building" (Figure 11).

During the early 20th century, the company expanded significantly and by the 1920s had become Canada's leading producer of these ammonia products. In 1924, to access

5 Hemson Consulting Ltd., 28.

6 City Directory, 1889.

7 Royal Commission, 42.

8 Contract Record and Engineering Review, 17.

the national railway network, an extension to the Keating Street and industrial rail spurs new railway line was proposed to serve the Imperial Varnish and Colour Co. Ltd., Canadian Ammonia Co. Ltd., A.R. Clarke Co. Ltd., Hoyt Metal Co. Ltd., Canada Paint Co. Ltd., and Sherwin Williams Co. of Canada Ltd.⁹ A railway spur was added in between the two buildings at 65 Heward Avenue by the 1930s (Figure 12).

The Canadian Ammonia Company included the facility on Heward Avenue as well as a plant in Detroit, Michigan. In 1929, the company was taken over by Canadian Industries Limited (CIL), a previous conglomerate of explosives companies, and was incorporated as CIL's ammonia division (Figure 13). During the Second World War CIL established a subsidiary company dedicated exclusively to the munitions sector, the company was called "Defence Industries Limited" (DIL).¹⁰ After the war, CIL concentrated on chemical and synthetic products, paints, and agricultural fertilizers and reduced its production of munitions. Manufacturing activities at the Heward Avenue site continued until the late 1970s, after which the building stood unused for roughly eight years.

In 1987, the property was transformed into a film and television production complex called "Cine Village." The property was characterized as a landmark achievement in Canada's rapidly expanding screen-based industries, noting its scale and unusually self-sufficient design.¹¹ The redevelopment was carried out by Atlantis Films Limited, and P.S. Production Services. Cine Village was developed as an all-in-one production centre intended to bring film and television activities together in one location (Figure 14). The complex included a 10,000 square foot soundstage, on-site film equipment rentals, and offices for production companies, making it one of the largest developments for film and television in Canada at the time. According to a Toronto Star article from 1987, Cine Village played a key role in sparking the growth of Toronto's east-end film industry during the late 20th century, sparking at least a dozen other movie-related firms to express interest in developing nearby east-end properties.¹² Stevens Burgess Associates designed the production complex where the two buildings dating from 1913 were merged into a single structure (Figure 15), and a new, large studio facility was added to the southern portion of the site. The existing chimney stack was also removed during this process.¹³

In 2003, Toronto Film Studios purchased the former Cine Village property and operated it as a leased facility for multiple tenants.¹⁴ The Cine Village studio was popular with many Canadian film producers because of its "cosy" atmosphere and its facilities that were in excellent condition.¹⁵ Ownership of the site changed again in July 2018, when it was acquired by the current owner, Heward Studio Investments Inc. In 2019, various

9 City of Toronto Archives, 1924.

10 Libraries and Archives Canada Blog.

11 "It's take one for huge film factory," The Globe and Mail (Toronto), March 26, 1987 pC1, ProQuest Historical Newspapers.

12 "Movie maker's supermarket sprouts in east end," The Toronto Star, March 23, 1987, pB1, ProQuest Historical Newspapers.

13 City of Toronto Building Records.

14 "CanWest to pull out of Cinevillage Studio," The Toronto Star, August 16, 2008, pB1, ProQuest Historical Newspapers.

15 "Film production down," The Toronto Star, August 16, 2008, pB3, ProQuest Historical Newspapers.

renovations took place including the complete demolition and renovation of the interior space, construction of a 5,000 square foot addition on the second floor, designed by Cumulus Architects, which featured modern materials such as black aluminium siding, a new roof system, a new modernized entrance façade and vestibule, a new second floor terrace and installation of new windows (Figure 16). Also in 2019, a site plan application was submitted and approved for a new six storey office building to be constructed on the northern portion of the property, which was occupied by a surface parking lot. The property, "Studio Six5 Heward Avenue", remains in use as a film production complex, housing studios and offices for creative-sector businesses, including WeFX, Film Port Studio, and the Directors Guild of Canada.

Architect for 65 Heward Avenue (1913): Curry and Sparling

The architectural firm Curry and Sparling was formed in 1909, when Samuel George Curry (1854-1942), a local Toronto architect who was well established in his career, invited the comparatively inexperienced William F. Sparling (1884-1940) to form a partnership. Prior to joining Curry, Sparling received training through an apprenticeship with Burke & Horwood and briefly held a position with the Ontario Department of Public Works. During the seven years that the two men practiced together, they completed a number of industrial, commercial, office, ecclesiastical, and residential commissions, including the Lionel Rawlinson Building on Gloucester Lane (1911), the Bond Street offices of atlas publisher Charles E. Goad (1912), and the original Granite Club on Church Street (1914). The design for the Trusts and Guarantee Building at 320 Bay Street was also completed under the partnership, though Sparling completed the project on his own after the two parted ways. Sparling is known for his frequent use of the Renaissance Revival style.

Samuel George Curry first began work as a draftsman for Robert Gage in Kingston, Ontario, but moved to Toronto in 1879 and entered into a partnership with Frank Darling that lasted until 1892. He alternated between working alone and in a series of brief partnerships, partnering with Francis S. Baker (1895-1898), Henry Sproatt and Ernest R. Rolph (1905-1907) before his partnership with Sparling, which lasted from 1909 until 1917. During his career, Curry was also frequently appointed to the role of local architect by the Federal Department of Public Works, supervising the construction and management of its projects, but not responsible for the design of the buildings. Curry retired from full-time practice in 1917, ending his partnership with Sparling, but worked sporadically under his own name until at least 1922. Curry contributed to the formation of the Ontario Association of Architects in 1890, and also briefly served as an alderman to Toronto City Council in 1902-1903.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

Industrial Buildings c.1840-1914

Industrial buildings comprise any building or structure primarily used for the extraction, processing, manufacturing, or storage of raw materials and goods for economic purposes. While the architecture of industrial buildings primarily focuses on utility and function, architects and builders could help wealthier companies showcase their success by designing the appearance of their buildings to align with the prevailing fashions of the time.¹⁶ As an architect-designed purpose-built factory/warehouse, the Canadian Ammonia Company at 65 Heward Avenue exhibits elements of an early 20th century small industrial factory/warehouse with two buildings, which were separated by a rail spur.

In an urban setting, merchants' warehouses and factories are the most common industrial building types. On larger sites, discrete functions could be accommodated in separate buildings, forming an industrial complex. Open courtyards and rail sidings were desirable for the ease of transporting materials to and from the factory. Situated on a large property lot and connected to a railway line by a rail spur that ran direct to the two buildings, the Canadian Ammonia Company is representative of these typology characteristics.

A factory is a facility that makes or assembles discrete components and/or materials to produce goods and may also be called a plant or mill. The origins of the factory as a distinct sub-typology can be traced to the Industrial Revolution, which began in Great Britain during the 18th century. As manufacturing became increasingly mechanized, purpose-built structures were needed to house the specialized equipment that processed and assembled materials into an array of new products. Many of these early machines were large, heavy, and produced high levels of vibration, requiring the buildings containing them to be structurally robust. Improvements in energy technology meant that machines could become even larger, and the scale of factories correspondingly increased. In the late Victorian and Edwardian periods, this resulted in factories constructed using thick masonry walls, typically brick, and often featuring generous floor to ceiling heights. Canadian Ammonia Company exemplifies the purpose-built structure required to manufacture ammonia for various uses, which also featured thick brick walls and generous floor to ceiling heights for equipment.

The interest of the insurance industry in mitigating the risk of fire (particularly in the years following the Great Fire of 1904 that destroyed a significant portion of Toronto's warehousing district) meant that industrial buildings were generally constructed with solid, milled timber or steel and reinforced concrete.¹⁷ Fire separated elevator shafts and enclosed stairwells were often implemented at industrial sites to limit the speed at which fire could spread between floors, while also keeping the main production spaces unencumbered by interior walls. The uniformity of the structural grid is expressed in the regular patterning of windows on the exterior façades, which is evident at the Canadian Ammonia Company.

Access to a reliable and consistent power supply was critical for manufacturers, and factory complexes on larger sites would often feature their own powerhouse or boiler

¹⁶ Pearson, 23.

¹⁷ Laidlaw, 60.

house as a result. These structures are recognisable by their tall brick chimney stacks. For reasons of fire prevention (and to reduce insurance costs), powerhouses were kept physically separate from the rest of the buildings in the complex, while still being centrally located.¹⁸ High proportions of window openings to wall area also reflected the need for daylighting and adequate ventilation. Long and shallow rectangular forms with regularly spaced windows, often located on opposite sides of the building, allowed for cross ventilation and light to reach the work area. Originally, the property at 65 Heward Avenue housed its power source to the rear of the west building, which contained the office and aqua ammonia, and there was also a chimney that has since been demolished (Figure 10). In addition, the property at 65 Heward Avenue has a very high proportion of window openings to wall area, further illustrating the early industrial building type.

Canadian Ammonia Company

The north half of the property at 65 Heward Avenue contains two side by side factory/warehouse type buildings constructed in 1913 for the Canadian Ammonia Company: Office and Aqua Ammonia Building to the west, and the Storage and Anhydrous Ammonia Building to the east. The Canadian Ammonia Company buildings are linked by a two-storey central addition constructed in 1987 and expanded in 2019. The south half of the property contains a two-storey studio building constructed in 1987. An enclosed pedestrian bridge at the second storey connects the Studio Building to the combined Canadian Ammonia Company Buildings (Figure 17).

Office and Aqua Ammonia Building

The Office and Aqua Ammonia Building is comprised of a two-storey central building with a shorter two storey south wing and one storey north wing that feature flat roofs and brick masonry walls laid in a common bond pattern (Figure 18).

Central Building

The west elevation of the central building is divided into six bays by brick pilasters and feature a door opening, paired segmental arch window openings with brick voussoirs at the second storey aligned with flat headed window openings at the first storey. The east elevation, now forming an interior wall in the 1987 and 2019 addition, is divided into six bays separated by brick pilasters and features a mix of segmental arch and flat headed window and door openings. Some openings have been modified or infilled with brick as part of the 1987 and 2019 alterations. The second storey of the south elevation above the south wing features a blank brick clad wall while the second storey of the north elevation above the north wing is divided into three bays by brick pilasters and feature segmental arch window openings with brick voussoirs. The easterly two bays feature paired window openings while the westerly bay features a single window opening (Figure 19).

18 Laidlaw, 60.

South Wing

The west elevation of the south wing features four asymmetrical placed window openings at the first storey with the northerly two featuring flat headed openings while the southerly two feature segmental arch openings with brick voussoirs (Figure 20). The second storey features four symmetrically placed segmental arch window openings with brick voussoirs. The south elevation is divided into three bays separated by brick pilasters (Figure 21). The western bay features a circular window on the second storey and segmental arch window opening at the first storey. The central bay features a pair of segmental arch window openings with brick voussoirs at the second storey and a segmental arch door opening with brick voussoir at the first storey. The eastern bay features a double door opening at the first storey. The northerly section of the east elevation forms an interior wall in the 1987 and 2019 addition and features new door openings at the first and second story while the southerly exterior facing section features a blank wall.

North Wing

The one-storey north wing features segmental arched window and a door opening with brick voussoirs on its west and north elevations (Figure 22). The north elevation features six symmetrically placed window openings. The west elevation features four openings, with the northernmost being shorter and wider while the southerly three are of equal width and height. The east elevation, now forming an interior wall in the 1987 and 2019 addition, features a pair of modified openings. The roof of the north wing features a patio with glass panel railing at the north and west elevations.

Storage and Anhydrous Ammonia Building

The Storage and Anhydrous Ammonia Building is a one- and two-storey structure comprised of the original 1913 structure featuring a two-storey south section and one-storey north section with a second storey glass clad addition above the one-storey north section completed in 2019 (Figure 23). The 1913 structure is divided by brick pilasters into nine bays on the west and east elevations, two bays on the north elevation, and three bays on the south elevation. The 1913 section features paired flat headed window openings at the first and second storeys at the east elevation. The south elevation features two door openings, and wide rectangular window openings at the first storey and paired segmental arch window openings with brick voussoirs at the second storey (Figure 24). The 1913 section of the north elevation features paired segmental arch window openings with brick voussoirs at the first storey (Figure 25). The west elevation of the 1913 building, now a wall in the 1987 and 2019 addition, features a mix of paired segmental arch window and door openings and flat headed door openings. Some openings have been modified or infilled with brick as part of the 1987 and 2019 alterations.

Central Addition

Originally constructed in 1987 and modified as part of the second storey addition to the Storage and Anhydrous Ammonia Building in 2019, the central addition features a steel and glass clad north elevation with double entrance at the first storey (Figure 26). The west elevation, above the one-storey north wing features black metal cladding and flat

headed window openings. The south elevation features brick cladding, with a double entrance and flat headed window opening at the first storey and a flat headed window opening and enclosed pedestrian bridge connecting to the Studio Building to the south at the second storey.

Studio Building

The Studio Building is a two-storey flat roofed structure with an irregular, stepped plan and is clad in light grey vertical ribbed metal siding on the upper storey, and a dark grey panel system on the lower storey. Constructed to house film and television studios, the building's north (principal) and west elevations feature rectangular windows (Figure 27). The building is accessed by an entrance on the north elevation and through the enclosed pedestrian bridge at the second storey of the north elevation.

The Studio Building does not contain any heritage attributes.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 65 Heward Avenue. 65 Heward Avenue is situated on the east side of Heward Avenue and is set back from the south side of Eastern Avenue between Carlaw Avenue and Leslie Street in the South Riverdale neighbourhood. The neighbourhood reflects a mix of residential and larger scale networks made up of transportation, railways, expressways and four-lane boulevards essential to commerce and industry. Housing was, and still is, located to the north of Eastern Avenue stretching up to Queen Street East, with a few pockets remaining on the south side (Figure 28). Housing in the area typically dates to the first quarter of the 20th century, is uniform in its scale, material and form, typically one- to three-storeys, built on narrow lots, with verandahs facing shallow front gardens and tree-lined streets of the working class neighbourhood adjacent to the Eastern Avenue industries.

While some industrial buildings, such as Brown's Bread at 462 Eastern Avenue were located on the north side of Eastern Avenue, more were constructed to the south. The industrial buildings typically date from 1920-1960s and have a variety of styles from the richly articulated revival styles referencing Neo-Classical Georgian (Hoyt Metal and Consumers Gas, 433 Eastern Avenue) through to the Streamlined Modern (Silverline Studios, 588 Eastern Avenue) and the mid-century modern (Revival Film Studios, 629 Eastern Avenue). Other building types, such as car dealerships (Subaru, 601 Eastern Avenue) have come to fill in the former industrial properties. There are tracts of vacant land used as truck parking lots where industries have retreated and their buildings demolished. The intersection of Eastern Avenue and Carlaw is indicative of the mixed character with the late 19th and early 20th century housing on the south side, a mid-century industrial building on the north-west corner and the c1940 "Downtown Gas and Car Centre" on the north-east corner.

The property at 65 Heward Avenue is part of a series of industrial buildings along Eastern Avenue (Figure 29), from the first Consumers Gas complex at 415 Eastern Avenue to the exuberant c1960 Revival Studios building at 629 Eastern Avenue, which retain the early 20th century character of the neighbourhood which combined with the adjacent residential enclaves continues the story of the effect of transportation networks, railways, roads and expressways to foster the growth of industry and generate employment which was within walking distance of the homes where employees worked. In the past decade, the neighbourhood has undergone a shift as traditional industrial employers have been replaced by film production enterprises. The retention of this industrial architectural legacy, adaptively re-used within current and future development, will be critical to the quality of the future places created.

4. VISUAL RESOURCES



Figure 4. Miles & Co. Illustrated Historical Atlas of the County of York, (detail), 1878 showing the subject site, south of Kingston Road and west of Leslie and Son's Toronto nurseries (Ng).

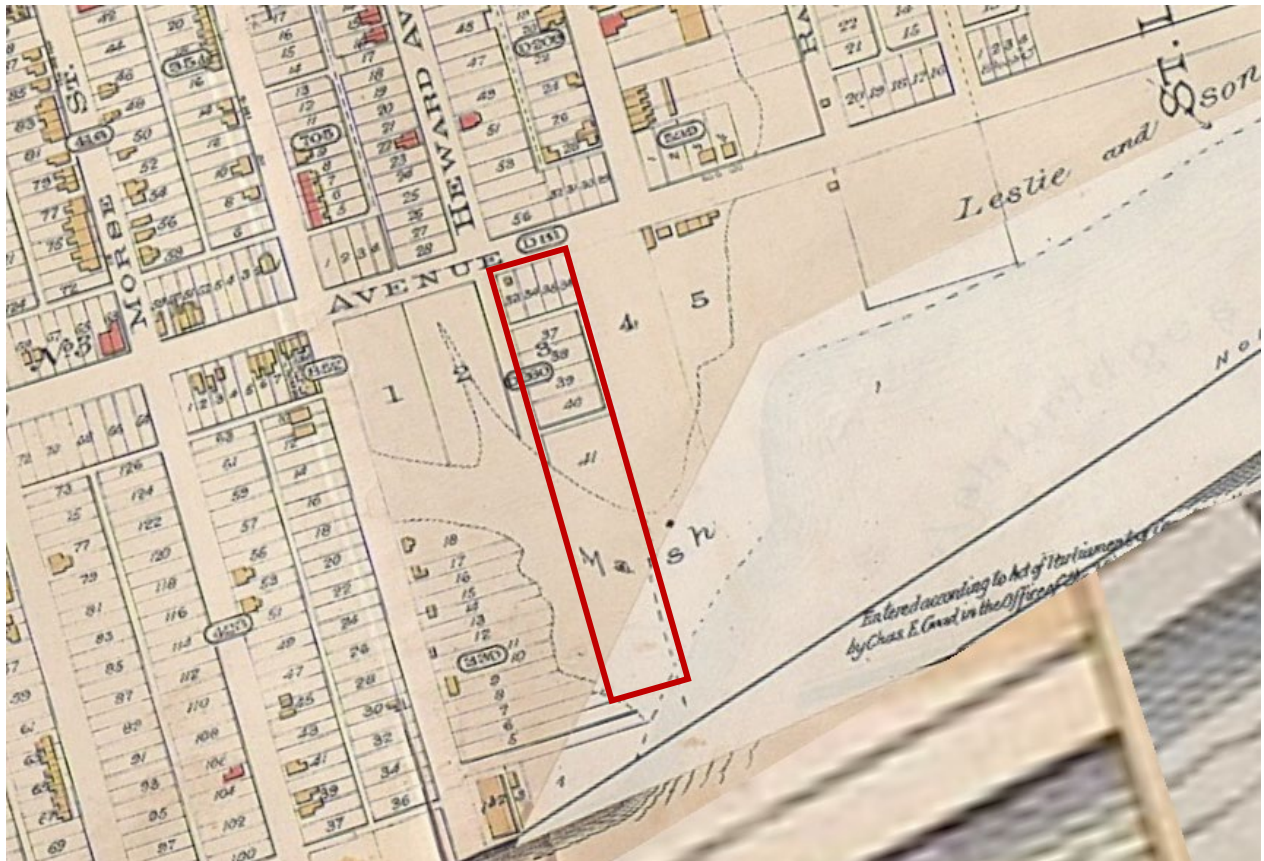


Figure 5. Goads Atlas, 1899, detail, showing the former shoreline (dotted line) and the infill of Ashbridges Bay (CTA).

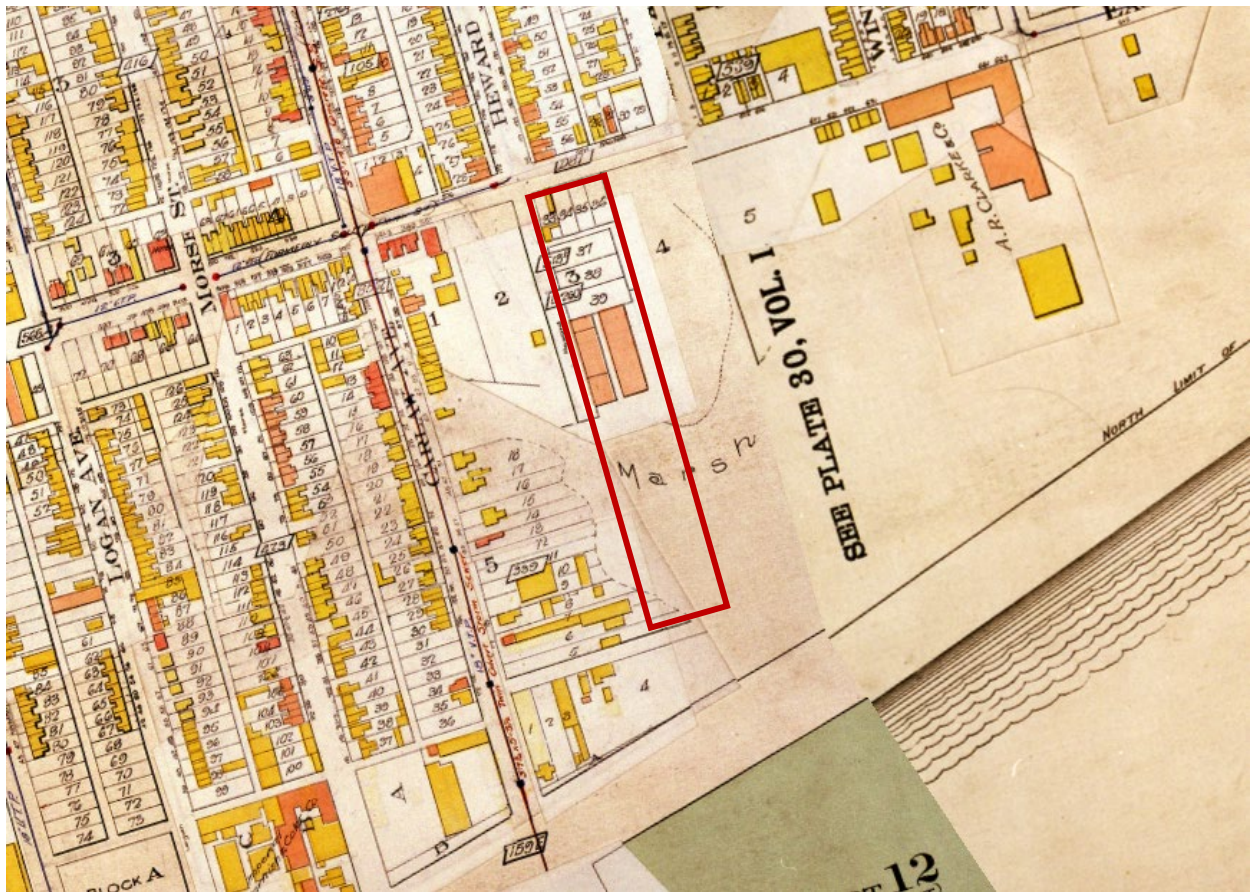


Figure 6. Goads Atlas, 1924, detail, showing the development of Eastern Avenue, east of Pape Avenue, with the creation of Eastern Avenue Crescent, the industries on the south side and the residential streets to the north (CTA).

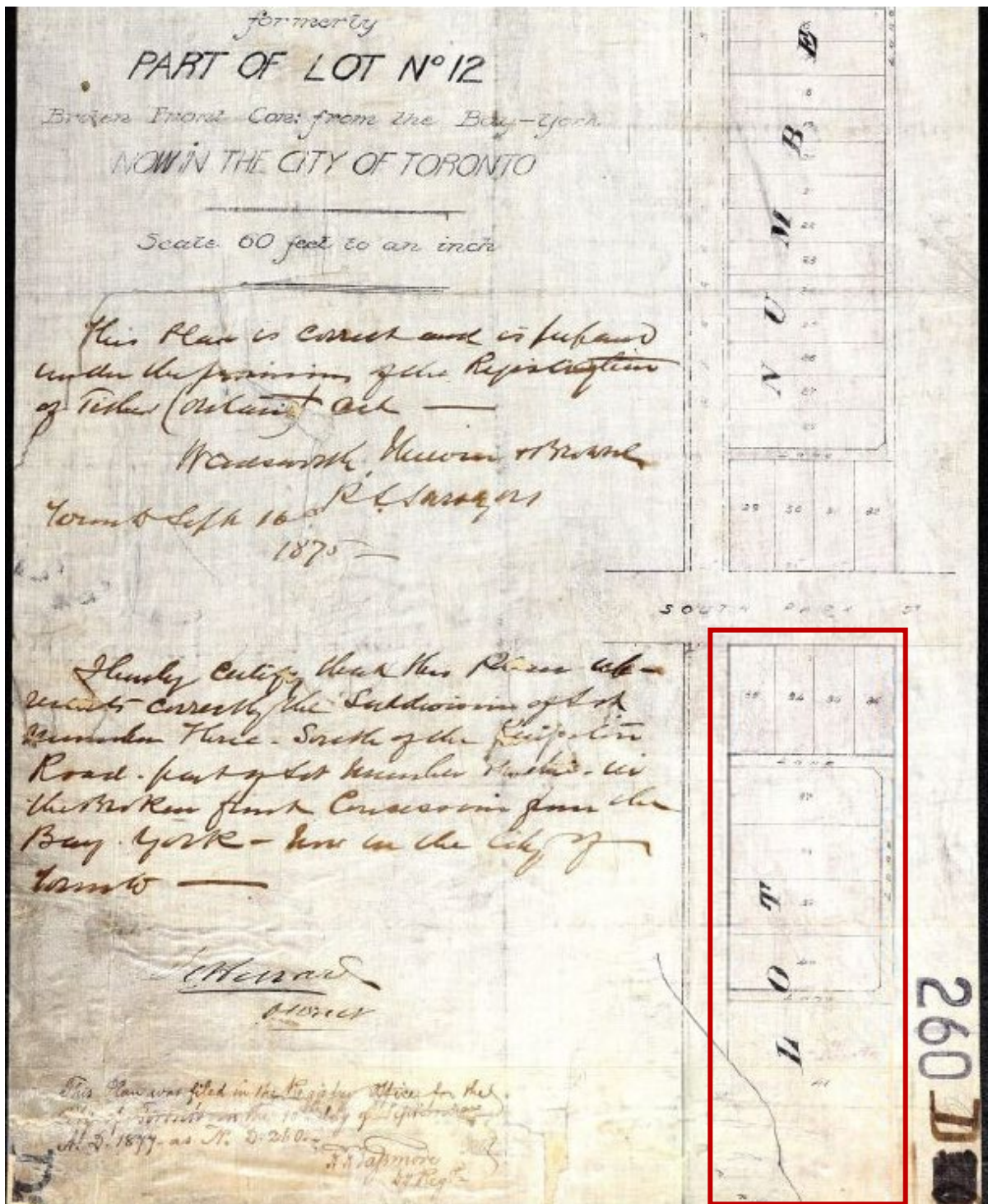


Figure 7. Registered Plan D260, 1877, detail showing lots 33 to 41 (Ontario Land Registry).

HAVE YOU USED



MADE IN CANADA



**Canadian Ammonia Co., Limited
TORONTO, ONT.**

**ANHYDROUS AMMONIA
AQUA AMMONIA**

REPRESENTED IN ALL THE LARGER CITIES of CANADA, THE B. W. I. and Newfoundland

Figure 8. 1919 advertisement showing the east and north elevations of the Canadian Ammonia Company (Directory of the Chemical Industries in Canada).

BUILDING PERMIT

No. 1780 DEPARTMENT OF CITY ARCHITECT AND SUPERINTENDENT OF BUILDING

Plan No. _____
Lot No. _____

Toronto, Jan. 21 1913

Permission is hereby granted to Mr. Canadian Ammonia Co.
Address _____ to erect _____ storey Chimney
_____ on the _____ side of Essex Street
near _____ in Limit _____ in accordance
with plans and specifications approved by this department.

Architect Curry & Sparling Estimated Cost, \$ 3100
Builder Canadian Kelly Co. Permit Fee, \$ 4.25

NOTICE—To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the City Engineer.

Figure 9. 1913 building permit that shows the architect as Curry and Sparling listed for the chimney stack (since demolished) at the Canadian Ammonia Company (CTA).

Barrett Specification Roofs

Last Longest—Cost Least

THE proper unit in comparing the values of roofings is the cost-per-foot-per-year-of-service.

To have a low unit cost a roofing must be—

- 1st. Inexpensive to build,
- 2d. Inexpensive to maintain, and
- 3d. Of great durability.

Barrett Specification Roofs are—

- 1st. The *least* expensive of all permanent roofs to build,
- 2d. They cost *nothing* to maintain and
- 3d. They usually last, without repairs or leaks, *20 years* or over.

The net result of these three factors is a unit cost of about $\frac{1}{4}$ c. per foot per year of service. This is a lower unit cost than ever attained by any other class of roofing.

Accordingly, Barrett Specification Roofs are in almost universal use on buildings such as illustrated herewith, where unit costs are intelligently studied.

Copy of the Barrett Specification with tracing ready for incorporation in your building plans sent free on request. Address nearest office.

Special Note We advise incorporating in plans the full wording of The Barrett Specification in order to avoid any misunderstanding. If any abbreviated form is desired, however, the following is suggested:
ROOFING—shall be a Barrett Specification Roof laid as directed in printed Specification, revised August 15, 1911, using the materials specified, and subject to the inspection requirement.

THE PATERSON MANUFACTURING CO., Limited

Montreal Toronto Winnipeg Vancouver St. John, N. B. Halifax, N. S. Sydney, N. S.
 Canadian Amusement Co., Toronto, Ont.
 Architects: Curry & Sparling, Toronto, Ont.
 Roofers: Forbes Roofing Co., Toronto, Ont.

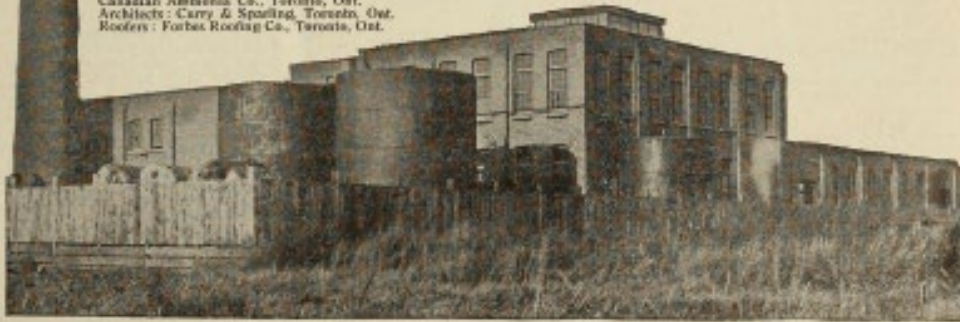


Figure 10. 1914 advertisement showing the south and east elevations and the chimney stack at 65 Heward Avenue, Curry and Sparling are listed as the architects (Contract Record and Engineering Review).

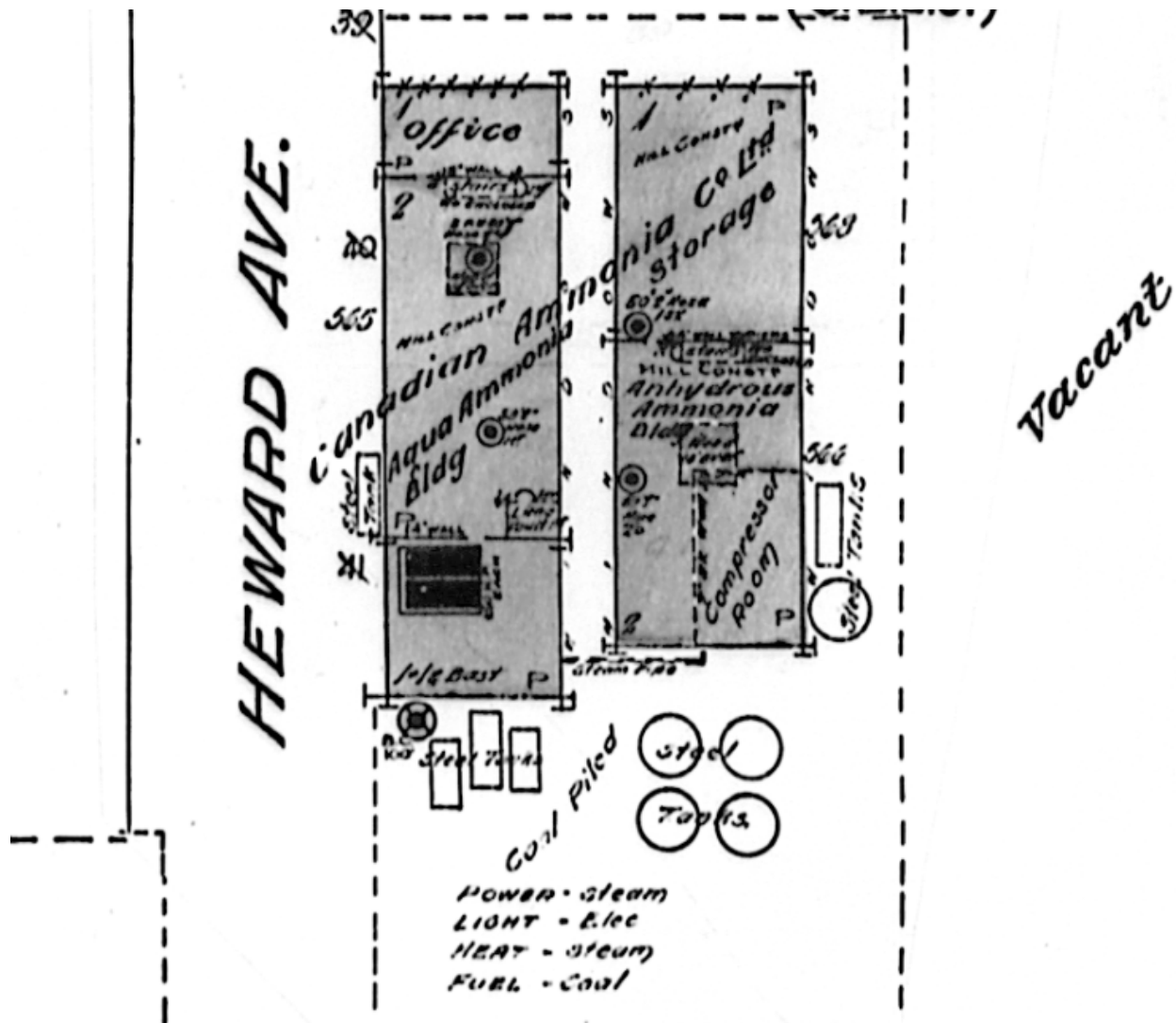


Figure 11. 1913 Fire Insurance Plan, detail, showing the Canadian Ammonia Company complex at 65 Heward Avenue. The building to the west is labeled as an office and the “Aqua Ammonia Building” and the building to the east is labeled as storage and the “Anhydrous Ammonia Building” (University of Toronto).



Figure 12. 1931 aerial image, showing 65 Heward Avenue and a railway spur that connects to southern railway lines (CTA).



Figure 13. 1961 archival image looking south from Eastern Avenue towards Heward Avenue, showing the "CIL", Canadian Industries Limited, logo on the north elevation of 65 Heward Avenue (CTA).

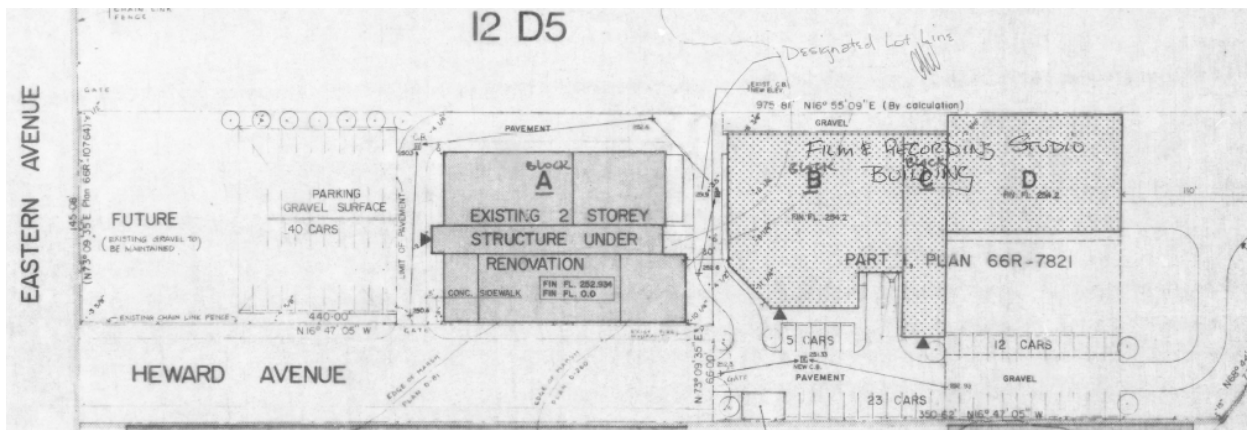


Figure 14. 1987 plan showing the proposed Cine Village development, designed by Stevens and Burgess Architects (City of Toronto Building Records).



Figure 15. 2008 image showing the principal (north) elevation, where the two buildings dating from 1913 were merged into a single structure as a part of the 1987 redevelopment (CTA).



Figure 16. Image showing the extension completed by Cumulus Architects (Cumulus Architects).

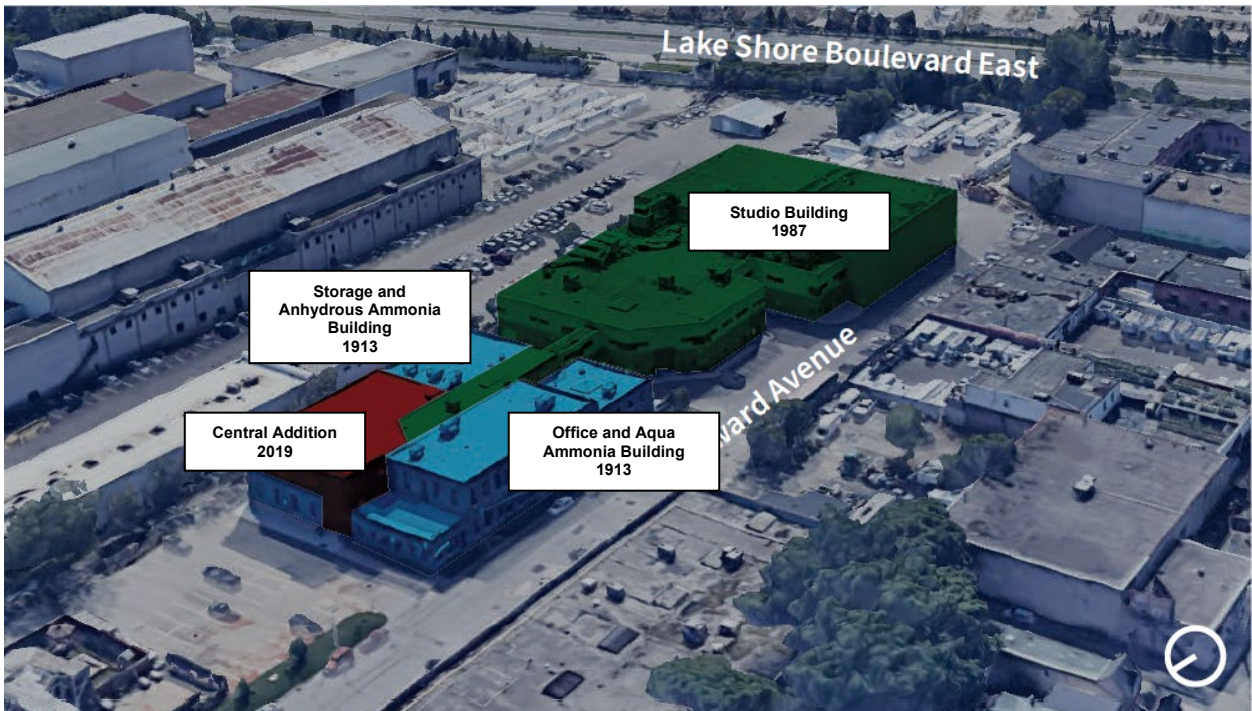


Figure 17. Rendering of the property at 65 Heward Avenue showing the building chronology. The 1913 buildings are shown in blue, with the Storage and Anhydrous Ammonia Building to the east and the Office and Aqua Ammonia Building to the west. The Studio Building addition and alterations by Steven Burgess are shown in green. The Central Addition by Cumulus Architects is shown in red. Original rendering by ERA Architects, annotations amended by Heritage Planning, 2026.



Figure 18. View of the west elevation of the west building, the Office and Aqua Ammonia Building, showing the central building in the middle, one storey north wing to the north, and the two storey south wing to the south (Heritage Planning, 2026).



Figure 19. View of the north elevation of the Office and Aqua Ammonia Building, showing the second storey above the north wing, which features 3 bays that are divided by brick pilasters and feature segmental arch window openings with brick voussoirs (Heritage Planning, 2026).



Figure 20. View of the west elevation of the south wing which features four asymmetrical placed window openings at the first storey with the northerly two featuring flat headed openings while the southerly two feature segmental arch openings with brick voussoirs (Heritage Planning, 2026).



Figure 21. View of the south elevation of the south wing which features a circular window on the second storey and a segmental arch window opening at the first storey (Heritage Planning, 2026).



Figure 22. View of the north and west elevations of the one-storey north wing of the Office and Aqua Ammonia Building, featuring segmental arched window and door openings with brick voussoirs (Heritage Planning, 2025).



Figure 23. Partial view of the north and east elevations of the Storage and Anhydrous Ammonia Building featuring the one-storey north section with a second storey glass clad addition from 2019 (Heritage Planning, 2026).



Figure 24. View of the south elevation of the Storage and Anhydrous Ammonia Building, which features wide rectangular window opening at the first storey and paired segmental arch window openings with brick voussoirs at the second storey (Heritage Planning, 2026).



Figure 25. View of north elevation of the Storage and Anhydrous Ammonia Building, which features paired segmental arch window openings with brick voussoirs at the first storey (Heritage Planning, 2026).



Figure 26. View of the north elevation of the Central Addition, originally constructed in 1987 and modified as part of the second storey addition to the Storage and Anhydrous Ammonia Building in 2019, featuring a steel and glass clad north elevation with double entrance at the first storey.



Figure 27. View of the north and west elevations of Studio Building, constructed to house film and television studios, featuring rectangular windows.



Figure 28. View from Heward Avenue looking south showing the context of the housing located north of the property, and south of Queen Street East.



Figure 29. Aerial view of 65 Heward Avenue (in red) and nearby industrial buildings including (in yellow): 462 Eastern Avenue (Brown's Bread), 415 Eastern Avenue (First Consumers Gas), 433 Eastern Avenue (Hoyt Metal and Consumer Gas), 588 Eastern Avenue (Silverline Studios), 629 Eastern Avenue (Revival Film Studios), and 721 Eastern Avenue (Hoyt Metal Company of Canada Ltd.) (City of Toronto iView Mapping, annotated by Heritage Planning, 2026).

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