

First Draft: Research done by Ryerson Students for the Dupont Corridor

Date: January 8. 2012

Prepared For: Annex Residents' Association (ARA)

Table of Contents

Introduction

Report introduction.....1

Site map.....2

Historical data

Native history.....5

Urban development.....7

Influencing factors

Waterways.....9

Industrial history.....11

Landmarks, historically significant sites, etc.....17

Existing conditions.....22

Identified points of intervention

East End of the Dupont Corridor..... 30

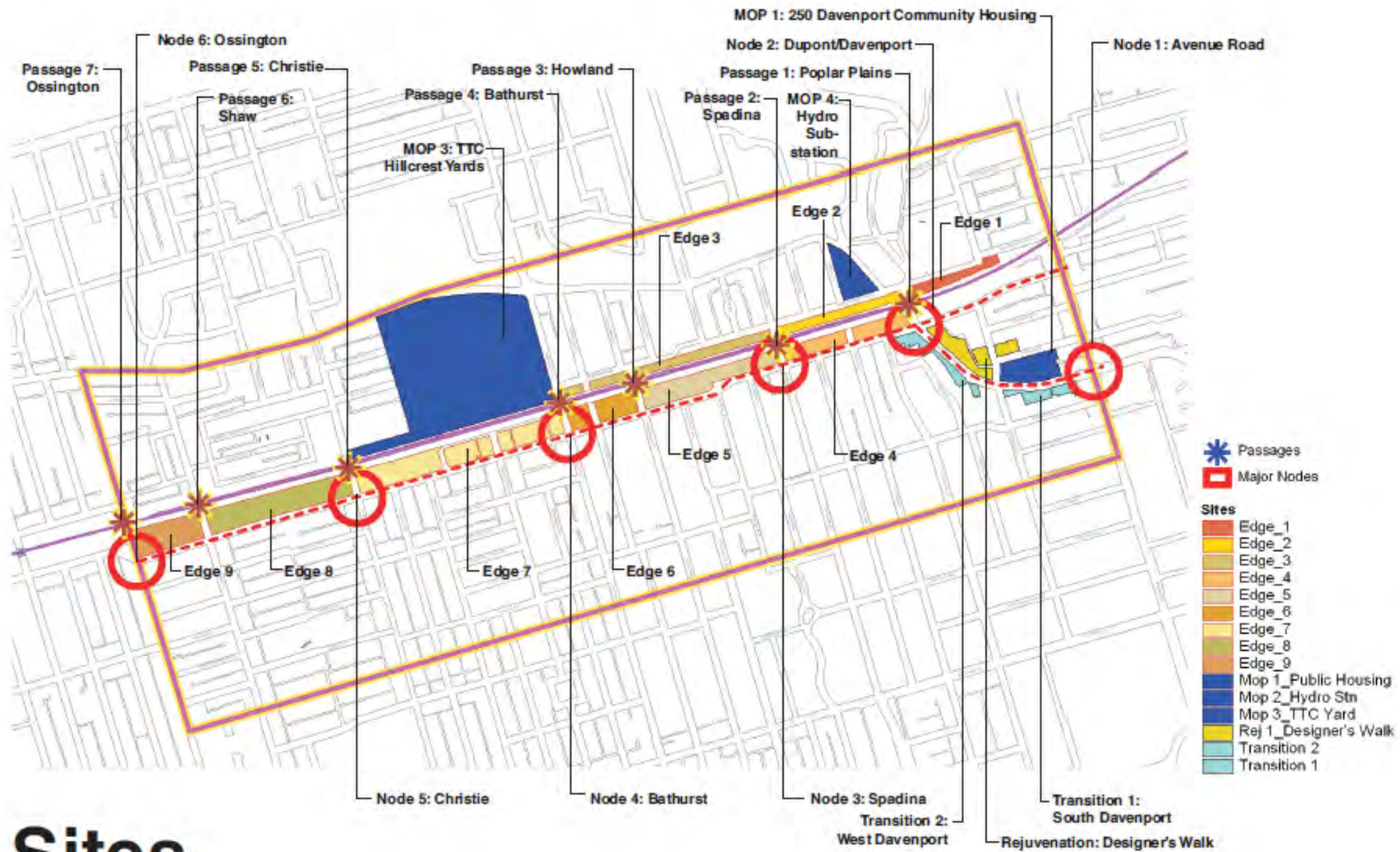
West End of the Dupont Corridor.....47

Introduction

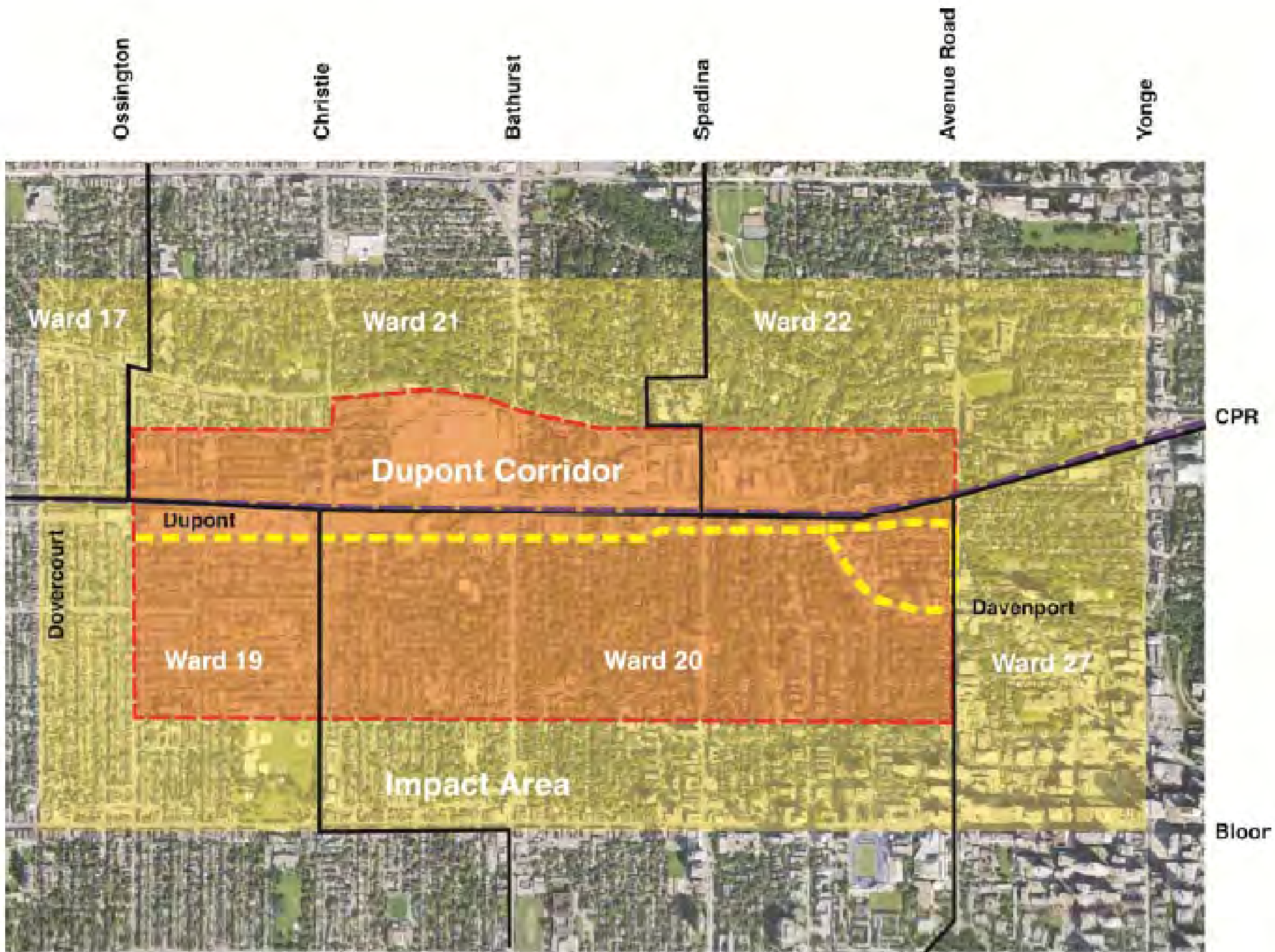
This document combines all the work done by Ryerson students as part of the course ASC735 Heritage Conservation Theory and Practice. The different sites along the corridor were divided between seven groups between Davenport-Avenue and Dupont-Christie. Their work includes assessment of the current conditions in their respective sites, identification of points of intervention and proposals for the different sites.



Site map



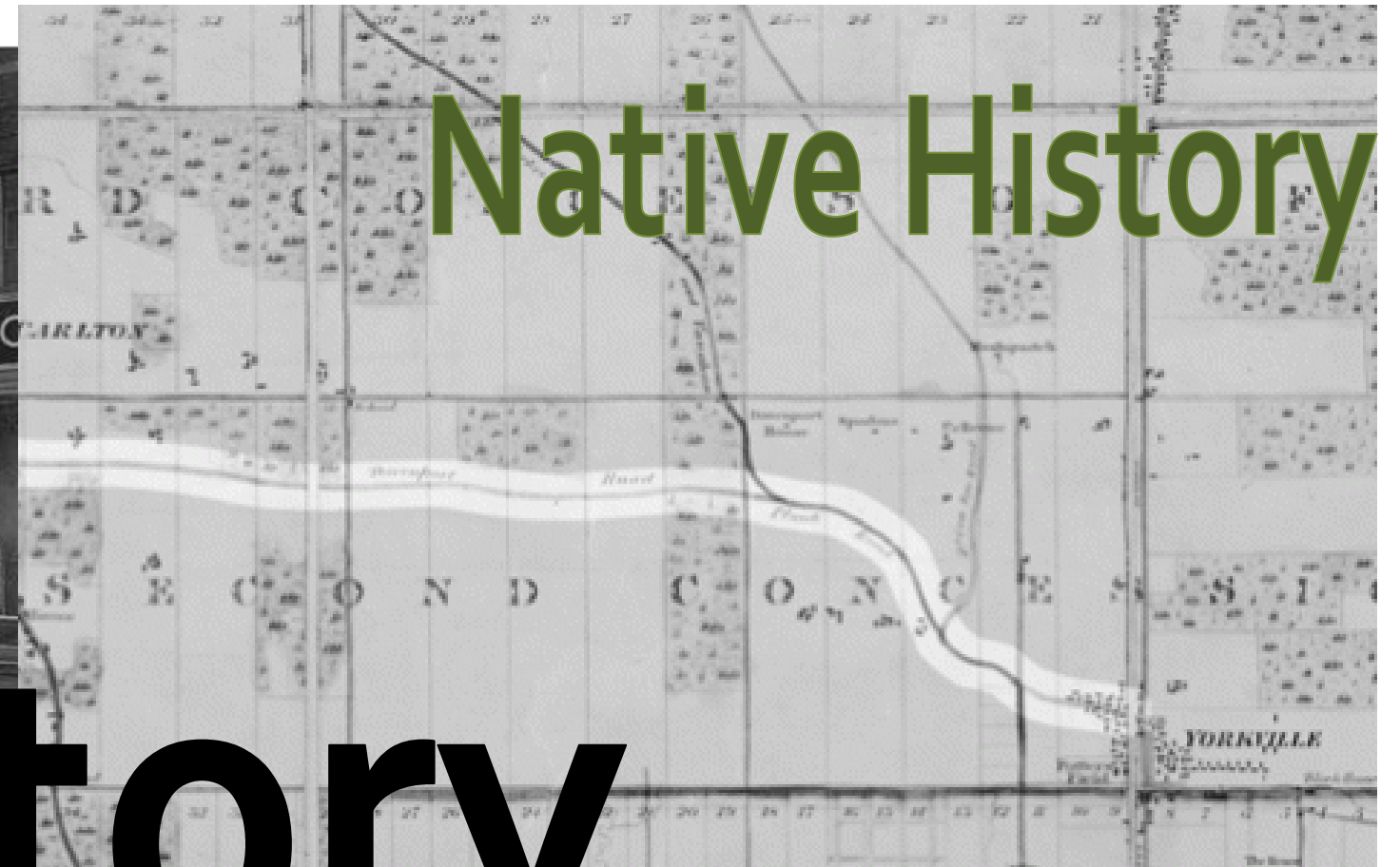
Sites



Native History

History

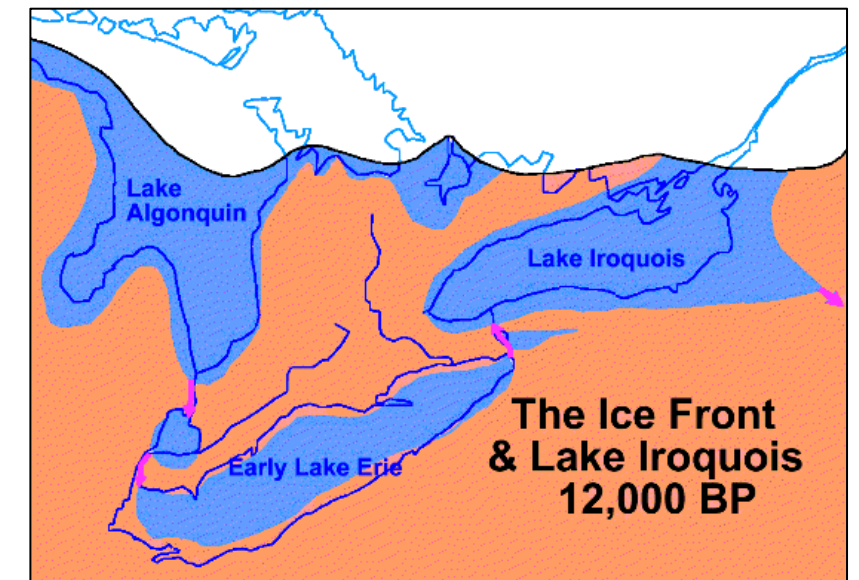
Urban development



Historical information: Native History

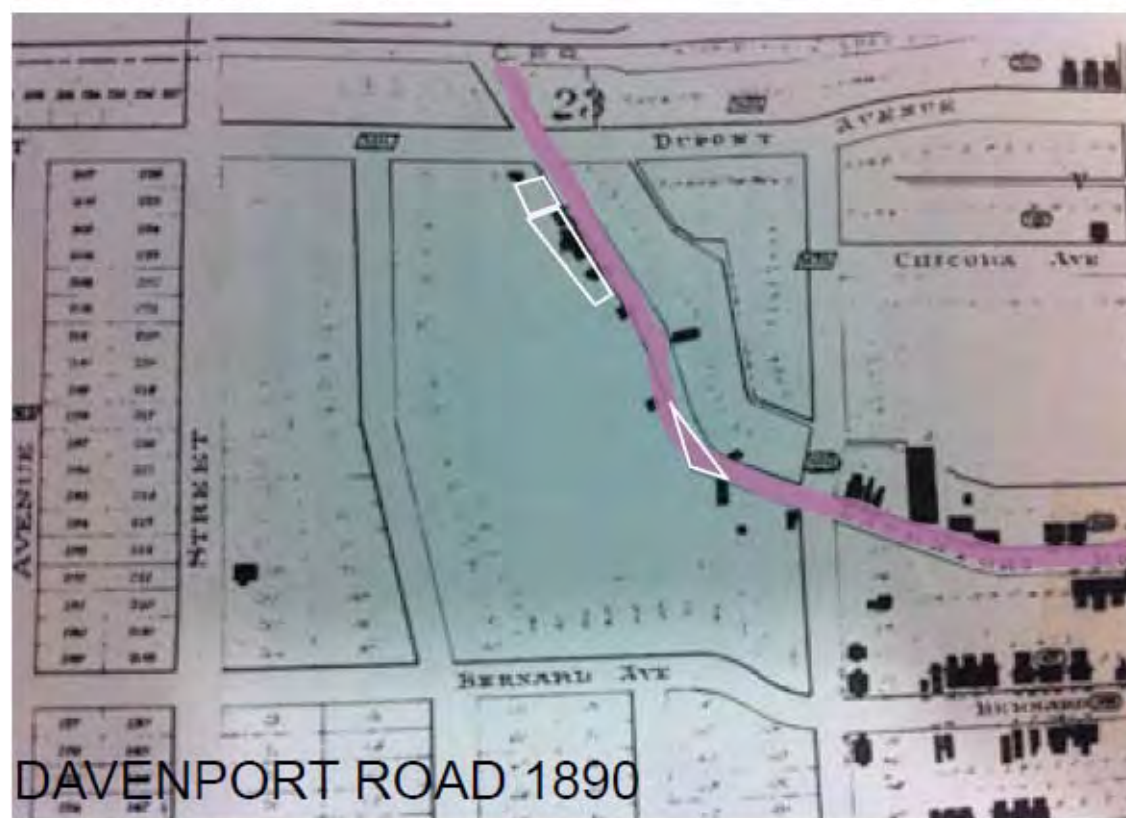
Despite the major urban development in the area, the shape of Davenport has been maintained over the years. The trail was created by Aboriginal people to avoid difficult terrain by following the base of the 13,500-year-old shoreline of Glacial Lake

Iroquois. After Europeans arrived, the trail became a route for farmers to bring their goods to the city and a vital link for growing villages like Yorkville and Carlton. While the rest of downtown adopted a straight grid pattern, the old route kept its curves.



Davenport Road, 1851

Source: <http://www.heritagetoronto.org/news/story/2011/07/05/davenport-trail>



Historical information: Urban Development

Information on separate document



Industrial history

Influencing Factors



**Landmarks,
historically significant sites**

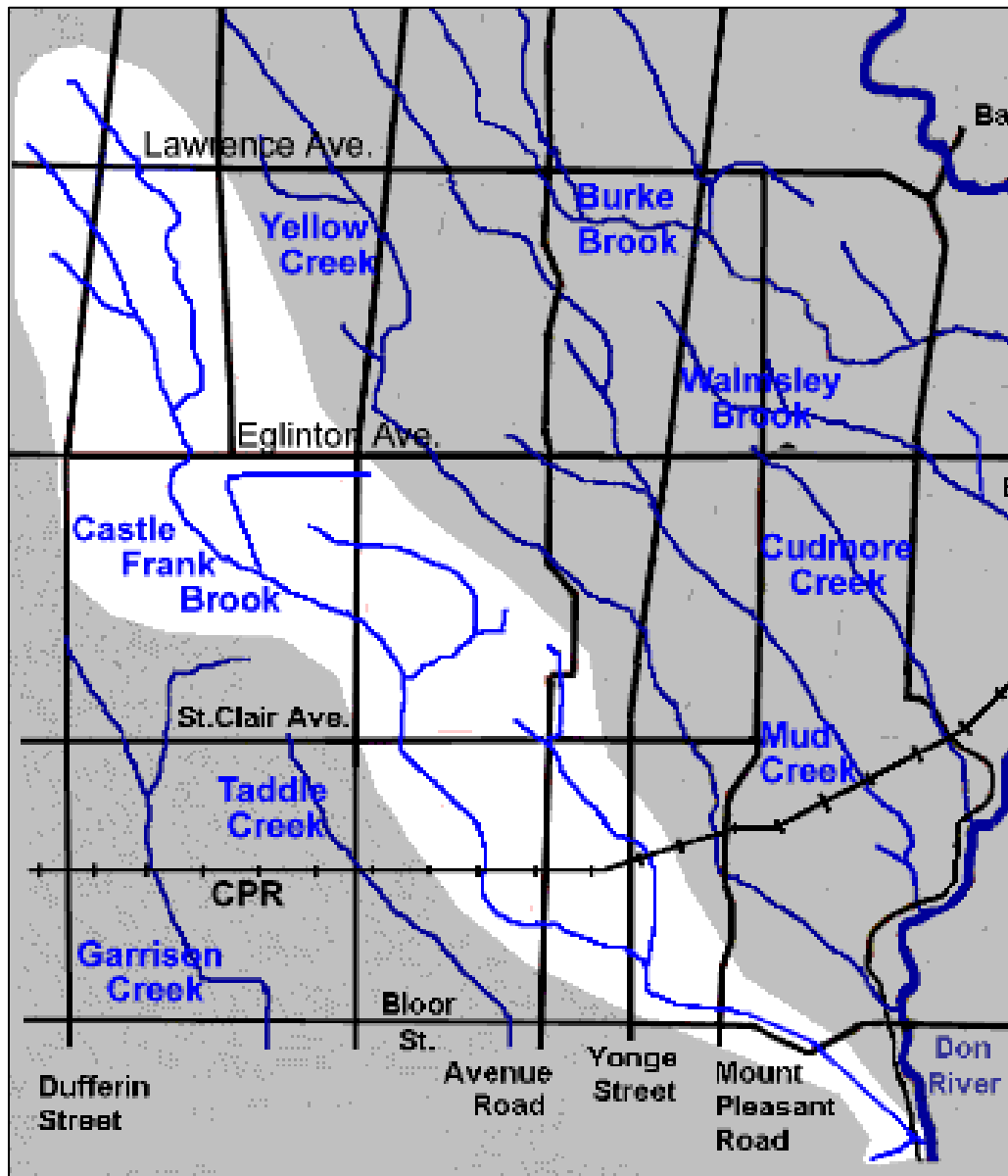
Avenue Rd CPR bridge (at Bayview St) 1922? looking N

City of Toronto Archives, Fonds 1244, f1244_1t2580

#2580



Waterways

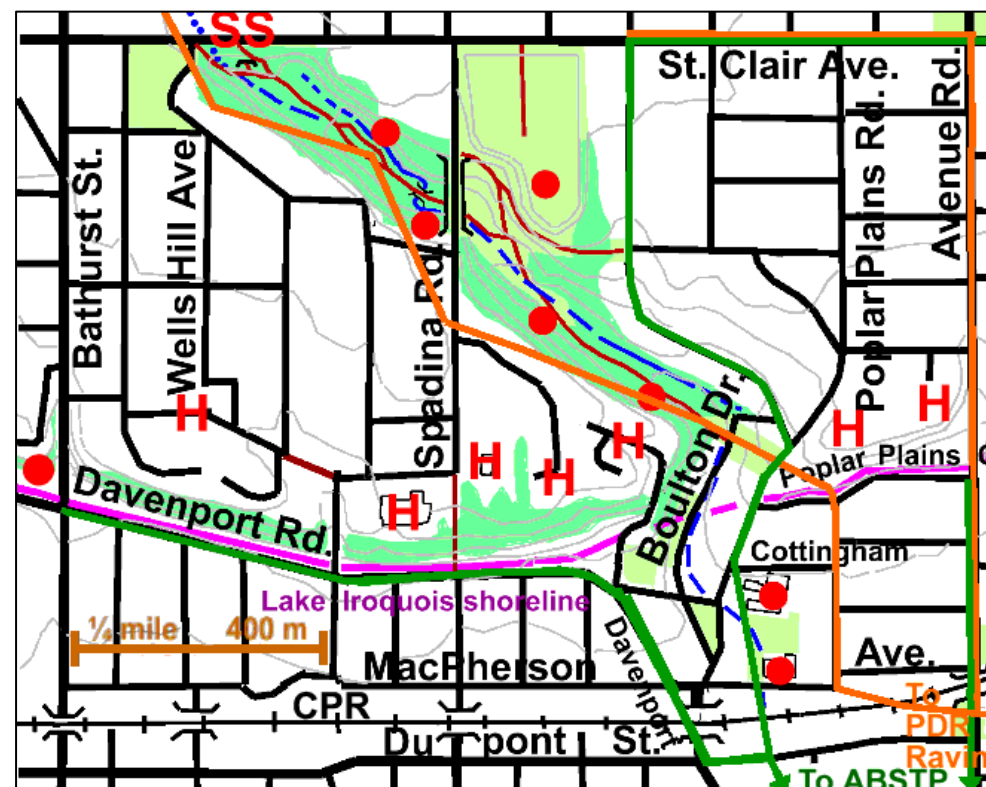


The two main creeks feeding into Castle Frank Brook are the Yorkville Reach and the Nordheimer Reach. [Yorkville Waterworks](#) was built along the Nordheimer Reach in 1875 to take advantage of the waterflow, supplying water for domestic use and fire protection. Water hydrants and a fire telegraph system was introduced to the region, as a result.

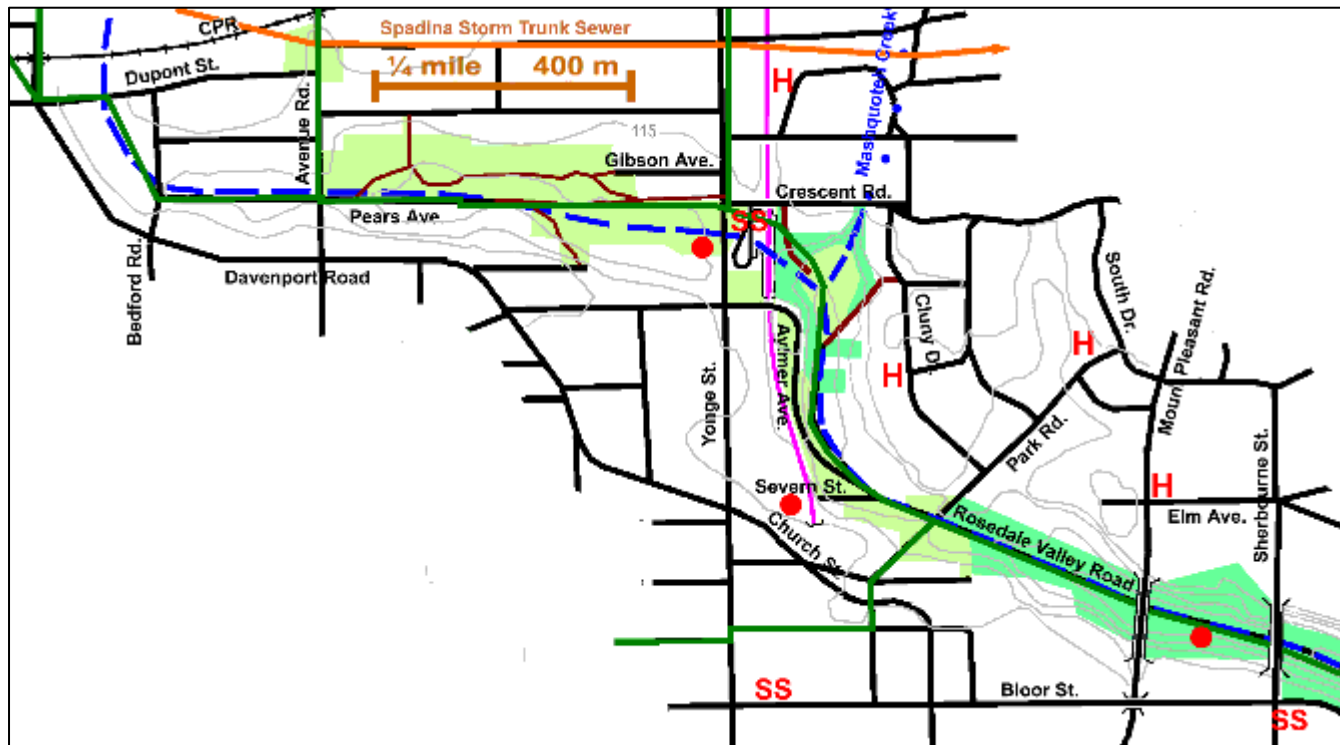
The [High Level Pumping Station](#) was built in 1906, on the site of the previous Yorkville Waterworks, to provide water to the new part of the City, then expanding north above the hill. It was enlarged in 1910. It now houses the Central Control for pumping all Toronto water.

Hydro Sub Station H on MacPherson; was built in 1910 and expanded in 1924. It provides power to 12,500 customers from Kilbarry Rd. to Charles St. and from Spadina Road to Mount Pleasant Rd. Its total load is 1212.7 Mega Volt Amps. The playground between these buildings marks the site of an old pond.

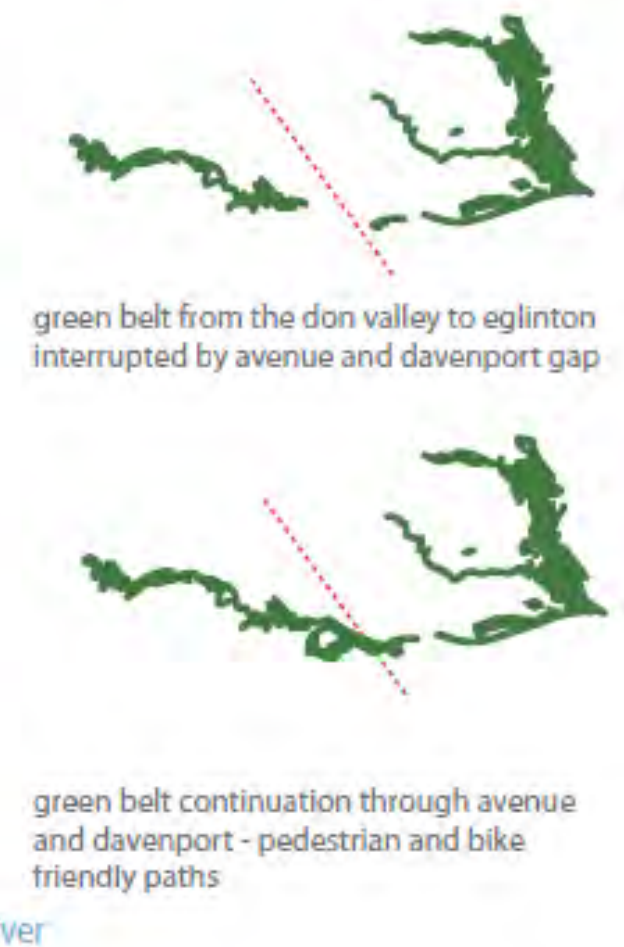
Source: Lost Rivers Toronto
<http://www.lostrivers.ca/castlfrankbrook.htm>



Nordheimer Reach: The Spadina Storm Trunk Sewer follows this ravine and sanitary sewers feed to the Core Interceptor Sewer via a trunk sewer that roughly follows the old stream as far as Parliament Street.



Yorkville Reach: In this reach, Castle Frank Brook was known as Brewery Creek or Severn Creek, after John Severn, an Aldermen of the Village of Yorkville, who opened a [brewery](#) along this stream in 1835. While the storm water runoff still flows down the valley, it does this in a very large pipe rather than an open stream. Sanitary sewerage flows via the Core Interceptor Sewer to The Main Sewage Treatment Plant at Ashbridge's Bay, except in the case of a Combined Sewer Overflow episode when it is diverted into the storm sewer and enters the Don at the foot of this valley.



lost river

Greenbelt: The diagram here shows a greenbelt that runs through the area of study, interrupted by gap near Davenport and Avenue Rd, where the Yorkville Reach of Castle Frank Brook used to run.

Industrial history



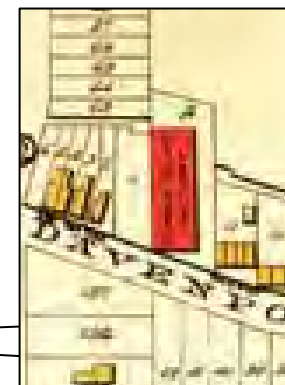
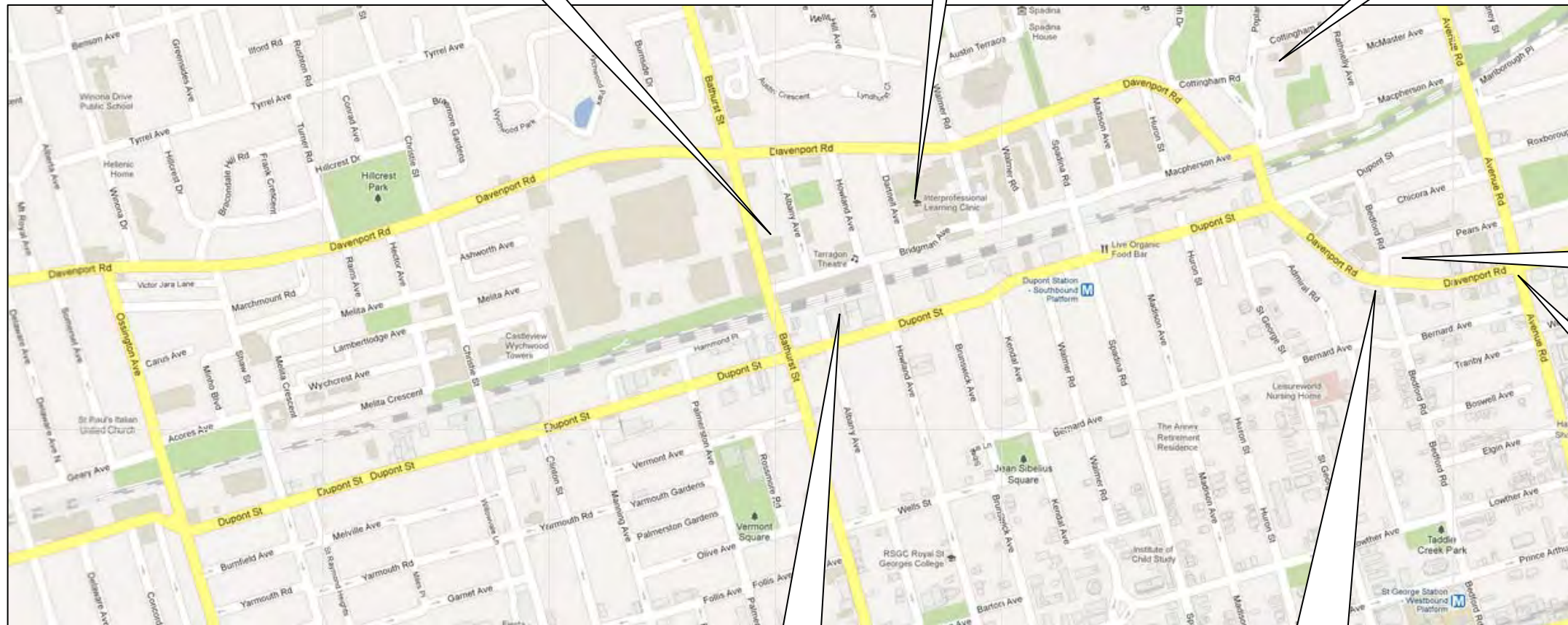
Hosiery Warehouse



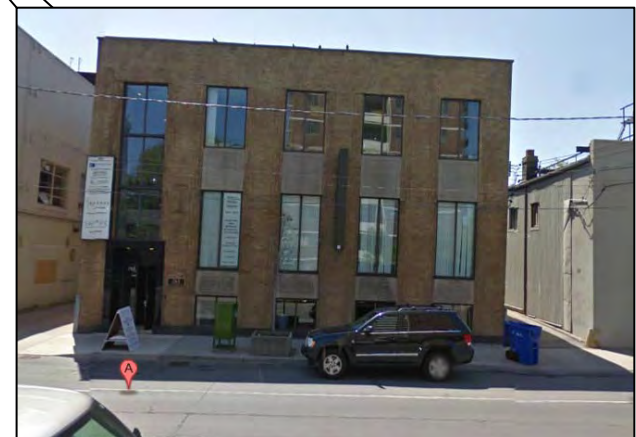
Boake Manufacturing Co.



Yorkville Waterworks



Window Blind Factory



261 Davenport



Mono Lino Typesetting & former Toronto Daily Star



Creeds Storage Vaults



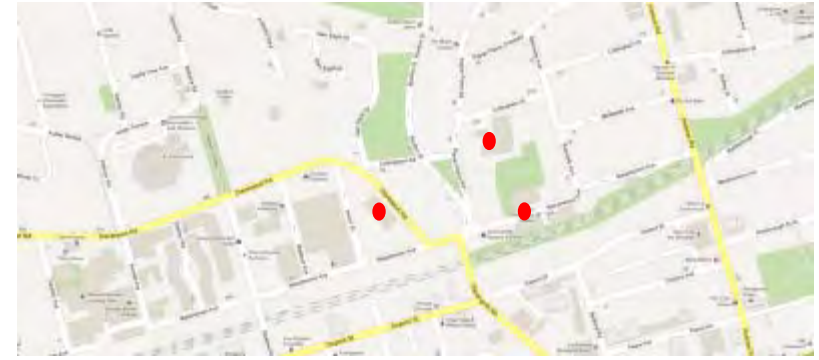
261 Davenport: This building has had a history of use related to radioactive products. In the 1940s it housed International Uranium Mining Company and Radium Luminous Industries. Later occupants were X-Ray and Radium Instrument Ltd



RDY. 1857 NOV. 8-48 BEDFORD RD. S. FROM DAVENPORT RD. AFTER WIDENING.
City of Toronto Archives, Series 372, 90372_s0050_111957

Creeds Storage Vaults. Located at 291 Davenport, this building was built after the Davenport Road widening in 1939, for fur storage. It is currently a residential building, in the art-deco style of architecture. Architect unrecorded





Yorkville Water Works. (name later changed to High Level Pumping Station) Built in 1875 along Castle Frank Brook. A larger facility was built 1889-1890.

Top: High Level Pumping Station in 1925

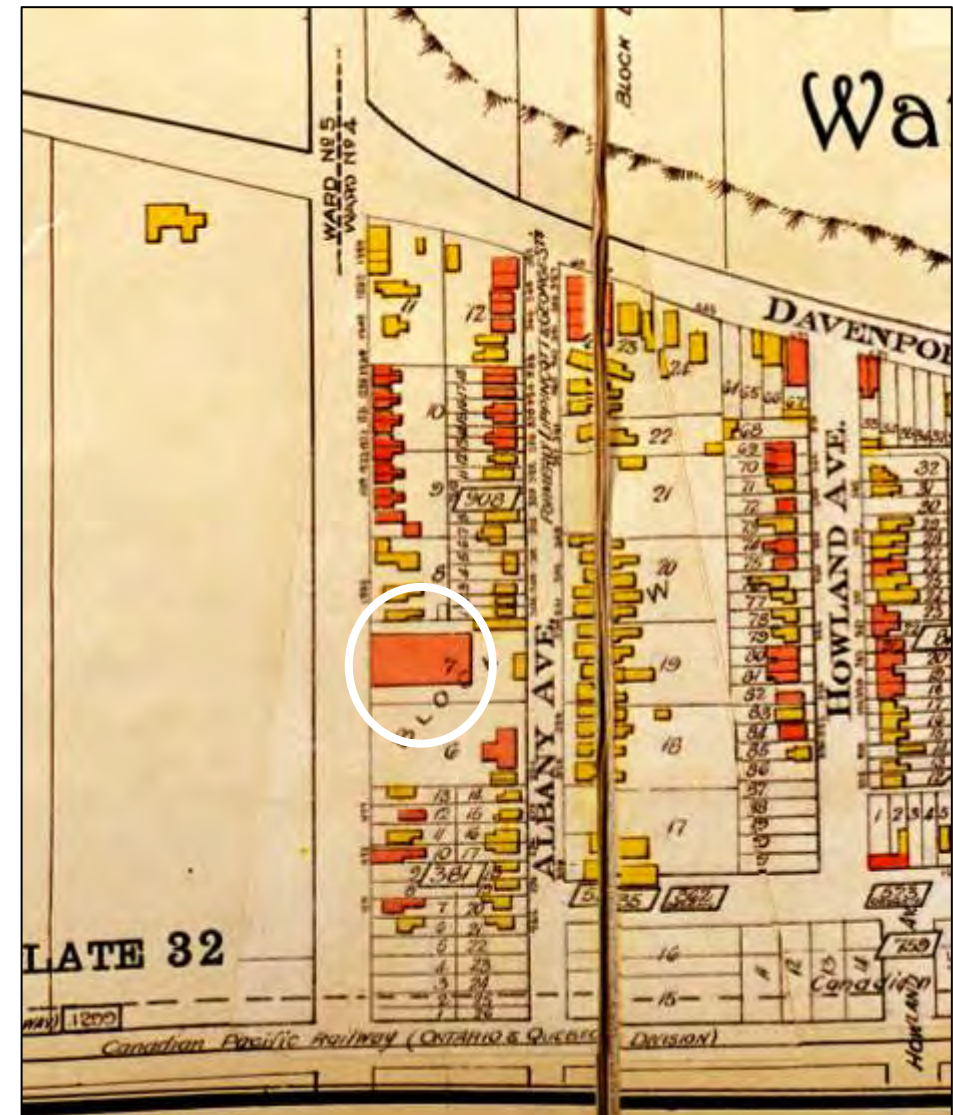
Bottom left: Bridgeman Transformer Station in 1904

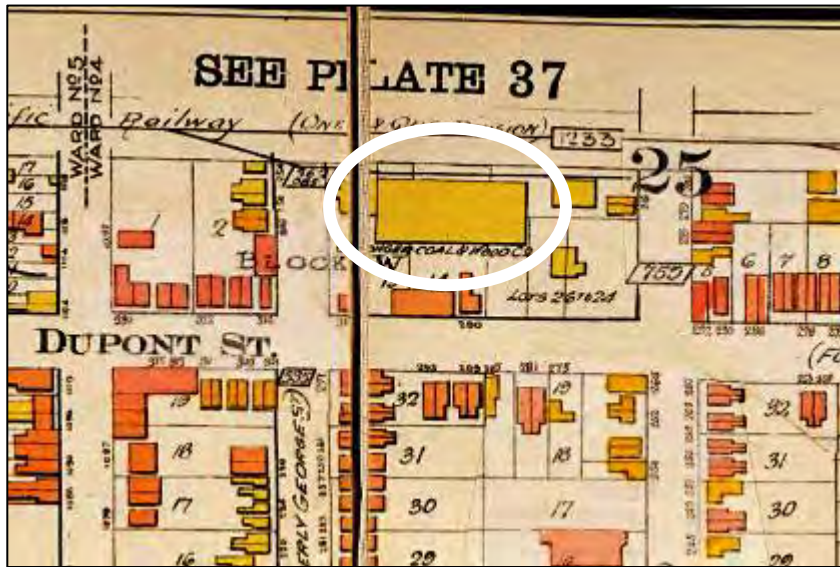
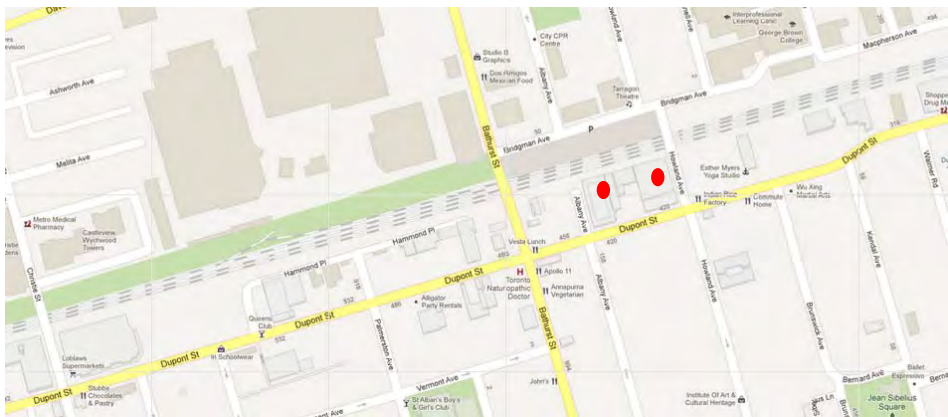
Bottom right: Hydro Substation H Entrance

Industrial history



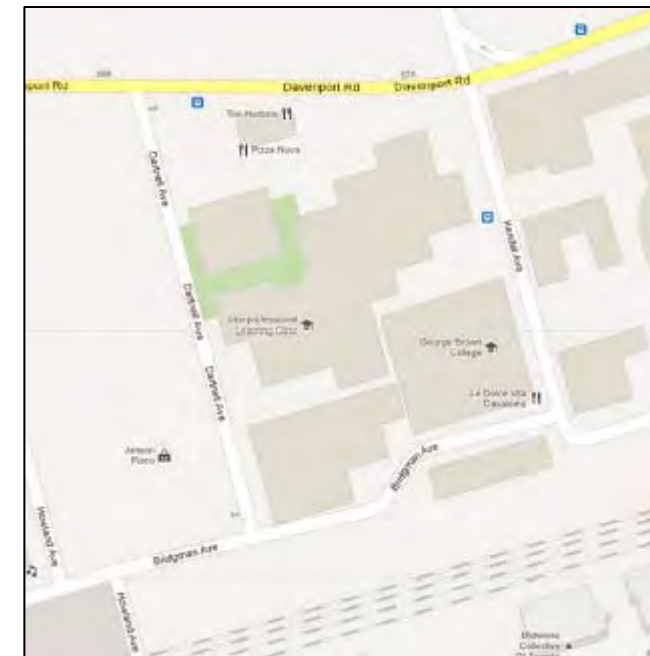
Hosiery Warehouse. Although it's function is not labelled in the Goad's maps, the building itself has been at this location since 1913.



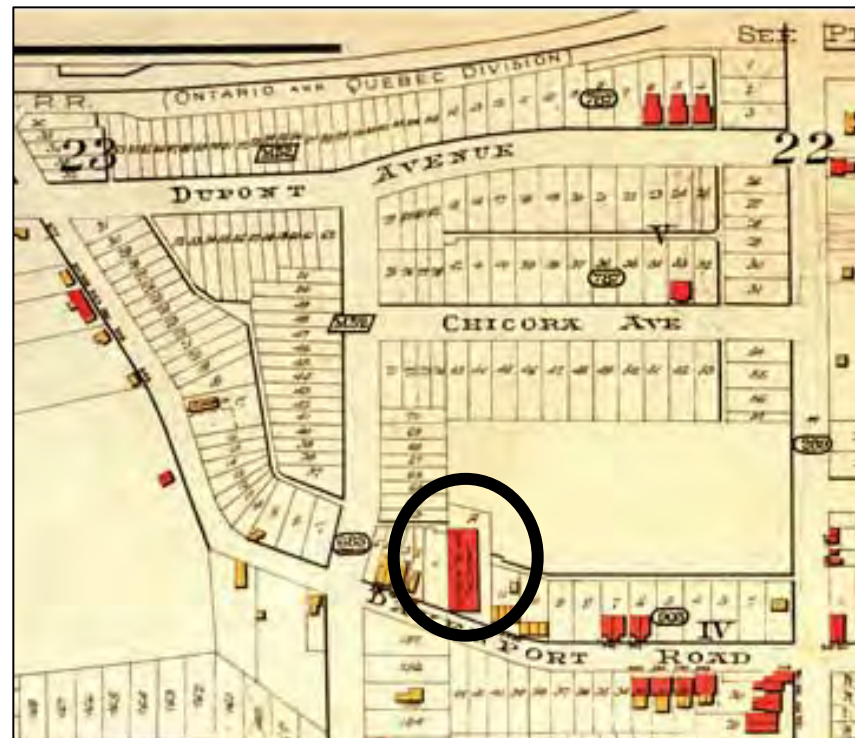


Mono Lino Typesetting and former Toronto Daily Star.

The site was previously owned by Conger Lehigh Coal & Wood Co. as it appears on the 1913 map. The original buildings do not stand here anymore.



Boake Manufacturing Co. This was a planing mill that located itself along the rail tracks around 1913. The structure of the site has been changed since, and is currently used by different institutions.



Window Blind Factory. A window factory took up residence in the Annex around 1890. All traces of it has since been removed, and an apartment tower now sits in its place.

Landmarks, historically significant sites



Tarragon Theatre



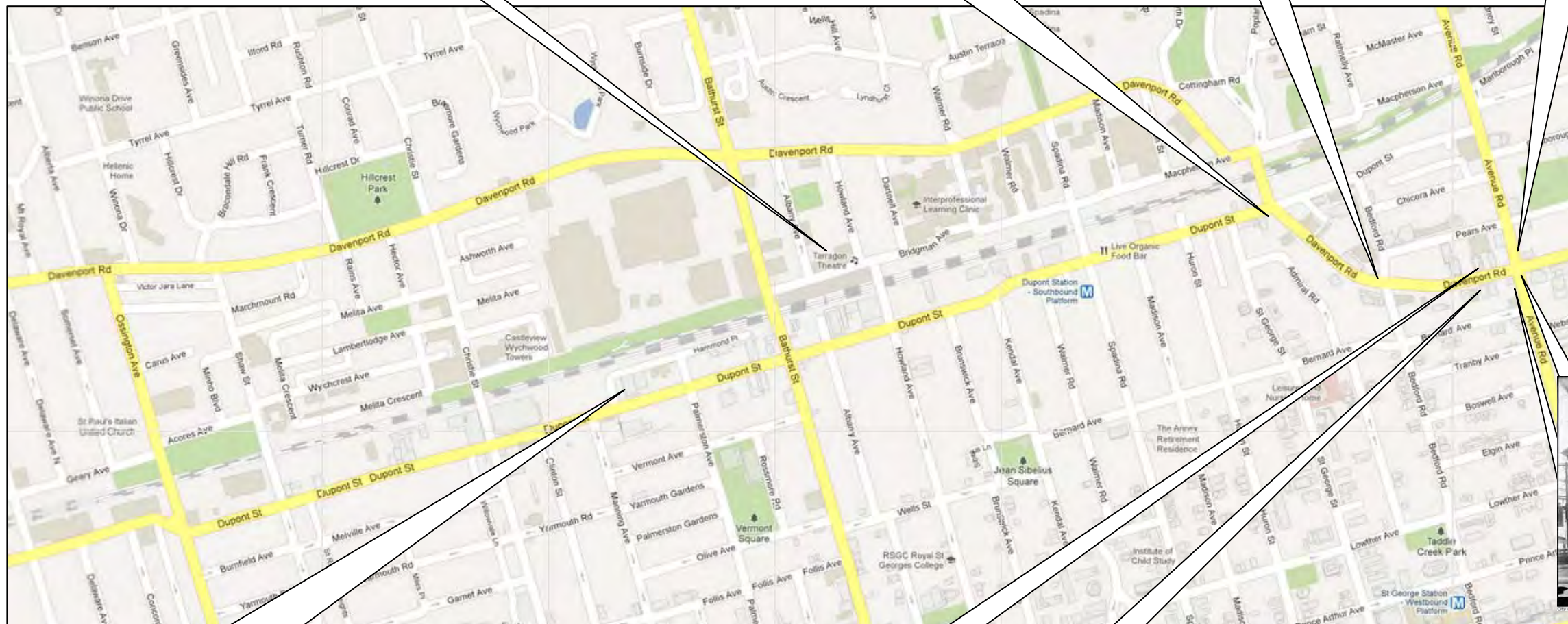
379 Davenport



162 Bedford.



Bang & Olufsen Block



TD Corner



Queen's Club



Avenue Diner

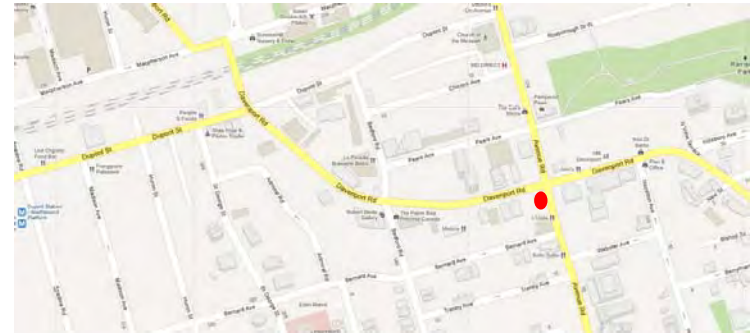


247 Davenport

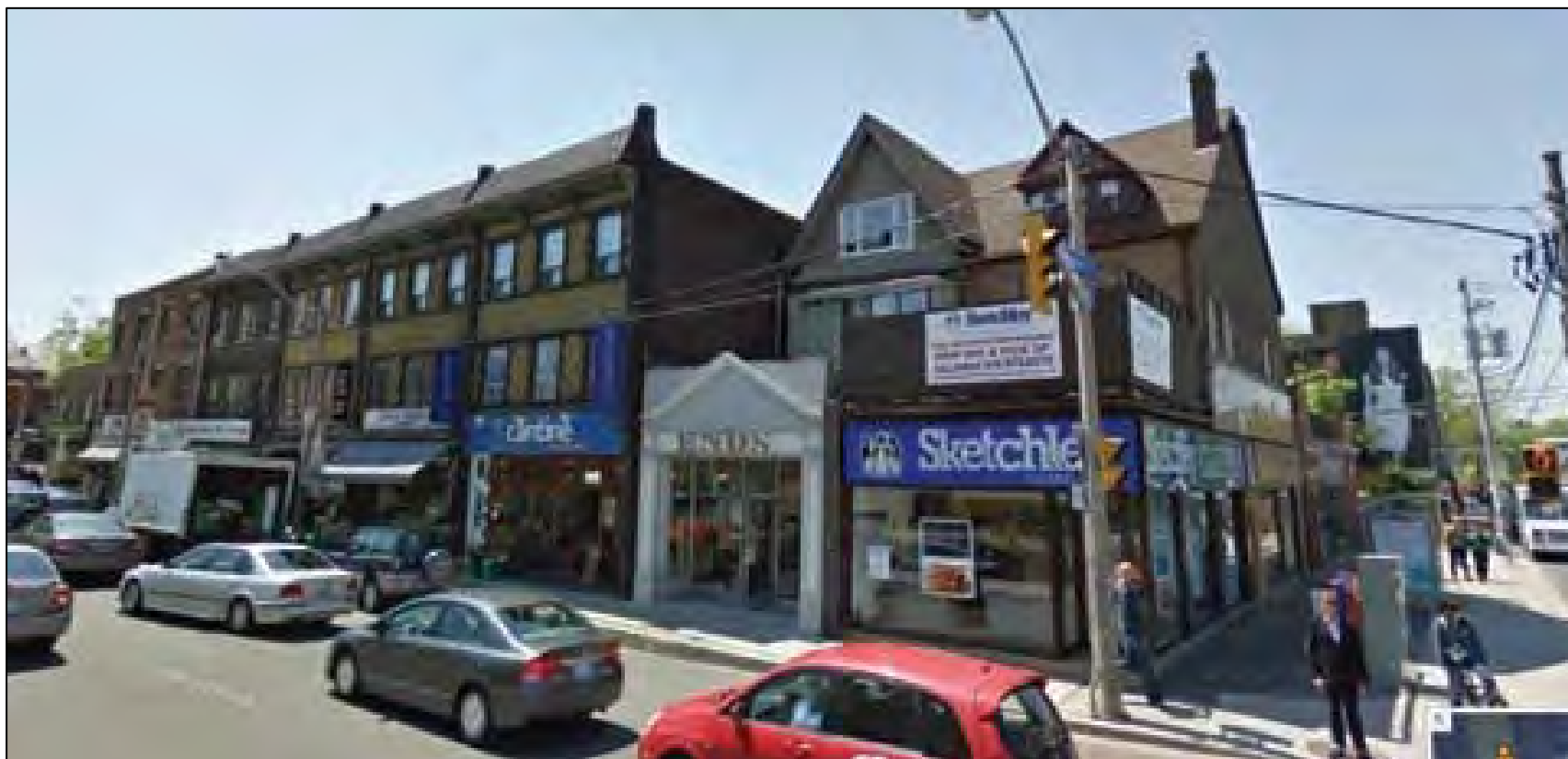


Loblaws Block

Landmarks, historically significant sites



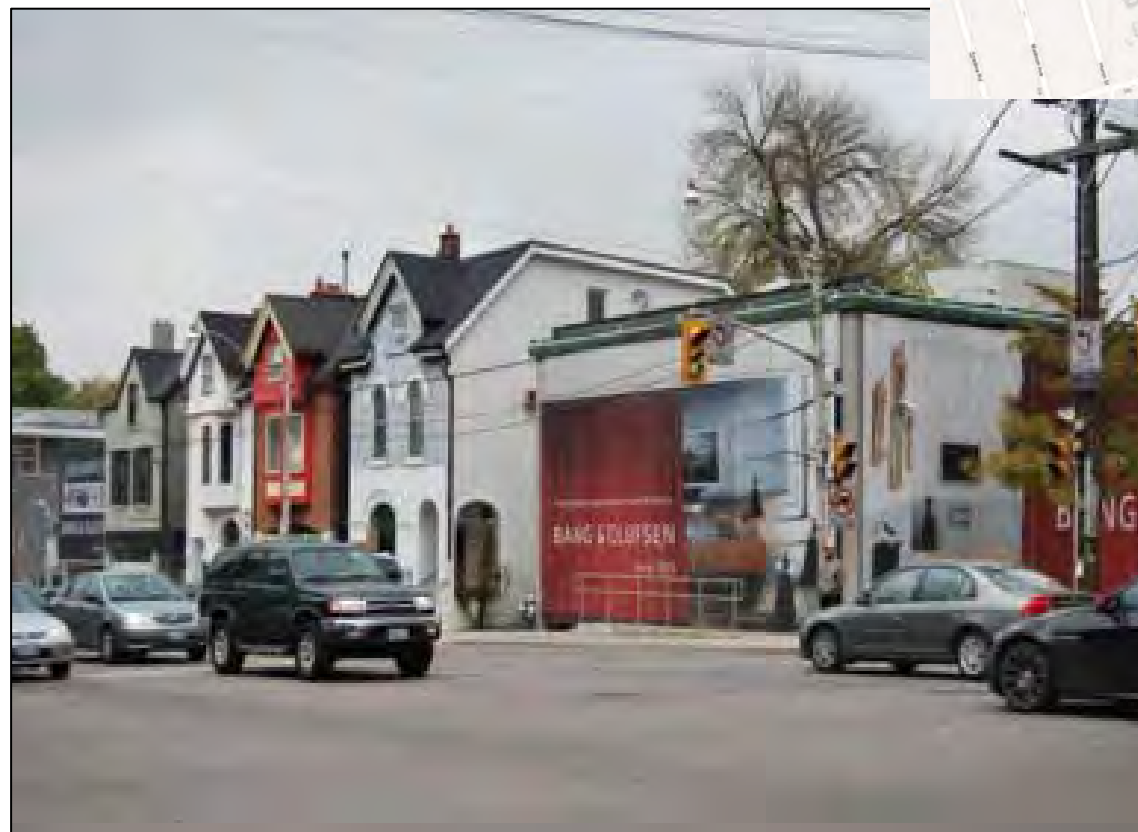
The Loblaws Block. This block consists of buildings constructed between 1884 and 1939. The right building was built between 1878 and 1884 and resembles the Romanesque Revival style of architecture. The rest of the buildings are of early 19th Century Victorian style. This stretch of Avenue Rd has survived both the Davenport and Avenue Road widening of 1930 and 1959.



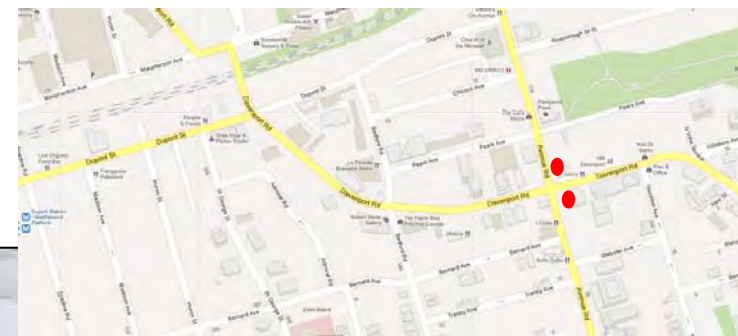
Landmarks, historically significant sites



City of Toronto Archives, Series 65, s0065_f0056_id0142



Bang & Olufsen Block. At the NE corner of the Davenport and Avenue Rd intersection, several Romanesque Revival style homes still stand here since 1913. The corner building was home to the Bank of Nova Scotia, which relocated elsewhere after the widening.

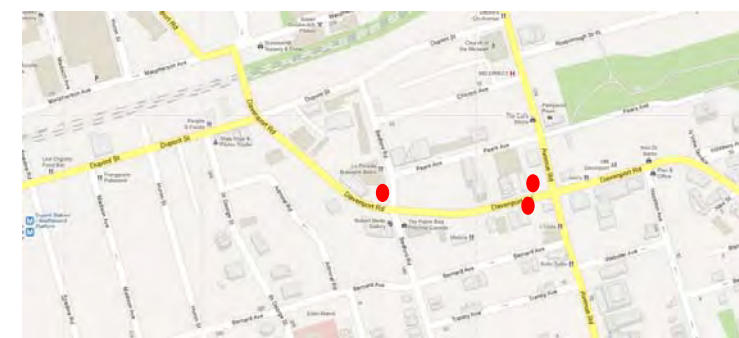


City of Toronto Archives, Series 372, s0372_s10003_00583



The TD Corner. The SE corner of the same intersection has been home to TD since after the Davenport road widening in 1930. The presence of TD still remains at this corner, but it is of a much larger size now.

Landmarks, historically significant sites



162 Bedford. This mixed use building at the NW corner of the intersection of Bedford and Davenport has been here since 1910

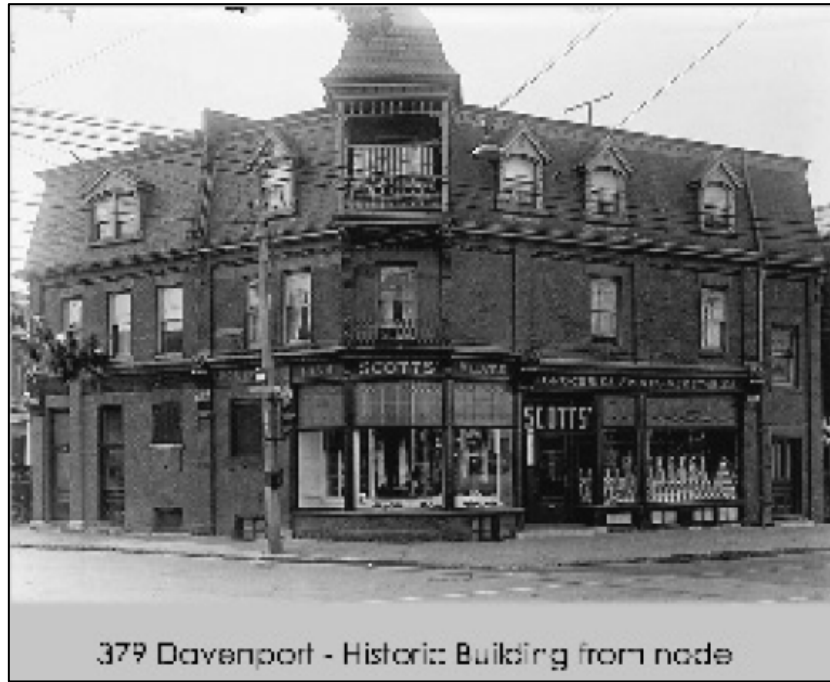


247 Davenport: This curtain wall buildings has been identified in the East Annex Heritage Study, completed in 1993. Built in the 1950s by Page and Steele. the building has been altered quite a bit, but could be of possible historical interest as it was home to radio station CKEY during the 1960s.



Avenue Diner. Located at 222 Davenport, this diner has remained at this location since 1944. It has still retained its original interior décor and the overhanging sign outside, which was a prominent street design along all the streets in the Annex.

Landmarks, historically significant sites

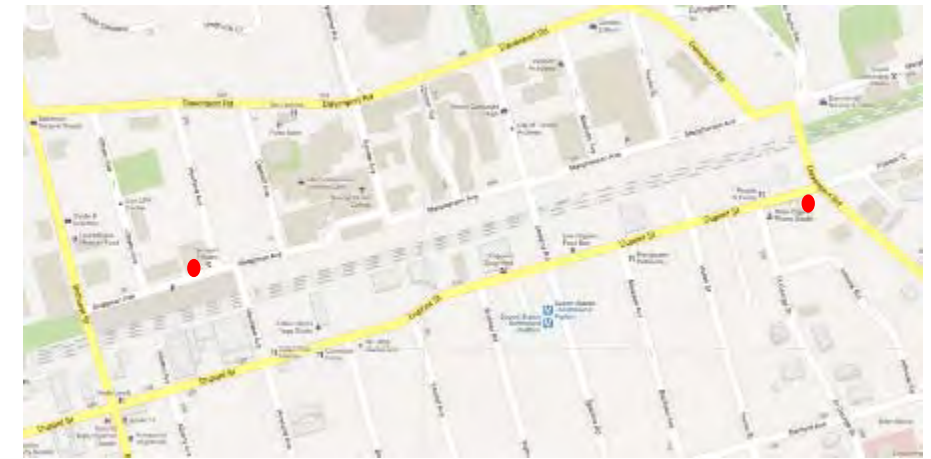


379 Davenport - Historic Building from node

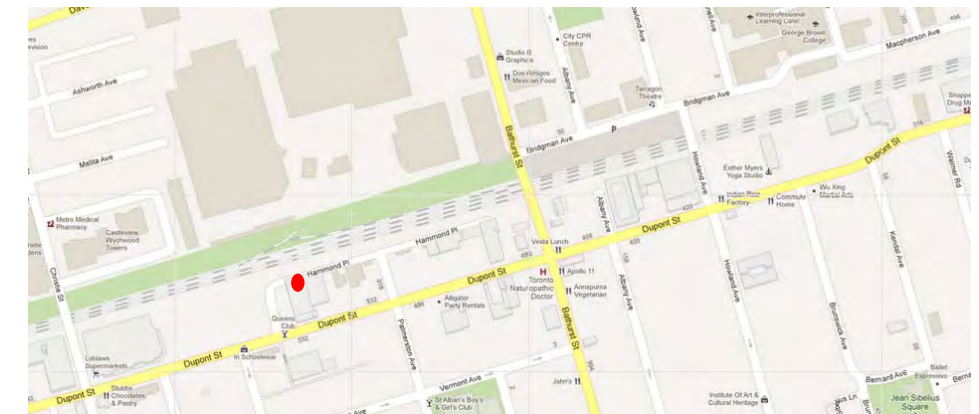
379 Davenport. At the SW corner of Dupont and Davenport, this building used to function as a residential-commercial nodal point and shopping centre. The building that is currently at this location does not represent the importance of this nodal location.



Tarragon Theatre. The theatre has been at this location since 1971



The Queen's Club. What was previously the Toronto Skating Club, was converted to one of Toronto's premier indoor tennis clubs in 1957.





Residential areas

Green space

Commercial space

Existing Conditions



Public Realm conditions



Infill Sites

Davenport-Avenue

External conditions



1903 property lines overlayed onto existing conditions

Davenport-Bedford



Davenport-DuPont



Dupont-Bathurst



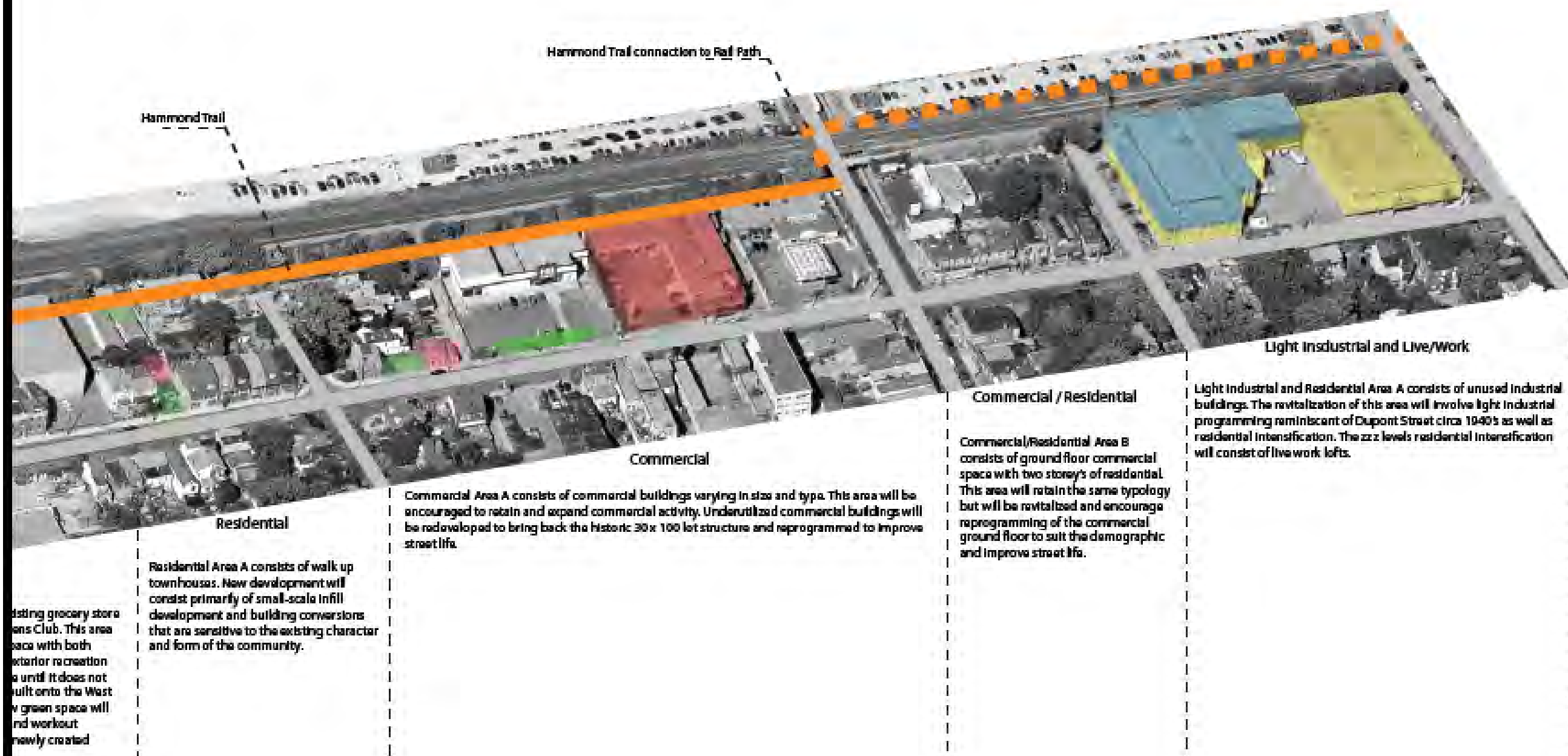
Protection, Preservation, and Restoration

Addressing Buildings, Character, and Heritage Values

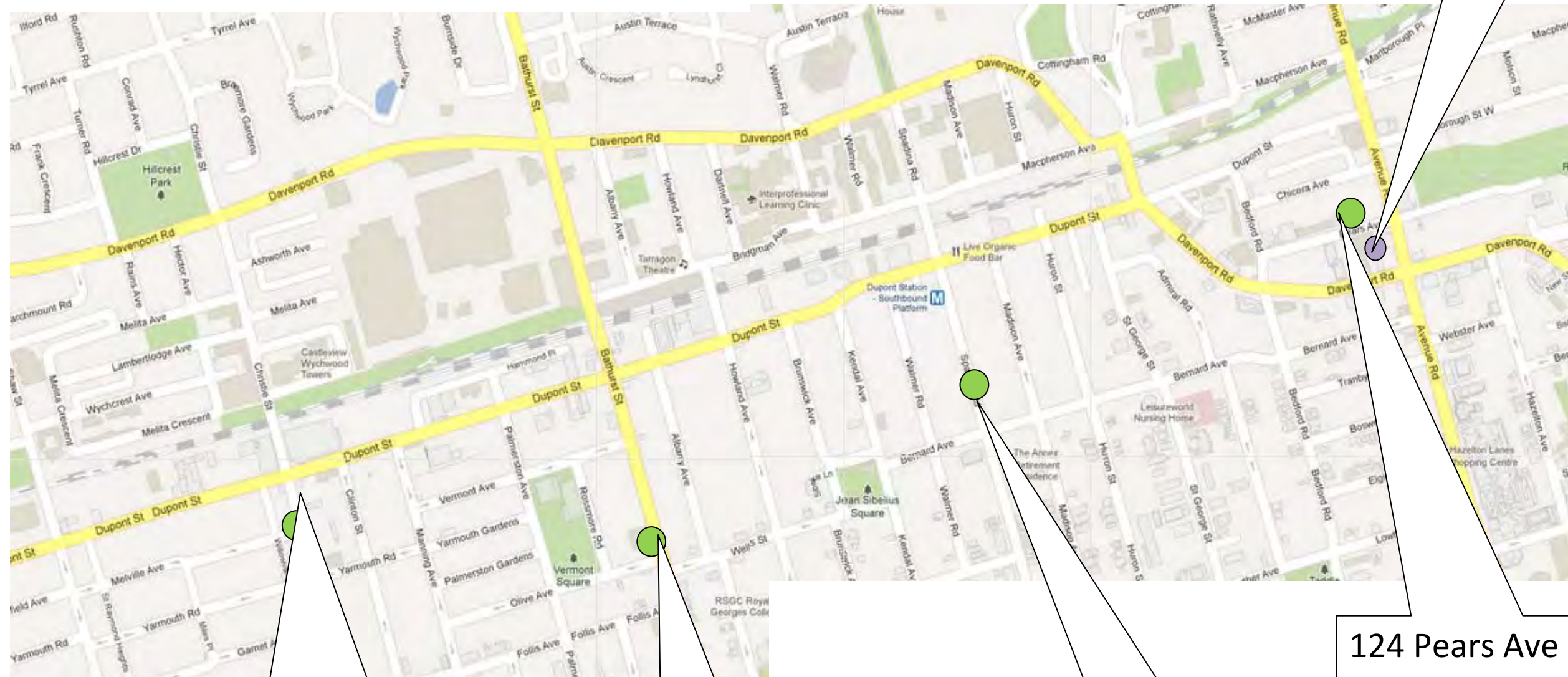
In accordance to the Ontario Heritage Act (Parts 4 and 5) the only deemed heritage building in our chosen site is the Tarragon Theatre. Currently, the building is in good condition, with the exception of minor restoration and repair issues, which we will propose to take under. The Hosley Building to the north will be purchased and will be restored and proposed as a student residence, designing with respect to the character of the place. The addition will take into account the surroundings and the human scale. As for the remaining buildings chosen to be adaptively re-used, we will stay in accordance to its original character, repair the depleted structure, restore them to their original condition, enhance its identity with respect to the industrial area (addition of steel, concrete, and refurbished wood), and respectfully approach the new program. We also propose to apply them for heritage consideration.



Dupont-Christie



Existing conditions: Development pressures (sites of proposed and ongoing development)



255 Christie St

App #: [11 225334 STE 20](#)

Proposed development



Ongoing development



1000 Bathurst St

App #: [11 229626 STE 20 SA](#)

126 Spadina Rd

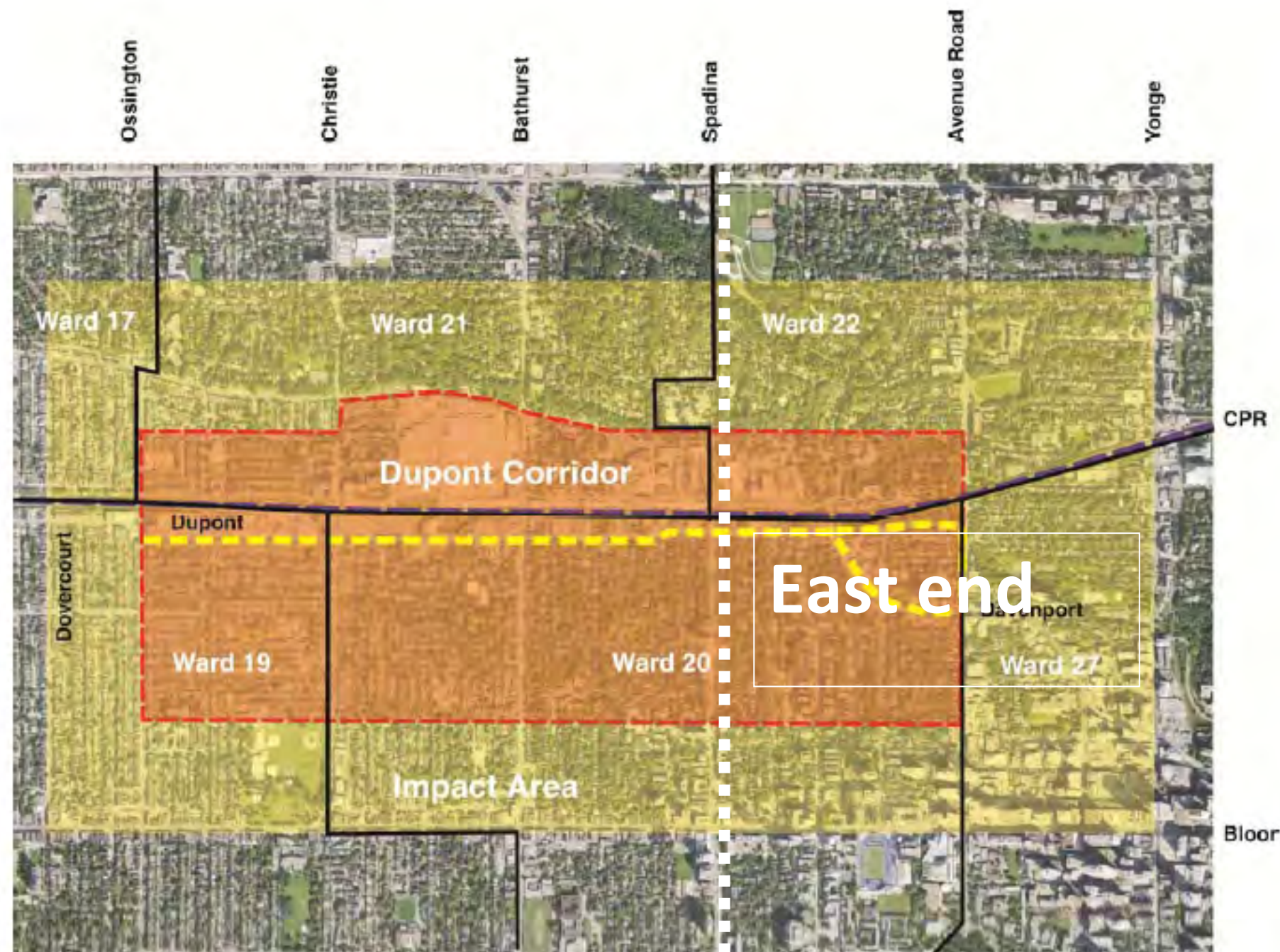
App #: [11 164354 STE 20 SA](#)

124 Pears Ave

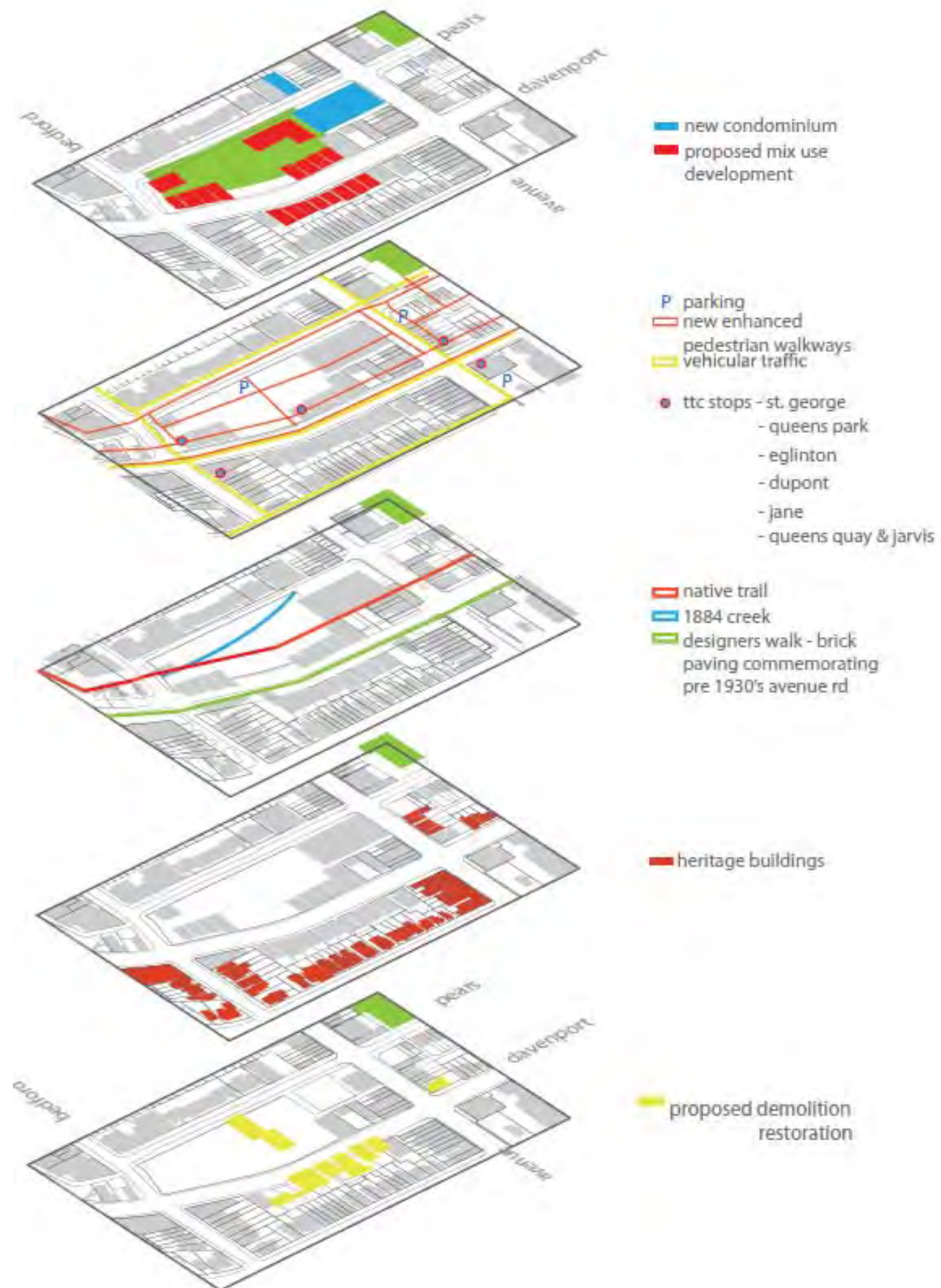
App #: [11 169962 STE 20 OZ](#)

164 Avenue Rd

Intervention - East end of Corridor



Davenport-Avenue

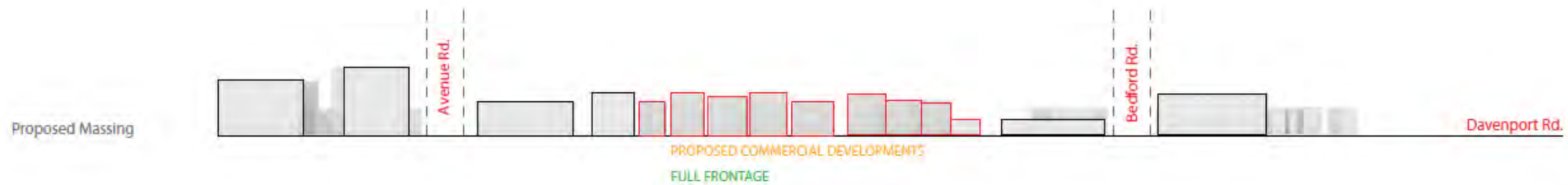
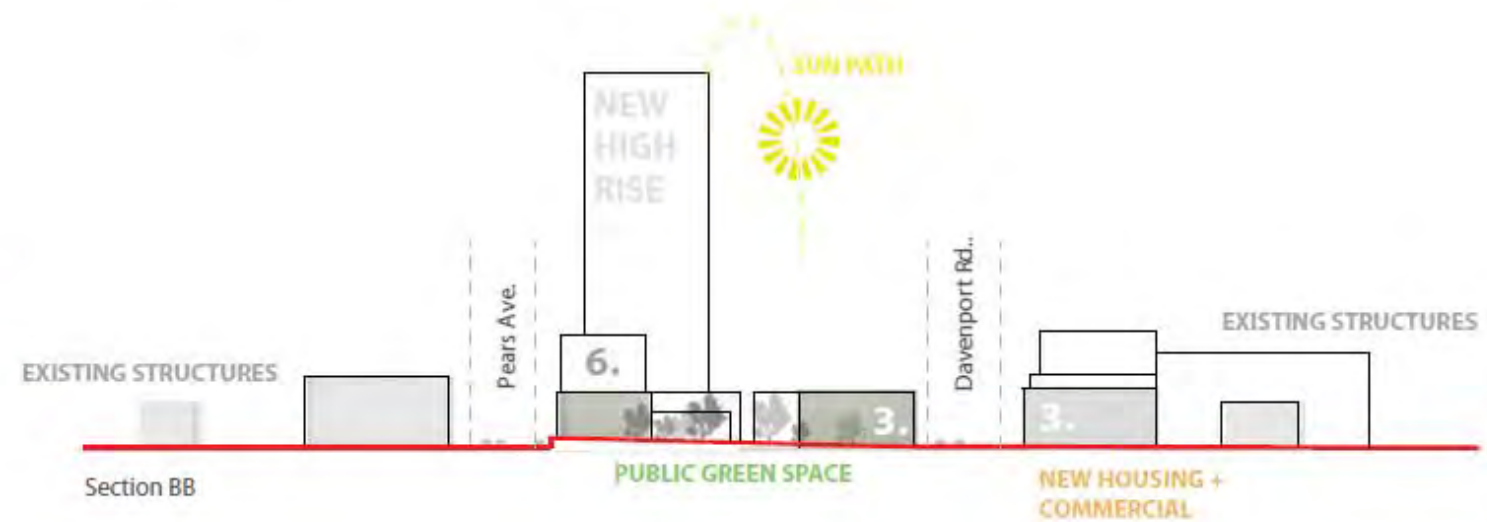


Davenport-Avenue



1. Art Gallery
2. Entrance from the Designers Walk
3. Row of mixed use buildings with street stores, cafes, restaurants and patios at side or back
4. Public park
5. Water feature representing the 1884 creek
6. Social housing with a community restaurant and view of Casa Loma
7. The hidden nook
8. Bank and cafe with side and roof patio

Davenport-Avenue





Davenport-Bedford

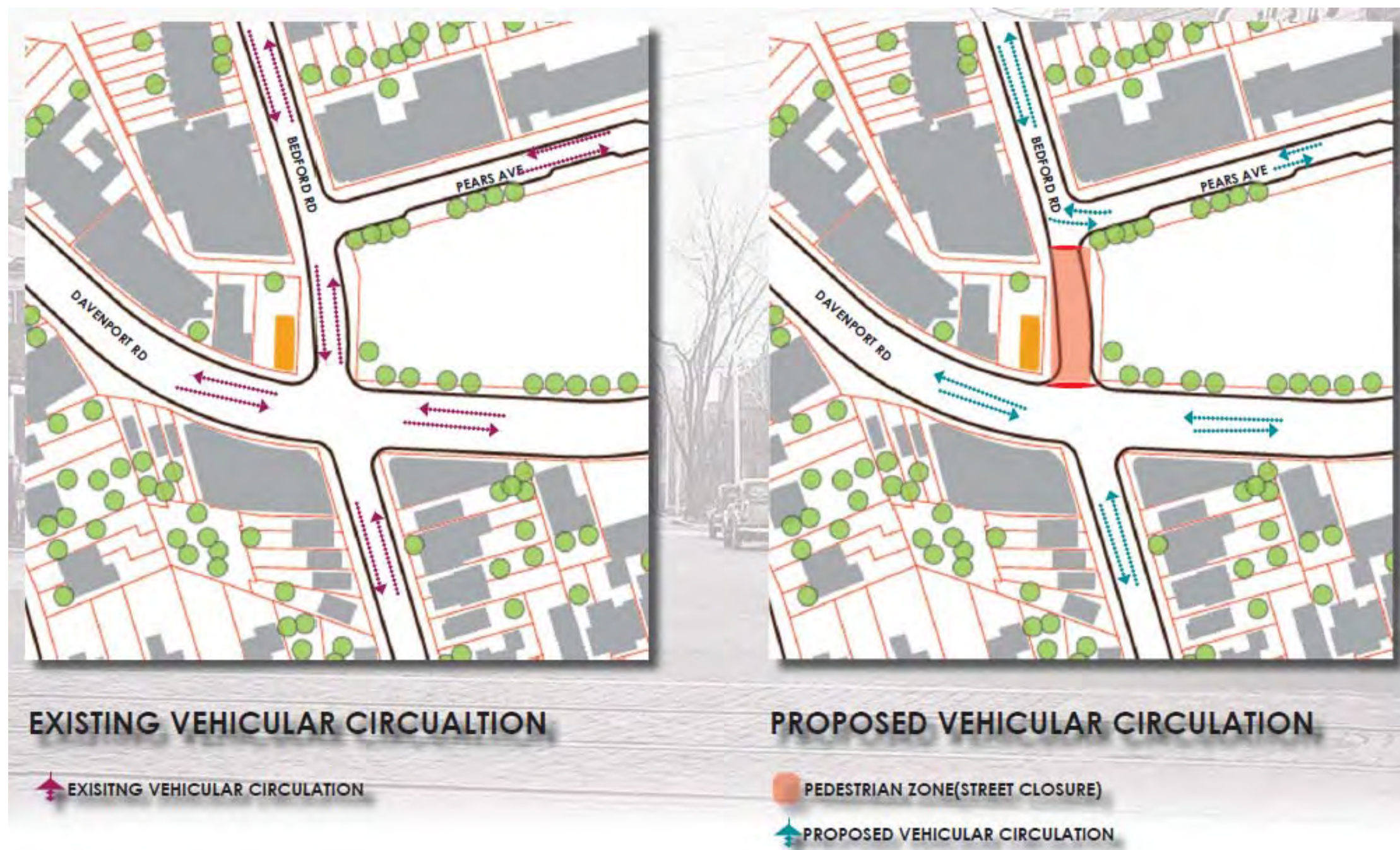


Davenport-Bedford

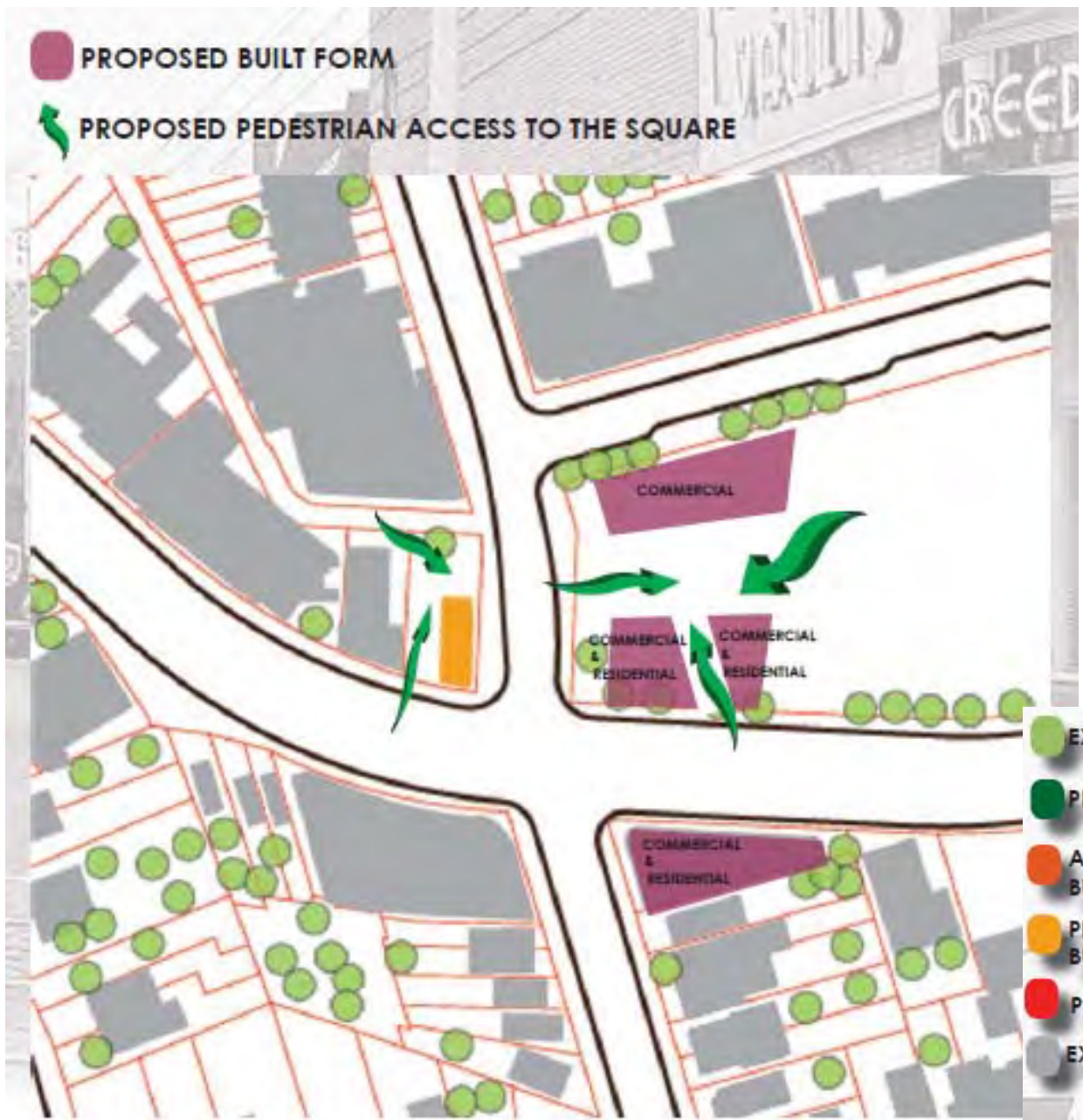


Davenport-Bedford

Davenport-Bedford

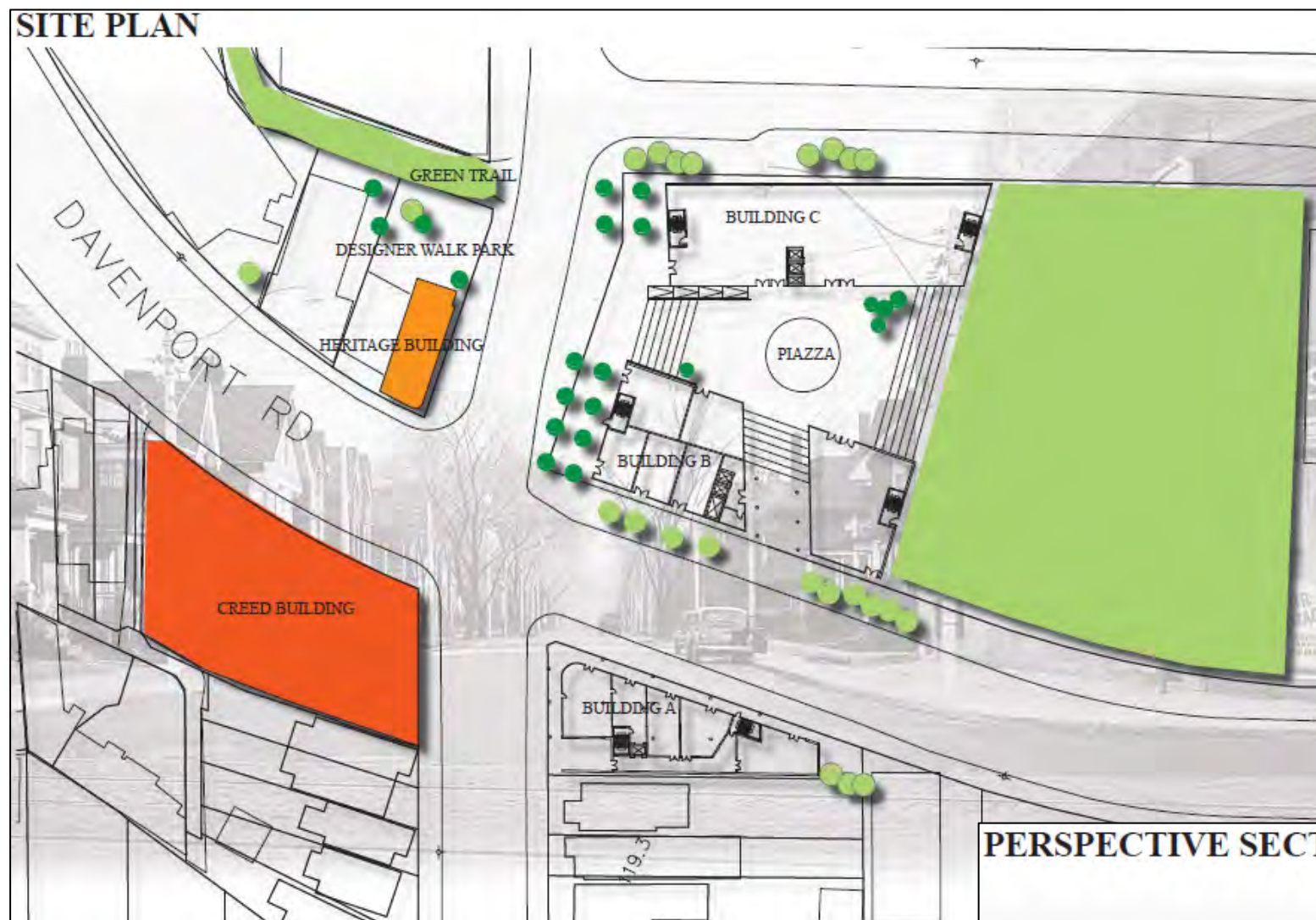


Davenport-Bedford



- EXISTING VEGETATION
- PROPOSED VEGETATION
- AMENDED HERITAGE CONSERVATION BUILDING
- PROPOSED HERITAGE CONSERVATION BUILDING
- PROPERTY LINE
- EXISTING BUILDING





PERSPECTIVE SECTIONS



BUILDING B & C - SECTION AA



BUILDING B - SECTION BB

Davenport-Bedford

Davenport-Dupont (north)



Davenport-Dupont (north)





Ground Floor- Market

The large, open concept interior spaces, which were originally designed to house power generation and distribution units, will be converted into a fresh fruit and deli market on the ground floor with a large bar and restaurant relaxation lounge on the second.

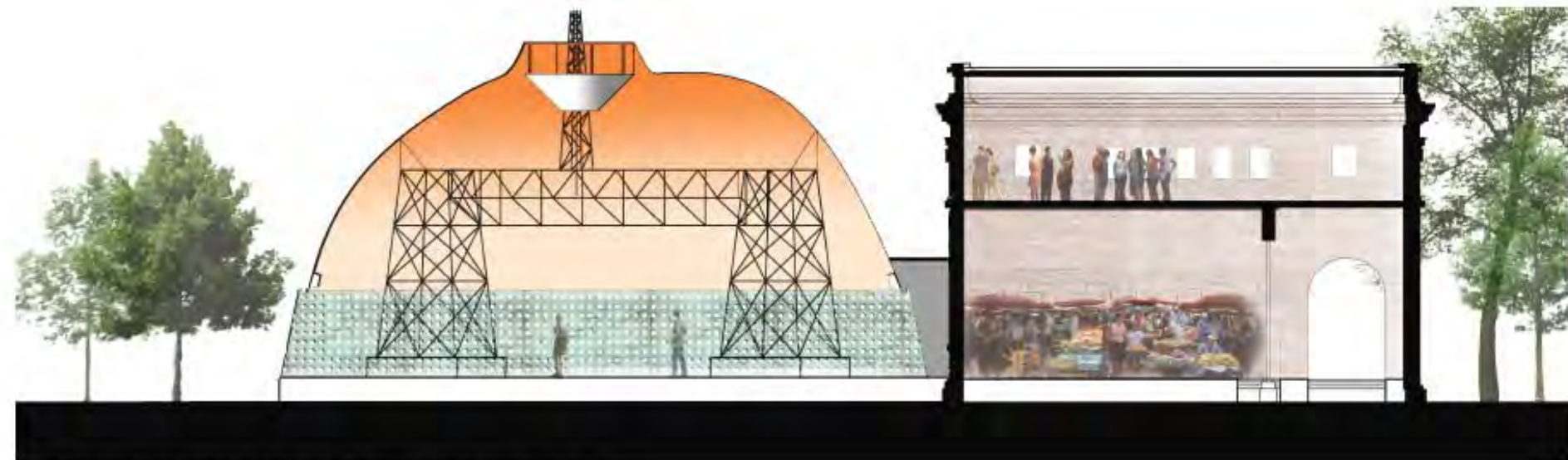
Keeping these interior spaces as free of fixed programming as possible allows them to become flexible spaces that can be changed for events and performances to take place within the outdoor theatre/ ice rink.

INTERVENTION 1; 391 DAVENPORT RD.



Second Floor- Lounge/ Bar

MICHAEL OWENS



Schematic Building Section Diagram

INTERVENTION 2; THEATRE COMPLEX

MICHAEL OWENS
MILES REES- SPEAR

Davenport-Dupont (north)

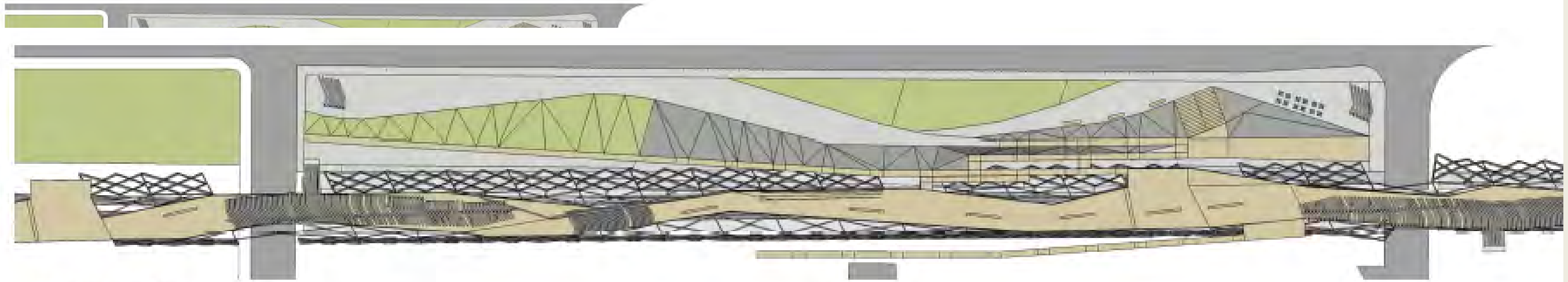


**INTERVENTION 3;
WATERWORKS PARK**



**INTERVENTION 4;
WATERWORKS GALLERY**

Scale 1:1



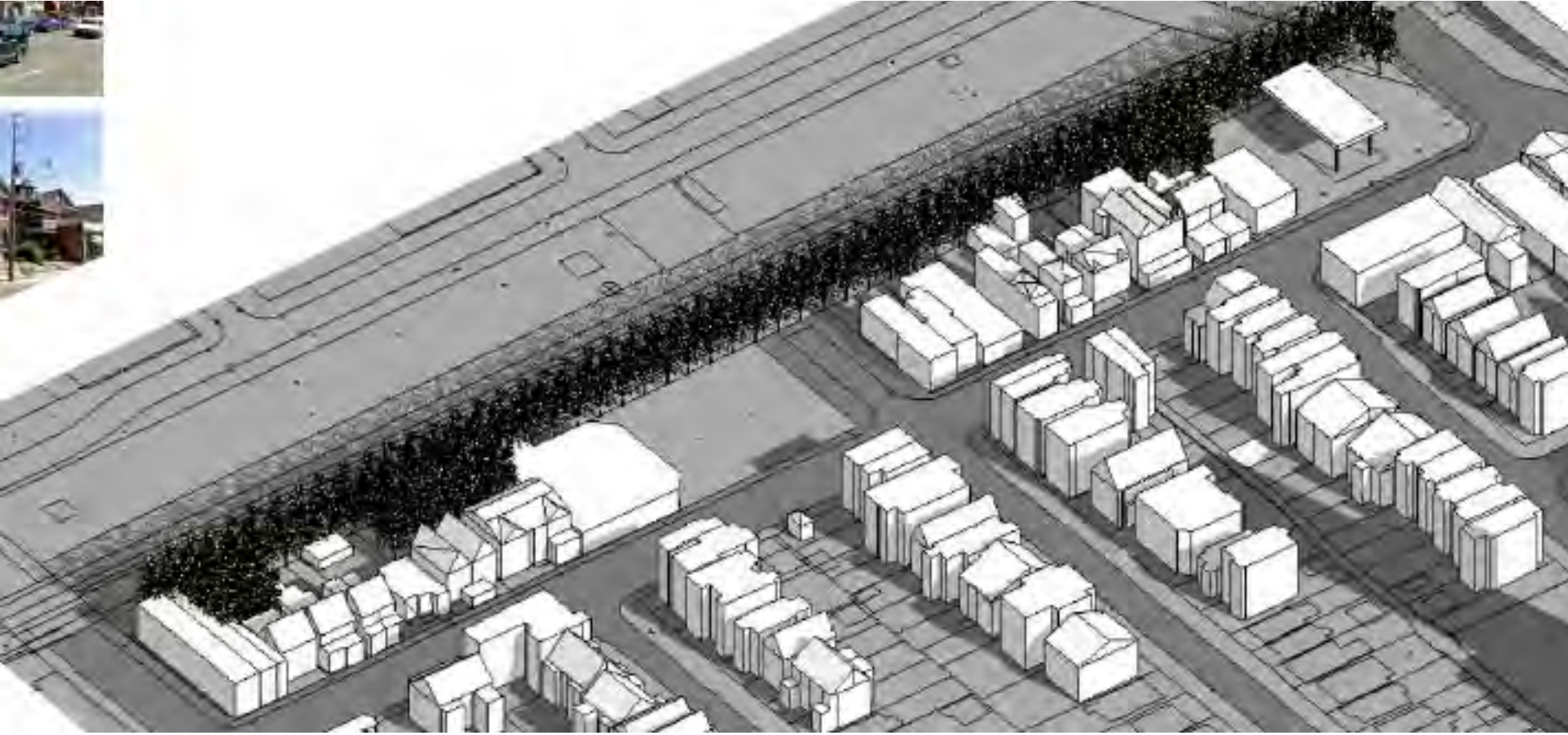
PLAN VIEW



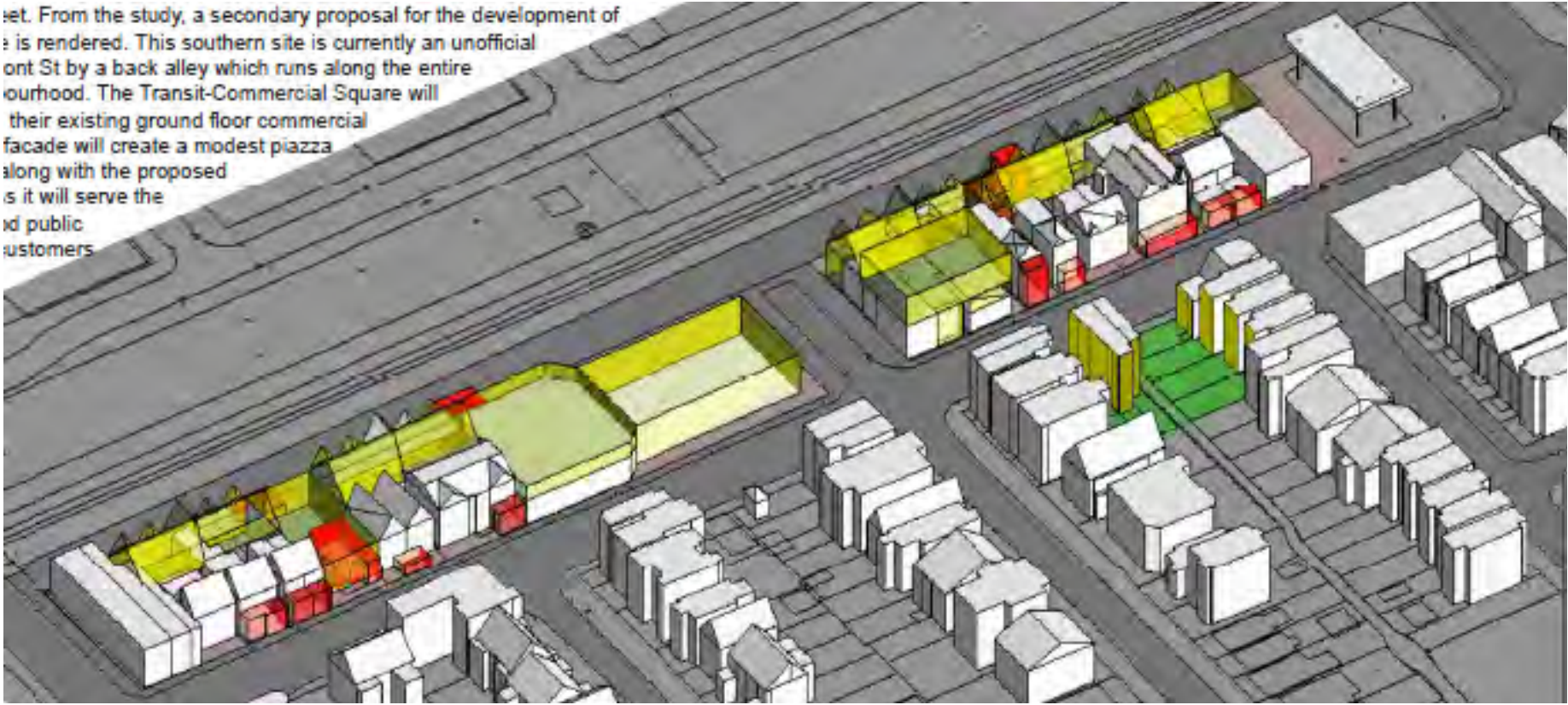
SECTION A

INTERVENTION 5; HYDRO WALK

Davenport-Dupont (south)



et. From the study, a secondary proposal for the development of
is rendered. This southern site is currently an unofficial
ont St by a back alley which runs along the entire
ighborhood. The Transit-Commercial Square will
their existing ground floor commercial
facade will create a modest piazza
along with the proposed
is it will serve the
id public
customers



Davenport-Dupont (south)

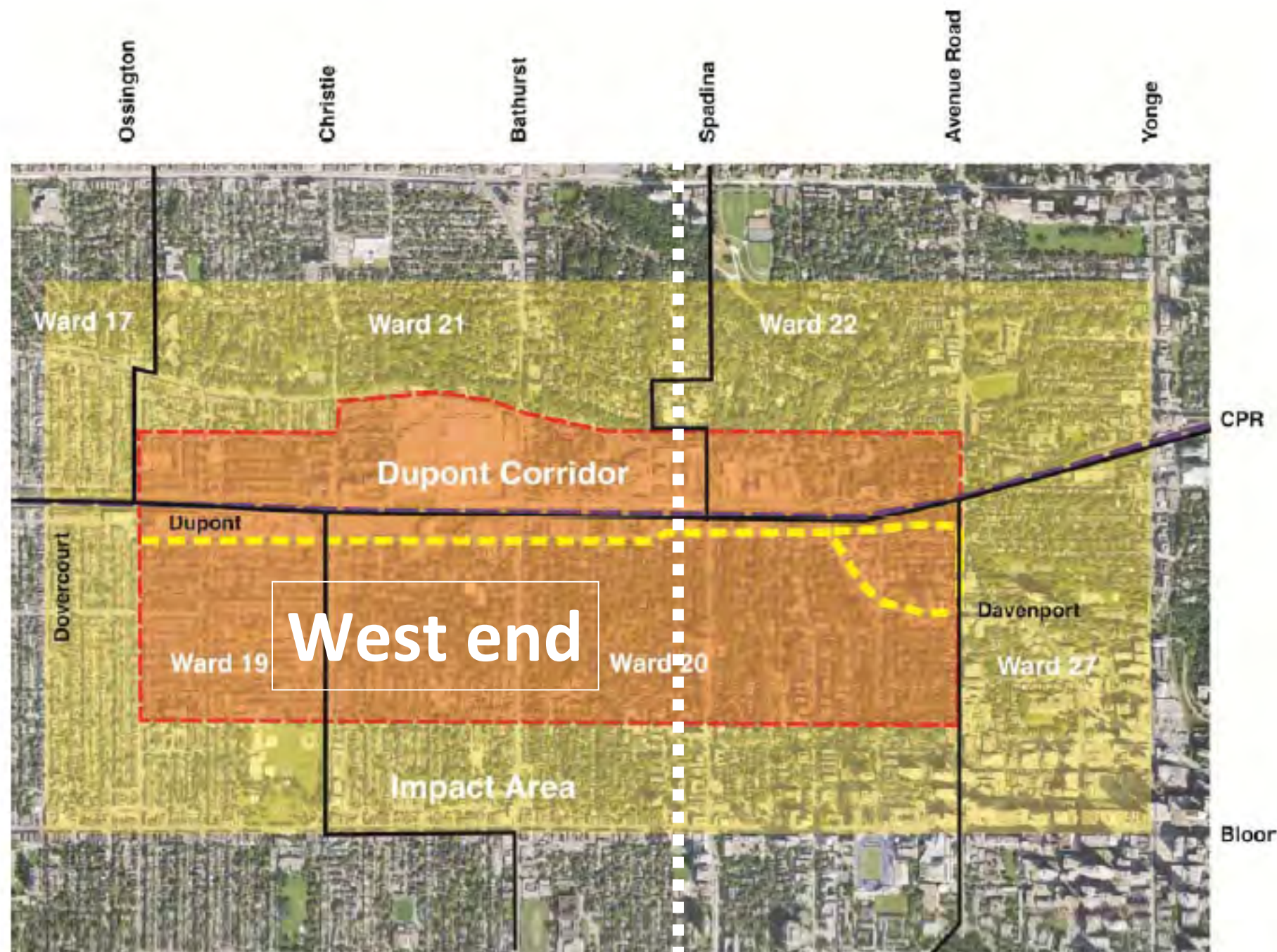


IMPLEMENTATION

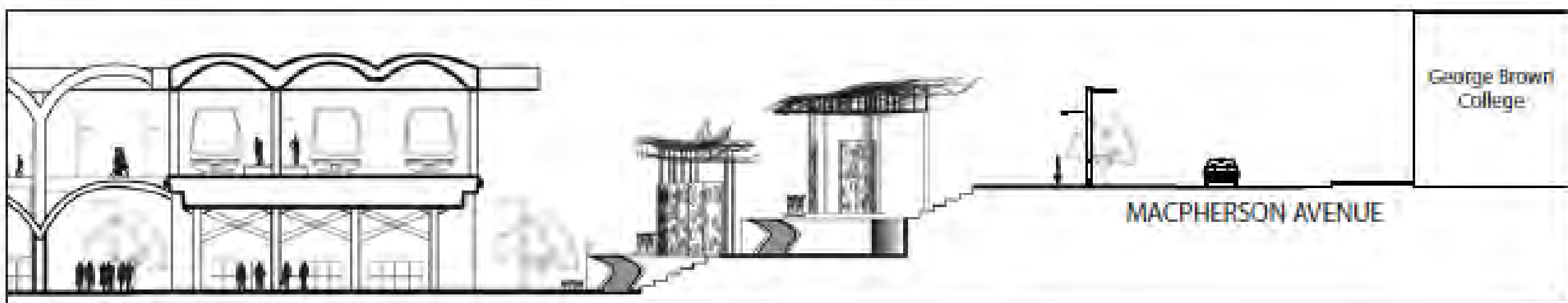
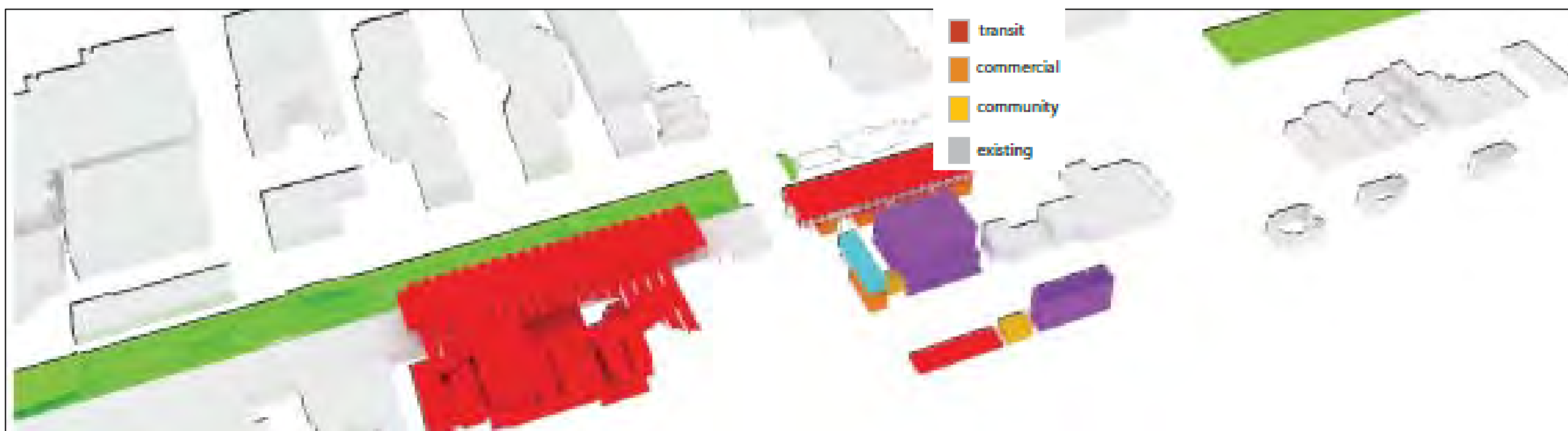
1. Widened sidewalk on south side of Davenport to create a sense of public sidewalk along a colonade of trees with street furniture.
2. Two Crosswalks allow pedestrian circulation from the Green trail to the lively street sidewalk
3. Intensification is achieved by building new commercial spaces which are projected to become an extension of the Designer's walk to create a hub for design and art lovers.
4. The empty stretch is divided to smaller lots for work/live units. The architecture of these new buildings suggest a contemporary intervention into the heritage fabric while they respect the form of the old annex houses.
5. The new development is a signature of our contemporary time
6. Provide Underground parking for live/work units. Entrance from lot 11.



Intervention - West end of Corridor

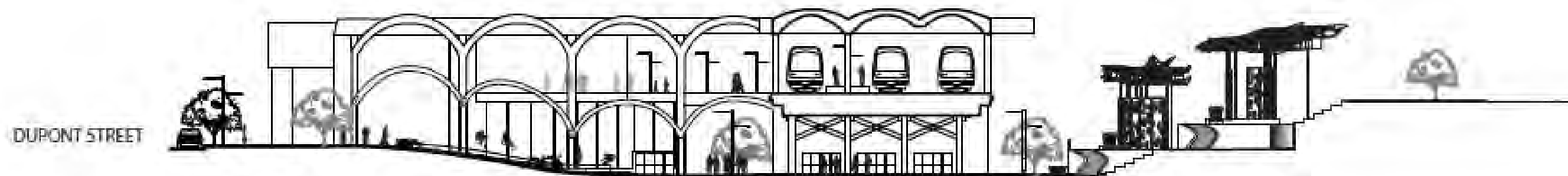


Dupont-Spadina

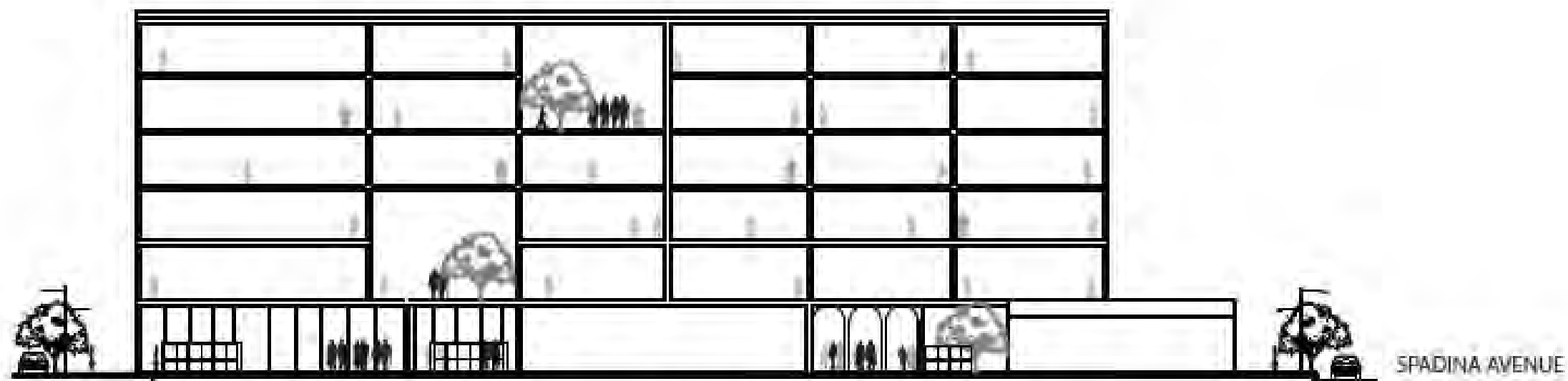


Macpherson Avenue - Walmal Road
George Brown College Connection
Section

Dupont-Spadina



Spadina-Dupont
Transit-Commercial
Section
1:500

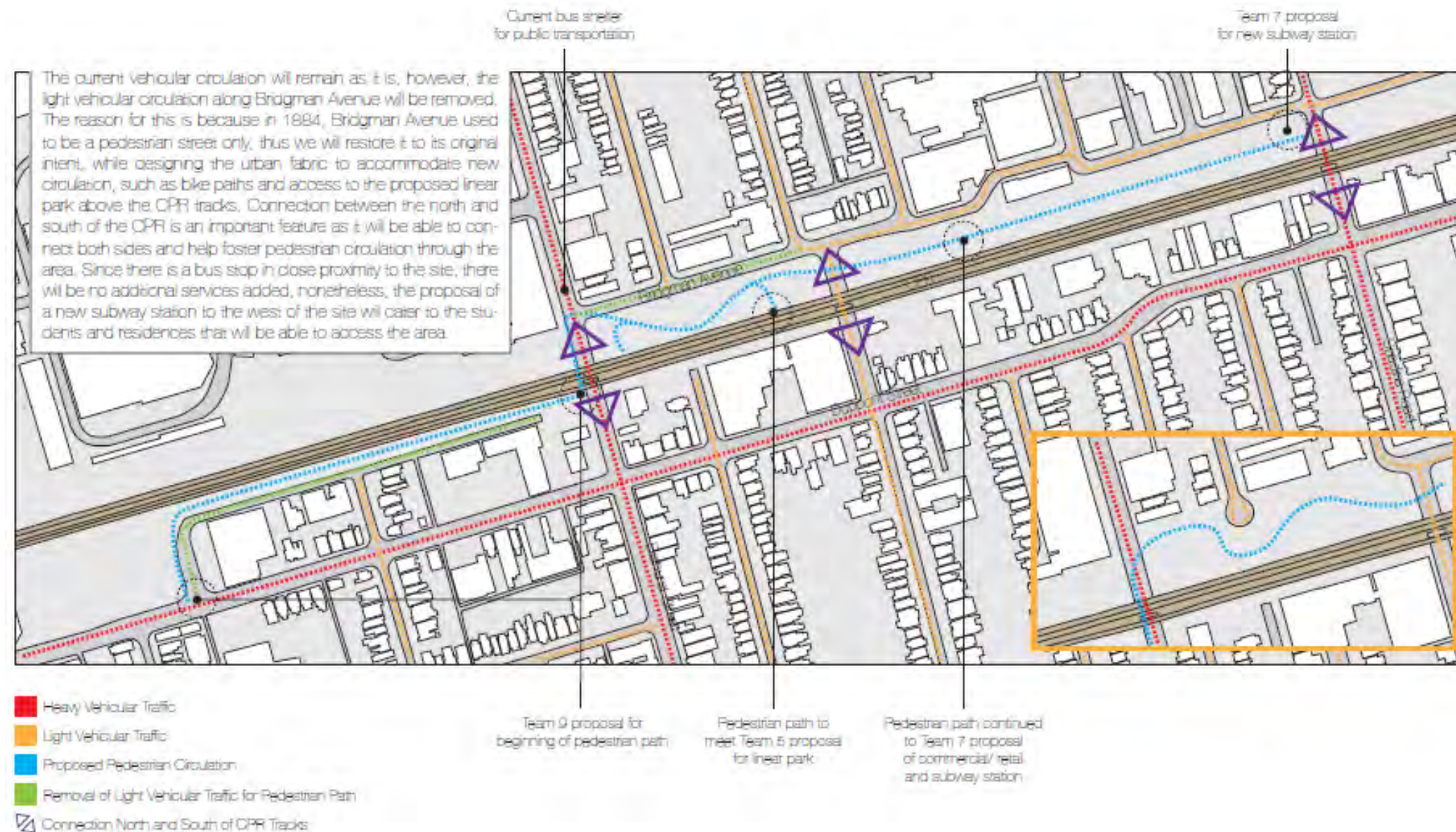
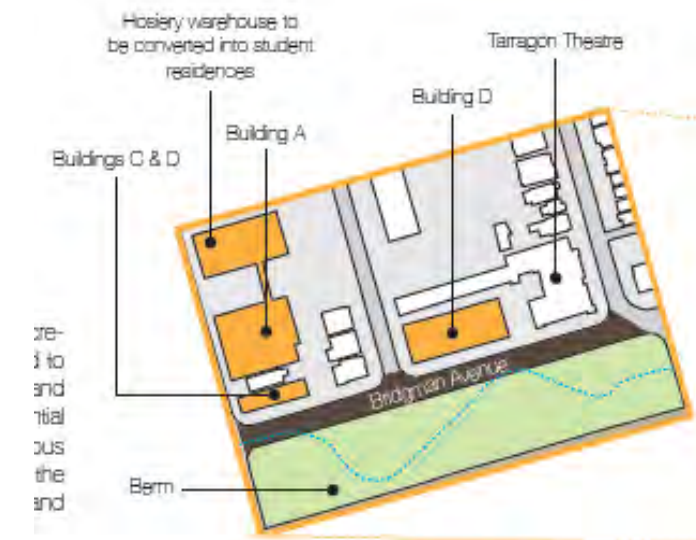
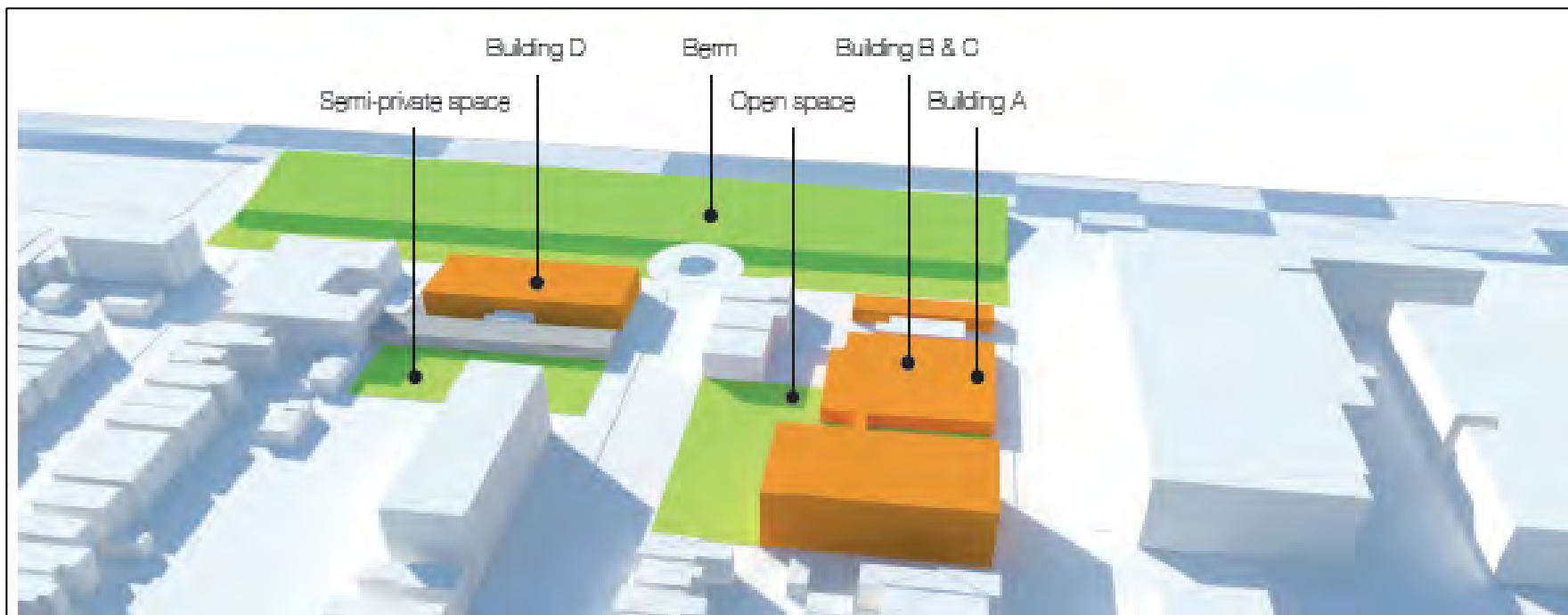


DUPONT STREET

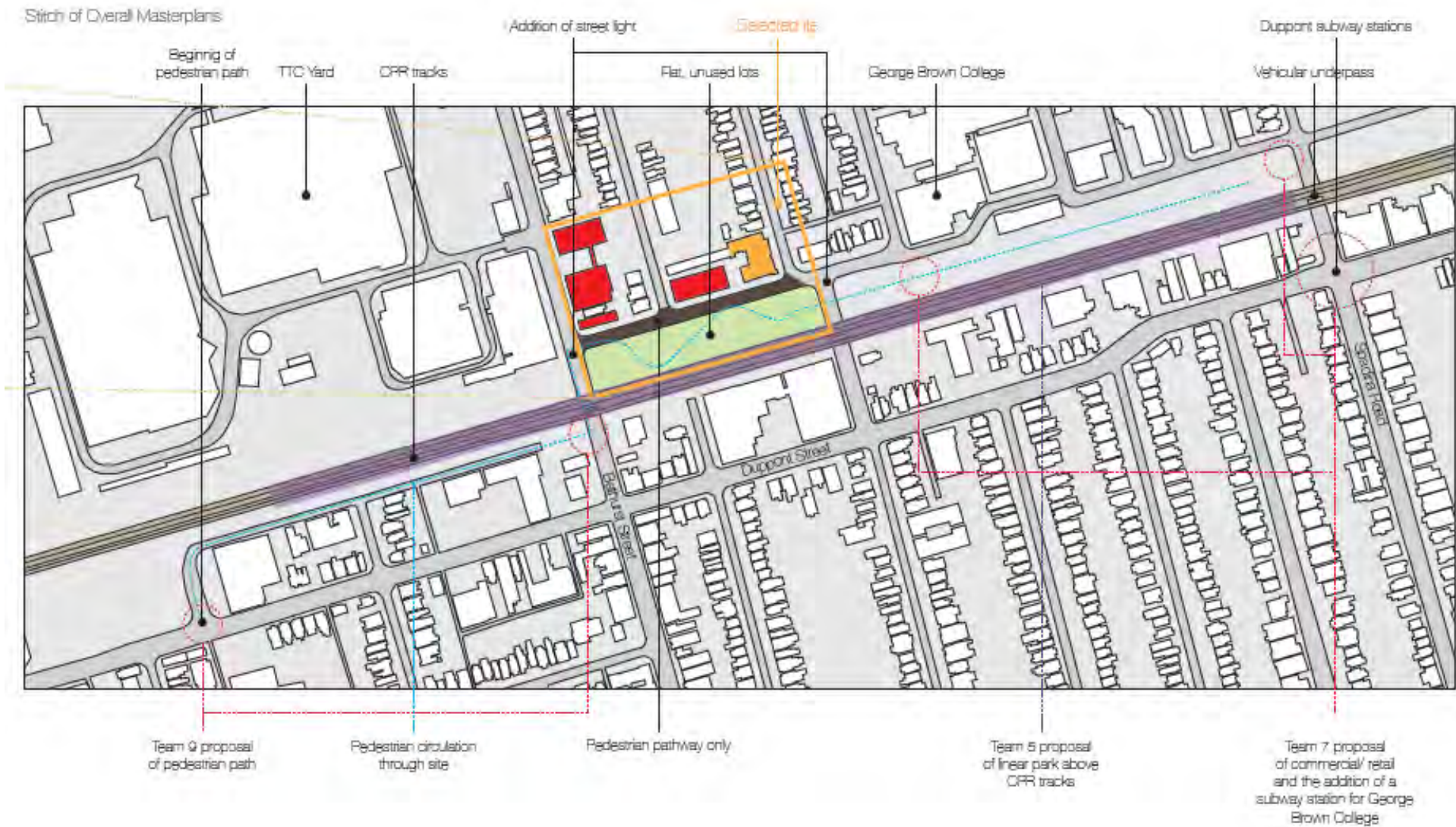
Spadina-Dupont
Transit-Residential
Section
1:500

SPADINA AVENUE

DuPont-Bathurst



Dupont-Bathurst



- Institutional and Commercial Integration
- Institutional and Commercial Integration with Addition
- Current Residential
- Proposed Residential
- Industrial
- George Brown College
- Tarragon Theatre

Green' Open Spaces:

Urban Development and Services to the Community

The strategy proposes a large public realm that allows for an interactive realm for the users of the institution, but more importantly the community. With the design of a berm, noise and vibration from the railroad is reduced, as well the slope will be designed as faceted layers that will meet the proposed linear park. Moreover, the design of the open space directly in front of Buildings B, C, and D will use pedestrian pathways, bike paths, and hard and soft surfaces in order to create public spaces for the community to use effectively. The large open spaces will also allow for the youth of the community to play in, students to relax in, and community members to enjoy. To the west of Building A and the proposed student residence is a smaller social area that is normally required for institutional and residential areas. This will serve as a more semi-private realm also with hard and soft surfaces. To the north of Building D is a flat, unused piece of land that will serve as an open space for the commercial units, as well as the services and parking for the institution and Tarragon Theatre.

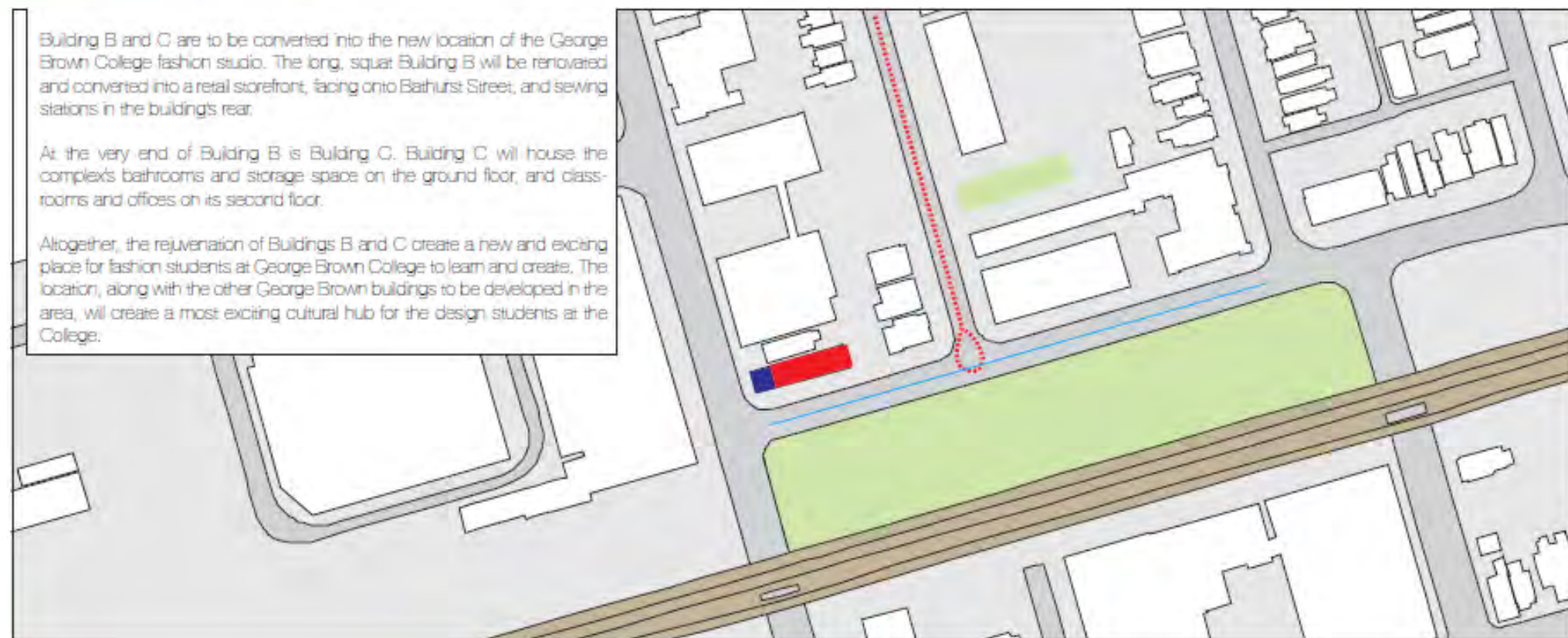


- Proposed Mixed-use/ Institutional Program
- Unused Spaces
- Proposed Urban Development Area
- Existing Vegetation

Building B and C are to be converted into the new location of the George Brown College fashion studio. The long, squat Building B will be renovated and converted into a retail storefront, facing onto Bathurst Street, and sewing studios in the building's rear.

At the very end of Building B is Building C. Building C will house the complex's bathrooms and storage space on the ground floor, and classrooms and offices on its second floor.

Altogether, the rejuvenation of Buildings B and C create a new and exciting place for fashion students at George Brown College to learn and create. The location, along with the other George Brown buildings to be developed in the area, will create a most exciting cultural hub for the design students at the College.



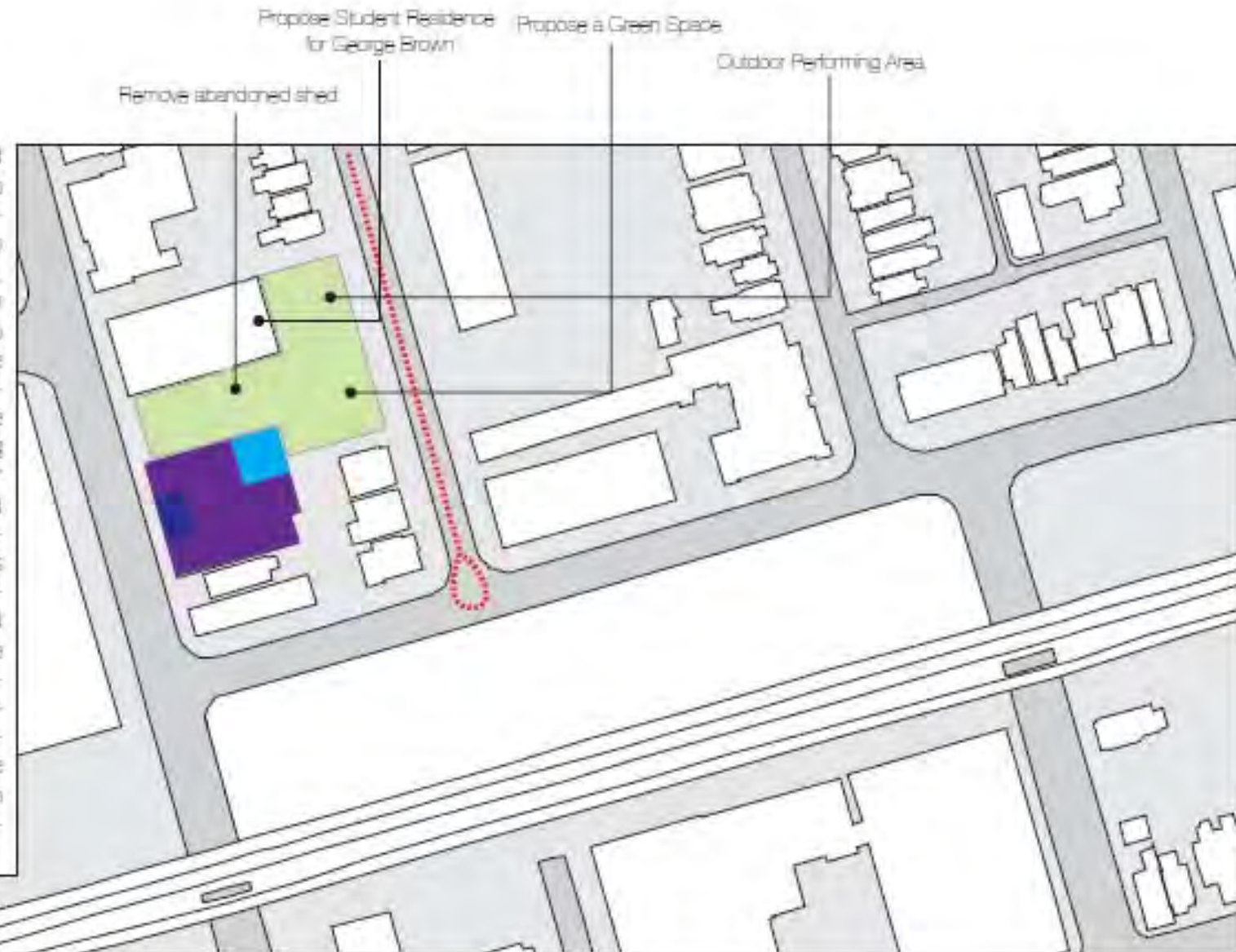
- Institutional with restoration of brickwork
- Commercial space for institution
- Proposed vehicular circulation
- Pedestrian street only
- Proposed green' open spaces for the public realm

Dupont-Bathurst

Intervention Proposal

Current Site Conditions and Proposal

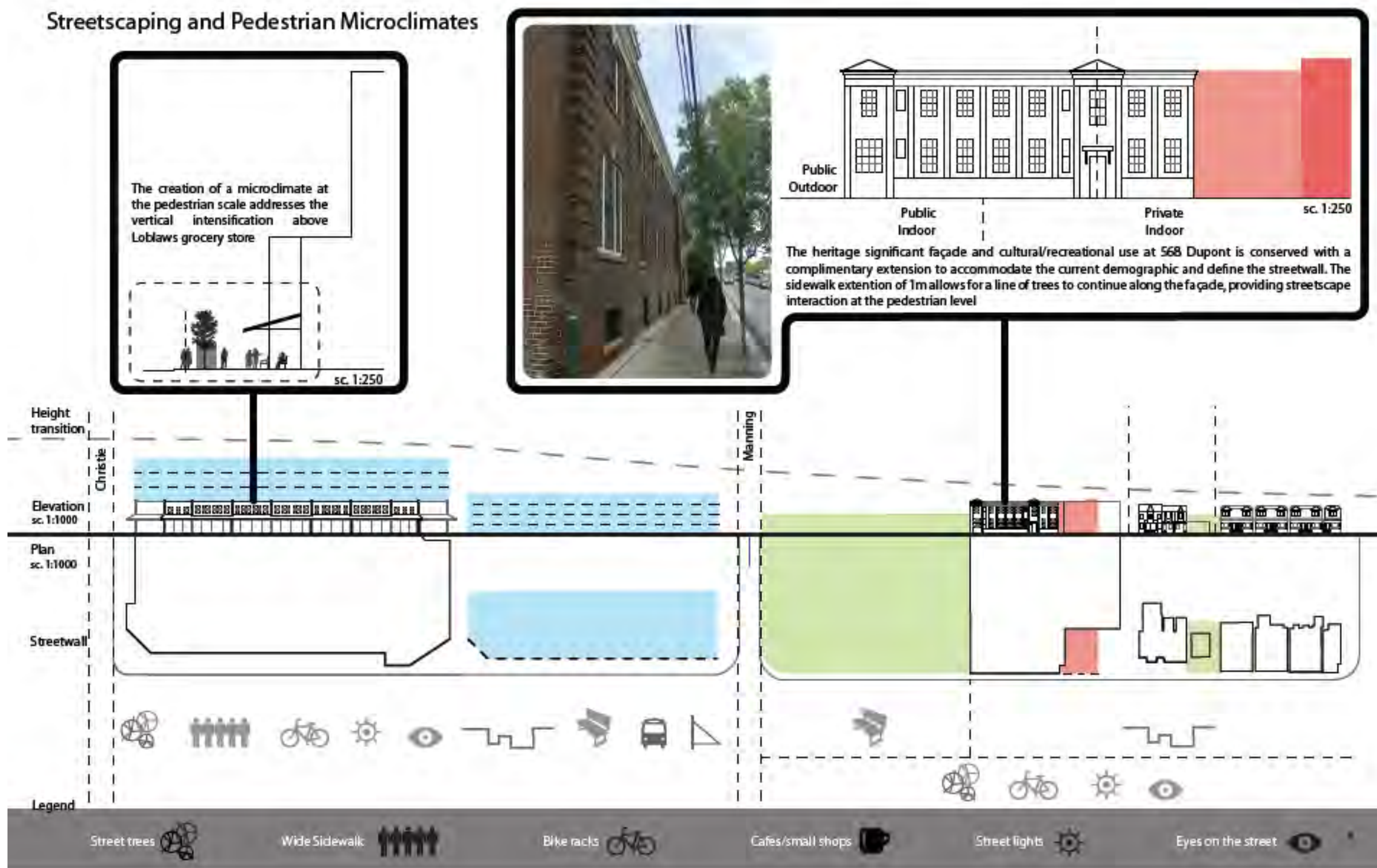
The intervention proposal for Building A including Historical Building located at the north side of the site and parking lot at the east side of the site is to revitalize using minimum changes on the design itself to vibrant and functional community. The building itself, will have two storeys constructed on top of the existing building but in the same design as existing ones. Therefore, the building will keep industrial building style of the factories that were built in early 1900's. Moreover, the brick facade of the building will be restored to prevent further damages and also the concrete cover at the lower end of the facade of the building will be restored again to prevent damages to the building envelope. In addition to the facade of the building, the tree located on the south facade of the building will be removed since it is damaging building envelope and blocking the view. The abandoned shed will be removed or demolished since its blocking connectivity between Albany Street and Bathurst Street. To link these two streets, the open green space is proposed using hard and soft surface of grass and wood decking system. As an alternative intervention, the building can be used by George Brown College which is only a block away from the site. The building can be designed to suit faculty of Performance and Dance. The commercial units can be designed for institutional use like ticket booth for Tarragon Theatre. Furthermore, the historical building located at the north side of the site, can be proposed as student residence for George Brown College with use of commercial units on the first floor and addition of three storeys more on top of the building. Following the alternative use of George Brown College, the green space can incorporate small outdoor performance stage for student activities and promoting of the school to local communities.



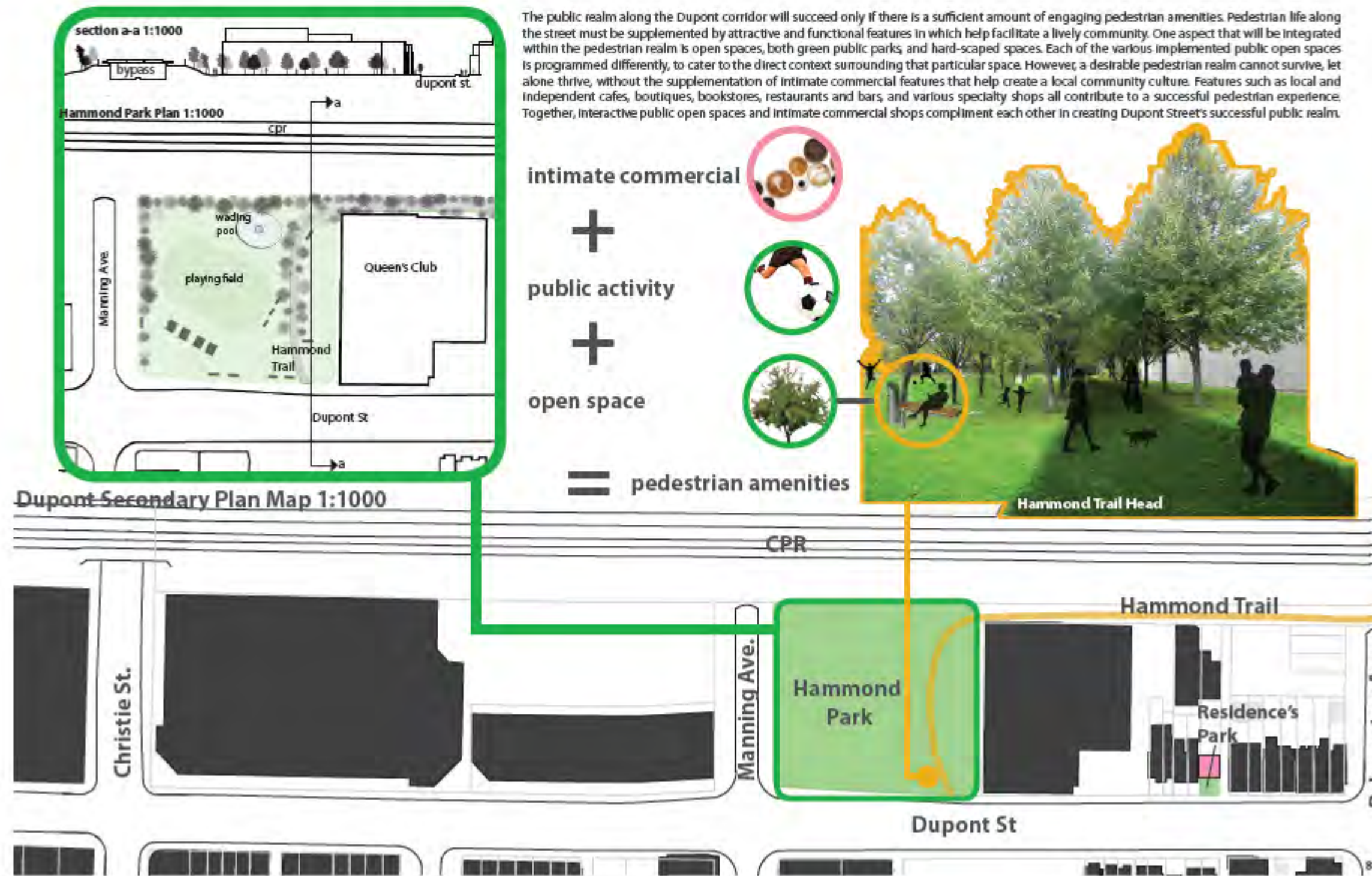
- Institutional with addition of glass facade atrium
- Institutional with addition of 2 storeys and restoration of facade
- Commercial space for institution
- Proposed green/ open spaces for the public realm

Dupont-Christie

Streetscaping and Pedestrian Microclimates

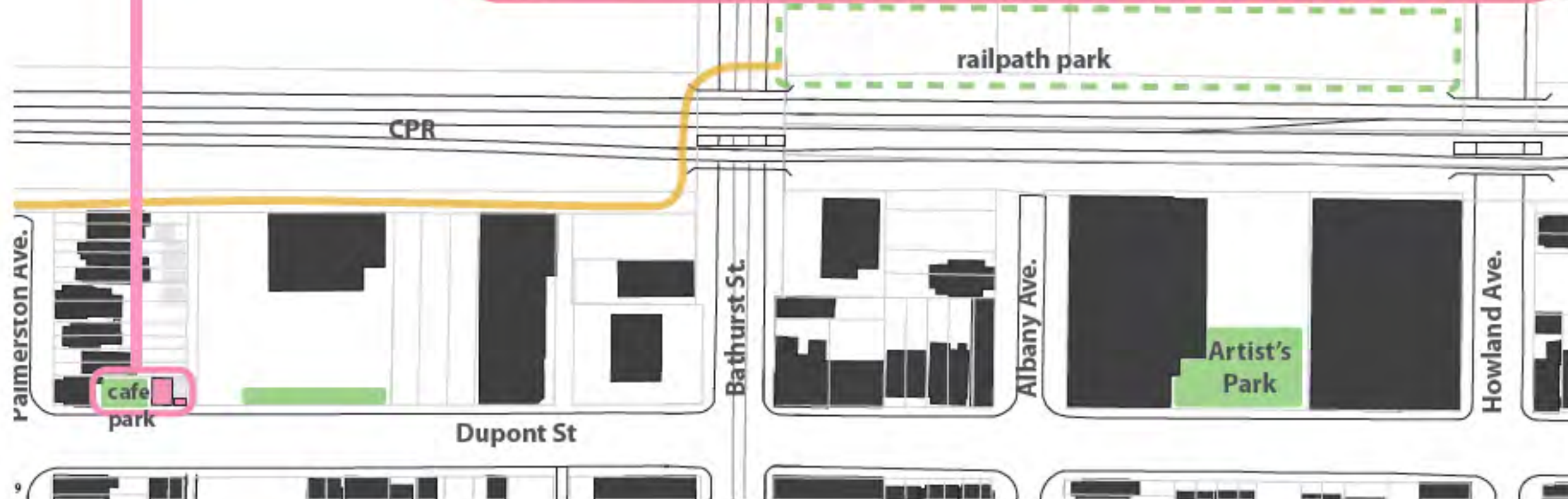


Dupont-Christie

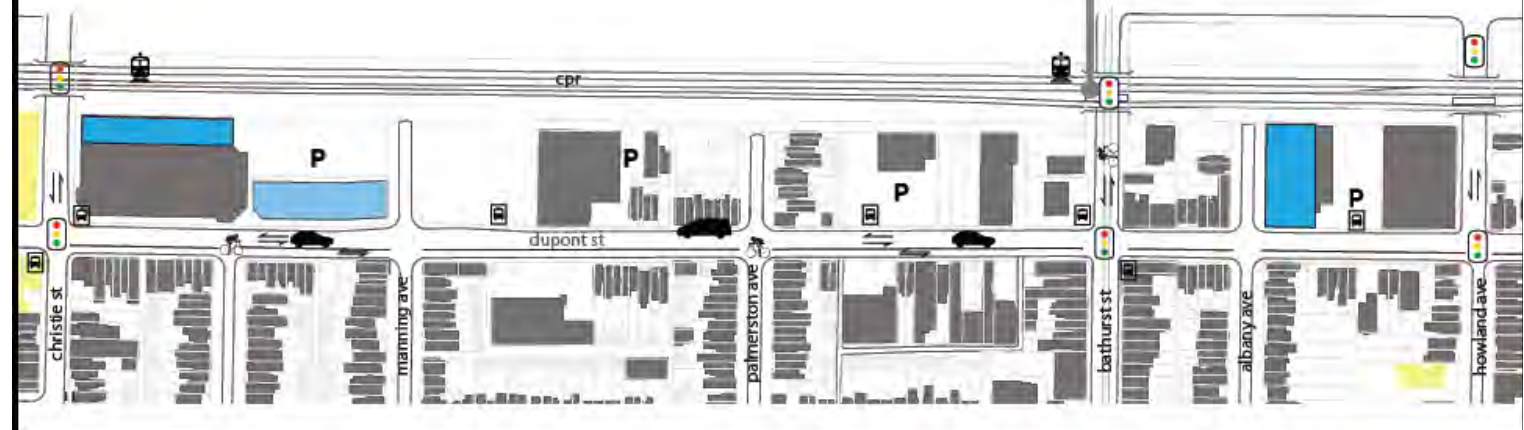
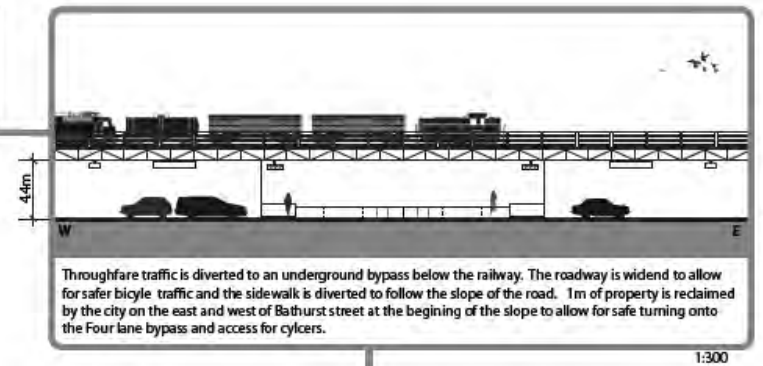
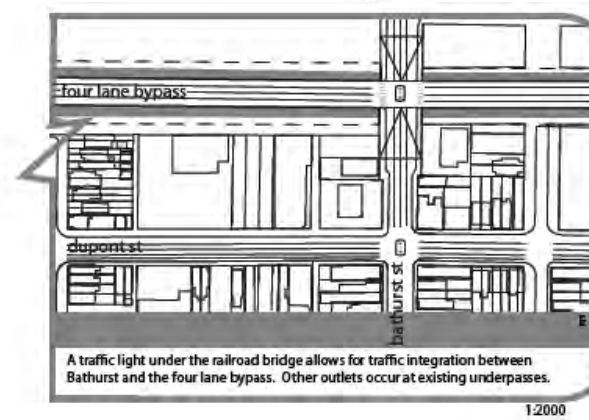
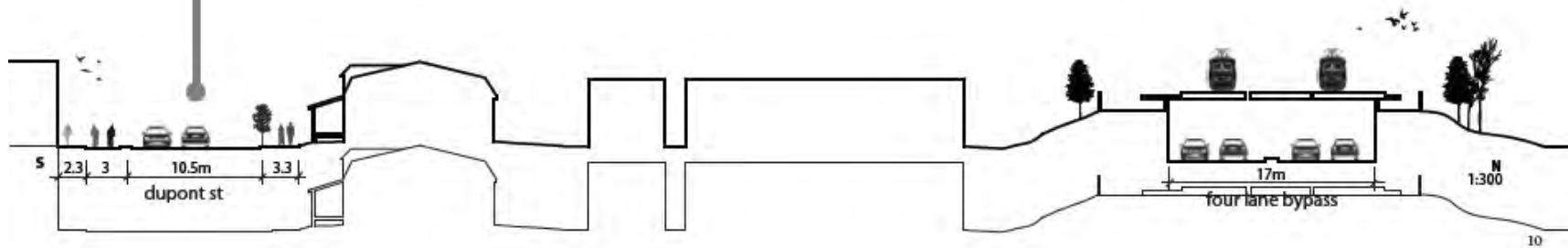
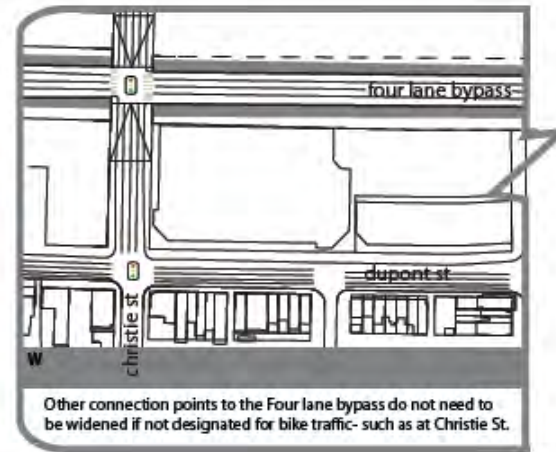
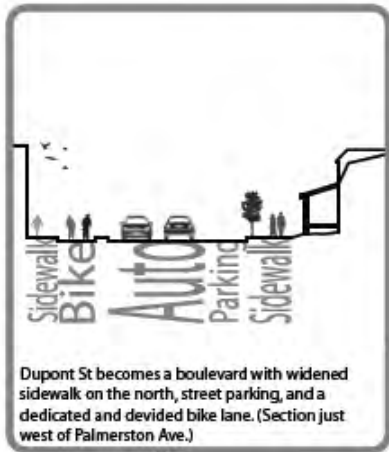


Dupont-Christie

Pedestrian Amenities and Public Open Spaces

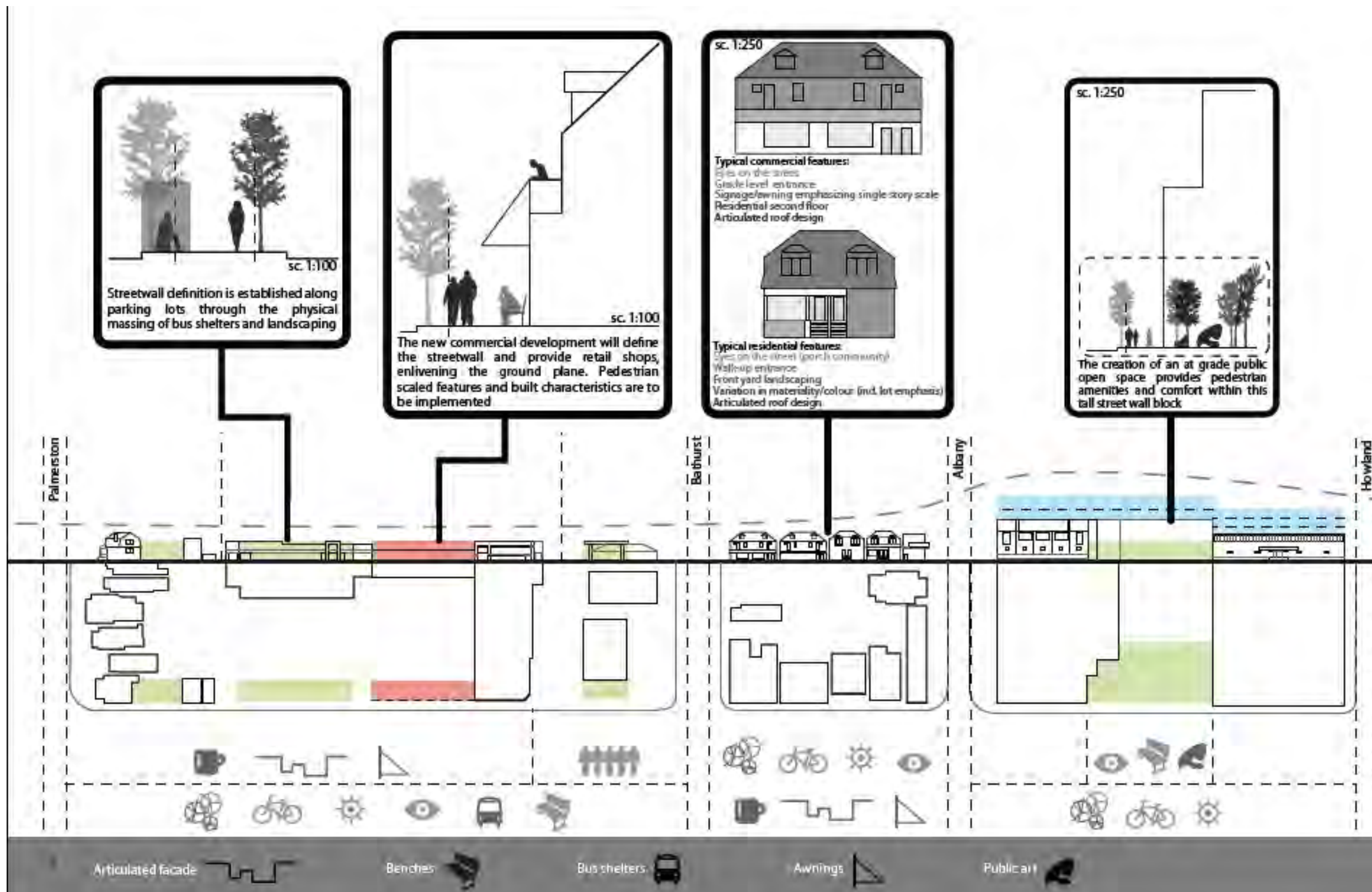


Transportation/Circulation



Dupont-Christie

DuPont-Christie



Industrial Heritage

Cultural and programatic recollection and intensification

Bathurst St. and Dupont St.

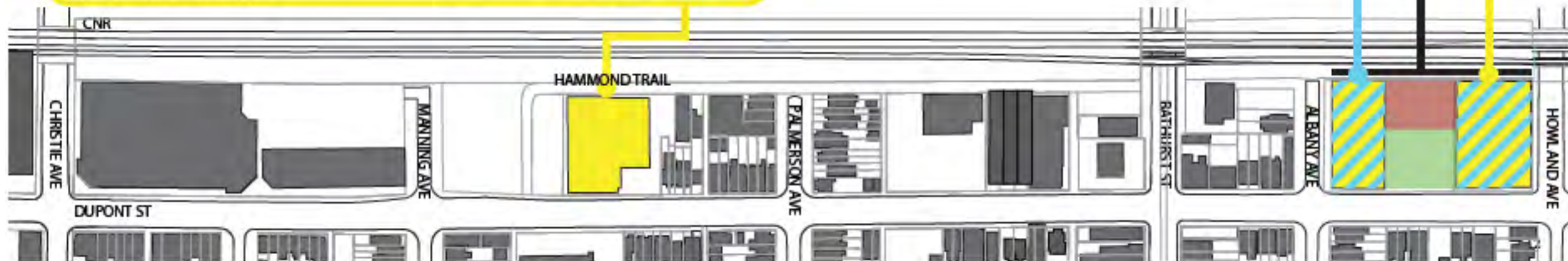


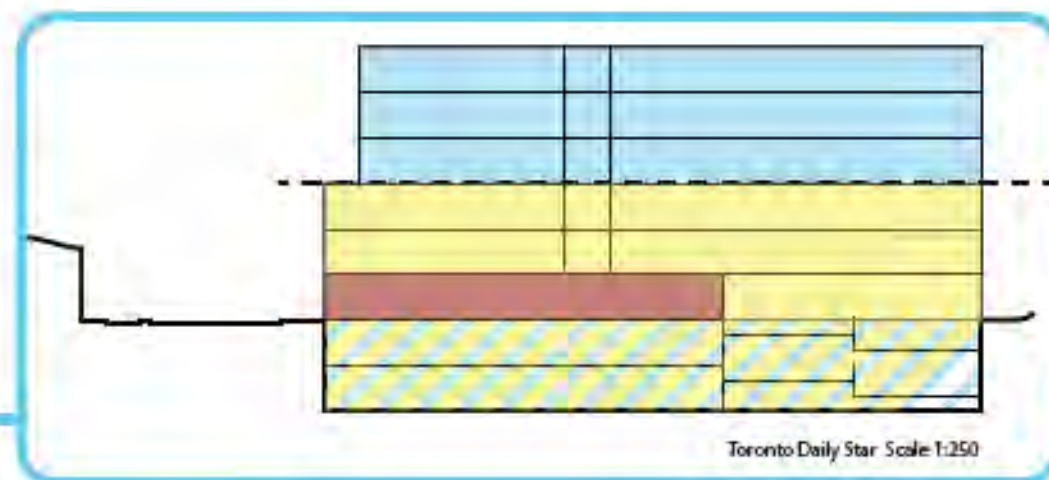
The northwest block of the Bathurst and Dupont intersection will be the example for reintroducing the cultural and programatic heritage of Dupont street, while accommodating the residential intensification necessitated by the Toronto Official Plan.

Recalling the Dupont Corridor's industrial heyday during the 1950's, these two heritage buildings will be reused for the design and high tech industries.

- Residential Intensification
- Industrial Reuse
- Open Green Space
- Commercial Intensification

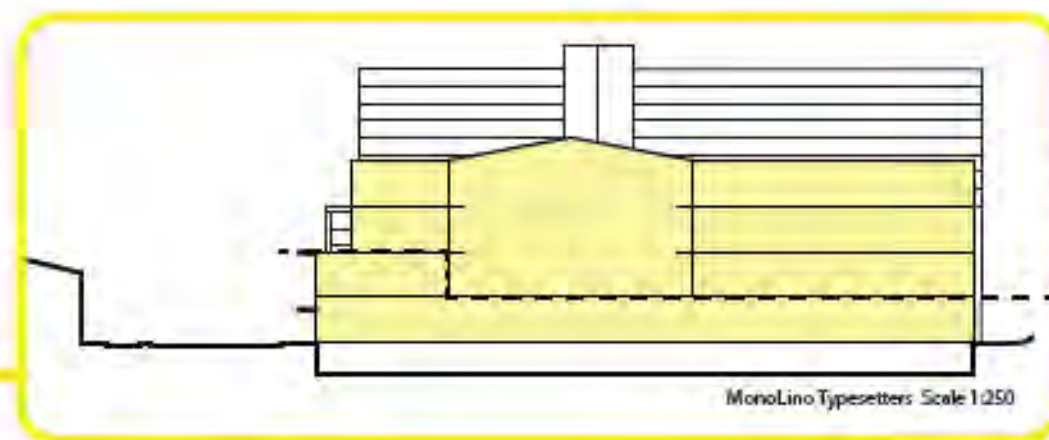
Another 1950's era industrial style building, the Queens Club, will maintain its program of recreation with a greater emphasis on the public aspect. Since this building has always contained recreational spaces, this is in keeping with the secondary plan.



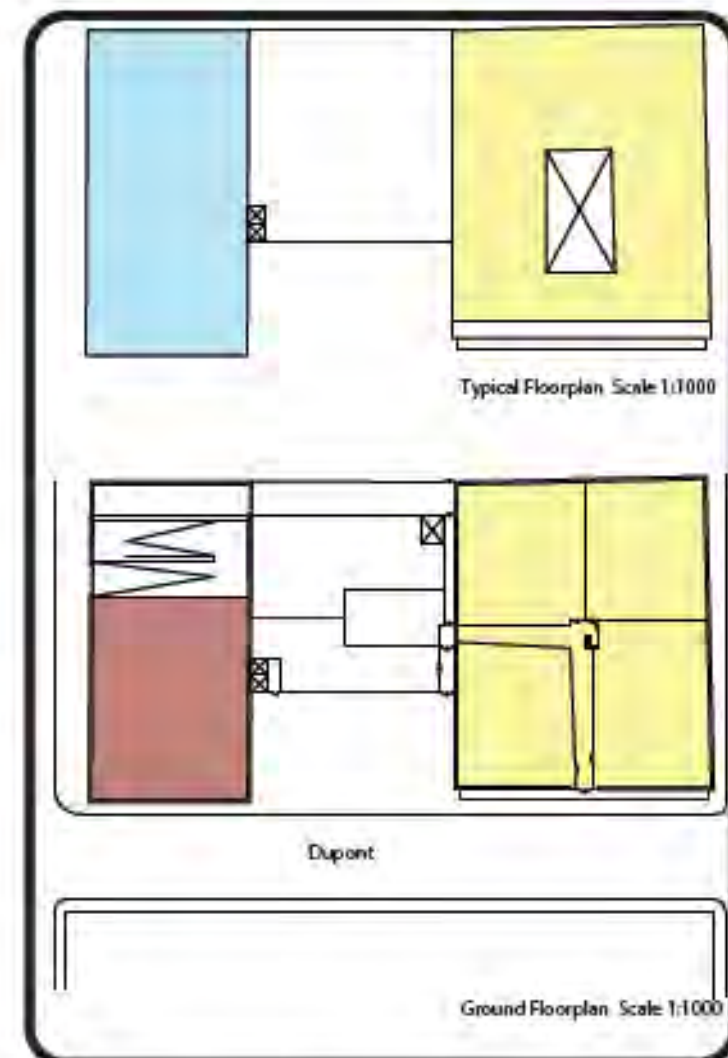


The former Toronto Daily Star building on the West side of the lot will be reprogrammed to provide office space for high-tech and design professionals. The ground floor will be a commercial space linked to the various firms in both buildings. In addition, three stories of residential lofts will be added, in a set back glazed volume.

Original building roof lines



The MonoLino Typesetters building will be renovated to accommodate the new office-based publishing industry. The three story addition will cater the design and high tech industries with a shared workshop and atrium space for prototyping and other design related construction, ringed with offices for small or medium firms.



The interstitial space left by the demolition of the unsightly additions the Toronto Daily Star building will be filled with public space. This space will comprise of three sections: from the street edge to the middle of the space is public semi-softscape, designated as an art-centric parkette, following that is a two story glass volume containing the residential entrance and a restaurant, finally, there is a atrium space with a year-round public garden.

