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**40 Wabash Avenue
Cultural Heritage Evaluation
Recommendation Report**

**FOR CAPITAL PROJECTS, PARKS, FORESTRY & RECREATION
CITY OF TORONTO**

NOVEMBER, 2018 REV. NOVEMBER 2019 | THA NO. 1845

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1.0 Executive Summary

This Cultural Heritage Evaluation Report (CHER) is an evaluation of the cultural heritage value for the property located at 40 Wabash Avenue in Toronto, Ontario. The property contains the former Canada Linseed Oil Limited Complex of one, two and three-storey industrial manufacturing buildings constructed between 1913-1947. The buildings are built of concrete and brick masonry frame, with exteriors of red clay brick. There are a multitude of large masonry openings on all building elevations, and on the buildings constructed between 1913-1924, a pronounced brick pier structure that distinguishes the facades. The large boiler house chimney can be seen from a distance, and is a landmark beyond its immediate location. The building forms a distinctive lower boundary to the large Soraren Avenue Park.

The property is not listed on the City of Toronto's Heritage Registry.

The CHER was prepared by Jill Taylor, [Partner in Charge] of Taylor Hazell Architects (THA) for Capital Projects, Parks Forestry and Recreation of the City of Toronto. It has been prepared in accordance with the MTCS Heritage Evaluation Methodology (2014) and using the criteria in O. Reg. 9/06 referencing the *MTCS Standards and Guideline for Conservation of Provincial Heritage Properties* (2010).

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RECOMMENDED RESPONSES TO O. REG. 9/06

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	Representative of the large and robust, well designed brick industrial production and manufacturing buildings of the neighbourhood and City that were once pervasive locally.
ii. it displays a high degree of craftsmanship or artistic merit	No	It is moderately well detailed from an architectural standpoint, is robust, well built and well engineered. The craftsmanship of the construction is good and workmanlike, using high quality brick materials for the exterior and clay tile copings. The concrete sills and steel sash windows are typical of buildings of the era.
iii. it demonstrates a high degree of technical or scientific achievement	No	Reinforced concrete structure in combination with brick construction was typical of the period of construction.
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	<p>The Canada Linseed Oil Mills Ltd. was one of a growing number of industrial buildings for manufacture associated with this neighbourhood, along the rail line.</p> <p>The location on Wabash likely influenced the location of the other industries reliant on linseed oil such as Lowe Brothers Ltd. (paint manufacturers) to the south of Wabash Ave.</p> <p>The property is significant to the evidence of the history of manufacturing in the community, including the use of rail for transport, including architectural and worker history.</p>
ii. it yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	The history of manufacturing, including the use of rail in transport, including worker heritage, including the continuity of value given to the integration of manufacturing and industrial heritage structures into the fabric and diversity of the residential/commercial neighbourhood.

O. REG. 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
iii. it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes	<p>Charles Edward Langley, architect in Toronto, son of well-known Toronto architect Henry Langley, Architect.</p> <p>Charles Langley (son) worked with Henry Langley (father) at the firms Langley, Langley & Burke; Langley & Langley prior to forming Langley and Howland after the death of Henry Langley.</p> <p>The majority of work of the Langley & Langley was the design of churches, banks, and commercial offices in the City of Toronto.</p>
3. The property has contextual value because:		
i. it is important in defining, maintaining or supporting the character of an area	Yes	The industrial complex is a remnant of the industrial and manufacturing history of the neighbourhood of Brockton and Parkdale spurred by the railway corridor.
ii. it is physically, functionally, visually or historically linked to its surroundings	Yes	<p>The complex, including its chimney, is visually and historically linked to the railway corridor and to neighbouring industrial manufacturing buildings.</p> <p>The larger width of Wabash Ave. is a result of the freight rail service that once serviced the platform of the Canada Linseed Oil Mills, which continued to Sorauren Ave with terminus adjacent the Lowe Brothers Ltd. complex.</p>
iii. it is a landmark	Yes	As per 3(iéii) above

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OUTCOMES	RESPONSE (YES/NO)	EXPLANATORY NOTES
To be listed on the Heritage Register of the City of Toronto	Yes	Meets all 3 main criteria of assessment
To be designated under Part IV of the Ontario Heritage Act.	Yes	Meets all 3 main criteria, and 7 of 9 subgroup criteria