

An aerial photograph of the Dominion Radiator Complex, a large industrial building complex, rendered in a monochromatic blue color. The complex is situated at the intersection of Dufferin Street and Melbourne Avenue. The image shows the building's layout, surrounding streets, and a railway line at the bottom. The text is overlaid on the upper portion of the image.

DOMINION RADIATOR COMPLEX
340-376R Dufferin Street & 2 Melbourne Avenue

HERITAGE IMPACT ASSESSMENT

Issued: July 19, 2022

ERA

Cover page: Aerial image of the Site (Google, 2020)

Project # 16-031-04
Prepared by PE / SI / JQ / KK / ZC

PREPARED FOR:

Hullmark
474 Wellington St. W, Suite 200
Toronto, ON M5V 1E3
T: 416 510 1700

PREPARED BY:

ERA Architects Inc.
625 Church Street, Suite 600
Toronto, Ontario M4Y 2G1
416-963-4497

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Heritage Impact Assessment Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report in Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our principals and associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, ICOMOS, CAHP is a senior associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Janice Quieta, OAA, LEED, is a senior associate at ERA, an OAA registered architect, and LEED Green Associate. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University. Her graduate thesis examined the feasibility of retrofitting post-war residential towers in Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln and participated in a number of national and international design competitions in Canada and Germany.

Kasper Koblauch, MCIP, RPP is a planner and project manager at ERA with over six years of public and private-sector professional planning experience.

Zoe Chapin, MUP, Candidate OPPI is a heritage planner at ERA. She holds a Master of Urban Planning from McGill University, where she also completed a Bachelor of Arts in Geography Urban Systems.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) for the proposed development of the properties known municipally as 340, 342, 350, 358, 360, 366, 368, 370 and 376R Dufferin Street and 2 Melbourne Avenue, Toronto (the “Site”). The Site comprises the former Dominion Radiator Company factory complex and a number of later buildings. The buildings on the Site range from one to two storeys and were incrementally built between 1883-1970s.

Heritage Status

None of the properties on the Site are listed on the City of Toronto’s Heritage Register or designated under the Ontario Heritage Act. The Site is adjacent to 1-7 Melbourne Place, a pair of 1889-1891 residential terrace buildings listed on the City’s Heritage Register. The Site is also adjacent to the proposed Parkdale Main Street Heritage Conservation District (HCD), which is not yet in force.

Cultural Heritage Value & Heritage Attributes

Given the evolution of this site over time and its combination of built form and landscape elements, all of which are linked to use, this Site has been considered using a cultural heritage landscape lens. Pursuant to a July 2022 Cultural Heritage Evaluation Report (“CHER”) (Appendix B), ERA finds the Site carries value as a representative turn-of-the-century factory complex, with Victorian architectural influences. It is associated with the Dominion Radiator Company and the industrialization of Parkdale. Some buildings on the Site were designed or altered by notable Toronto architect E.J. Lennox. The turn-of-the-century buildings on the Site are functionally, visually and historically linked to one another as components of the same factory complex.

Within the Site, the properties at 350-358 and 360 Dufferin Street meet the Ontario Regulation (O. Reg) 9/06 criteria for design/physical, historical/

associative, and contextual value. The buildings at 340 and 366-370 Dufferin Streets also meet the O.Reg 9/06 criteria under associative and contextual value, however their integrity, and consequently their ability to communicate this value, has been diminished by a number of fires and alterations. The buildings at 2 Melbourne Street and 342 and 376R Dufferin Street do not meet the criteria set out under O. Reg. 9/06.

Summary of Draft Heritage Attributes

The following list of heritage attributes has been drafted by ERA:

Design and Physical Value

The following heritage attributes convey the cultural heritage value of the Site as a representative turn-of-the-century factory complex:

Landscape elements:

- The central courtyard designed to service the industrial functions of the Site; and
- The exterior service areas of the Site, including the east-west driveway.

Building elements:

- Large footprint buildings grouped around the central courtyard;
- 360 Dufferin Street, with its long, rectilinear plan and frequent, repetitive bays;
- 350-358 Dufferin Street, with its discrete building elements and varied massing to suit different functions;
- Remnant industrial chimneys at 350-358 Dufferin Street; and
- Remnant industrial chimneys at 376R Dufferin Street.

The following heritage attributes, where present on the high-integrity factory complex buildings, convey the Site’s late Victorian industrial architectural influences:

- Relatively utilitarian design with little ornamentation;
- Red brick materiality;
- Regular fenestration, with windows in various styles and profiles (flat-headed, arched and segmentally arched);
- Contrasting buff brick lintels;
- Brick corbelling;
- Rusticated stone foundations;
- Stone sills;
- Front-facing gable of the “core oven” building at 350 Dufferin Street; and
- Remnant industrial chimneys.

Contextual Value

The following heritage attributes carry contextual value within the industrial complex:

- The siting of the buildings around a central courtyard, with contiguous additions;
- Red brick materiality, relating the various structures on the Site to one another;
- The central location and prominence of the “core oven” building in the centre of the courtyard at 350 Dufferin Street; and
- The taller, more formal “edge” of the site along Dufferin Street, specifically the office and factory addition at 360 Dufferin Street.

Summary of Proposed Development

The proposed mixed-use development by Sweeny & Co. Architects contemplates the addition of two towers along Dufferin Street, and two mid-rise buildings: one at the west edge of the Site and one at the south end of the Site. The historic central courtyard is proposed to be retained, enhanced and made accessible to the public. Maker space is proposed at-grade to interpret the history of production on the Site and to activate the courtyard.

The buildings at 350-358 and 360 Dufferin Street are proposed to be partially retained and integrated

with new construction. The full core oven and mixing buildings at 350 Dufferin Street will be retained *in situ* and utilized for community programming, with the original industrial chimneys of the core oven building rebuilt. A glazed structure, also designed for community programming, will be added in front of the principal elevation of the mixing building at 350 Dufferin Street.

The rear (west) elevation of the foundry building at 358 Dufferin Street and the original remnant return wall at the northwest corner of the foundry building will be retained *in situ* to mark the original perimeter of the factory complex along the laneway.

The principal (east) elevation and a 3.5m return wall on the south elevation of 360 Dufferin Street will be retained *in situ*. The remaining building fabric will be removed to accommodate construction access to the Site and excavation for below grade parking. Along Dufferin Street, proposed uses include commercial/flex space at-grade, with residential uses above. Along the western portion of the Site, studio and community space is proposed on floors one and two, with residential on upper floors.

The buildings at 340, 342, 3766-370 and 376R Dufferin Street and 2 Melbourne Avenue are proposed to be removed.

Conservation Strategy

The proposed conservation strategy for the Site is rehabilitation:

- Conserve and reinforce the prominence of the interior courtyard as the “heart” of the Site;
- Maintain the historic massing around the courtyard and the perimeter block form;
- Conserve high-integrity building elements that communicate the Site’s cultural heritage value:
 - 360 Dufferin Street: retention of east and partial (3.5m) south elevations; and

- 350-358 Dufferin Street: retention of the mixing and core oven buildings (350 Dufferin Street) and the full west elevation of the foundry building (358 Dufferin Street).
- Reconstruct remnant chimneys at 350 Dufferin Street;
- Introduce sympathetic new construction on the Site that:
 - Reinstates three-storey massing at the corner of Milky Way Lane and Dufferin Street, to interpret the original massing of 366-370 Dufferin Street; and
 - Steps back above retained heritage elevations at 358 and 360 Dufferin Street.
- Commemorate and interpret the industrial history of the Site through landscape and public art interventions.
- Northernmost chimney at 358 Dufferin Street;
- Portions of the higher integrity large footprint turn-of-the-century buildings surrounding the courtyard, including:
 - The west, north and all but 3.5m of the south façades of 360 Dufferin Street (as well as all interior building fabric); and
 - The east façade of the foundry building at 358 Dufferin Street (and all interior building fabric).

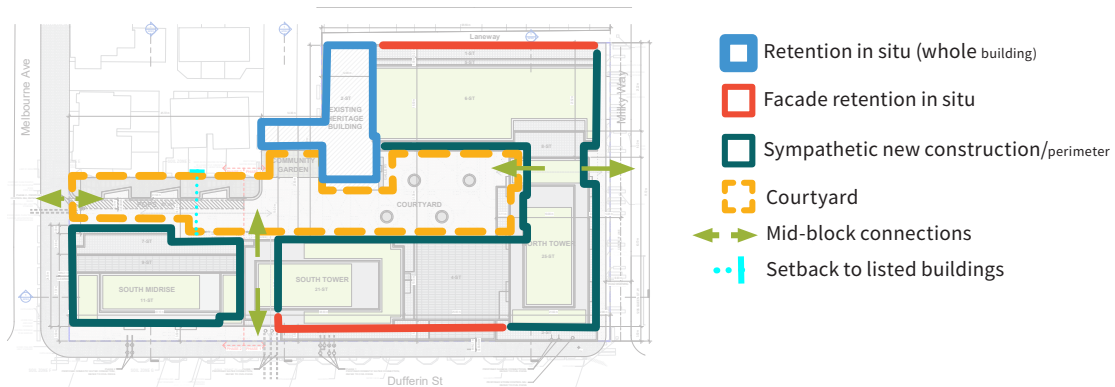
The proposed development will cast some net new morning shadows on the adjacent listed properties at 1-7 Melbourne Place. These shadows are not significant as they will not alter the appearance of heritage attributes or change the viability of a natural feature or plantings.

Mitigation Measures

The following design considerations have been developed to mitigate heritage impacts associated with the proposed development:

Impact of Proposed Development

The proposed development will remove lower integrity buildings and the following heritage attributes on the Site:



Overview of conservation strategy (Site plan by Sweeny & Co. Architects, annotated by ERA).

- Stepback (3.5-5m) of proposed new construction above the retained heritage fabric at 360 Dufferin Street;
- Stepback (3.2-3.8m) of new construction at 358 Dufferin Street from the retained west elevation of the foundry building;
- Setback (3.5m) of new construction at 340 Dufferin Street from the lot line, to allow 360 Dufferin Street to sit proud of the new building to the south;
- Overall stepping down of massing to the west, adjacent to the listed terraced houses at 1-7 Melbourne Place;
- Large (11.5-13.5m) setback of the base of new construction from the rear lot line of the listed terraces at 1, 3, 5 and 7 Melbourne Place, with most density proposed along Dufferin Street;
- Retention of a full bay (3.5m) return of 360 Dufferin Street along the south elevation to maintain the building's legibility as a three-dimensional form;
- Reinstating the three-storey streetwall building condition at the corner of Milky Way Lane and Dufferin Street;
- Introduction of new construction, that is sympathetic to the retained building fabric and references the design of 360 Dufferin Street:
 - Compatible horizontal datum lines along the first and second storeys of new construction along Dufferin Street;
 - Cornice treatment on new construction at 340 Dufferin Street;
 - Pairing of window bays on the proposed building along Dufferin Street, including (1) the "collar," floors three and four and (2) the tower, floors five through 21; and
- Interpretation of the historic condition of stretched first and second storeys of the elevation, through the addition of a two-storey continuous "collar" floor spanning the majority of the Dufferin Street frontage.
- Sympathetic design of new construction along the north-south laneway and above and behind the retained west elevation of 358 Dufferin Street, including compatible, frequent division of vertical bays; and
- Compatible and distinguishable materials for new construction.

Summary Statement of Professional Opinion

It is ERA's professional opinion that the proposal appropriately conserves the cultural heritage value of the potential cultural heritage resources on the Site. The proposal conserves the heritage value of the adjacent listed terraces at 1-7 Melbourne Place.

Based on our review, the proposed development is consistent with the PPS 2020 and conforms to the applicable Official Plan heritage policies.

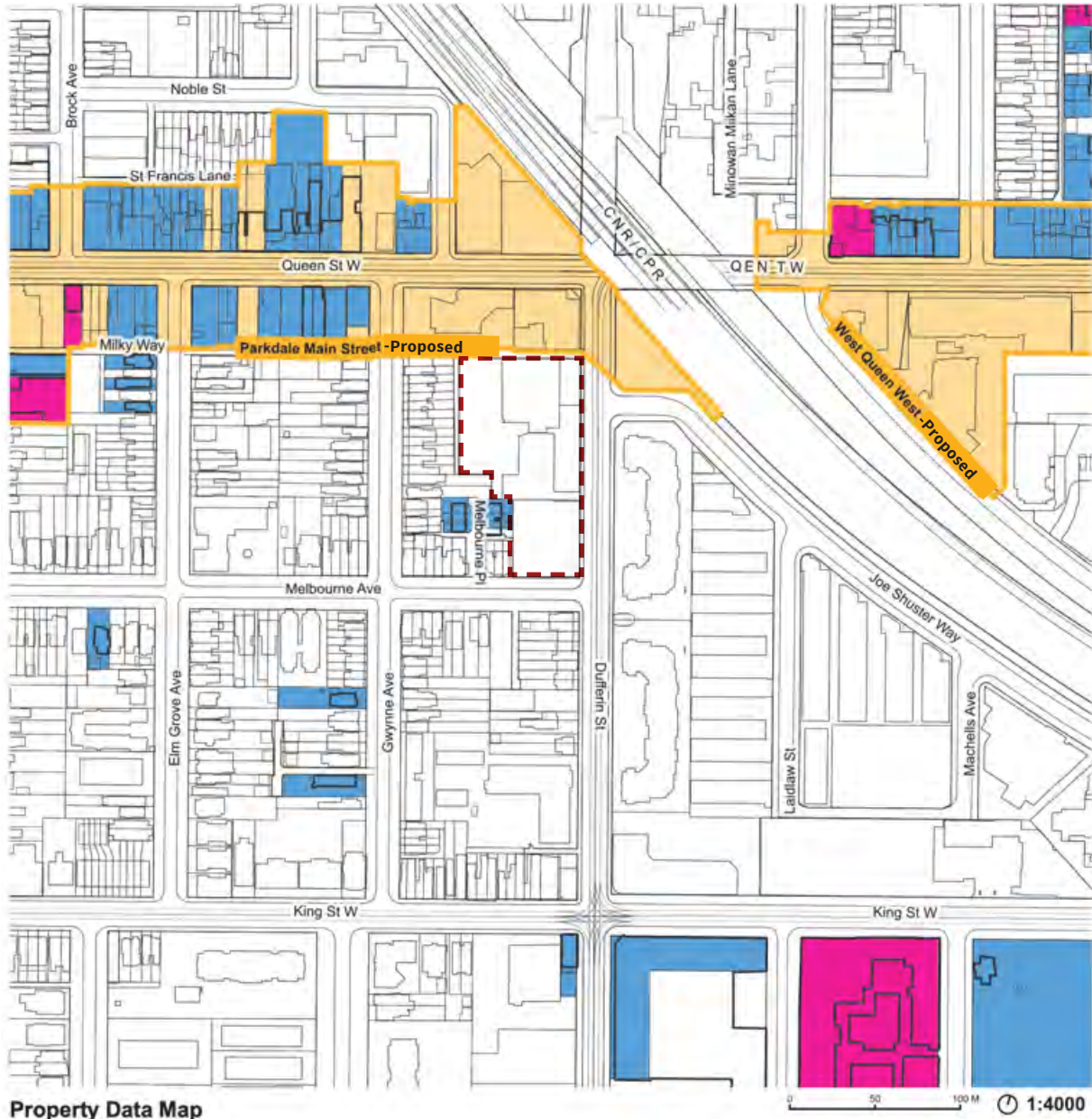
4 PROPERTY OWNER

Hullmark
474 Wellington St. W, Suite 200
Toronto, ON M5V 1E3
T: 416 510 1700

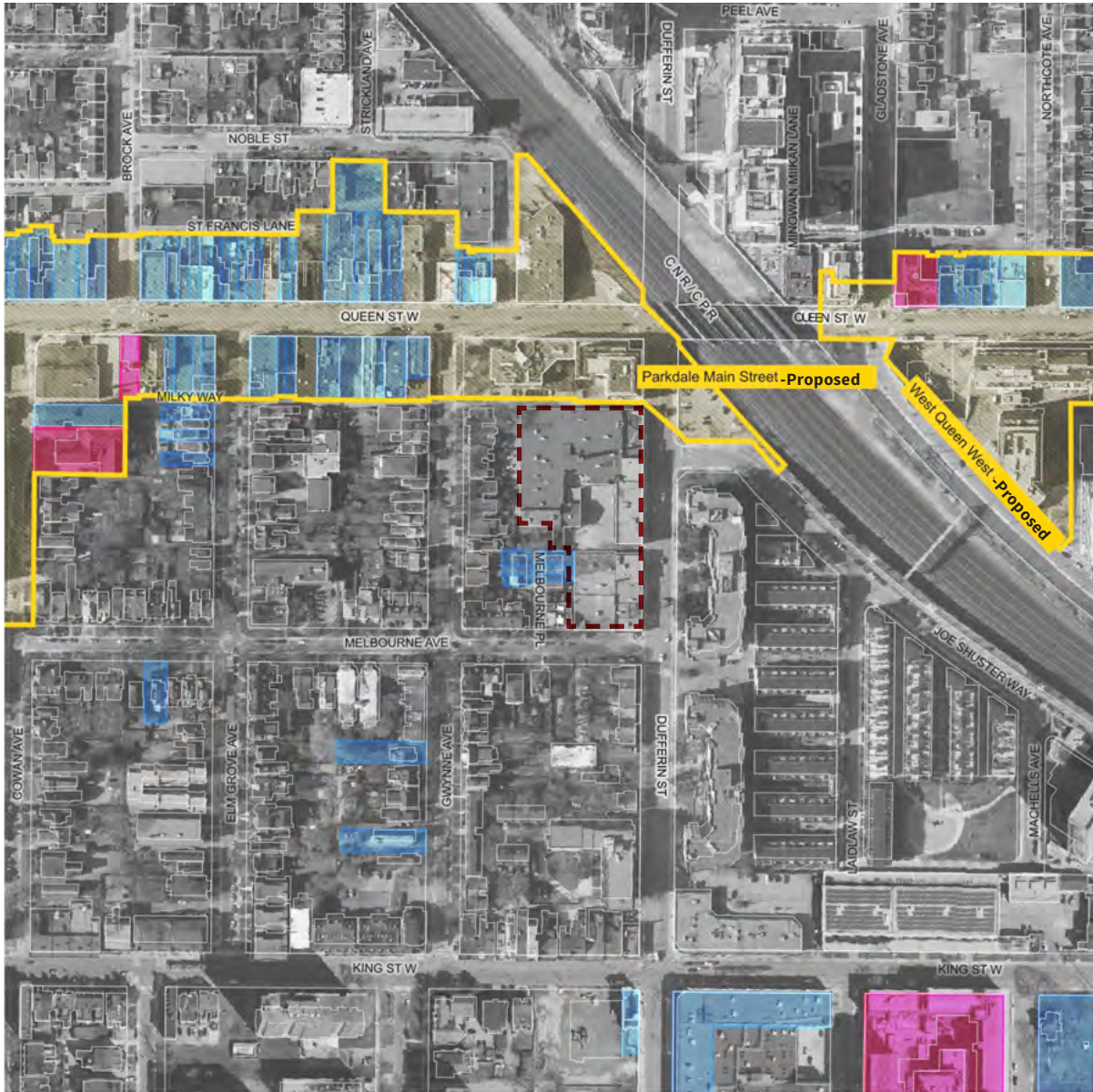
5 OWNER'S REPRESENTATIVE OR AGENT

Charles Arbez
Hullmark
474 Wellington St. W, Suite 200
Toronto, ON M5V 1E3
T: 416 510 1700
E: charles@hullmark.ca

6 LOCATION PLAN



City Property Data Map with the Site dashed in black. Listed properties are shaded in blue. Designated properties are shaded in pink. The adjacent proposed Parkdale Main Street HCD is indicated in yellow (City of Toronto data portal, annotated by ERA).



Context Map

Heritage Status

- Listed
- Part IV
- HCD -Proposed (not yet in force)

Aerial image with the Site dashed in black. Listed properties are shaded in blue. Designated properties are shaded in pink. The adjacent proposed Parkdale Main Street HCD is indicated in yellow (City of Toronto data portal, annotated by ERA).

7 CULTURAL HERITAGE EVALUATION REPORT

None of the properties on the Site are listed on the Heritage Register or designated under the Ontario Heritage Act. The City of Toronto's CHER Terms of Reference state: "A CHER is strongly encouraged: for applications on properties that include a building or structure that is 40 years or older."

Correspondence between the property owner and Heritage Planning Staff in February 2022 confirmed Staff's request for a CHER to explain the heritage value and attributes of the property and determine the significance of the various buildings on the Site.

A CHER was prepared for this Site in July 2022 (refer to Appendix B).

8 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

The Site is located on the west side of Dufferin Street between Milky Way Lane and Melbourne Avenue. The Site's legal addresses are 340, 358, 360, 366, 370, 376R Dufferin Street and 2 Melbourne Avenue, Toronto. 340 Dufferin Street has an alternate convenience address at 342 Dufferin Street.

The Site is designated *Neighbourhoods* on Map 18 - Land Use Plan of the Official Plan. The Site is zoned "I1-Industrial" and "D2-Non Residential Density," per former City of Toronto By-law 438-86. The Site is not located within a Secondary Plan Area. The Site is adjacent to the Garrison Common Secondary Plan area. There are no Site and Area Specific Policies applicable to the Site. The West Queen West - Parkdale Main Street Site and Area Specific Policy (No. 566) is in effect on adjacent lands to the north of the Site along Queen Street West.

None of the properties on the Site are included on the City's Heritage Register or designated under the Ontario Heritage Act. The property is not located within an area of archaeological potential, per the Toronto Archaeological Potential Map.

ERA conducted a visual inspection of the property in May 2021 and March 2022. A summary of observations for each building on the Site is provided on the following pages.



Axometric view of the Site (indicated in blue) with address numbers indicated in white. The courtyard on the Site is shaded in yellow. Dashed lines indicate property lines, per the City's property data map (Google, 2020, Annotated by ERA).

340 Dufferin Street

340 Dufferin Street is a one-storey, flat-roofed former storehouse building, built circa 1899-1903 for the Dominion Radiator Company. The building fronts Dufferin Street and flanks Melbourne Avenue. The building is comprised of a painted rusticated stone base and parged-over-brick elevations. The building fronts onto Dufferin Street. The building has been heavily altered, through parging, enlarged window openings, replacement of sash windows with fixed window units, and the introduction of a new, recessed door opening on Dufferin Street.



East elevation of 340 Dufferin Street along Dufferin Street.

342 Dufferin Street

342 Dufferin Street is a two-storey, flat-roofed former office and factory building, built circa 1955. It was designed by architects Sidney Bregman and George Hamann for Design Craft Ltd. The rear of the building is one-storey. The building is constructed of brick (east elevation) and concrete block (north elevation), which has recently been painted. The building fronts Dufferin Street and flanks the private east-west laneway leading to the central courtyard. The principal (east) elevation is characterized by a glazed double-height atrium space with a staircase. Two horizontally-oriented rows of windows (contemporary replacement window units) span the first and second floors.



East elevation of 342 Dufferin Street along Dufferin Street.

2 Melbourne Avenue

Two Melbourne Avenue is a one-storey office and storage building, incrementally built between 1973 and 1978. The building is constructed of concrete block. It fronts Melbourne Avenue. The building is unornamented, and features one opening, a centrally placed door on the south elevation.



South elevation of 2 Melbourne Avenue and 340 Dufferin Street. Note: May 2021.

350-358 Dufferin Street

350-358 Dufferin Street is a one-to-two-storey red-and-buff-brick industrial factory complex building, built between 1896-1900, with three distinct, but contiguous volumes:

350 Dufferin Street:

- A one-storey “**mixing**” building constructed of red brick and featuring a flat roof. The building features Victorian architectural influences in its contrasting brickwork. Five segmentally arched openings (3 windows, 2 doors) span the east (principal) elevation, along with three smaller segmentally arched openings that have been bricked in. Buff brick lintels are located over each opening;
- A two-storey red brick “**core oven**” building with front (east)-facing gable form and rear flat roof. The building features Victorian architectural influences in its contrasting brickwork. The principal (east) elevation features symmetrically arranged openings, including, on the second floor, three segmentally arched windows flanked by two arched windows, each with a buff brick lintel. The size of openings on the first floor east elevation have been altered, including the original large tracked door, which has been partially blocked in and replaced with a conventional steel door. Two remnant chimneys are located on the north and south elevations of this portion of the building. The west elevation of the building backs onto a north-south laneway, and includes five window openings and one door opening (altered size), each with a timber lintel and stone sill; and

358 Dufferin Street:

- A double height “**foundry**” building with flat roof (the historic gabled roof with clerestory windows has been removed), exterior remnant chimney (now truncated and capped), large industrial windows along the west and east elevations (note: some of these are original steel windows, others have been replaced). The building is constructed of red brick. Significant masonry repairs have been made at the northwest corner of the building, including replacement of a majority of the north elevation with concrete block.



East elevation of the mixing building from the interior courtyard.



South and east elevations of the core oven building from the interior courtyard.



East elevation of the foundry building.

360 Dufferin Street is a two-storey, 12-bay red brick office and manufacturing building, built in two parts from c. 1889-1895, as an addition to the original main building at 366-370 Dufferin Street. These additions feature a raised basement made of rusticated stone. The building forms the largest contiguous portion of streetwall on the Site. The four northernmost bays were constructed 1893-1894, and the eight southernmost bays were constructed in 1896. The Victorian building features include corbelling along the first floor and cornice line, contrasting buff brick lintels and a rusticated stone base. The majority of windows follow a 6-over-6 pattern (original and replacement windows) with some contemporary casement windows. The principal elevation is located along Dufferin Street, where a small inset doorway are located within the 4th bay. A contemporary entrance canopy and door is located along the interior courtyard.



East elevation of 360 Dufferin Street along Dufferin Street.

366-370 Dufferin Street is a one-storey parged-over-brick factory and office building (1883) with a raised basement made of rusticated stone. The building is sited along an area of Dufferin Street with a significant grade change, creating an unusual ground plane condition. This building is a remnant of a former three storey (plus raised basement) building on the Site, which was partially destroyed in a 1953 fire. All original windows have been replaced with contemporary casement windows. The building fronts onto Dufferin Street and flanks Milky Way Lane.



East elevation of 366-370 Dufferin Street along Dufferin Street.

376R Dufferin Street is a one-storey red brick and concrete block building (c. 1883-1888, with additions in 1924, 1935, 1953). A 20th century addition extends this building into the courtyard. The building appears to have been largely destroyed and rebuilt following two fires in 1935 and 1953. The entire north elevation of the building has been rebuilt with concrete block. Contemporary window units have been installed throughout. Two square brick chimney remnants, whose bases are internal to the building, are partially intact.



View of south elevation of 376R Dufferin Street from within the courtyard.

Together, the contiguous buildings on the Site bound a private interior courtyard, closed on four sides, with a narrow east-west access lane to Dufferin Street. The size of this courtyard has evolved over time, shrinking with incremental additions to the Site.

A north-south laneway abuts the west elevation of 350-358 Dufferin Street.

9 HISTORIC PHOTOGRAPHS



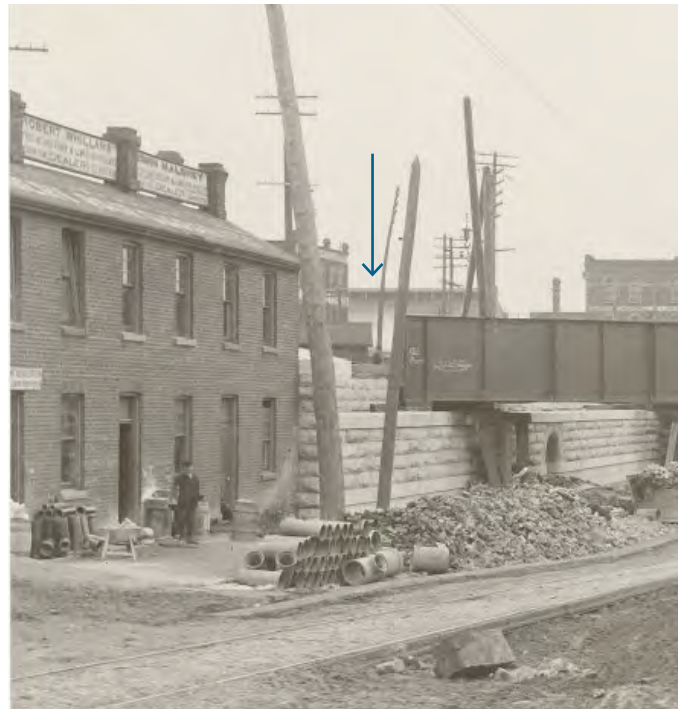
1894 view from the rail overpass southwest to the Site (City of Toronto Archives; Annotated by ERA).



1896 photograph of the Site along Dufferin Street one year after the addition at 360 Dufferin Street was added (indicated with arrow) (City of Toronto Archives; Annotated by ERA).



c. 1896-1897 view north on Dufferin Street. The building at 366-370 Dufferin Street is seen on the left, before the basement is excavated and exposed as part of the road regrading project for the rail underpass. (City of Toronto Archives; Annotated by ERA).



1897 view west on Queen Street West during construction of the rail underpass. The former foundry building with clerestory windows at 358 Dufferin Street can be seen behind 366-370 Dufferin Street (City of Toronto Archives; Annotated by ERA).



Circa 1898 photograph across Parkdale and the intersection of Queen Street West and Dufferin Street. The newly created rail viaduct is in the foreground. Regrading along the Site's eastern edge on Dufferin Street not only removed the former retaining wall, but also excavated the raised basement of the 3-storey factory building, making it appear as 4-storeys (City of Toronto Archives; Annotated by ERA).



Circa 1898 photograph west along Queen Street West. A large chimney with corbelling (no longer on the Site) can be seen (City of Toronto Archives; Annotated by ERA).



1951 view of the Site from one block south of the Site, view north on Dufferin Street. (City of Toronto Archives).



1951 cropped version of the image to the left detailing the design and configuration of the 1-storey storehouse at 340 Dufferin (City of Toronto Archives).



1949 image of the Site before the 1953 fire. The 3-storey factory building at 366-370 Dufferin Street is in use as Toronto Toy Limited (City of Toronto Archives).



1953 fire that destroyed the top floors of the factory building at 366-370 Dufferin Street. These floors were not rebuilt. (City of Toronto Archives).



1956 Photo north on Melbourne Place, with a view of the south elevation of 350 Dufferin Street (City of Toronto Archives; Annotated by ERA).

10 CURRENT PHOTOGRAPHS

10.1 Site Photographs

All photos by ERA and dated April 29, 2022, unless otherwise indicated.



South elevation of 340 Dufferin Street along Melbourne Avenue. Note: May 2021.



South elevation of 340 Dufferin Street along Melbourne Avenue. Note: May 2021.



East elevation of 340 Dufferin Street along Dufferin Street.



East elevation of 342 Dufferin Street along Dufferin Street.



North elevation of 342 Dufferin Street along private driveway entrance to courtyard.



East elevation of 360 Dufferin Street along Dufferin Street.



West elevation of 360 Dufferin Street from interior courtyard parking area.



South elevation of 360 Dufferin Street from private east-west driveway.



East elevation of 366-370 Dufferin Street along Dufferin Street.



North elevation along Milky Way Lane (right).



North elevation of 376R Dufferin Street along Milky Way Lane.



North elevation of 376R Dufferin Street (left) where it meets 358 Dufferin Street (right) along Milky Way Lane.

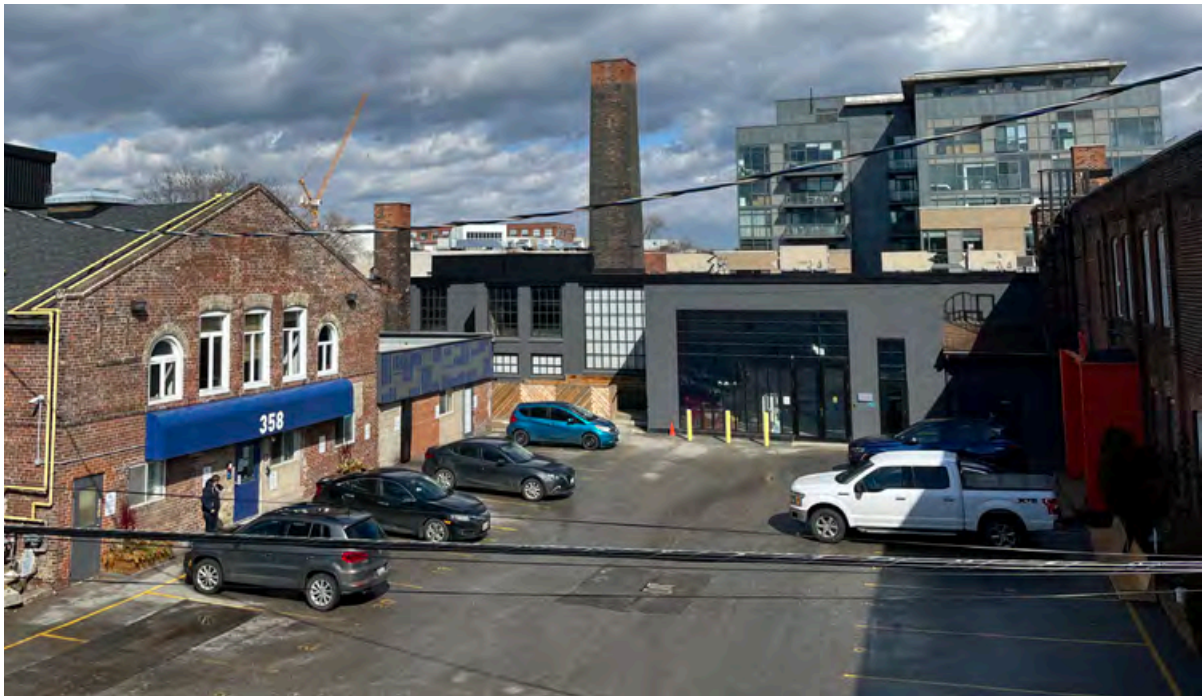


Photo taken from the roof of 340 Dufferin Street, looking north, from left to right: east elevation of 350-358 Dufferin Street (left); south elevation of 376R Dufferin Street (centre); west elevation of 360 Dufferin Street (right). Note: March 2022.



East and south elevations of 350-358 Dufferin Street. Note: March 2022.



North (and partial east) elevation of 350 (left) and 358 (right) Dufferin Street. Note: March 2022.



East elevation of 350 Dufferin Street from within the interior courtyard parking area.



East elevation of 358 Dufferin Street from within the interior courtyard parking area.



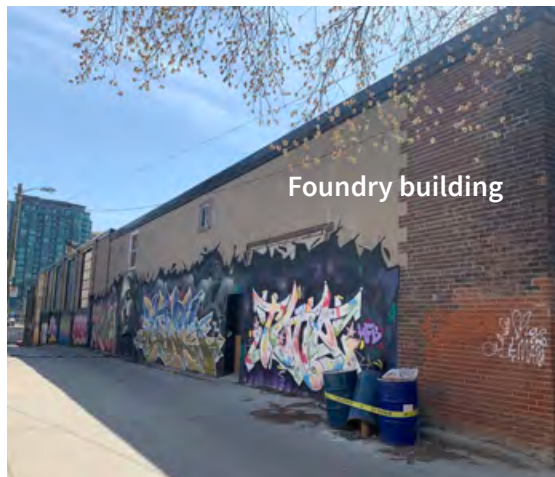
West elevation of 350 Dufferin Street along private laneway.



South elevation of 350 Dufferin Street from Melbourne Place.



West elevation of 358 Dufferin Street along private laneway.



North elevation of 358 Dufferin Street along Milky Way Lane.

10.2 Draft Heritage Attributes



Red brick with contrasting buff brick lintels. Arched and segmentally-arched openings.



Varied functional building forms, including the mixing building and core oven building at 350 Dufferin Street (more intact) and the foundry building at 358 Dufferin Street (less intact due to loss of gabled roof). The address of the east elevation onto the central courtyard (March, 2022).



Rusticated stone base and sills. Buff brick sills. Corbelling. Red brick materiality.



Rectilinear form with flat roof and repetitive bays. Two-storey massing.

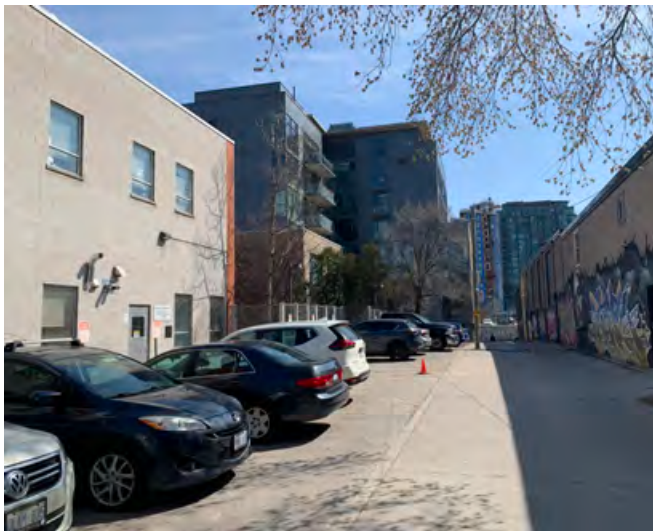
10.3 Context Photographs



View northwest on Dufferin Street towards the Site.



View south on Dufferin Street towards the Site.



View east on Milky Way Lane behind the community health centre (left) and the Site (right).



View south on the north-south laneway at the western edge of the Site. Terraced housing on Gwynne Avenue backs onto the laneway.



Bay-and-Gable houses adjacent to the Site on Melbourne Street.



View northeast from the Site along Milky Way Lane.



1,3,5 and 7 Melbourne Place (designated Part IV).



South elevation of 350 Dufferin Street from Melbourne Place.



East elevation of 1, 3, 5 and 7 Melbourne Place from the rooftop of 2 Melbourne Avenue (Note: March 2022)

11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

North

The context north of the Site can be summarized by a predominantly contemporary or modern mid-to-high-rise built form along Dufferin Street. Queen Street West features a 2-3 storey prevailing streetwall height, comprised of both Victorian-era storefront buildings and contemporary low-rise infill. The presence of the rail underpass and the Parkdale Amphitheater plaza dominates the character of the street near the intersection of Queen Street West and Dufferin Street.

South

The context south of the Site can be described as mixed along Dufferin Street, where fined-grained Victorian era workers' cottages sit alongside large modern residential buildings. Further south of King Street West, remnants of Parkdale's industrial era are apparent in several brick-and-beam structures, such as the former Toronto Carpet Manufacturing Co. (1179 King Street West), and the Sunbeam Incandescent Lamp Company (219 Dufferin Street). The low-rise Victorian-era residential character along Melbourne Avenue is largely intact and includes a mix of detached and semi-detached Bay-and-Gable house-form buildings.

East

The context east of the Site can be primarily described as multi-unit residential (mid-rise and townhouse), west of the rail corridor along Laidlaw Street. The east side of Dufferin Street opposite the Site is defined primarily by a pair of 8-storey modern apartment buildings with forecourts (345 and 395 Dufferin Street). East of the rail corridor, along Abell and Sudbury Streets, retained warehouses sit alongside contemporary residential development.

West

The context west of the Site is more fine-grain and low-scale than the context to the north, south or east. A variety of house forms dating to the late 1800s and early 1900s are found along residential tree-lined streetscapes. These buildings vary in their scale and siting, from rows of small workers' cottages on Gwynne Avenue, to larger, more elaborate house-form buildings on Melbourne Avenue and Elm Grove Avenue. A set of two listed housing terraces are located adjacent to the Site to the southwest on Melbourne Place.





QUEEN STREET WEST

EDM GROVE AVENUE

GWYNNE AVENUE

DUFFERIN STREET

JOE SHUSTER WAY

MELBOURNE AVENUE



12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

Adjacent Heritage Resources

The Site is adjacent to a set of listed terraces at 1-7 Melbourne Place built in 1889-1891 by builder Alvary Beecroft. The properties were listed on the City's Heritage Register on September 24, 1981. The two terraces face one another across a private courtyard, creating a unique condition. Archival photographs from the 1950s show the terraces once had wooden porches, however these have since been removed.

Both terraces are constructed of red brick, and have similar massing and form, however key elements differentiate the two buildings.

Eastern Terrace (1,3,5,7 Melbourne Place)

The eastern terrace contains four units and is slightly wider than the western terrace. It features a flat roof. The windows follow a six-over-six pattern. Window openings appear to be uniform in size and feature jack arches. Windows and shutters appear to be non-original replacements. The two sets of paired door openings feature a transom window. This terrace exhibits key elements of the Georgian style.

Western Terrace (2, 4, 6 Melbourne Place)

The eastern terrace contains three units. The roof is pitched and its prominent south-facing gable-end features bargeboard and a single arched window. Two dormers are located at the north end of the roof. There are six windows on the second floor and four windows on the first floor, each following a six-over-six pattern. Window openings appear to be uniform in size and feature jack arches. Windows and shutters appear to be non-original replacements. The three doors (two paired) feature a transom window. This terrace exhibits key elements of the Ontario Gothic style.

Note: the west elevation of the western terrace was not accessible during ERA's site visit.



Terraced housing at 1-7 Melbourne Place. Top: 1, 3, 5 and 7 Melbourne Place, Bottom: 2, 4 and 6 Melbourne Place (ERA, April 2022)



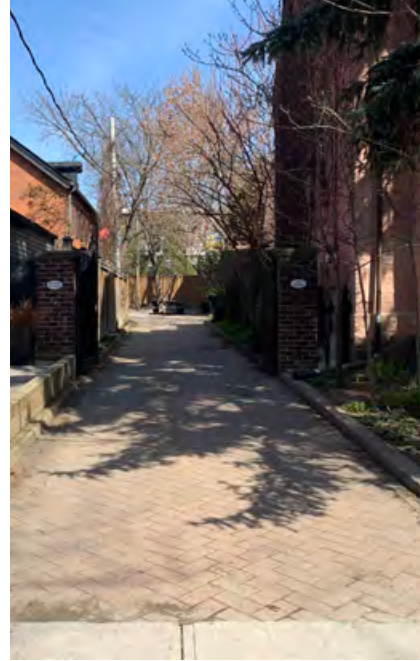
Aerial image showing the Site (dashed in red) in relation to the listed terraces (shaded in blue). The proposed Parkdale Main Street HCD, which is not yet in force, is located adjacent to the Site to the north.



Western terrace: north elevation (ERA, April 2022)



Western terrace: south elevation (ERA, April 2022)



Melbourne Place view from Melbourne Avenue (ERA, April 2022)



Eastern terrace: north elevation (ERA, April 2022)



Eastern terrace: south elevation (ERA, April 2022)



East elevation of 1, 3, 5 and 7 Melbourne Place from the rooftop of 2 Melbourne Avenue (ERA, March 2022).

13 CONDITION ASSESSMENT

A review of the exterior building conditions on the Site was carried out in May of 2021, and was subsequently updated based on on-site observations of the roofs and chimneys in March of 2022. Architectural features such as the exterior brick, stone masonry details, windows and doors, wood entrance elements, chimneys, and the accessible roof details and flashings on all buildings were reviewed. No hands-on or destructive testing was conducted.

The buildings' mechanical, electrical, and plumbing systems and elements were not included in the review. A structural assessment was carried out for 360 Dufferin Street by Read Jones Christoffersen Ltd. Engineers in June 2022.

The building components were graded using the following assessment terms:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

Good: Normal Result. Functioning as intended; normal deterioration observed;

Fair: Functioning as intended; Normal deterioration and minor distress observed;

Poor: Not functioning as intended; significant deterioration and distress observed;

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk.



Axometric view of the Site (indicated in blue) with address numbers indicated in white. The courtyard on the Site is shaded in yellow. Dashed lines indicate property lines, per the City's property data map (Google, 2020, Annotated by ERA).

360 Dufferin Street

The west elevation facing the courtyard appears to be in fair condition with some areas in poor condition with local deterioration such as mortar loss, masonry cracks and spalling of masonry in select locations. There appears to be organic growth from grade to parapets with brick staining at the masonry sills and light efflorescence along the length of the parapet and. The flashing appears to be in good condition. There appears to be soiling at the water table on the west elevation. The south elevation stone water table has been painted black with some of the paint in poor condition and flaking off. A new entrance canopy and new metal roof ladder appears to have been installed on the west elevation. The existing windows and doors appear to be in fair condition and are a mix of vinyl, wood and metal. Generally, the roof at 360 Dufferin Street appears to be in good condition.

The east elevation facing Dufferin Street appears to be fair condition with some areas in poor condition with local deterioration such as repointing in select locations and paint flaking off at masonry facade. A portion of the exposed north elevation wall along the second floor is parged over, with holes in masonry and steel connections for TTC streetcar cables. It appears the stone water table has been painted black with minor paint flaking. New masonry window sills have been installed and the flashing appears to be in good condition. The existing windows and doors appear to be in fair condition and are a mix of vinyl and wood.



360 Dufferin St. east elevation showing masonry elevations with corbelling, flaking paint along the facade, select window replacements, painted stone water table (ERA, 2021).



Roof condition (ERA, 2022).



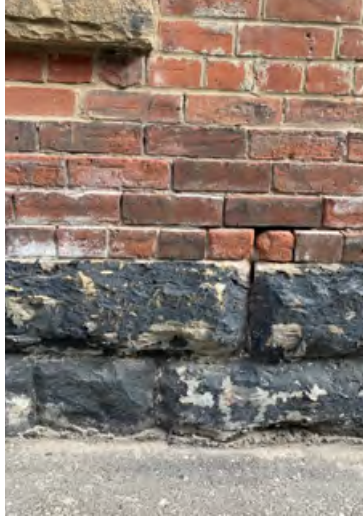
360 Dufferin Street new signage and corbelling above raised basement windows (ERA, 2021).



360 Dufferin St. east elevation, 3 southernmost bays and new painted signage (ERA, 2021).



Typical bay along the south elevation with a mix of wood and vinyl windows (ERA, 2021).



Flaking paint and mortar loss along the south elevation (ERA, 2021).



Vine growth along west elevation. Original wood window with a 6-over-6 pattern (ERA, 2021).



West elevation: new metal ladder and entrance canopy. Select infill of windows (ERA, 2021).



West elevation waterline (ERA, 2021).



West elevation, three southernmost bays with various eras of window replacements (ERA, 2021).

350-358 and 376R Dufferin Street

The south elevation of 376R Dufferin Street appears to be in good condition, the concrete block and brick work have been painted grey, new flashing and new windows and doors have been installed. The roof appears to be in fair condition with some areas showing water pooling.

The east elevation of 350-358 Dufferin Street appears to be in fair condition with some areas in poor condition with efflorescence, brick spalling, open mortar joints, parging and unsympathetic concrete block infills. The existing windows and doors appear to be in fair condition and the metal flashing appears to be in fair condition.

The chimneys on these properties appear to have been altered and their brick corbelling removed. Refer to the following page for an overview of chimney condition.



Alternate entrance to 358 Dufferin St. Repairs to chimney are evident (ERA, 2021).



Unsympathetic concrete block infill around the main entrance to 358 Dufferin St. (ERA, 2021).



East elevation of 350 Dufferin St. Note: this address is not noted on the property data map (ERA, 2021).



376R Dufferin Street, south elevation (ERA, 2021).



West elevation of 358 Dufferin Street with original windows and doors replaced (ERA, 2021).



Northwest corner of the courtyard (ERA, 2021)

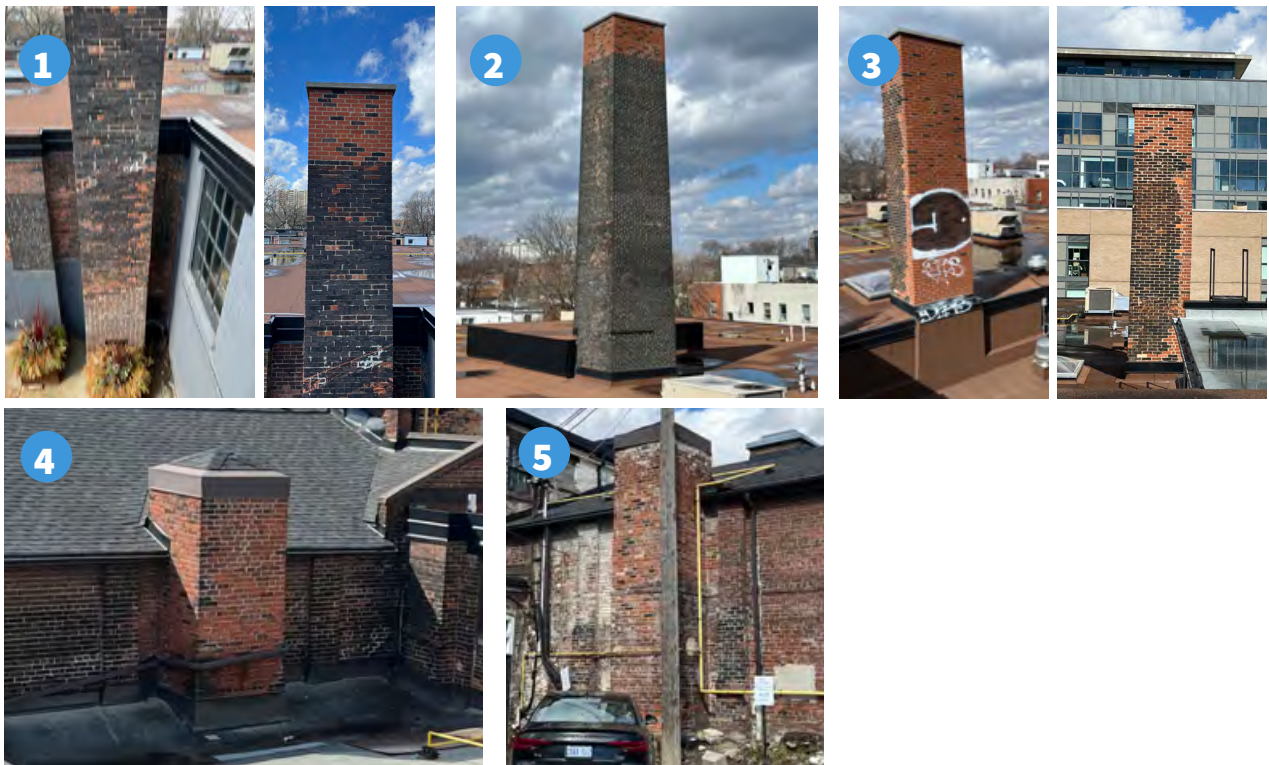
Notes on chimneys at 350-358 & 376R Dufferin Street

Refer to key map and photos on following page.

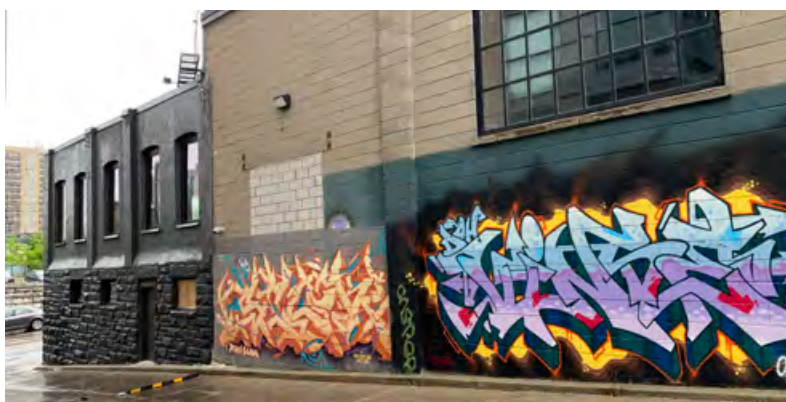
Chimney 1 & 2: Masonry appears to be in fair to poor condition, showing brick delamination, missing bricks, mortar loss and carbon staining.

Chimney 3: Masonry appears to be in fair condition, showing some brick delamination, damaged bricks, mortar loss and carbon staining.

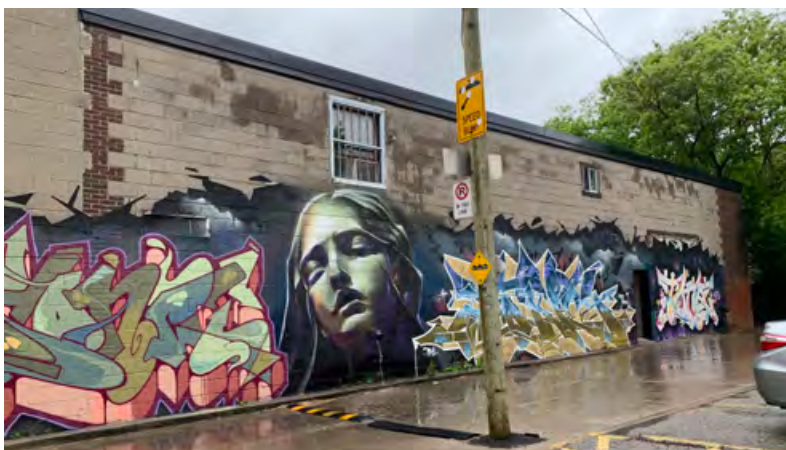
Chimney 4 & 5: The masonry at chimney 4 appears to be in fair to poor condition, showing brick delamination, mortar loss, carbon staining and unsympathetic mortar repairs. The masonry at chimney 5 appears to be in fair to poor condition, showing brick delamination, mortar loss, replacement bricks, carbon and paint staining and unsympathetic mortar repairs.



The north masonry walls of 376R and 358 Dufferin Street have been replaced with concrete block and appear to be in good condition with graffiti at grade. The window sills appear to be in good condition except one which is damaged and missing material at the center of the sill. The metal flashing and windows appear to be in good condition.



366-370 Dufferin Street (left) 376R Dufferin Street (right) rebuilt in concrete block (ERA, 2021).

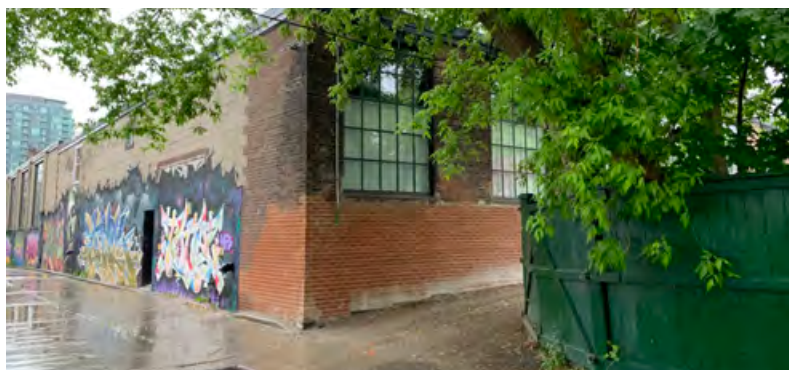


Concrete block along the majority of 358 Dufferin Street north elevation (ERA, 2021).

The west elevation of 350-358 Dufferin Street appears to be in fair condition with areas of poor condition. New brick has been installed from grade to the underside of the windows at approximately half of the façade of 358 Dufferin Street, with some parging below window sills, and spalled masonry in select locations. On 350-358 Dufferin Street, the parapet flashings appear to be in good condition. The stone sills and wood lintels appear to be in fair condition. The existing windows and doors appear to be in good condition. Select locations around window openings and the door opening have been restitched with new brick.



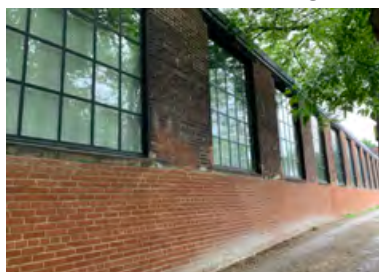
North elevation of 2-storey portion of core oven building at 350 Dufferin Street (ERA, 2021).



View of the north and partial west elevation of 358 Dufferin Street at entrance the north-south laneway from Milky Way Lane. The newer red brick at the bottom half of the wall extends most of the length of the west elevation (ERA, 2021).



Larger windows at the south end of the north elevation (ERA, 2021).



New windows and brick at 358 Dufferin Street (ERA, 2021).



New windows and flashing and original wood lintel at 358 Dufferin Street (ERA, 2021).



Muntin profile of older windows at 358 Dufferin Street (ERA, 2021).

342 Dufferin

The east elevation at 342 Dufferin Street appears to be in good condition, the brick is painted grey and yellow and the flashing installed appears to be in good condition. The existing windows and doors are of metal and appear to be in good condition. Generally, the roof appears to be in good condition. The two storey north elevation is concrete block and brick, covered in graffiti, which appears to be in fair condition. The metal flashing and windows appear to be in fair condition.



South and west elevation and chimney at 342 Dufferin Street (ERA, 2021).

340 Dufferin Street

The one storey east and south elevation appears to be in good condition, the façade is stucco and painted grey and the flashing installed appears to be in good condition. The existing stone foundation is painted grey and appears to be in fair condition with some areas of paint flaking and delamination. The existing windows and doors are metal and appear to be in good condition.



Roof at 340 Dufferin Street (ERA, 2021).



South elevation (ERA, 2021).



East entrance to 2-storey building (ERA, 2021).



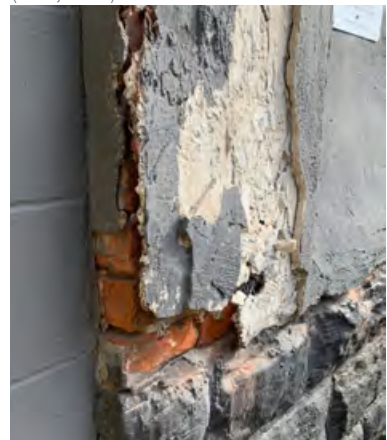
North elevation of the 2-storey building (ERA, 2021).



Non-original door opening at 340 Dufferin east elevation (ERA, 2021).



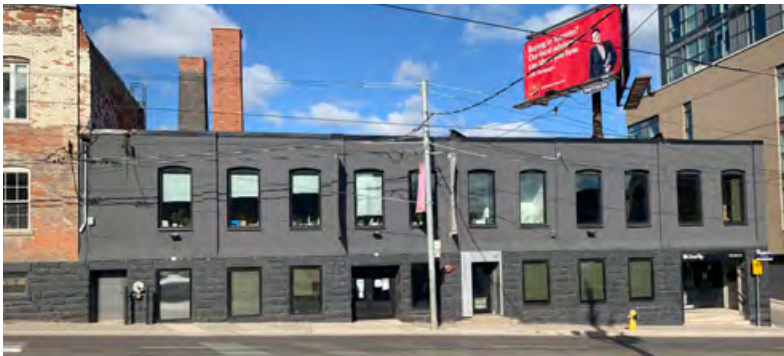
East elevation of single-storey building with altered window openings and parging (ERA, 2021).



Delaminated parging on the south elevation of the single-storey building (ERA, 2021).

366-370 Dufferin Street

The east building facade appears to have been painted grey with new flashing, windows and doors installed that appear to be in good condition. The north elevation appears to have been painted grey with new flashing, windows and doors installed that appear to be in good condition.



366-370 Dufferin Street, showing full parping of masonry and wholesale replacement of original windows and doors (ERA, 2021).



366-370 Dufferin Street north elevation (ERA, 2021).



Roof condition at 366-370 Dufferin Street (ERA, 2022).



Altered door opening and boarded window at 366-370 Dufferin Street (ERA, 2021).

14 DESCRIPTION OF DEVELOPMENT / SITE ALTERATION

The proposed development contemplates a mix of uses on the Site including residential, commercial/flex and office. Two towers (21 and 25 storeys) are proposed along Dufferin Street along with a 6-storey mid-rise building at the northwest corner of the Site and another mid-rise building (11-storeys) at the southeast corner of the Site.

The historic central courtyard is proposed to be maintained and expanded southward as a privately owned public space (POPS). Makers space and other active uses at-grade are proposed to re-activate the courtyard as the “heart” of the Site. A north-south pedestrian connection is proposed to link the Site to Milky Way Lane.

The buildings at 350-358 and 360 Dufferin Street are proposed to be partially retained and integrated with new construction as follows:

360 Dufferin Street:

- Retention of the full east elevation and a 3.5m return along the south elevation;
- Integration of commercial/flex uses at grade, residential amenity on the second floor and residential units on floors three and above, within the proposed podium structure;
- Siting of both towers are above and behind (3.5-5m) the retained 360 Dufferin West elevation, atop a two-storey “collar” floor at levels three and four; and
- General masonry cleaning, repair, restoration and rehabilitation works to be detailed in a forthcoming Conservation Plan subject to review and approval by City Heritage Planning Staff.

350-358 Dufferin Street:

At 350 Dufferin Street:

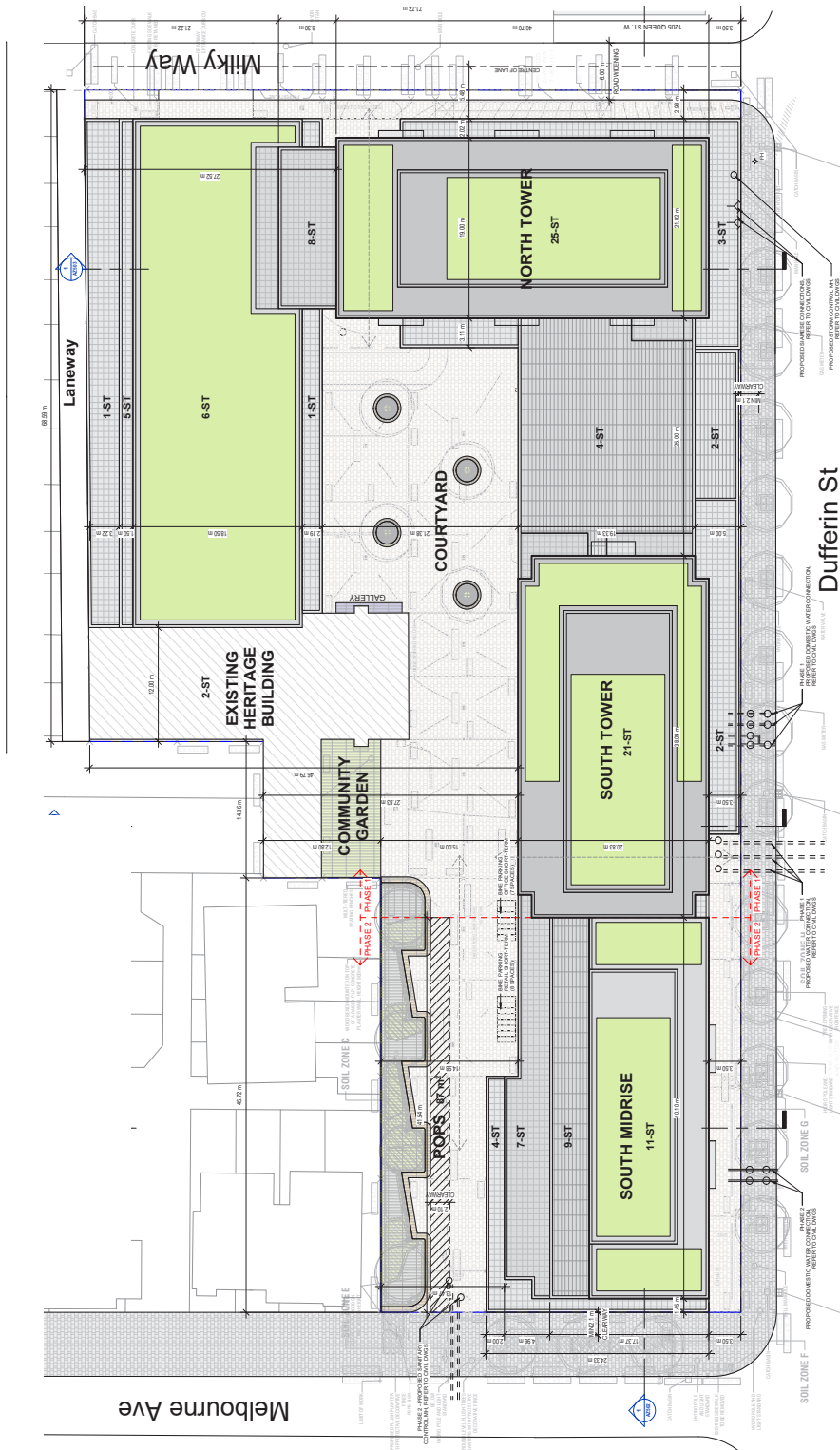
- Full building retention of the mixing and core oven buildings, and rehabilitation of these buildings as community space;
- Addition of a glass volume to house a community garden space on the south elevation of the core oven building and the east elevation of the mixing building at 350 Dufferin Street;
- Rebuilding of the remnant pair of chimneys on the north and south elevation of the core oven building;

At 358 Dufferin Street:

- Retention of the full west elevation of the foundry building at 358 Dufferin Street; and



View of proposed development from Dufferin Street, looking southwest (Sweeny & Co. Architects).



Proposed site plan (Sweeny & Co. Architects).

On both 350-358 Dufferin Street:

- General masonry cleaning and repair and restoration works to be detailed in a forthcoming Conservation Plan for review and approval by City Heritage Planning Staff.

The buildings at 340, 342, 366-370 and 376R Dufferin Street and 2 Melbourne Street are proposed to be removed.

Further details are provided in the architectural drawings prepared by Sweeny & Co. Architects, dated July 15, 2022 (see Appendix E).

Summary of Interventions Affecting Heritage Resources

Alterations and interventions affecting the draft heritage attributes of the Site, present on the high-integrity factory complex buildings and identified in the July 2022 CHER include:

- Portions of large footprint turn-of-the-century buildings surrounding the courtyard, including:
 - The entire west and north façades and all but 3.5m of the south façade of 360 Dufferin Street (as well as all interior building fabric);
 - The entire east façade of the foundry building at 358 Dufferin Street (and all interior building fabric); and
- Removal the chimney at 358 Dufferin Street.

Additional alterations to door sills and other openings may be required to provide for universal accessibility and allow for contemporary public-facing use. These and other such considerations, including associated alterations to site grading, will be determined at a later design stage and detailed in a Conservation Plan, subject to review and approval by Heritage Planning Staff.

There are no alterations or interventions that will have an adverse affect on the adjacent Melbourne Place terraces.



View of proposed development from Dufferin Street, looking southwest (Sweeny & Co. Architects).



View of proposed development from Dufferin Street, looking into the courtyard from the east-west pedestrian connection (Sweeny & Co. Architects).



View of proposed development from the courtyard, looking northwest towards the retained 350 Dufferin Street (Sweeny & Co. Architects, Chimney annotations by ERA).



View of proposed development from the courtyard, looking south towards the retained 350 Dufferin Street (Sweeny & Co. Architects, Chimney annotations by ERA).



View of proposed development northwest from the centre of the courtyard (Sweeny & Co. Architects).

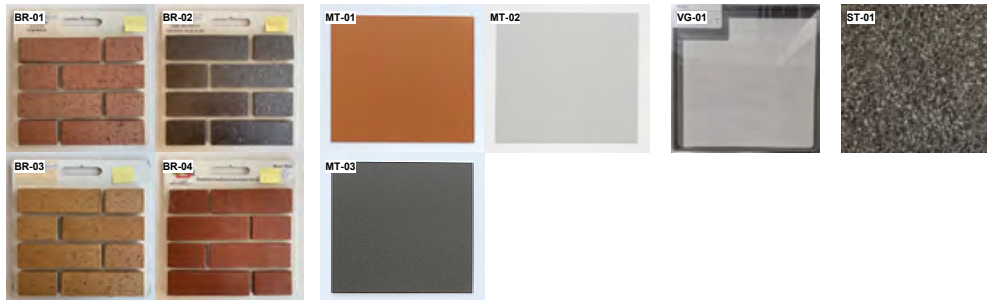


View north of the proposed POPS from the south edge of the Site near Melbourne Avenue (Sweeny & Co. Architects).



1 East Elevation - Dufferin Avenue - Detail 2
AZ452 1:50

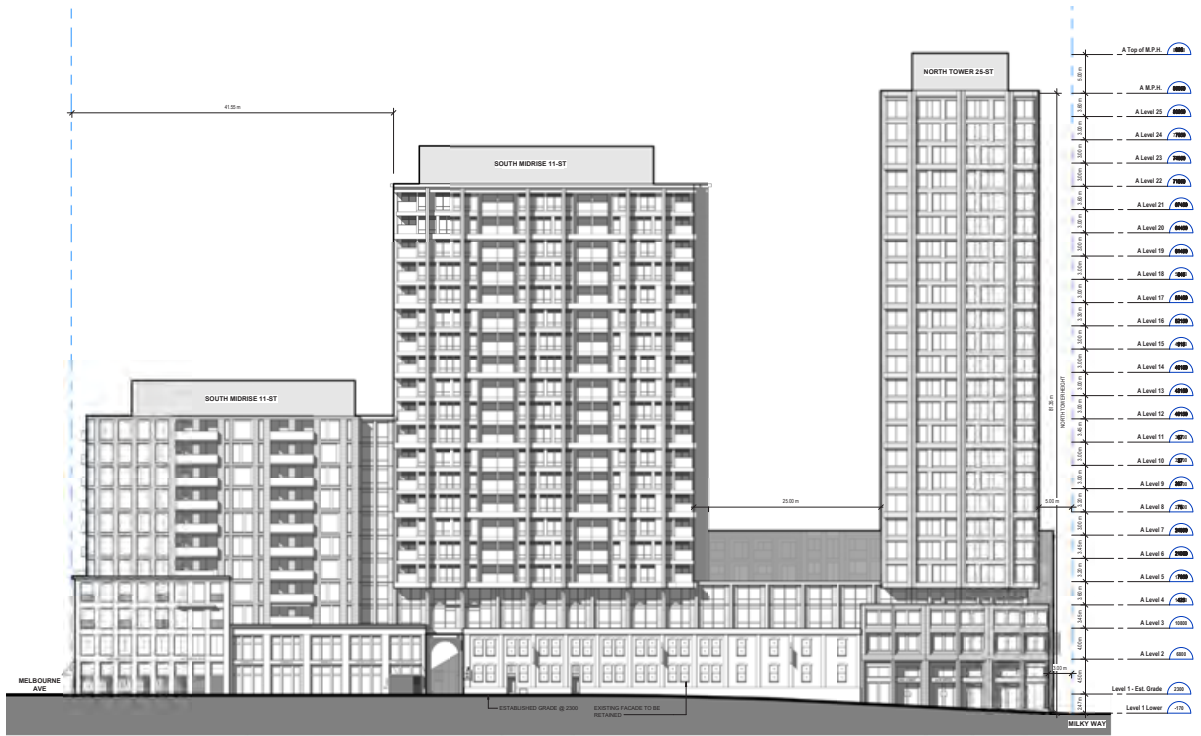
MATERIAL BOARD



MATERIALS LEGEND

Material Tag	Material Description
BR-01	Brick - Light Brown
BR-02	Brick - Dark Grey
BR-03	Brick - Buff
BR-04	Brick - Red
MT-01	Metal Panel - Bronze
MT-02	Metal Panel - Light Grey
MT-03	Metal Panel/Mullion - Dark Grey
ST-01	Stone - Granite
VG-01	Vision Glass

Proposed east rendered elevation, showing the interface and materials next to 360 Dufferin Street's east elevation (Sweeny & Co. Architects).



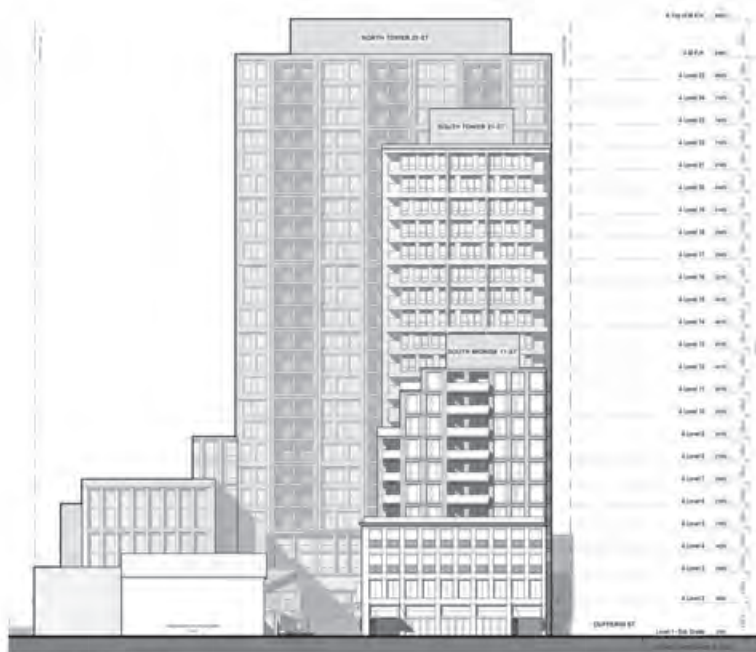
Proposed east elevations along Dufferin Street (Sweeny & Co. Architects).



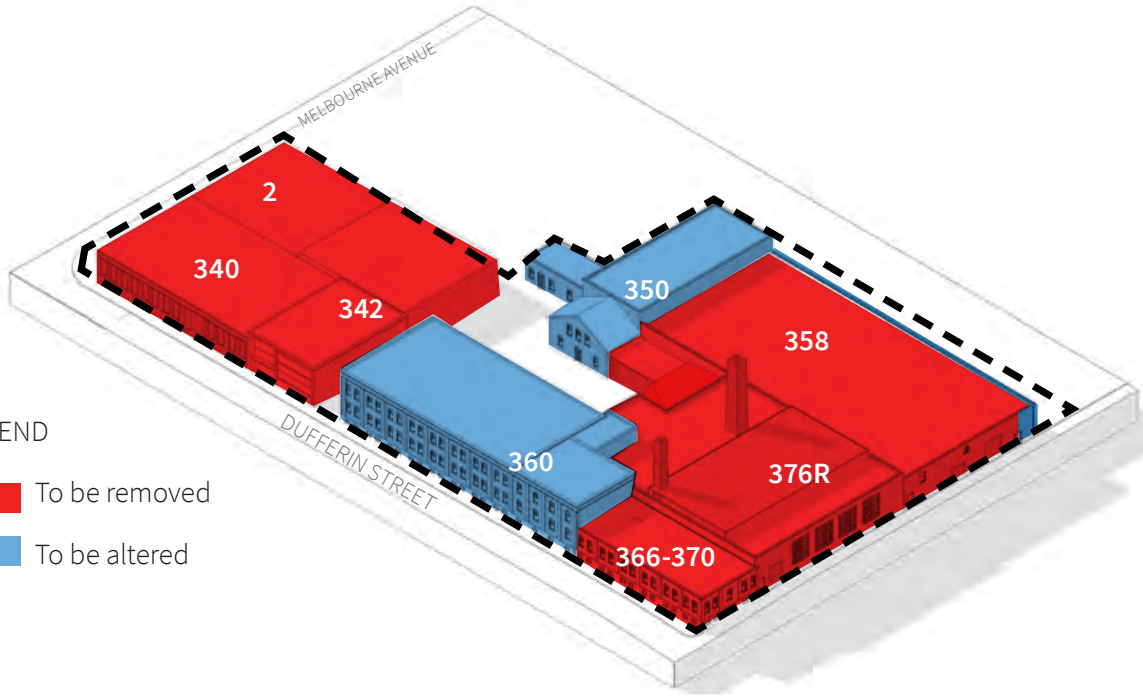
Proposed west elevations along the north-south laneway (Sweeny & Co. Architects).



Proposed north elevations along Milky Way Lane (Sweeny & Co. Architects).

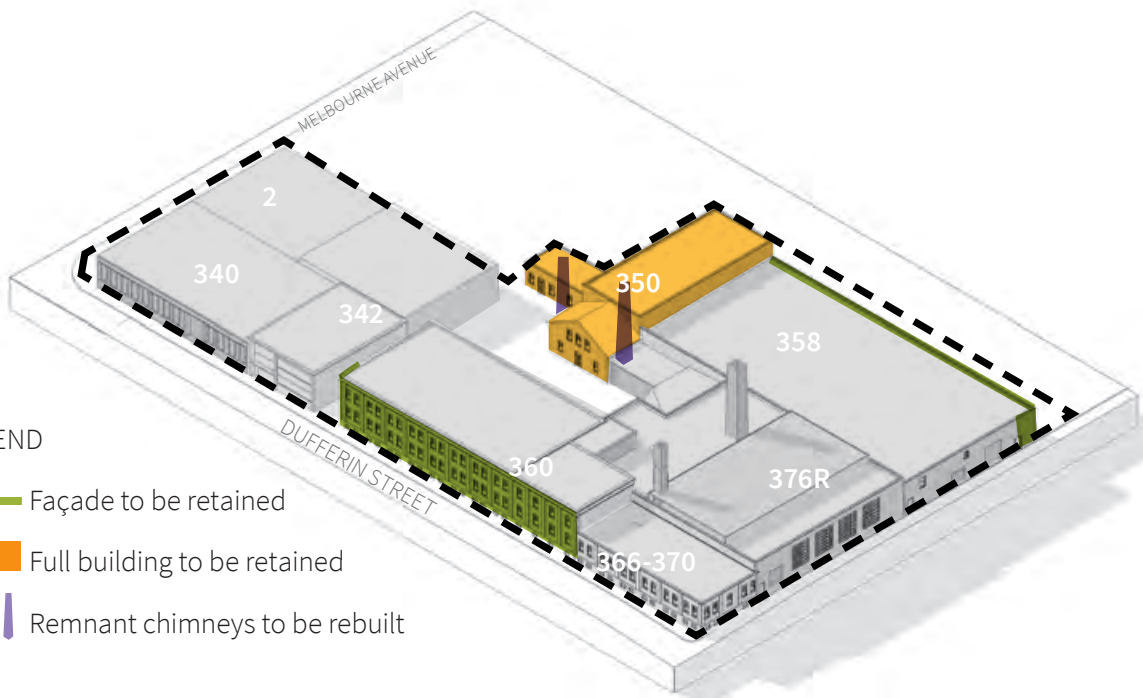


Proposed south elevations along Melbourne Avenue (Sweeny & Co. Architects).



LEGEND

- To be removed
- To be altered



LEGEND

- Façade to be retained
- Full building to be retained
- Remnant chimneys to be rebuilt

15 DEMOLITION

Select draft heritage attributes are proposed to be removed. These attributes are itemized in the following section.

Discussion & Rationale for Demolition

The primary reason for the proposed demolition of select draft heritage attributes is to facilitate the integration of new construction, including underground parking.

The majority of existing building fabric is proposed to be removed at 360 Dufferin Street, to allow for the accommodation of the greatest densities along Dufferin Street, a transit corridor with mid-high rise character. This siting strategy pulls massing away from the western edge of the Site, the adjacent listed terraces on Melbourne Place, and the residential uses on Gwynne Avenue. The proposed treatment at 360 Dufferin Street prioritizes the building's most prominent elevations: the east elevation and a portion of the return of the south elevation, allowing the building to "read" as a three dimensional object.

The core oven building and mixing building at 350 Dufferin Street are proposed to be retained *in situ*, at the western edge of the Site. The remnants of the foundry building at 350 Dufferin Street are proposed to be demolished, except for the western elevation and a small return on the north elevation. This western portion of the Site will sensitively transition to the adjacent listed properties on Melbourne Place and the residential character on Gwynne Avenue.

Much of the remnant foundry building fabric has diminished integrity due to fires and alterations. These parts of the building will be removed and replaced with new construction. The higher integrity parts of the building will be retained and activated with community uses.

Note: Other building fabric with heritage attributes that communicate the Victorian architectural character of the complex, for example red brick or rusticated stone foundations, will be demolished (eg. 340 Dufferin Street). In accordance with the evaluation of these properties under O. Reg. 9/06, the diminished integrity of these buildings has compromised their ability to convey the broader cultural heritage value of the Site.

16 ANALYSIS OF IMPACT OF DEVELOPMENT / SITE ALTERATION

16.1 On-Site Impacts

The July 2022 CHER identifies 350-358 and 360 Dufferin Street as properties with cultural heritage value in accordance with O. Reg 9/06. These are the buildings on the Site with the highest integrity and heritage attributes that communicate the cultural heritage value of the Site as a Victorian industrial complex.

Heritage attributes of these properties will be altered by the proposal, as follows:

- At 358 Dufferin Street, the remnant foundry building will be removed except for its west façade and the original brick return wall on its north façade. The building fabric that is proposed for removal has been substantially altered and, on the whole, does not communicate the Victorian architectural character of the complex clearly. The chimney of the foundry building is proposed to be removed as well.
- At 360 Dufferin Street, the west, north and all but 3.5m of the south façades, as well as all interior building fabric, will be removed to accommodate construction access and excavation for below grade parking. The south and west building façade include heritage attributes that communicate the Victorian architectural character of the complex. The south façade will be partially retained and the west facade is interpreted in the arched arcade design proposed for the interface between the new building and the courtyard.

Additional alterations to door sills and other openings of retained heritage building fabric may be required to provide for universal accessibility and allow for contemporary public-facing use. These will be detailed at a later design stage.

16.2 Adjacent Impacts

The development focuses density along Dufferin Street and conserves the setting of the adjacent listed heritage properties at 1-7 Melbourne Place.

The proposed development will cast some net new morning shadows on the adjacent listed properties at 1-7 Melbourne Place. These shadows are not significant as they will not alter the appearance of heritage attributes or change the viability of a natural feature or plantings.

Negative impact on a cultural heritage resource include, but are not limited to: Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).

17 ENGINEERING CONSIDERATIONS

The facade retention strategy for 360 Dufferin Street has been reviewed by Read Jones Christoffersen Ltd., Engineers for feasibility purposes. A summary of their professional opinion is provided in Appendix C.

18 MITIGATION

The following design considerations have been developed to mitigate heritage impacts associated with the proposed development:

- Stepback (3.5-5m) of proposed new construction above the retained heritage fabric at 360 Dufferin Street;
- Stepback (3.2-4.7m) of new construction at 358 Dufferin Street from the retained west elevation of the foundry building;
- Setback (3.5m) of new construction at 340 Dufferin Street from the lot line, to allow 360 Dufferin Street to sit proud of the new building to the south;
- Overall stepping down of massing to the west, adjacent to the listed terraced houses at 1-7 Melbourne Place;
- Large (13.5- approx. 15m) setback of the base of new construction from the rear lot line of the listed terraces at 1, 3, 5 and 7 Melbourne Place, with most density proposed along Dufferin Street;
- Retention of 3.5m return of 360 Dufferin Street, equivalent to the length of a full building bay, along the south elevation, to maintain the building's legibility as a three-dimensional form;
- Reinstating the three-storey streetwall building condition at the corner of Milky Way Lane and Dufferin Street;
- Introduction of new construction that is sympathetic to the retained building fabric and references the design of 360 Dufferin Street:
 - Use of compatible horizontal datum lines along the first and second storeys of new construction along Dufferin Street;
 - Use of a cornice treatment on new construction at 340 Dufferin Street;
 - Pairing of window bays on the proposed building along Dufferin Street, including (1) the "collar," floors three and four and (2) the tower, floors five through 21; and
 - Interpretation of the historic condition of stretched first and second storeys of the elevation, through the addition of a two-storey continuous "collar" floor spanning the majority of the Dufferin Street frontage.
- Sympathetic design of new construction along the north-south laneway and above and behind the retained west elevation of

358 Dufferin Street, including compatible, frequent division of vertical bays;

- Use of compatible and distinguishable materiality for new construction, including a varied brick palette (brown, red, grey, buff), grey and bronze-tone metal panels, granite and glazing;
- Sympathetic design of new construction along the north-south laneway, including use of compatible, frequent division of vertical bays; and
- Use of compatible and distinguishable materiality for new construction.

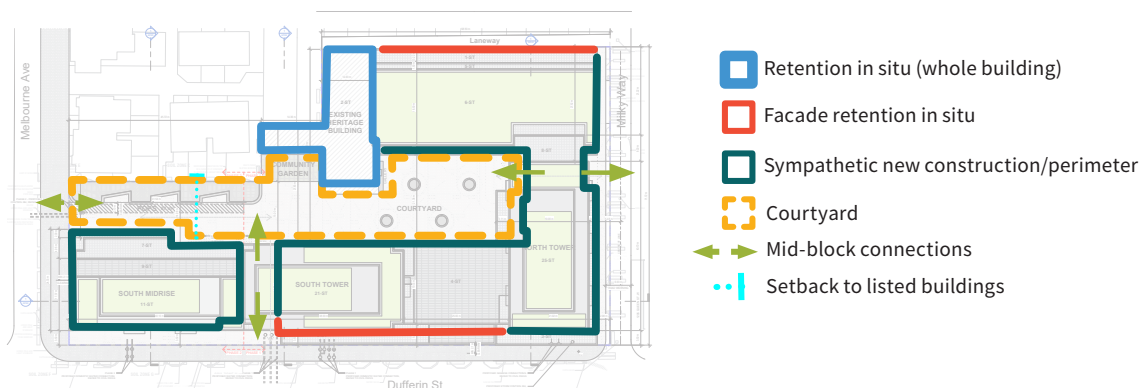


Rendered view north along Dufferin Street. The south return of 360 Dufferin Street is visible alongside new construction to the south, which is set back from the public-right-of-way (Sweeny & Co. Architects).

19 CONSERVATION STRATEGY / SUMMARY

The proposed conservation strategy for the Site is rehabilitation:

- Conserve and reinforce the prominence of the interior courtyard as the “heart” of the Site;
- Maintain the historic massing around the courtyard and the perimeter block form;
- Conserve high-integrity building elements that communicate the Site’s cultural heritage value:
 - 360 Dufferin Street: retention of east and partial (3.5m) south elevations; and
 - 350-358 Dufferin Street: retention of the mixing and core oven buildings (350 Dufferin Street) and the full west elevation of the foundry building (358 Dufferin Street).
- Reconstruct remnant chimneys at 350 Dufferin Street;
- Introduce sympathetic new construction on the Site that:
 - Reinstates three-storey massing at the corner of Milky Way Lane and Dufferin Street, to interpret the original massing of 366-370 Dufferin Street; and
 - Provides stepbacks above retained heritage elevations at 358 and 360 Dufferin Street.
- Commemorate and interpret the industrial history of the Site through landscape and public art interventions.



Overview of conservation strategy (Site plan by Sweeny & Co. Architects, annotated by ERA).

20 STATEMENT OF PROFESSIONAL OPINION

ERA has assessed the proposed development on the Site according to the Terms of Reference provided for HIAs (2021) and according to best practices in the *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010). ERA's analysis is informed by the cultural heritage value and draft heritage attributes for 350-358 and 360 Dufferin Street, outlined in ERA's July 2022 CHER (Appendix B).

In our opinion, the proposal conserves the cultural heritage value of the Site, while reconciling practical considerations related to construction access and parking, and achieving broader planning objectives. While some draft heritage attributes are proposed to be removed, as outlined in Section 16 of this Report, the proposal conserves the cultural heritage value of the Site by:

- Maintaining the historic pattern of development on the Site, with buildings grouped around an expanded and animated courtyard;
- Conserving of highly-visible and intact built elements of the potential cultural heritage resources at:
 - 360 Dufferin Street: retention of the full east and partial south elevations; and
 - 350-358 Dufferin Street: retention and reuse of the mixing and core oven buildings (350 Dufferin Street) and west foundry elevation and partial north return wall (358 Dufferin Street).
- Conserving the historic boundary condition of the Site and its relationship to the courtyard and laneway landscape elements;
- Reconstructing the remnant chimneys at 350 Dufferin Street, as part of a larger conservation scope of work to be detailed at a later stage; and
- Providing for sympathetic design, massing and materiality of new construction.

The proposal's animation of the central courtyard with makers and community space is consistent with the courtyard's role as the historic centre of the Site. The proposal will commemorate and interpret the industrial history of the Site through elements such as public art, plaques and other means, which will be described in a forthcoming Heritage Interpretation Plan.

The proposed Site strategy mitigates shadowing and other potential contextual impacts on adjacent listed properties at 1-7 Melbourne Street, by focusing density along Dufferin Street.

Based on our policy review (refer to Appendix D), assuming 350-358 and 360 Dufferin Street are added to the Heritage Register further to ERA's July 2022 CHER recommendation, the proposal will be consistent with the heritage policies and guidance contained in the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, the *Toronto Official Plan* and the City of Toronto's *Tall Building Guidelines*, specifically:

- Section 1.7.1 and 2.6.1. of the *Provincial Policy Statement* (2020);
- Section 1.2.1 and 4.2.7 of the *Growth Plan*;
- Section 3.1.5 policies 4, 5, 6, 26, 27* and 29 of the *Toronto Official Plan* (2015); and
- Section 1.6 of the *Tall Building Guidelines*.

*Regarding Section 3.1.5, policy 27 of the Toronto Official Plan, the proposal involves some façade retention, in combination with other more robust conservation methods, including full building retention of the core oven and mixing buildings of 350 Dufferin Street. The retention of the façade at 360 Dufferin Street has been deemed necessary for construction access and parking excavation and the façades proposed for removal are not presently visible from the public realm. A portion (3.5m) of the return wall is maintained, in order to convey the building's three dimensional form.

It is ERA's professional opinion that the proposal appropriately conserves the cultural heritage value and attributes of the Site, as established in the July 2022 CHER by ERA. The proposal further mitigates impact to adjacent listed terraces at 1-7 Melbourne Place. The proposed conservation approach is in accordance with relevant provincial and municipal heritage policies and guidance.

APPENDIX A: REQUIRED CONTENTS CHECKLIST



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER **is not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist

A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.

By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- ✓ This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- ✓ Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- ✓ Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- ✓ City's property data map
- ✓ Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER)

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- Evaluation of a property over 40 years old and date evaluation was completed.

[Complete CHER appended to this Report](#)

8. Description of On-site Heritage Resources

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online. [N/A](#)
- For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online. [N/A](#)

9. Historic Photographs

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- Toronto Archives
- Toronto Public Library
- Historical society archives

10. Current Photographs/Images

- Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:

- Each building elevation
- Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
- Existing context including other buildings on and adjacent to the site and existing landscaping
- Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
- Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
- Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

- Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- Part IV or V designation dates and details. [N/A](#)

Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office. N/A

Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.

Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

- can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.
- A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
 - Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
 - Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- Check if NO demolition or removal is proposed.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
- Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
- Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- ✓ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ☐ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ✓ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

- Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.

APPENDIX B: CULTURAL HERITAGE EVALUATION REPORT

An aerial photograph of the Dominion Radiator Complex, a large industrial building complex, rendered in a monochromatic blue color. The complex is situated at the intersection of Dufferin Street and Melbourne Avenue. The image shows the layout of the buildings, surrounding streets, and a railway line at the bottom. The text is overlaid on the top left portion of the image.

DOMINION RADIATOR COMPLEX
340-376R Dufferin Street & 2 Melbourne Avenue

CULTURAL HERITAGE EVALUATION REPORT

Issued: July 15, 2022

ERA

Project # 16-031-03
Prepared by PE / SI / JQ / KK / ZC / JG

PREPARED FOR:

Hullmark
474 Wellington St. W, Suite 200
Toronto, ON M5V 1E3
T: 416 510 1700

PREPARED BY:

ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1
416-963-4497

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Cultural Heritage Evaluation Report Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report in Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader sets of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, ICOMOS, CAHP is a senior associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Janice Quieta, OAA, MArch, LEED Green is a senior associate at ERA. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University. Her work focuses on restoration, renovation, and new construction, with a particular interest in sustainable technology at the intersection of new and existing materials.

Kasper Koblauch, MCIP, RPP is a planner and project manager at ERA with over six years of public and private-sector professional planning experience. He holds a Master of Planning from Ryerson University.

Zoe Chapin, MUP, Candidate member OPPI is a planner with the heritage planning team at ERA Architects. She holds a Masters of Urban Planning from McGill University, where she also completed a Bachelor of Urban Systems.

Jamie Glasspool is a Heritage Planner at ERA, specializing in historical research and analysis. He holds a Bachelor of Arts in Urban Studies from McGill University, where he also completed a semester abroad at the University of Manchester.

3 EXECUTIVE SUMMARY

Background

This Cultural Heritage Evaluation Report (“CHER”) has been prepared by ERA Architects Inc (“ERA”) to consider the cultural heritage value of a group of properties known municipally as 340, 342, 350, 358, 360, 366, 368, 370 and 376R Dufferin Street and 2 Melbourne Avenue, Toronto (the “Site”). The Site comprises the former Dominion Radiator Company factory complex and a number of later buildings. The buildings on the Site range from one to two storeys and were incrementally built between 1883-1970s.

None of the properties on the Site are listed on the City of Toronto’s Heritage Register or designated under the Ontario Heritage Act. The Site is adjacent to 1-7 Melbourne Place, a pair of 1889-1891 residential terrace buildings listed on the City’s Heritage Register. The Site is also adjacent to the proposed Parkdale Main Street Heritage Conservation District (HCD), which is not yet in force.

The findings of this CHER represent ERA’s professional opinion based on primary and secondary research, best practices in heritage property assessment and on-site investigation. The outcomes of the City of Toronto Heritage Planning’s independent research and analysis, as well as ongoing community consultation, may impact the ultimate determination of cultural heritage value on the Site.

Summary of Cultural Heritage Evaluation

ERA finds the Site carries value as a representative turn-of-the-century factory complex, with Victorian architectural influences. It is associated with the Dominion Radiator Company and the industrialization of Parkdale. Some buildings on the Site were designed or altered by notable Toronto architect E.J. Lennox. The turn-of-the-century buildings on the Site are functionally, visually and

historically linked to one another as components of the same factory complex.

Within the Site, the buildings addressed 350-358 and 360 Dufferin Street meet the Ontario Regulation (O. Reg) 9/06 criteria for design/physical, historical/associative, and contextual value. The buildings addressed 340 and 366-370 Dufferin Streets also meet the O.Reg 9/06 criteria under associative and contextual value, however their integrity, and consequently their ability to communicate this value, has been diminished by a number of fires and alterations.

The buildings at 2 Melbourne Street and 342 and 376R Dufferin Street do not meet the criteria set out under O. Reg. 9/06.

Summary of Draft Heritage Attributes

The following list of heritage attributes has been drafted by ERA:

Design and Physical Value

The following heritage attributes convey the cultural heritage value of the Site as a representative turn-of-the-century factory complex:

Landscape elements:

- The central courtyard designed to service the industrial functions of the Site; and
- The exterior service areas of the Site, including the east-west driveway.

Building elements:

- Large footprint buildings grouped around the central courtyard;
- 360 Dufferin Street, with its long, rectilinear plan and frequent, repetitive bays;

- 350-358 Dufferin Street, with its discrete building elements and varied massing to suit different functions;
- Remnant industrial chimneys at 350-358 Dufferin Street; and
- Remnant industrial chimneys at 376R Dufferin Street.

The following heritage attributes, where present on the high-integrity factory complex buildings, convey the Site's late Victorian industrial architectural influences:

- Relatively utilitarian design with little ornamentation;
- Red brick materiality;
- Regular fenestration, with windows in various styles and profiles (flat-headed, arched and segmentally arched);
- Contrasting buff brick lintels;
- Brick corbelling;
- Rusticated stone foundations;
- Stone sills;
- Front-facing gable of the "core oven" building at 350 Dufferin Street; and
- Remnant industrial chimneys.

Contextual Value

The following heritage attributes carry contextual value within the industrial complex:

- The siting of the buildings around a central courtyard, with contiguous additions;
- Red brick materiality, relating the various structures on the Site to one another;
- The central location and prominence of the "core oven" building in the centre of the courtyard at 350 Dufferin Street; and
- The taller, more formal "edge" of the site along Dufferin Street, specifically the office and factory addition at 360 Dufferin Street.

Professional Opinion

ERA has assessed the Site according to O. Reg 9/06 using a cultural heritage landscape lens, which considers the collection of buildings and landscape elements on the Site as part of a dynamic campus context designed, in its original form, to accommodate industrial manufacturing.

The buildings at 350-358 and 360 Dufferin Street represent the most intact elements of the Site, contributing to its legibility as a turn-of-the-century industrial factory complex.

Recognizing that City of Toronto Heritage Planning Staff have the authority to recommend properties that meet at least one of the criteria under O. Reg 9/06 for inclusion on the City's Heritage Register and/or designation under the OHA, it is ERA's professional opinion that 350-358 and 360 Dufferin Street have cultural heritage value and should be considered candidates for listing or designation.

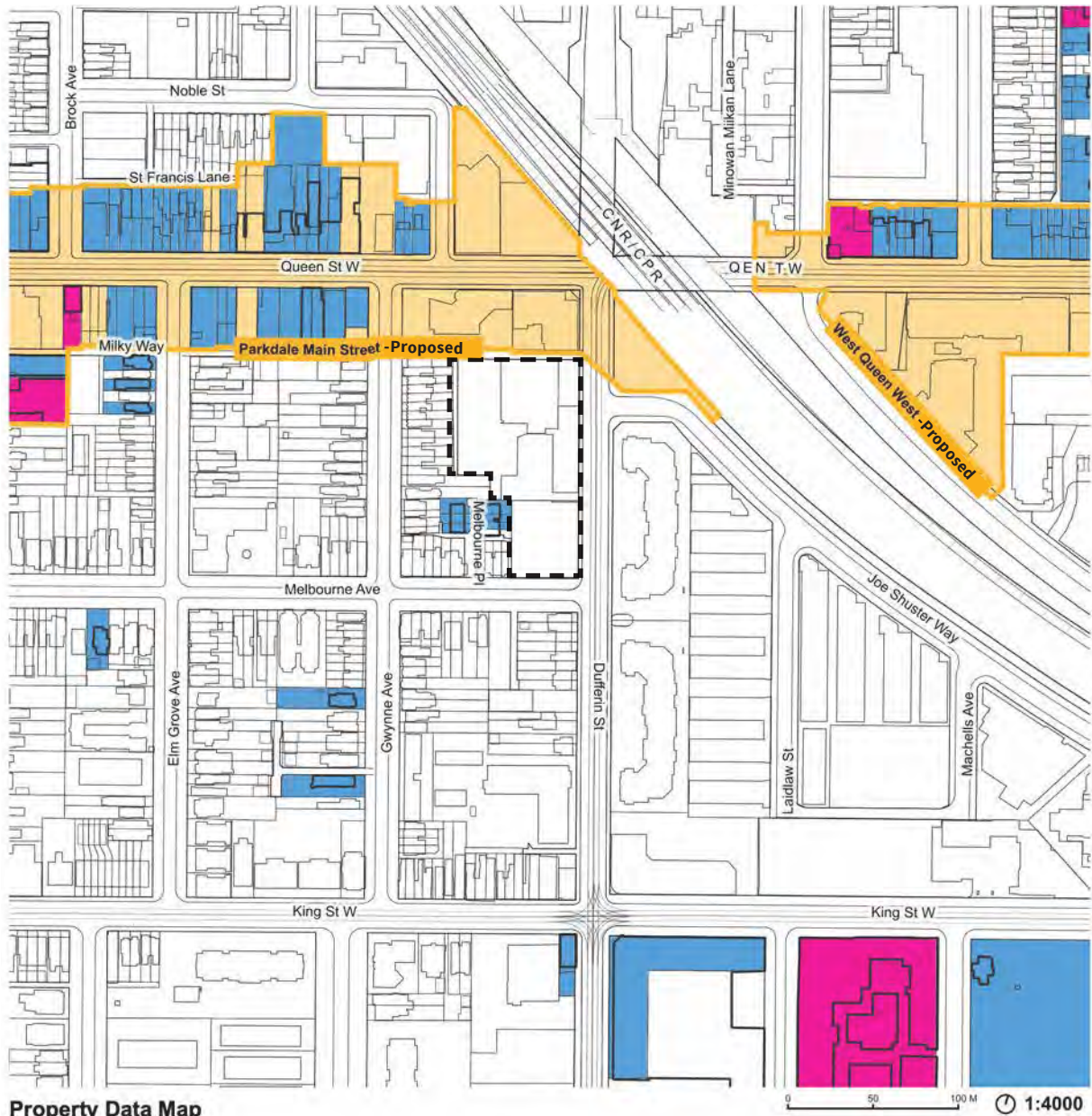
4 PROPERTY OWNER

Charles Arbez, Director, Development
Hullmark
474 Wellington St. W, Suite 200
Toronto, ON M5V 1E3
T: 416. 510. 1700
E: charles@hullmark.ca

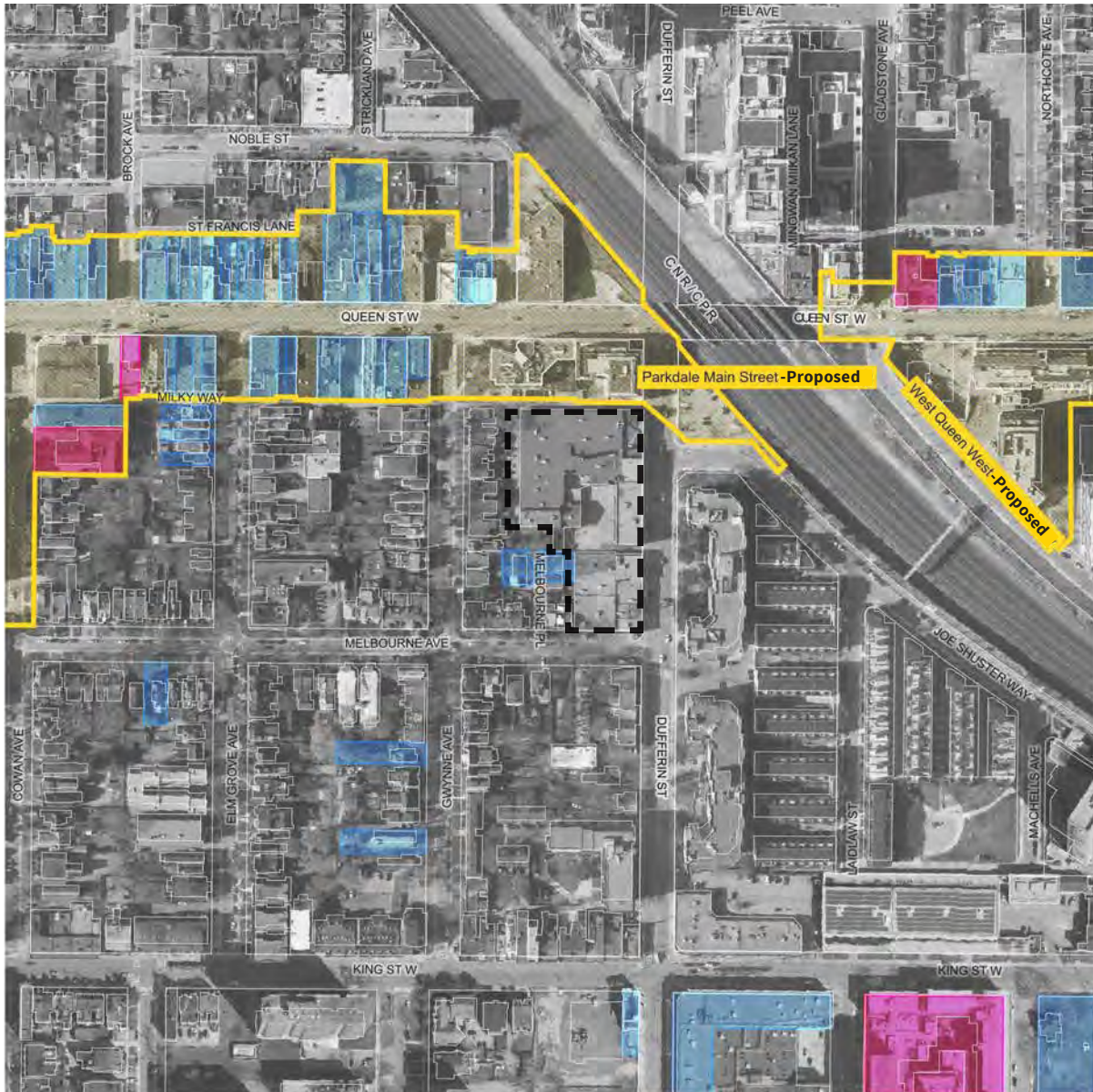
5 OWNER'S REPRESENTATIVE OR AGENT

Please refer to section 4.

6 LOCATION PLAN



City Property Data Map with the Site dashed in black. Listed properties are shaded in blue. Designated properties are shaded in pink. The adjacent proposed Parkdale Main Street HCD is indicated in yellow (City of Toronto data portal, annotated by ERA).



Context Map

0 50 100 M 1:4000

Heritage Status

- Listed
- Part IV
- HCD - Proposed (not yet in force)

- Site

Aerial image with the Site dashed in black. Listed properties are shaded in blue. Designated properties are shaded in pink. The adjacent proposed Parkdale Main Street HCD is indicated in yellow (City of Toronto data portal, annotated by ERA).

7 REASONS FOR CHER & BACKGROUND INFORMATION

According to the City's Terms of Reference for CHERs (2021), a CHER report is strongly encouraged for properties with buildings 40 years of age or older.

Correspondence between the property owner and Heritage Planning Staff in February 2022 confirmed Staff's request for a CHER to explain the heritage value and attributes of the property and determine the significance of the various buildings on the Site.

8 DESCRIPTION OF PROPERTY & VISUAL INSPECTION

The Site is located on the west side of Dufferin Street between Milky Way Lane and Melbourne Avenue. The Site's legal addresses are 340, 342, 350, 358, 360, 366, 368, 370, 376R Dufferin Street and 2 Melbourne Avenue, Toronto.

The Site is designated *Neighbourhoods* on Map 18 - Land Use Plan of the Official Plan. The Site is zoned "I1-Industrial" and "D2-Non Residential Density," per former City of Toronto By-law 438-86. The Site is not located within a Secondary Plan Area. The Site is adjacent to the Garrison Common Secondary Plan area. There are no Site and Area Specific Policies applicable to the Site. The West Queen West - Parkdale Main Street Site and Area Specific Policy (No. 566) is in effect on adjacent lands to the north of the Site along Queen Street West.

None of the properties on the Site are included on the City's Heritage Register or designated under the Ontario Heritage Act. The property is not located within an area of archaeological potential, per the Toronto Archaeological Potential Map.

ERA conducted a visual inspection of the property in May 2021 and March 2022. A summary of observations for each building on the Site is provided on the following pages.



Axometric view of the Site (indicated in blue) with address numbers indicated in white. The courtyard on the Site is shaded in yellow. Dashed lines indicate property lines, per the City's property data map (Google, 2020, Annotated by ERA).

340 Dufferin Street

340 Dufferin Street is a one-storey, flat-roofed former storehouse building, built circa 1899-1903 for the Dominion Radiator Company. The building fronts Dufferin Street and flanks Melbourne Avenue. The building is comprised of a painted rusticated stone base and parged-over-brick elevations. The building fronts onto Dufferin Street. The building has been heavily altered, through parging, enlarged window openings, replacement of sash windows with fixed window units, and the introduction of a new, recessed door opening on Dufferin Street.



East elevation of 340 Dufferin Street along Dufferin Street.

342 Dufferin Street

342 Dufferin Street is a two-storey, flat-roofed former office and factory building, built circa 1955. It was designed by architects Sidney Bregman and George Hamann for Design Craft Ltd. The rear of the building is one-storey. The building is constructed of brick (east elevation) and concrete block (north elevation), which has recently been painted. The building fronts Dufferin Street and flanks the private east-west driveway leading to the central courtyard. The principal (east) elevation is characterized by a glazed double-height atrium space with a staircase. Two horizontally-oriented rows of windows (contemporary replacement window units) span the first and second floors.



East elevation of 342 Dufferin Street along Dufferin Street.

2 Melbourne Avenue

Two Melbourne Avenue is a one-storey office and storage building, incrementally built between 1973 and 1978. The building is constructed of concrete block. It fronts Melbourne Avenue. The building is unornamented, and features one opening, a centrally placed door on the south elevation.



South elevation of 2 Melbourne Avenue and 340 Dufferin Street. Note: May 2021.

350-358 Dufferin Street

350-358 Dufferin Street is a one-to-two-storey red-and-buff-brick industrial factory complex building, built between 1896-1900, with three distinct, but contiguous volumes:

350 Dufferin Street:

- A one-storey “**mixing**” building constructed of red brick and featuring a flat roof. The building features Victorian architectural influences in its contrasting brickwork. Five segmentally arched openings (3 windows, 2 doors) span the east (principal) elevation, along with three smaller segmentally arched openings that have been bricked in. Buff brick lintels are located over each opening;
- A two-storey red brick “**core oven**” building with front (east)-facing gable form and rear flat roof. The building features Victorian architectural influences in its contrasting brickwork. The principal (east) elevation features symmetrically arranged openings, including, on the second floor, three segmentally arched windows flanked by two arched windows, each with a buff brick lintel. The size of openings on the first floor east elevation have been altered, including the original large tracked door, which has been partially blocked in and replaced with a conventional steel door. Two remnant chimneys are located on the north and south elevations of this portion of the building. The west elevation of the building backs onto a north-south laneway, and includes five window openings and one door opening (altered size), each with a timber lintel and stone sill; and

358 Dufferin Street:

- A double height “**foundry**” building with flat roof (the historic gabled roof with clerestory windows has been removed), exterior remnant chimney (now truncated and capped), large industrial windows along the west and east elevations (note: some of these are original steel windows, others have been replaced). The building is constructed of red brick. Significant masonry repairs have been made at the northwest corner of the building, including replacement of a majority of the north elevation with concrete block.



East elevation of the mixing building from the interior courtyard.



South and east elevations of the core oven portion from the interior courtyard.



East elevation of the foundry building.

360 Dufferin Street is a two-storey, 12-bay red brick office and manufacturing building, built in two parts from c. 1889-1895, as an addition to the original main building at 366-370 Dufferin Street. These additions feature a raised basement made of rusticated stone. The building forms the largest contiguous portion of streetwall on the Site. The four northernmost bays were constructed 1893-1894, and the eight southernmost bays were constructed in 1896. The Victorian building features include corbelling along the first floor and cornice line, contrasting buff brick lintels and a rusticated stone base. The majority of windows follow a 6-over-6 pattern (original and replacement windows) with some contemporary casement windows. The principal elevation is located along Dufferin Street, where a small inset doorway are located within the 4th bay. A contemporary entrance canopy and door is located along the interior courtyard.



East elevation of 360 Dufferin Street along Dufferin Street.

366-370 Dufferin Street is a one-storey parged-over-brick factory and office building (1883) with a raised basement made of rusticated stone. The building is sited along an area of Dufferin Street with a significant grade change, creating an unusual ground plane condition. This building is a remnant of a former three storey (plus raised basement) building on the Site, which was partially destroyed in a 1953 fire. All original windows have been replaced with contemporary casement windows. The building fronts onto Dufferin Street and flanks Milky Way Lane.



East elevation of 366-370 Dufferin Street along Dufferin Street.

376R Dufferin Street is a one-storey red brick and concrete block building (c. 1883-1888, with additions in 1924, 1935, 1953). A 20th century addition extends this building into the courtyard. The building appears to have been largely destroyed and rebuilt following two fires in 1935 and 1953. The entire north elevation of the building has been rebuilt with concrete block. Contemporary window units have been installed throughout. Two square brick chimney remnants, whose bases are internal to the building, are partially intact.



View of south elevation of 376R Dufferin Street from within the courtyard.

Together, the contiguous buildings on the Site bound a private interior courtyard, closed on four sides, with a narrow east-west access lane to Dufferin Street. The size of this courtyard has evolved over time, shrinking with incremental additions to the Site.

A north-south laneway abuts the west elevation of 350-358 Dufferin Street.

9 CURRENT PHOTOGRAPHS

9.1 Site Photographs

All photos by ERA and dated April 29, 2022, unless otherwise indicated.



South elevation of 340 Dufferin Street along Melbourne Avenue. Note: May 2021.



South elevation of 340 Dufferin Street along Melbourne Avenue. Note: May 2021.



East elevation of 340 Dufferin Street along Dufferin Street.



East elevation of 342 Dufferin Street along Dufferin Street.



North elevation of 342 Dufferin Street along private driveway entrance to courtyard.



East elevation of 360 Dufferin Street along Dufferin Street.



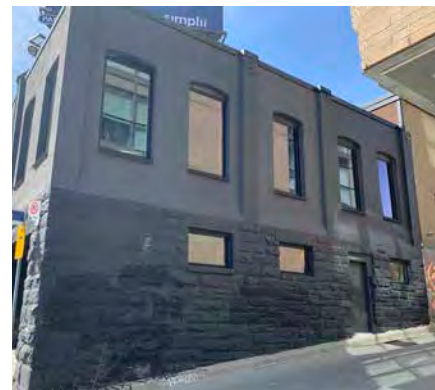
West elevation of 360 Dufferin Street from interior courtyard parking area.



South elevation of 360 Dufferin Street from private east-west driveway.



East elevation of 366-370 Dufferin Street along Dufferin Street.



North elevation along Milky Way Lane (right).



North elevation of 376R Dufferin Street along Milky Way Lane.



North elevation of 376R Dufferin Street (left) where it meets 358 Dufferin Street (right) along Milky Way Lane.

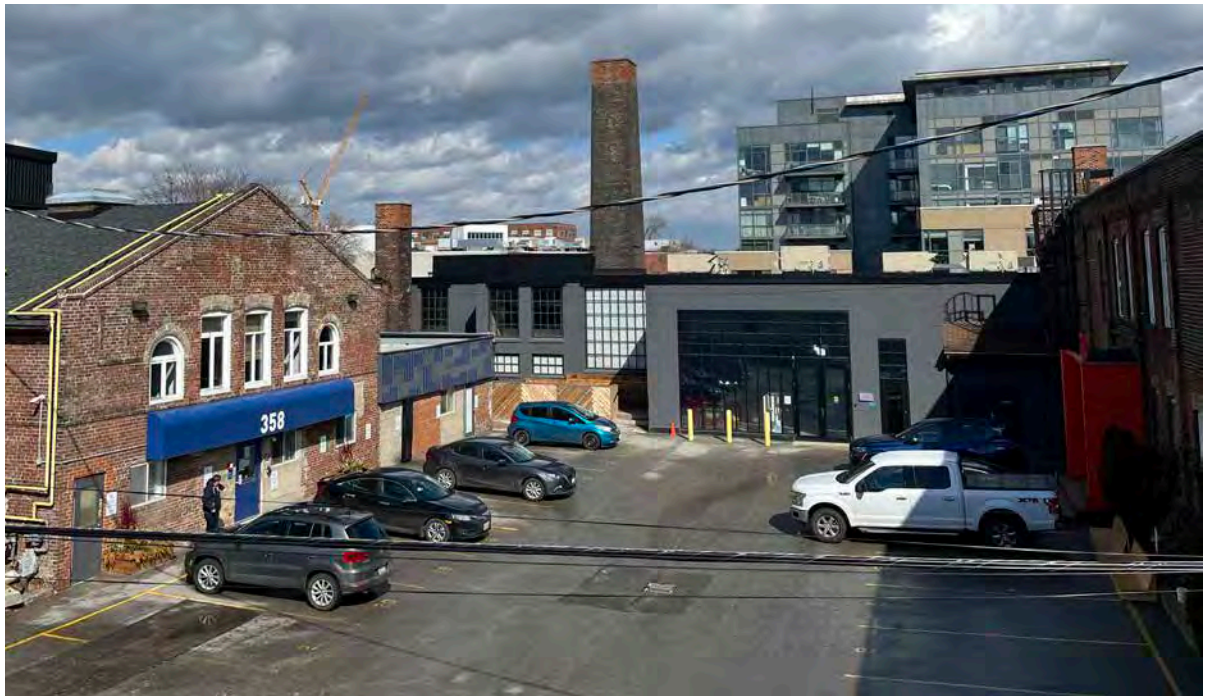


Photo taken from the roof of 340 Dufferin Street, looking north, from left to right: east elevation of 350-358 Dufferin Street (left); south elevation of 376R Dufferin Street (centre); west elevation of 360 Dufferin Street (right). Note: March 2022.



East and south elevations of 350-358 Dufferin Street. Note: March 2022.



North (and partial east) elevation of 350 (left) and 358 (right) Dufferin Street. Note: March 2022.



Core oven building

East elevation of 350 Dufferin Street from within the interior courtyard parking area.



Foundry building

East elevation of 358 Dufferin Street from within the interior courtyard parking area.



Core oven building

West elevation of 350 Dufferin Street along the laneway.



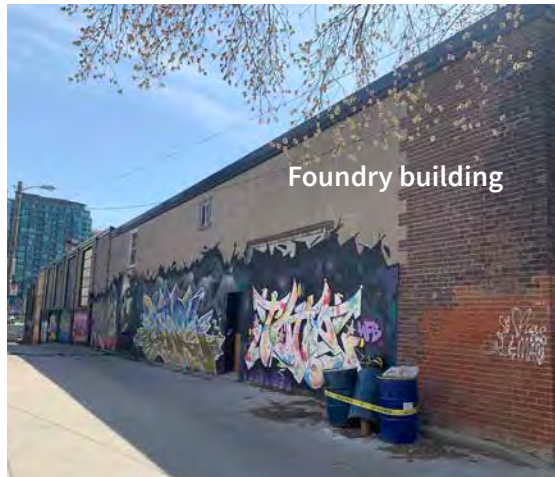
Core oven building

South elevation of 350 Dufferin Street from Melbourne Place.



Foundry building

West elevation of 358 Dufferin Street along the laneway.



Foundry building

North elevation of 358 Dufferin Street along Milky Way Lane.

9.2 Draft Heritage Attributes



Red brick with contrasting buff brick lintels. Arched and segmentally-arched openings.



Varied functional building forms, including the mixing building and core oven building at 350 Dufferin Street (more intact) and the foundry building at 358 Dufferin Street (less intact due to loss of gabled roof). The address of the east elevation onto the central courtyard (March, 2022).



Rusticated stone base and sills. Buff brick sills. Corbelling. Red brick materiality.



Rectilinear form with flat roof and repetitive bays. Two-storey massing.

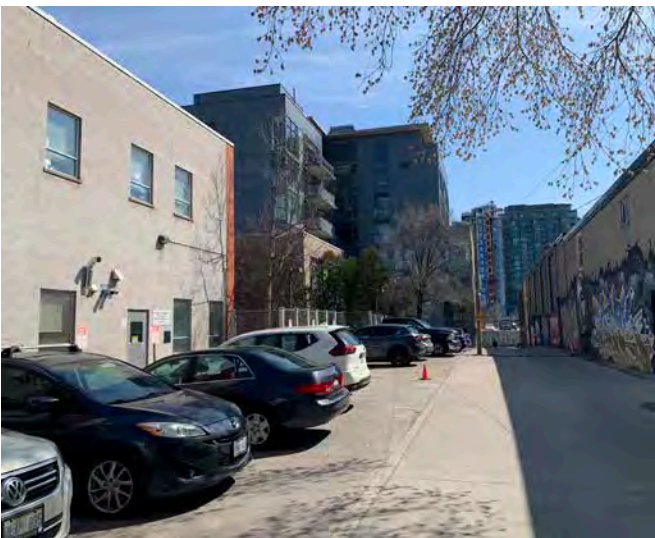
9.3 Context Photographs



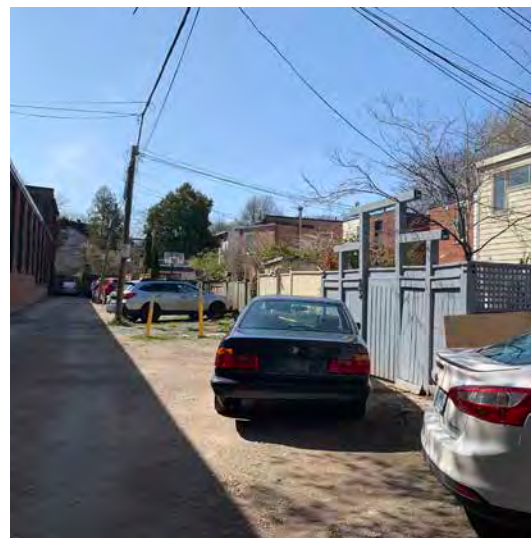
View northwest on Dufferin Street towards the Site.



View south on Dufferin Street towards the Site.



View east on Milky Way Lane behind the community health centre (left) and the Site (right).



View south on the north-south laneway at the western edge of the Site. Terraced housing on Gwynne Avenue backs onto the laneway.



Bay-and-Gable houses adjacent to the Site on Melbourne Street.



South elevation of 350 Dufferin Street from Melbourne Place.



1,3,5 and 7 Melbourne Place (designated Part IV).



View northeast from the Site along Milky Way Lane.



East elevation of 1, 3, 5 and 7 Melbourne Place from the rooftop of 2 Melbourne Avenue.

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

North

The context north of the Site follows a predominantly contemporary or modern mid-to-high-rise built form along Dufferin Street. Queen Street West features a 2-3 storey prevailing streetwall height, comprised of both Victorian-era storefront buildings and contemporary low-rise infill. The presence of the rail underpass and the Parkdale Amphitheater plaza dominates the character of the street near the intersection of Queen Street West and Dufferin Street.

South

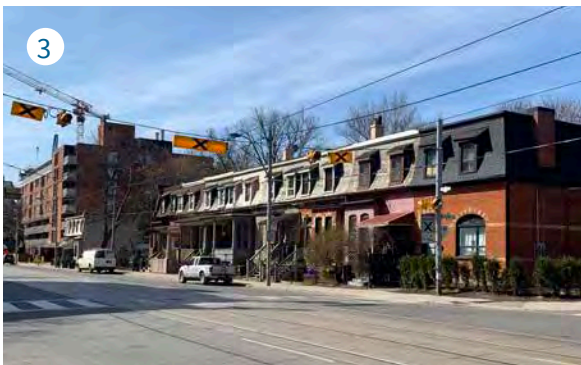
The context south of the Site is mixed along Dufferin Street, where fine-grained Victorian era workers' cottages sit alongside large modern residential buildings. Further south of King Street West, remnants of Parkdale's industrial era are apparent in several brick-and-beam structures, such as the former Toronto Carpet Manufacturing Co. (1179 King Street West), and the Sunbeam Incandescent Lamp Company (219 Dufferin Street). The low-rise Victorian-era residential character along Melbourne Avenue is largely intact and includes a mix of detached and semi-detached Bay-and-Gable house-form buildings.

East

The context east of the Site is predominantly multi-unit residential (mid-rise and townhouse), west of the rail corridor along Laidlaw Street. The east side of Dufferin Street opposite the Site is defined primarily by a pair of 8-storey modern apartment buildings with forecourts (345 and 395 Dufferin Street). East of the rail corridor, along Abell and Sudbury Streets, retained warehouses sit alongside contemporary residential development.

West

The context west of the Site is more fine-grain and low-scale than the context to the north, south or east. A variety of house forms dating to the late 1800s and early 1900s are found along residential tree-lined streetscapes. These buildings vary in their scale and siting, from rows of small workers' cottages on Gwynne Avenue, to larger, more elaborate house-form buildings on Melbourne Avenue and Elm Grove Avenue. A set of two listed housing terraces are adjacent to the Site on Melbourne Place.





QUEEN STREET WEST

ELM GROVE AVENUE

GWYNNE AVENUE

DUFFERIN STREET

MELBOURNE AVENUE

JOE SHUSTER WAY

100m



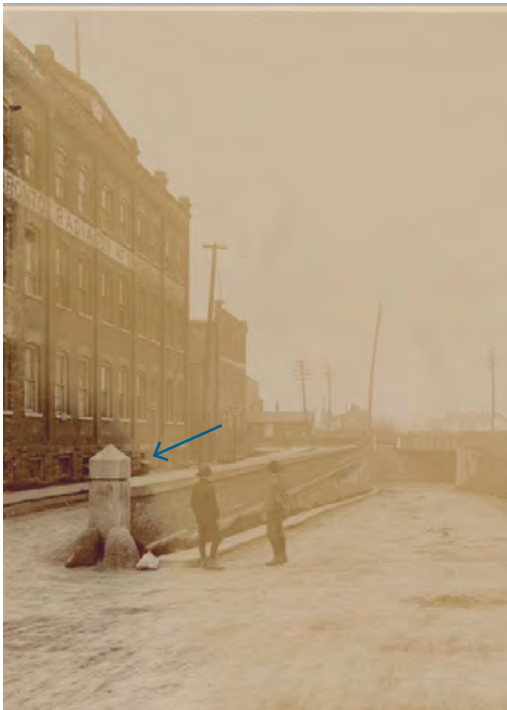
11 HISTORIC PHOTOGRAPHS



1894 view from the rail overpass southwest to the Site (City of Toronto Archives; Annotated by ERA).



1896 photograph of the Site along Dufferin Street one year after the addition at 360 Dufferin Street was added (indicated with arrow) (City of Toronto Archives; Annotated by ERA).



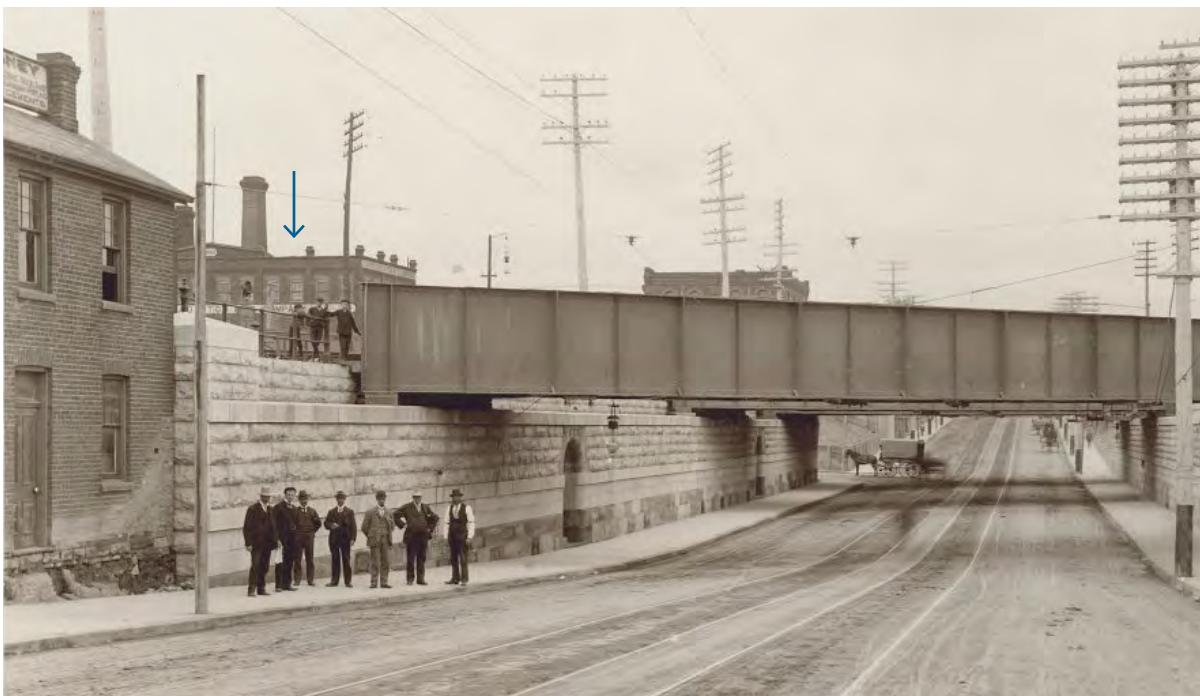
c. 1896-1897 view north on Dufferin Street. The building at 366-370 Dufferin Street is seen on the left, before the basement is excavated and exposed as part of the road regrading project for the rail underpass (City of Toronto Archives; Annotated by ERA).



1897 view west on Queen Street West during construction of the rail underpass. The former foundry building roof with clerestory windows at 358 Dufferin Street can be seen behind 366-370 Dufferin Street (City of Toronto Archives; Annotated by ERA).



Circa 1898 photograph across Parkdale and the intersection of Queen Street West and Dufferin Street. The newly created rail viaduct is in the foreground. Regrading along the Site's eastern edge on Dufferin Street not only removed the former retaining wall, but also excavated the raised basement of the 3-storey factory building at 366-370 Dufferin Street, making it appear as 4-stores. (City of Toronto Archives; Annotated by ERA).



Circa 1898 photograph west along Queen Street West. A large chimney with corbelling (no longer on the Site) can be seen (City of Toronto Archives; Annotated by ERA).



1951 view of the Site from one block south of the Site, view north on Dufferin Street (City of Toronto Archives).



1951 cropped version of the image to the left (City of Toronto Archives).



1949 image of the Site before the 1953 fire. The 3-storey factory building at 366-370 Dufferin Street is in use as Toronto Toy Limited (City of Toronto Archives).



1953 fire that destroyed the top floors of the factory building at 366-370 Dufferin Street. These floors were not rebuilt (City of Toronto Archives).



1956 Photo north on Melbourne Place, with a view of the south elevation of 350 Dufferin Street (City of Toronto Archives; Annotated by ERA).

12 PRIMARY AND SECONDARY RESEARCH

ERA undertook primary and secondary research to identify the Site's history of ownership and development. The following resources were consulted:

- Toronto Archives (two in-person visits in April and May 2022);
- Archives of Ontario (one in-person visit in November 2021);
- Assessment Rolls;
- Building Permits;
- Toronto Building Records;
- Goad's Atlas of the City of Toronto Maps;
- Toronto City Directories;
- Land Registry Office (OnLand); and
- The Biographical Dictionary of Architects in Canada 1800-1950.

This section includes a written narrative describing the Site's history of development, which is organized into contextual (i.e. neighbourhood) and site-specific history. The contextual history is drawn from a broad range of sources listed in Appendix B. The research results are used as the basis for the evaluation of the Site's cultural heritage value (following Ontario Regulation 9/06) in Section 15.

12.1 Historic Context

Pre-Treaty Indigenous History

This section of the report was written from a non-Indigenous perspective, based on archaeological research and available written records. It does not claim to reflect or represent the entirety of the rich history of Indigenous Peoples in this area.

The Site is located on the traditional territory of the Huron-Wendat, Haudenosaunee, and Mississaugas of the Credit First Nations. For each of these nations, rivers and waterways were central to traditional ways of life, supporting settlements, fisheries, horticulture, transportation, and trade networks. The Site is located immediately to the west of the former Garrison Creek, which emptied into Lake Ontario at Fork York.

After the British conquest of New France in 1763, the Crown issued a royal proclamation, which established a framework for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty, thereby forbidding individual settlers from claiming land until it was first “purchased” by the Crown.

The Site, and much of present-day Toronto, was subject to the 1805 “Toronto Purchase” Treaty (No. 13), which was signed with the Mississaugas of the Credit following an earlier 1787 treaty. These treaties and subsequent land surveys superimposed a colonial understanding of land over the seasonal and resource-dependent relationship held by the Mississaugas of the Credit, who were displaced from their traditional territory and left with small reserves. In 2010, the 1805 Treaty was subject to a successful land claim by the Mississaugas of the Credit, which found that the Crown obtained more land than originally agreed upon for an unreasonable sum.

Military Reserve

The Site is located within the original 1,040 acre Crown-owned Garrison Military Reserve. John Graves Simcoe, the newly-appointed Lieutenant-Governor of Upper Canada, surveyed land along Lot Street (today’s Queen Street) into park lots. Prominent loyalists and British military leaders were granted land which spanned from present day Queen Street to Bloor Street. In 1812, the authorities reduced the Garrison Reserve to those lands east of Dufferin Street.

The Village of Brockton

On March 17, 1812, broken front lots 31 & 32 bounded by present day Dufferin Street, the lake shore, Maynard Avenue and Queen Street West were granted to Captain James Brock.¹ Brock was also granted Park Lot 30, bounded by Queen Street West, Sheridan Avenue, Margueretta Street and Bloor Street. He patented the lands on April 13, 1813.² The area became known as “Brock’s Land”.³

Brock was cousin and secretary of Major-General Sir Isaac Brock. He did not live on the lands granted to him, but instead resided in Kingston. Upon his death in 1828, Brock left his estate to his wife Lucy.⁴ Lucy subdivided the lands in the Estate north of Queen Street West, established Brockton Road (present-day Brock Road and sold lands south of Queen Street West to John Henry Dunn and William Gwynne. By the 1850s, the area surrounding the Site, then west of Toronto, became known as Brockton.

Early Parkdale & Industrialization

In 1853, the first railway line servicing the area, the Ontario, Simcoe and Huron Union Railroad, was built. It crossed diagonally through Brockton, north of the Site, and was later joined by the Grand Trunk Railway in 1856. The railways created a physical barrier between the northern and southern ends of Brockton, which led to the southern portion developing its own distinct identity as Parkdale.⁵ In the 1860s-1870s, the area saw an influx of new residential development, and a rising population. Parkdale was incorporated as a village by 1879.⁶

At first, Parkdale’s identity was a quiet refuge from Toronto and it was often referred to as the “floral suburb” by the newspapers throughout the 1880s.⁷ In the early 1880s, Parkdale Council adopted several by-laws to discourage industrial development. However, in January 1883, local elections ushered in a new pro-development approach. By April 1883, Parkdale repealed its ‘dangerous trade and nuisance’ by-laws. The

1 Provincial Secretary’s Office Index of land patents by name (Archives of Ontario RG 53-56, microfilm MS 1 reel 7, Midland District, Niagara District, and Home District).

2 Smith, W. The Toronto Park Lot Project. Park Lot 30. <http://parklotproject.com/>

3 Bonycastle, R. Capt (1933). No. 1 Plan of the Town and Harbour of York.

4 Archives of Ontario. Will registered 19 June 1833 as instrument 9919 on pages 743 and 735 of the Old York County Deed Book N (Archives of Ontario RG 61, microfilm GS 5919).

5 Laycock, M. (1991). Parkdale in Pictures: Its Development to 1889. Toronto Public Library Board. Page 9.

6 Ibid. Page 10.

7 Ibid. Pages 14-16.

Village began incentivizing industrial development through lucrative tax exemptions and free city utilities.⁸

These tax incentives were successful in spurring new factories, most notably the former Gutta Percha Rubber Company, whose factory built in 1884 employed 100 workers at West Lodge Avenue south of the rail tracks.⁹ The Toronto Stove and Manufacturing Company opened their office and manufacturing facility on the Site at 376 Dufferin Street in the same year.¹⁰

The lumber industry was also well represented in Parkdale. The largest of these was the Parkdale Lumber, Building and Manufacturing Company, with an office on Queen Street and a factory employing 50 people at West Lodge Avenue and the rail tracks. By the 1890s, the former Garrison reserve lands had industrialized a great deal, with large-scale factories, such as the John Abell machine works (200 employees) and the Massey Manufacturing Company (400 workers) changing the character of the neighbourhood significantly.¹¹

Industrialization also spurred the development of terraced housing in and around Parkdale.¹² Many modest workers' cottages, such as the buildings found west of the Site at 1-7 Melbourne Place, were constructed by prominent builder Alvary Beecroft.¹³

In 1884-1885, after a series of rail accidents, the “subway” underpass at Queen and Dufferin Streets was built to provide a safer path for pedestrian and carriage traffic across the rail corridor. The project required the Village to take on considerable debt and in 1889, Parkdale was annexed by Toronto.¹⁴

8 Whitzman, C. (2010). Suburb, Slum, Urban Village Transformations in Toronto's Parkdale Neighbourhood, 1875-2002. University of British Columbia Press. Pages 34-36.
9 Laycock, M. (1991). Parkdale in Pictures: Its Development to 1889. Toronto Public Library Board. Page 53.
10 Polk, R.L. (1885) City of Toronto Directory. Page 747.
11 Laycock, M. (1991). Parkdale in Pictures: Its Development to 1889. Toronto Public Library Board. Page 55.
12 Whitzman, C. (2010). Suburb, Slum, Urban Village Transformations in Toronto's Parkdale Neighbourhood, 1875-2002 Pages 34-36.
13 Laycock, M. (1991). Parkdale in Pictures: Its Development to 1889. Toronto Public Library Board. Page 27.
14 Ibid.

12.2 Site History

The Site was occupied by two manufacturers beginning in 1884: The Toronto Stove Manufacturing Company (1884-1889) and the Toronto Radiator Manufacturing Company, also known as Dominion Radiator (1889-1907).¹⁵

Toronto Stove Manufacturing Company

The Toronto Stove Manufacturing Company built a three-storey brick factory with a 66 foot by 142 foot rear foundry wing on the Site between 1884 and 1888.¹⁶ The company was known for its Diamond “A” Range. They shipped their products across Canada and to the United States. In the late 1880s, the company went into voluntary liquidation and sold their factory site to the Toronto Radiator Manufacturing Company in 1889.¹⁷

Toronto Radiator Manufacturing Company - Dominion Radiator Company

In 1889, the Toronto Radiator Manufacturing Company purchased the property and relocated from Niagara Street to the Site:

Early in 1888, several of our leading iron and brass founders organized the Toronto Radiator Company to meet the necessities just enumerated [relating to Canada’s climatic conditions]. The Safford patent radiators for hot water and steam heating which they manufacture have by this time been tested from one end of the Dominion to the other[. . .]For twelve months the works were located on Niagara Street, but such was the rapid growth of the industry that in order to meet the demand for enlarged facilities and greater accommodation the company was compelled to remove, and in the beginning of 1889 took possession of their present premises, Nos. 366 to 376 Dufferin Street. The foundry is of brick, four and a half storeys high, with a frontage of 260 feet and a depth of 50 feet, having an extension on the west 66 by 142 feet. . .nearly 100 men are employed in the manufacture of the Safford radiator.¹⁸

15 10 May 1889. Another New Enterprise. Toronto World. Pg. 1.

16 Ibid.

17 10 May 1889. Another New Enterprise. Toronto World. Pg. 1.

18 10 January 1891. Toronto Radiator Manufacturing Company. The Globe. Pg. 18. ProQuest Historical Newspapers.

Between 1890-1895, the assessed value of buildings on Dominion's factory property remained at \$10,000.¹⁹ In 1895, the company purchased the three lots just south of their premises.²⁰ Between 1895 and 1898 Dominion doubled the value of buildings on the Site from \$10,000 to \$20,000.²¹ This rise in value is attributed almost entirely to two additions:

- May 13, 1895: \$5,000 two-storey brick addition along Dufferin Street (present day 360 Dufferin Street).²² While the building permit does not list an architect, the May 16, 1895 Canadian Contract record reported E.J. Lennox as having awarded contracts to Moir and McCaul carpentry and Harrison & Lewis bickwork for "additions to the Toronto Radiator Co. Factory, cor. Queen and Dufferin Streets";²³
- June 5, 1896: \$4,000 one storey brick addition designed by E.J. Lennox (believed to be 358 Dufferin Street²⁴);²⁵

In 1898, the Toronto Radiator Manufacturing Company became the Dominion Radiator Company. That same year, a reporter from The Globe visited the foundry, which was then a large complex formed around a central courtyard:

With buildings and yards occupying a square some 400x500 feet, from one to four storeys in height, with new and wonderful machinery that are marvels of power and ingenuity, and with a pay roll of 179 expert workmen, the Dominion Radiator Co. (Limited) is well equipped for its large trade, which they claim covers 75 percent of all the heating apparatus sold in Canada since the Safford was put on the market in 1887.²⁶

The company's radiators were found in places from "far-away Norway and Sweden" to "many Government buildings in Auckland, N.Z." and "the Bank of Hong Kong and Shanghai, at Tietsin, China".²⁷

By 1900, the Dominion Radiator Company had acquired the entire Dufferin Street frontage between Melbourne Avenue and Milky Way

¹⁹ City of Toronto. Tax Assessment Rolls, St. Alban's Ward & Ward 6, Div. 1. 1890-1895.

²⁰ City of Toronto. Tax Assessment Rolls Ward 6, Div. 1. 1894-1895. Pg. 14 and 15.

²¹ City of Toronto. Tax Assessment Rolls Ward 6, Div. 1. 1895-1898. Pg. 15.

²² City of Toronto. Building Permit #1899. May 13, 1895.

²³ 16 May 1895. Contracts Awarded. Canadian Contract Record. Pg. 3. Canadiana.ca.

²⁴ E.J. Lennox, 1896. Drawings for the addition to the Dominion Radiator Co. E.J. Lennox Fonds, Archives of Ontario.

²⁵ City of Toronto. Building Permit #3110. June 5, 1896.

²⁶ 10 Sept 1898. A Grand Success: Close of Greatest Industrial Exhibition on Record. The Globe. Pg. 22

²⁷ Ibid.

Lane²⁸. In 1900, E.J. Lennox completed alterations and additions on the Site's "mixing," "core oven" and "foundry" buildings at 350-358 Dufferin Street.²⁹ It is not clear based on available archival drawings if 350-358 Dufferin Street was originally designed by Lennox, though available building permit receipts (June 5, 1896, Permit # 3110) note that in 1896, E.J. Lennox completed a one-storey addition to the complex, most likely this building. By 1903, a north-south laneway west of 350-358 Dufferin appears on the fire insurance plan³⁰.

A new storehouse was built at the corner of Melbourne Avenue by 1903.³¹ In 1907-1908, Dominion vacated the Site in favour of a new, larger complex designed by E.J. Lennox, located at Dufferin and Dupont Streets³².

Shifting Uses on the Site

The former Dominion Radiator complex remained empty for approximately 2-3 years following the company's departure. From 1910-11 onwards, the complex housed a variety of manufacturing businesses, which operated out of different buildings on the Site.³³ The Site was no longer a unified industrial complex serving a single firm; according to city directories and fire insurance plans, a diverse range of firms occupied the Site:

- **1915:** Maples Ltd, syrup mfrs; Orpen Conduit Co; Canadian Carpet & Comforter Mfg Co; Woodison EJ co, brick; and Lidner's Ltd, Jelly mfrs;
- **1930:** Griplock Wire Strapping; Vacant; National Conduit Co; Tor Piece & Skein Dye Wks; Owen Alfred H Ltd uphol; Asbestos Goods Co; Apex Upholstering; Hudson Aluminium Ware; and Diamond Cleanser Ltd; and
- **1950:** De Luxe Advertising Co Ltd; Lloyd & Westwood Machinery Co; McNair Products Co food processors; Lind Brokerage; Candn Glass ornaments; Hudson Aluminium Ware; Toronto Dyeing & Finishing Works; Gillies AJ Mfg Co braids laces; Russell RD Mfg Co toys and novelties; and Toronto Toy Ltd.

28 City of Toronto. Tax Assessment Rolls Ward 6, Div. 1. 1900. Pg. 14.

29 E.J. Lennox, 1896. Drawings for the addition to the Dominion Radiator Co. E.J. Lennox Fonds, Archives of Ontario.

30 Goad, C. (1889 & 1903). Fire Insurance Plans. City of Toronto.

31 Might Directory Co. (1900-1903) City of Toronto Directory.

32 28 Jan 1909. Big New Factory Plant. The Globe. Pg. 1. ProQuest Historical Newspapers.

33 Might Directory Co. (1915, 1930, 1950) City of Toronto Directory.

Two fires in 1935 and 1953 compromised the integrity of several sections of the complex, mainly 358, 366-370 and 376R Dufferin Street.^{34,35} Much of this area was rebuilt, however the prominent three-storey (plus raised basement) factory building at 366-370 Dufferin Street has remained a remnant structure since its partial demolition. What remains are the first floor and raised basement. The vaulted foundry building roof with clerestory windows at 358 Dufferin Street appear to have also been irreparably damaged in 1953, and were replaced with a flat roof after the fire.³⁶

In 1955, Design Craft Limited commissioned an office and shop building, designed by architects Bregman & Hamman at 342 Dufferin Street.³⁷ Between 1973 and 1978, a concrete block office and storage building was added at 2 Melbourne Street.³⁸

In the early 2000s, various property management groups leased the Site to retailers and as office space. In 2018-2019, several repairs and aesthetic upgrades were made to the Site. The complex continues to be leased as office space to the present day.

34 City of Toronto. 23 Sep 1935. Plan view sketch of Fire Damage. City of Toronto Archives.

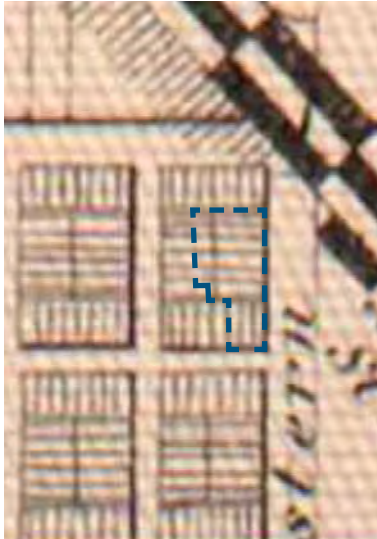
35 14 November, 1953. Four Firemen Injured as Brick Wall Collapses. Pg. 5. The Globe and Mail. ProQuest Historical Newspapers.

36 City of Toronto. Aerial Photographs. 1953-1956.

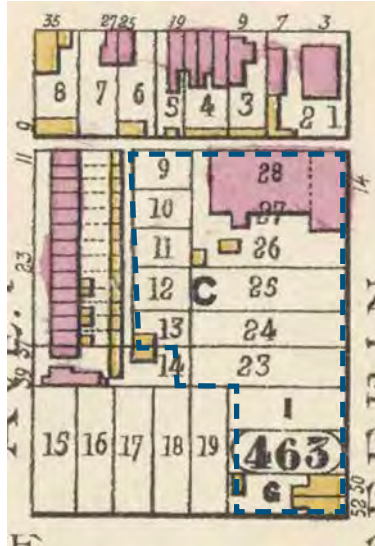
37 Bregman & Hamman, Architects. 1955. Plans for Design Craft Ltd. Toronto Building Records.

38 Atlas Engineering. 1973. Plans for Seco Tool Co. Toronto Building Records.

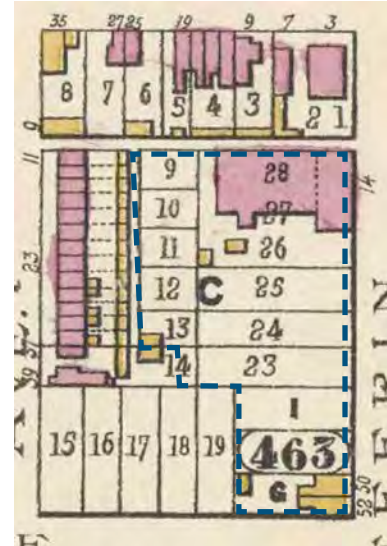
13 VISUAL RESOURCES



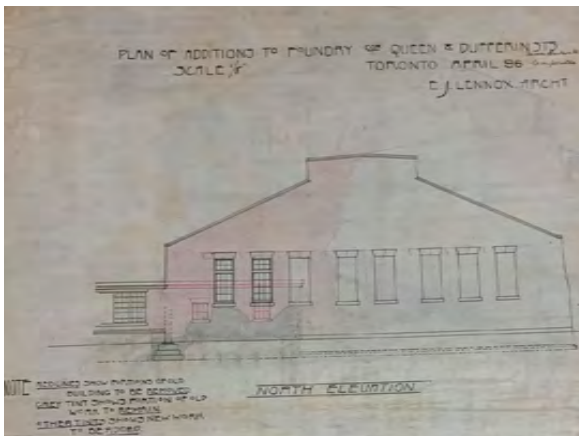
1878 Miles & Co. Illustrated Historical Atlas of the County of York (poor resolution). The Site is subdivided as part of the Gwynne Estate, though appears unbuilt.



1884 Charles Goad fire insurance plan showing the factory footprint during the Toronto Stove Manufacturing Company's tenure- 366-370 and 376R Dufferin Street (City of Toronto).



1889 Charles Goad fire insurance plan showing the factory footprint one year after the Toronto Radiator Manufacturing Company moved to the Site- 376 and 376R Dufferin Street (City of Toronto).

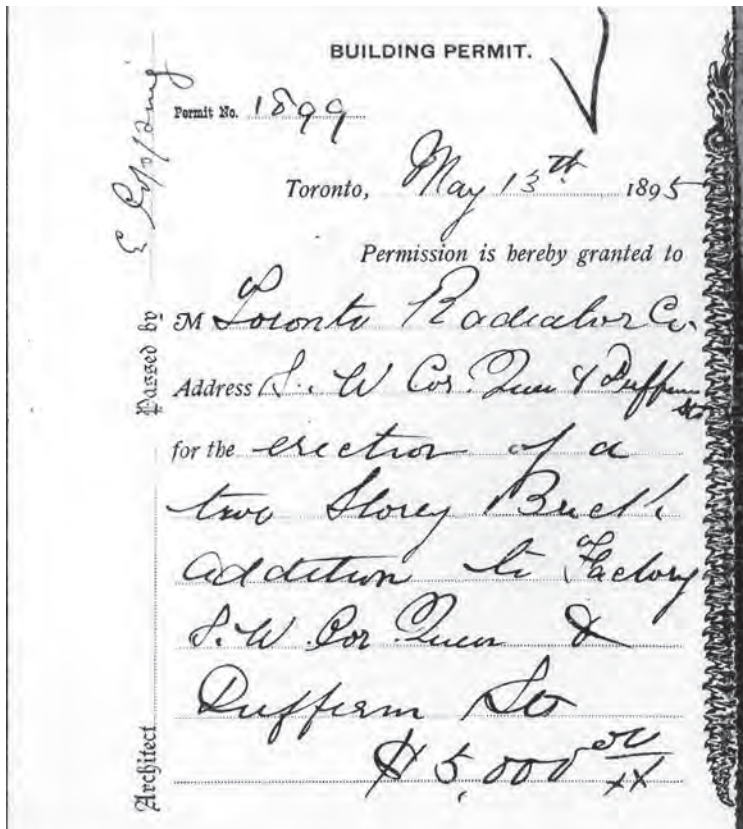


April 1896 north elevation of 358 Dufferin Street, the “foundry” building, as drawn by E.J. Lennox (E.J. Lennox Fonds, Archives of Ontario).*

*The note on the drawing set reads: ‘Redline shows portions of old buildings to be removed. Grey tint shows portion of old work to remain. Other tints shows new work to be added.’



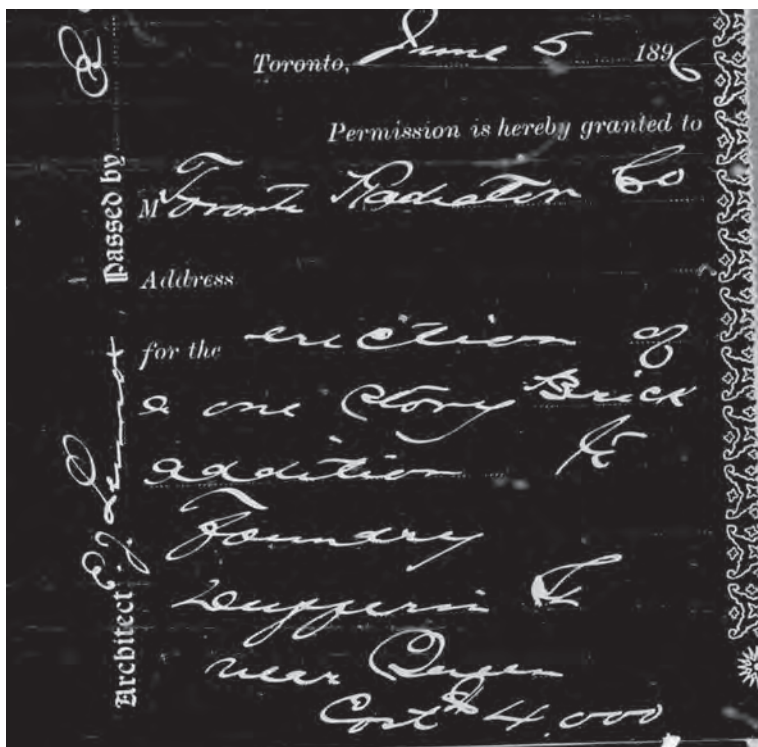
April 1896 south elevation and section of 358 Dufferin Street, the “foundry” building, as drawn by E.J. Lennox. Today, this south elevation is either partially obscured by the core oven building, or since demolished. The pitched roof has since been replaced with a flat roof (E.J. Lennox Fonds, Archives of Ontario).*



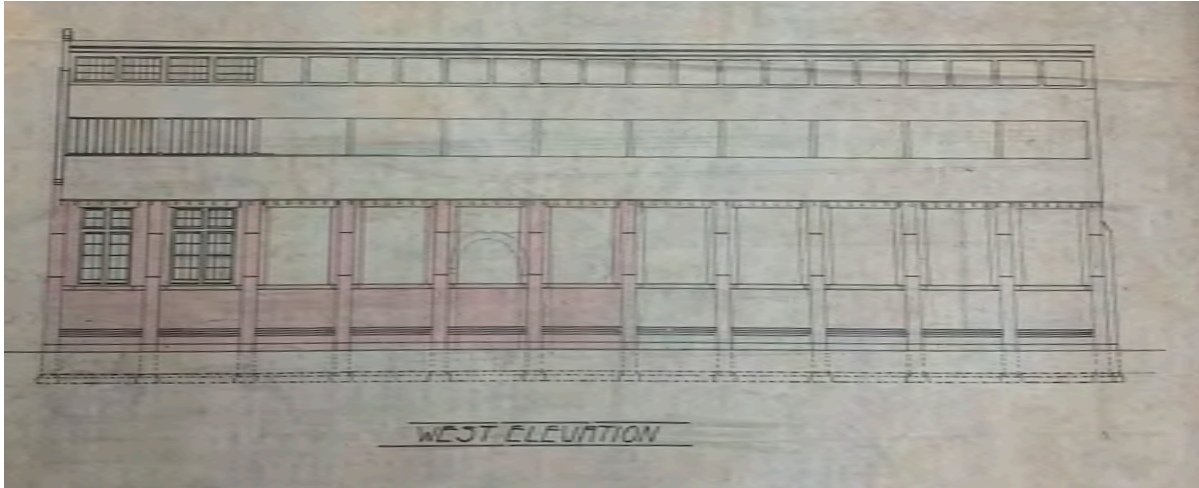
May 13, 1895 Building Permit 1899 granted to "Toronto Radiator Co." for the "erection of a two storey brick addition to factory S.W. cor Queen and Dufferin Streets. \$5,000." (City of Toronto Archives).

TORONTO, ONT. — The Bennett & Wright Co., of this city, have been awarded contracts for heating R. H. Gray & Co.'s new warehouse on Wellington street west and for the Globe Hotel, Collingwood.—E. J. Lennox, architect, has let contracts as follows for additions to the Toronto Radiator Co.'s factory, cor. Queen and Dufferin streets: carpentry, Moir & McCaut; brickwork, Harrison & Lewis.

May 16, 1895, pg. 3 of the Canadian Contract Record linking E.J. Lennox to the additions to the Site three days after the permit was issued for the 2-storey addition at 360 Dufferin Street, left (Canadiana.ca).

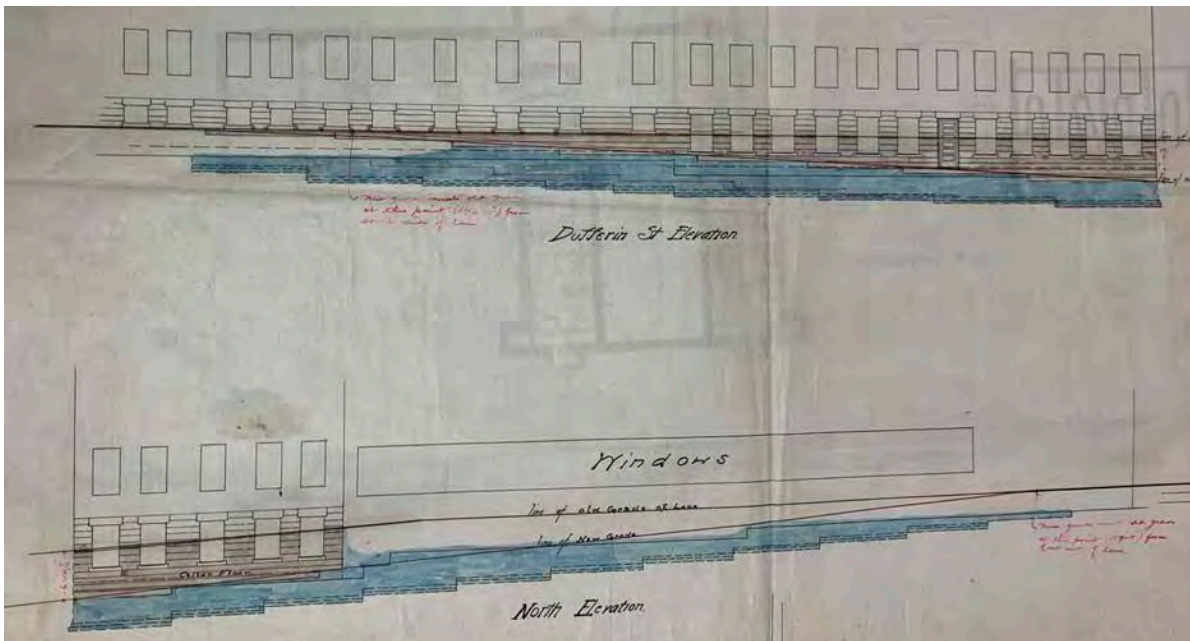


June 5, 1896 Building Permit 3110 granted to "Toronto Radiator Co." for the "erection of a one storey brick addition to factory Dufferin Street near Queen. Cost \$4,000." The Architect is noted as E.J. Lennox. (City of Toronto Archives)

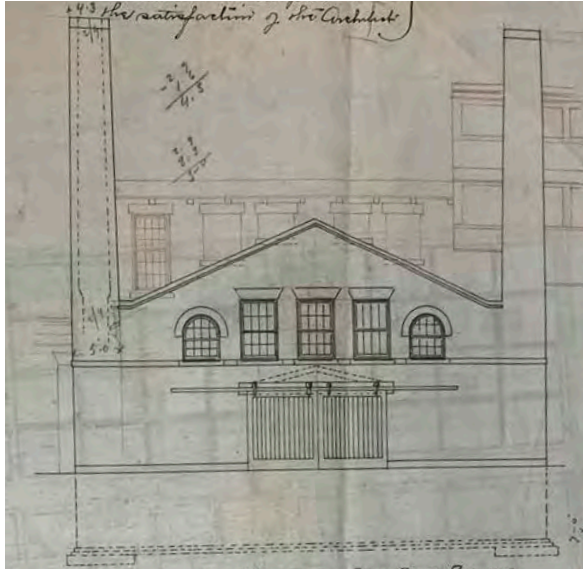


April 1896 west elevation of 358 Dufferin Street, the “foundry” building, as drawn by E.J. Lennox. The building’s roof and fenestration has changed (no longer any clerestory windows or gabled roof) (E.J. Lennox Fonds, Archives of Ontario).*

*The note on the drawing set reads: ‘Redline shows portions of old buildings to be removed. Grey tint shows portion of old work to remain. Other tints shows new work to be added.’



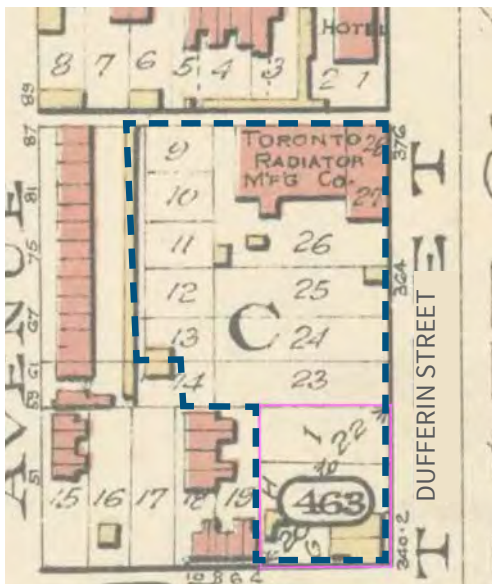
October 1897 “Plan of Underpinning to Building for Toronto Radiator Co. Dufferin Street” as drawn by E.J. Lennox (E.J. Lennox Fonds, Archives of Ontario). The regrading of the Dufferin Street and Milky Way Lane frontages was necessitated by the public works associated with the Queen Street underpass around this time.



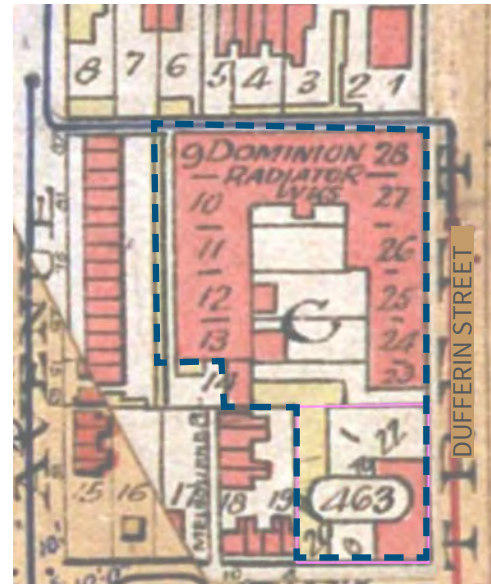
April 1900 drawing of the east elevation of the core oven building at 350 Dufferin Street. The drawing does not indicate the meaning of red lines, however previous Lennox drawing sets for the Site state that red lines indicate parts of old building to be removed (E.J. Lennox Fonds, Archives of Ontario).



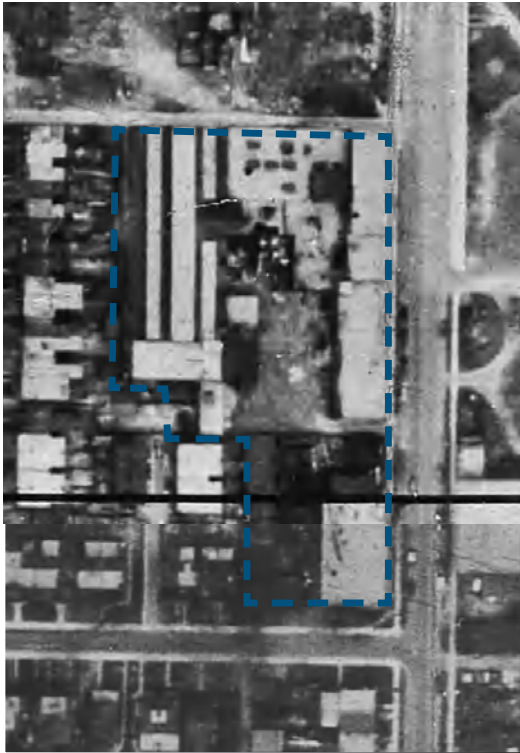
April 1900 plan of the ground floor of 350 Dufferin Street and the southern portion of 358 Dufferin Street (E.J. Lennox Fonds, Archives of Ontario).



1899 Charles Goad fire insurance plan. The southern portion of the Site, which would be purchased by Dominion, is occupied by two house-form buildings (City of Toronto, Annotated by ERA).



1903 Charles Goad fire insurance plan showing the extents of the Dominion Radiator factory complex, with central courtyard (City of Toronto, Annotated by ERA).



1947 Aerial image, showing the foundry building with its ridged roofline with clerestory windows still intact after the 1935 fire (City of Toronto, annotated by ERA). (City of Toronto).



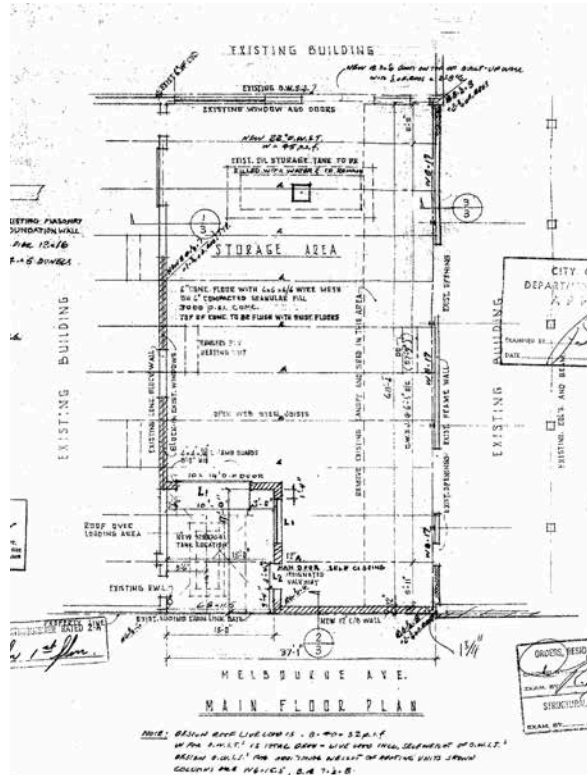
1948-1949 plans for Toronto Dye Works warehouse addition (shaded in green) (City of Toronto Archives).



1955 Building Permit drawings by Bregman & Hamman showing the east elevation of the Design Craft Limited Office/Shop at 342 Dufferin Street and the existing storehouse building to the south at 340 Dufferin Street (City of Toronto Building Records; Annotated by ERA).



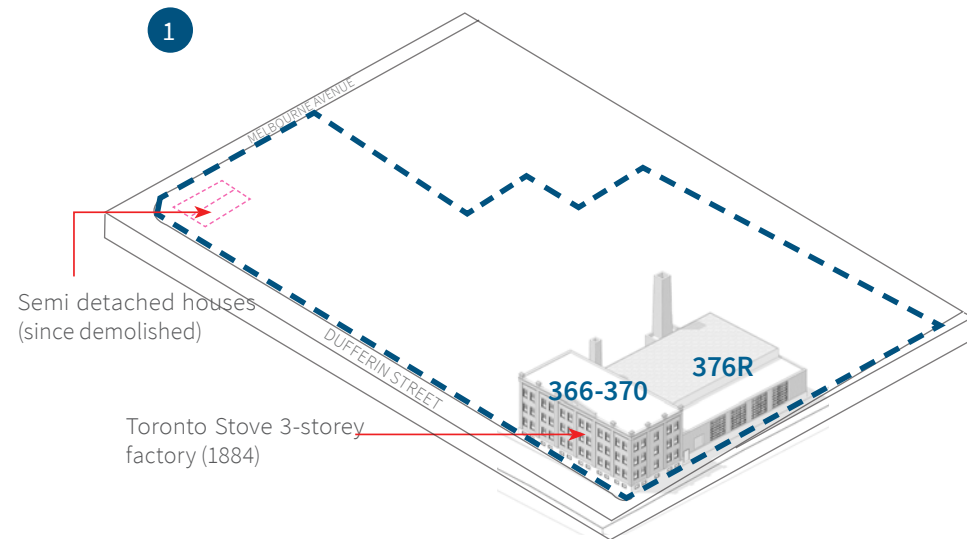
1956 Aerial showing the Site after the Fire. 366-370 Dufferin Street appears shorter than 360 Dufferin Street after the fire (City of Toronto).



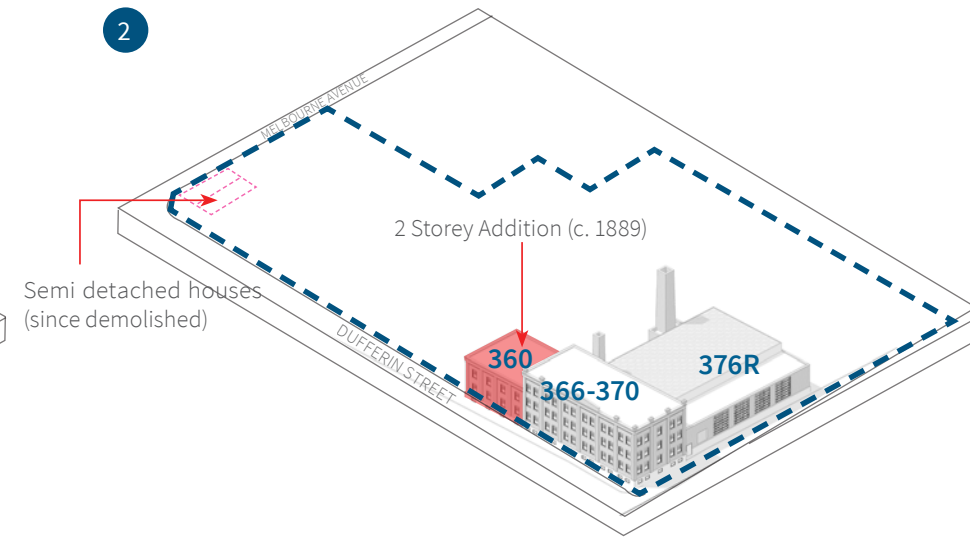
1977 Building Permit drawings by Astral Building Co. showing the floorplans for the Tool Company building at 2 Melbourne Avenue (City of Toronto Building Records).

13.1 Building Evolution Diagrams

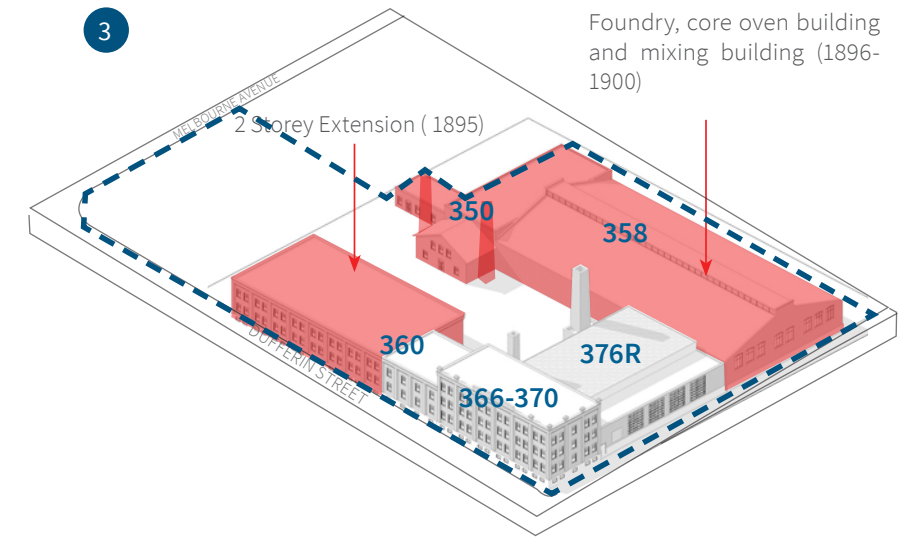
Present day addresses indicated in dark blue on each building.



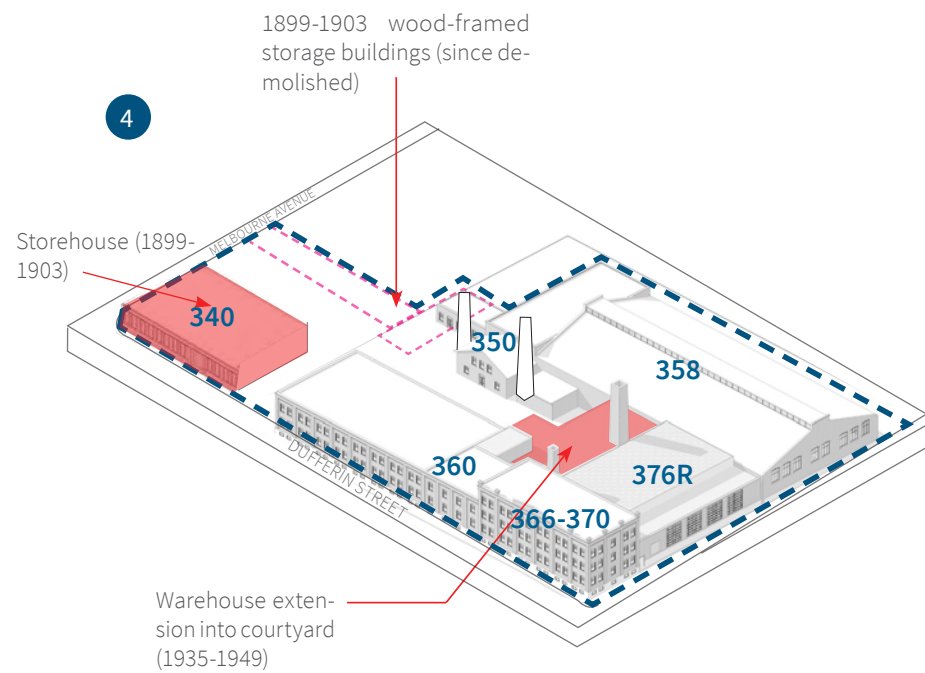
Initial Development: Toronto Stove Manufacturing Company 1884-1889.



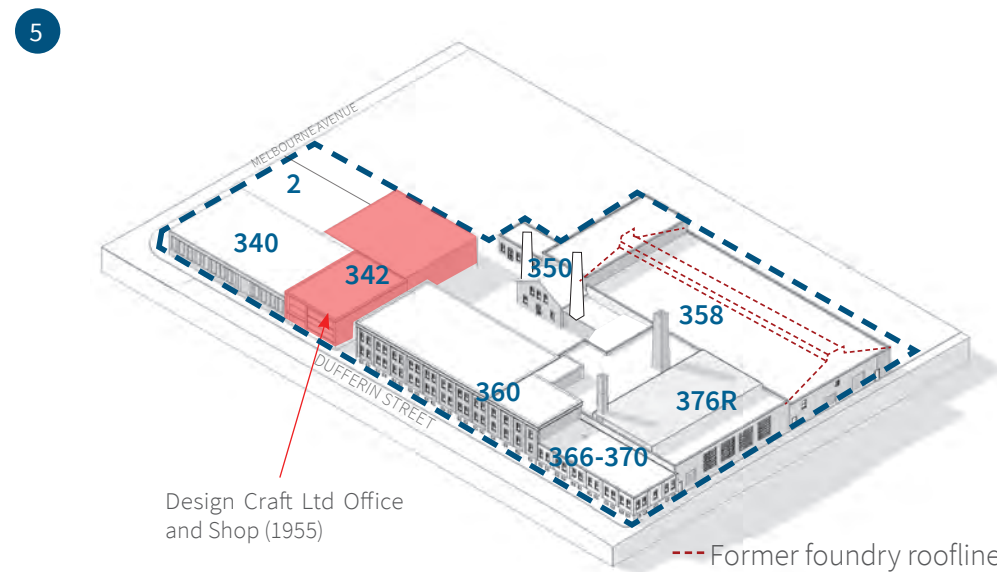
Toronto Radiator Manufacturing Company moves to the Site in 1889 and begins to expand.



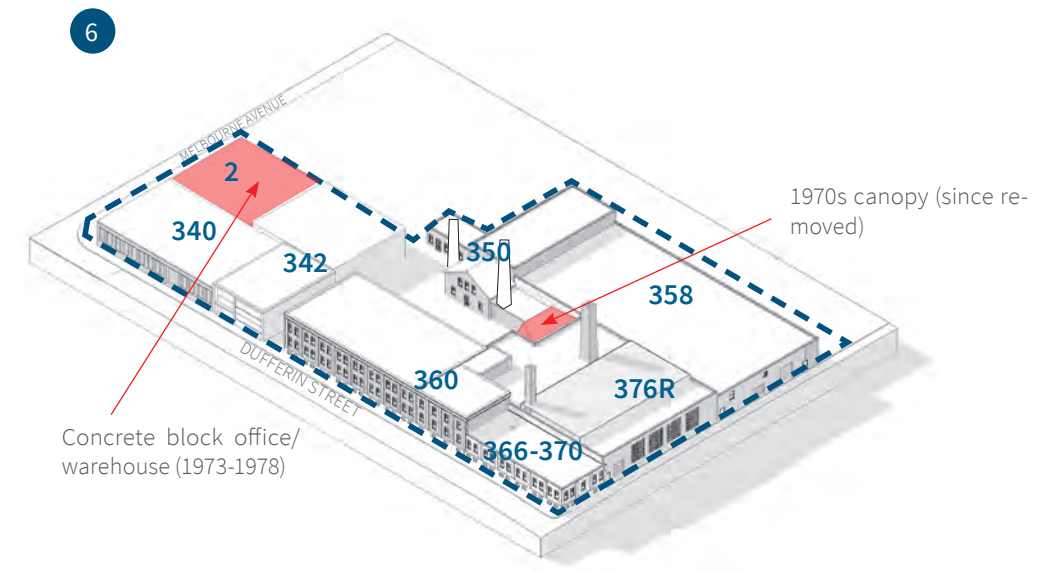
Toronto Radiator Manufacturing Company continues to expand.



Toronto Radiator Manufacturing Company builds one a single-storey storehouse before vacating the Site in 1907. Other firms, such as the Toronto Dye Works, move to the Site and alter the Site according to their specifications, including further expansion into the courtyard after a 1935 fire.



Fire in 1953 reshapes the buildings on the Site, including destroying much of 366-370 Dufferin Street, and flattening the pitched roof of 358 Dufferin. Design Craft Limited builds an office and shop in 1955, designed by Bregman & Hamman.



After a series of rough-cast garages and lumber storage sheds are incrementally demolished throughout the mid-late 1900s, a 1970s office and storage facility (now office) is build at the southwest corner of the Site at 2 Melbourn Avenue (1973-1978).

14 COMMUNITY CONSULTATION

The CHER Terms of Reference require community engagement to gain an understanding of the potential cultural heritage value of a site. Consulting the community preservation panel is the minimum standard for this form of engagement. In February 2022, feedback was solicited from the Toronto & East York Community Preservation Panel via the panel's online portal. To date, the project team has not received a response.

On June 7, 2022, ERA consulted with the wider community, as part of a pre-application community consultation. A representative of the Parkdale Historical Society & the Sunnyside Historical Society was present. He and another community member spoke to the present day attribution of value to this Site as a Victorian industrial complex.

The commentary from the meeting has been integrated into the analysis presented in this report.

15 EVALUATION UNDER ONTARIO REGULATION 9/06

The Site has been evaluated against the Ontario Regulation 9/06 (O.Reg 9/06) “Criteria for Determining Cultural Heritage Value or Interest” under the Ontario Heritage Act.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under Section 29 of the OHA. The purpose of the criteria is to provide a consistent approach for the evaluation of heritage properties.

O. Reg. 9/06 states that “a property *may* be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.” While meeting one or more of the criteria may be sufficient justification, in some cases, for protection of a property under the Heritage Act, O. Reg 9/06 does not provide a clear threshold or automatic mandate for designation.

15.1 Cultural Heritage Landscapes Approach and Summary Value Assessment

In its broadest sense, a cultural landscape is a place that reflects the interplay between people and place. Any place that reflects people’s actions (uses, cultural practices, etc.), or is associated with people’s cultural values and identities, is a cultural landscape. Cultural landscapes can be difficult to delineate or define, may overlap, and may not have any physical components or evidence other than the natural setting of the place itself.

The Site has been assessed using a cultural landscape lens. ERA finds the Site carries value as a late Victorian industrial complex, with built and landscape elements that contribute to its value to varying degrees. Each property on Site has been evaluated for its contribution to the cultural heritage landscape.

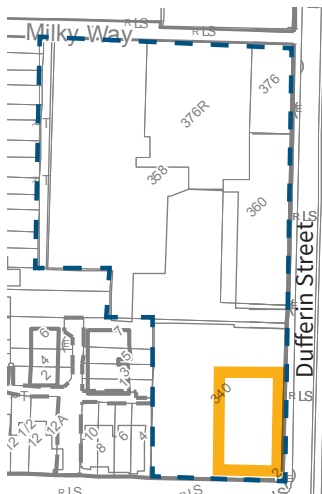
Based on historical research and on-site investigations, ERA’s evaluation finds that 350-358 and 360 Dufferin Street meet the criteria under O. Reg. 9/06 for physical/design, historical/associative value and contextual value. The buildings at 350-358 and 360 Dufferin Street represent the most intact features of the Site, contributing to its legibility as a turn-of-the-century industrial factory complex.

The properties at 340 and 366-370 Dufferin Street also meet the O.Reg 9/06 criteria under associative value, however they are far less intact due to a series of fires and alterations. ERA finds the buildings at 2 Melbourne Street and 342 and 376R Dufferin Street do not meet the criteria set out under O. Reg. 9/06. These properties do not significantly contribute to the Site's legibility as a turn-of-the-century factory complex.

The findings of this CHER represent ERA's professional opinion based on primary and secondary research, best practices in heritage property assessment and on-site investigation. The City of Toronto Heritage Planning's independent research and analysis, as well as the outcome of ongoing community consultation, may impact the ultimate determination of cultural heritage value on the Site.

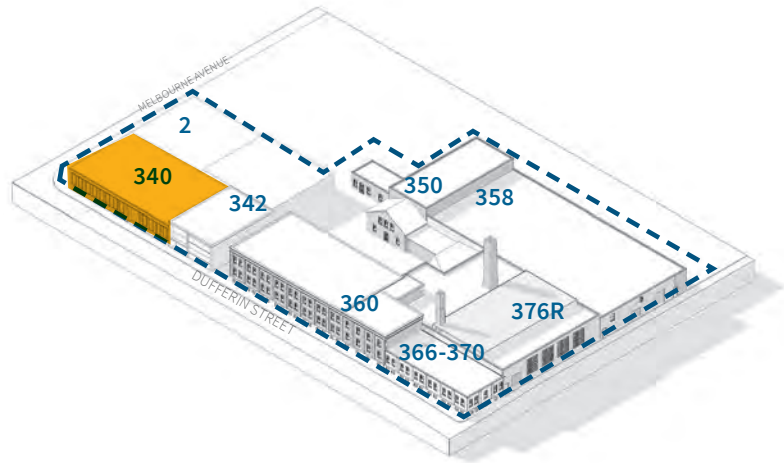
15.2 Evaluation: 340 Dufferin Street

LOCATION PLAN



City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 340 Dufferin Street identified in yellow (ERA, 2022)

PRINCIPAL ELEVATION

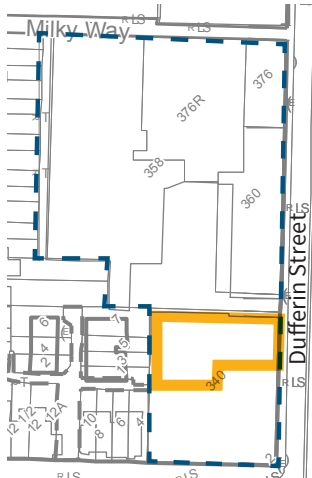


East elevation of 340 Dufferin along Dufferin Street (ERA, 2021).

Value (quoted from Ontario Reg. 9/06)	Assessment: 340 Dufferin
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. No, the property is not recognizable as a representative, or early example of a style, type, expression, material or construction method. The property has been heavily altered (paring, alterations to all window openings and addition of a large door opening), severely diminishing its ability to be read as a turn-of-the-century warehouse building.</p> <p>ii. No, the property does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No, the property does not demonstrate a high degree of technical or scientific achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. Yes, the property has direct associations with the Dominion Radiator Company when it served as a store house. The property is historically associated with Parkdale's industrial development.</p> <p>ii. No, the property does not have the potential to yield information that contributes to the understanding of a community or culture.</p> <p>iii. The building's architect has not been confirmed as of the date of this report. A November 7, 1899 building permit stub (#41), potentially linked to this building, is not available at the City of Toronto Archives; these records may have been lost or destroyed.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the broader area.</p> <p>However, within the industrial campus itself, the building is contextually important in defining this grouping of buildings around a central courtyard, and continuing the streetwall character created by the additions at 360 Dufferin Street.</p> <p>ii. Yes, the property is physically, functionally and historically linked to its surrounding late 18th and early 19th century factory buildings built for the Dominion Radiator Company. The building on the property was used as a store house.</p> <p>iii. No. The building on the property is not a landmark.</p>

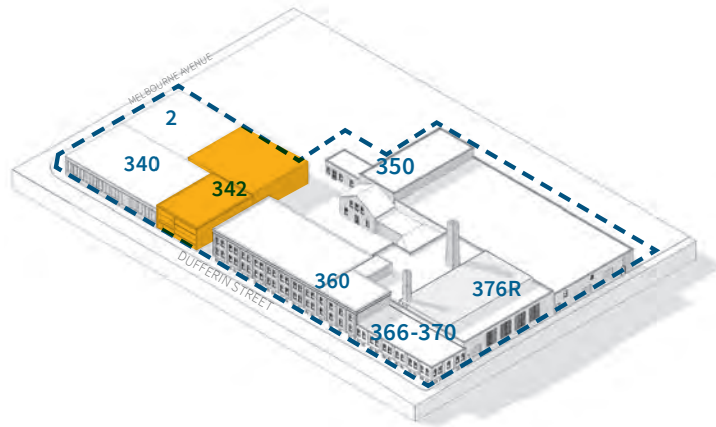
15.3 Evaluation: 342 Dufferin Street

LOCATION PLAN



City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 342 Dufferin Street identified in yellow (ERA, 2022).

PRINCIPAL ELEVATION



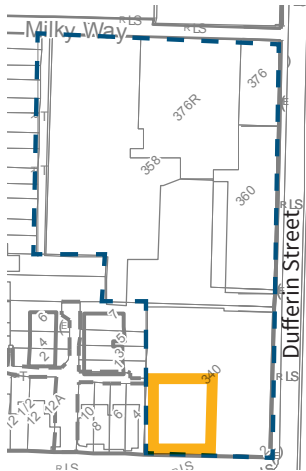
East elevation of 342 Dufferin along Dufferin Street (ERA, 2021).

Value (quoted from Ontario Reg. 9/06)	Assessment: 342 Dufferin Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. Yes, the property is a representative example of a modernist light industrial building typology. It is not a rare, unique, or early example of this typology.</p> <p>ii. No, the property does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No, the property does not demonstrate a high degree of technical or scientific achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. No, the property does not have associations with a theme, event, belief, person, activity or organization that is significant to a community.</p> <p>ii. No, the property does not have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>ii. Yes, the property reflects the works of Toronto architectural firm Bregman & Hamann, founded in 1953 by University of Toronto graduates Sidney Bregman and George Hamann (The firm continues as B + H Architects). The building on the Site represents one of the firm’s earlier, smaller-scale, and less significant works.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the area.</p> <p>ii. No. The property is not visually, functionally or historically linked to its surroundings. The building on the property was infill designed for Design Craft Limited, and was introduced after the Dominion Radiator Co moved from the site in 1907.*</p> <p>iii. No. The property is not a landmark.</p>

**As a matter of urban design, the mass of the building and its placement relative to the original buildings on the Site supports and defines the interior courtyard.*

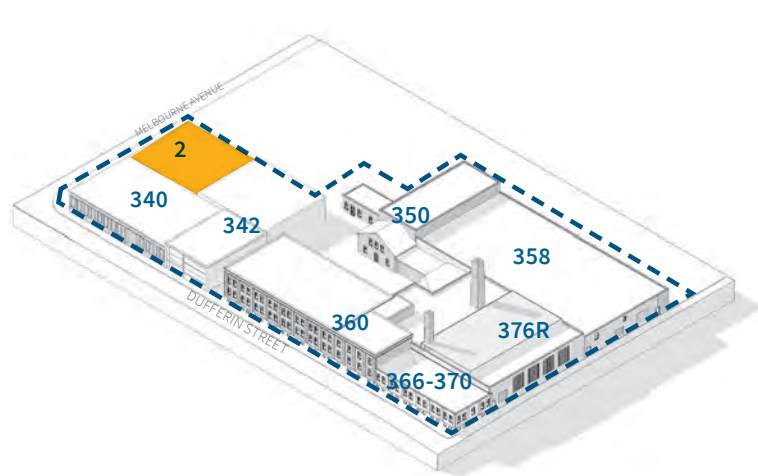
15.4 Evaluation: 2 Melbourne Avenue

LOCATION PLAN



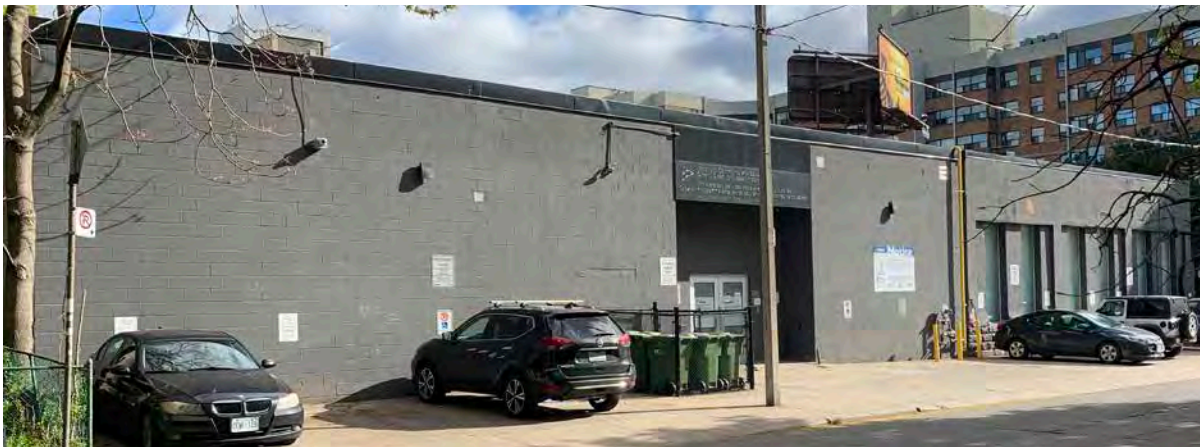
City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 2 Melbourne Avenue identified in yellow (ERA, 2022)

PRINCIPAL ELEVATION

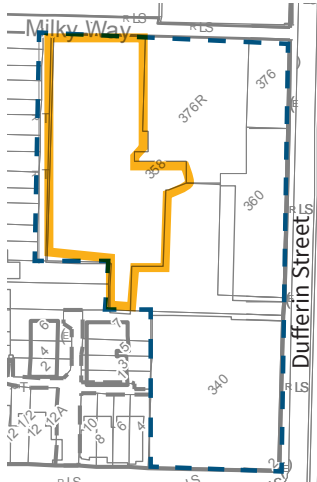


South elevation of 2 Melbourne Avenue along Melbourne Avenue (ERA, 2021).

Value (quoted from Ontario Reg. 9/06)	Assessment: 2 Melbourne Avenue
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. No, the property is not a rare, unique, representative or early example of a style, type, expression, material or construction method.</p> <p>ii. No, the property does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No, the property does not display a high degree of technical or scientific achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. No, the property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The property was once garage/loading/circulation space as part of the Dominion Radiator Co. prior to 1907. This association is secondary and does not meet the threshold of significance in the context of this criterion.</p> <p>ii. No, the property does not have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>iii. No, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. The 1970s archival drawings of the building on the property are by "Astral Building Co.," likely indicating this utilitarian building was designed by the general contractor.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the area.</p> <p>ii. No, the property is not physically, visually, functionally or historically linked to its surroundings.</p> <p>iii. No, the property is not a landmark.</p>

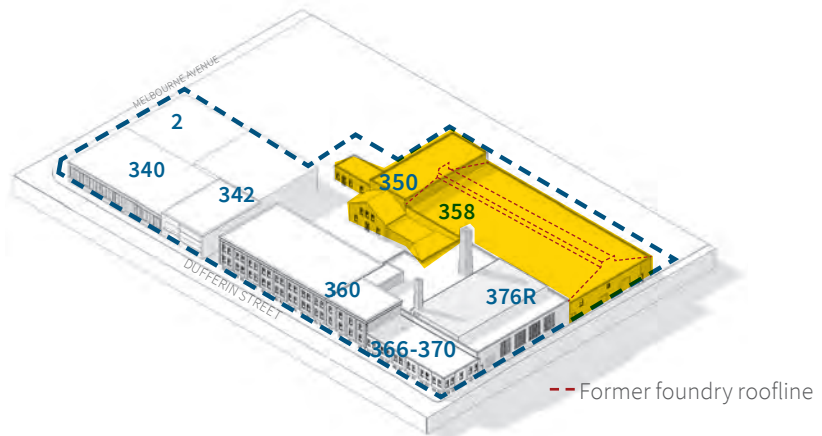
15.5 Evaluation: 350-358 Dufferin Street

LOCATION PLAN



City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 358 Dufferin Street identified in yellow (ERA, 2022).

AERIAL VIEW



EAST ELEVATION- CORE OVEN BUILDING



EAST ELEVATION- MIXING BUILDING



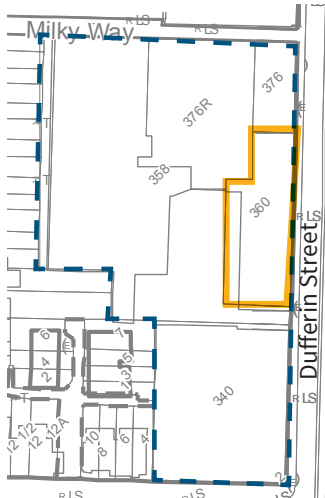
EAST ELEVATION- FOUNDRY BUILDING



Value (quoted from Ontario Reg. 9/06)	Assessment: 350-358 Dufferin Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. Yes, the property is a representative example of a Victorian industrial foundry building, particularly in the expression of its principal (east) elevation, which includes a front-facing gable at 350 Dufferin Street. At 358 Dufferin Street, the vaulted pitched roof and clerestory windows along the roof ridgeline of the main foundry space, as well as most of the original brick north building elevation, were lost due to a series of fires in the 20th century.</p> <p>ii. While the property, particularly 350 Dufferin Street, does demonstrate a higher degree of architectural detail (i.e. arched openings, window groupings, pitched roof) than other buildings associated with the former industrial complex, overall, the building does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No. The property does not demonstrate a high degree of technical or scientific achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. Yes, the property has direct associations with turn-of-century manufacturing processes used to make Dominion’s Safford Radiators on the property 1889 to 1907. This property served a central function, as the “mixing room” “core oven” and “foundry” buildings, where dye cores were manufactured, cured and finished products cast. The Site is historically linked to the industrialization of Parkdale beginning in 1883.</p> <p>ii. No, the property does not have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>iii. The property’s association with architect E.J. Lennox has not been confirmed. The architect was granted a building permit for a single storey “addition” to the Site in 1896, which is believed to have resulted in the construction of 358 Dufferin in part or in whole, as shown in 1896 drawings. Drawings dated 1900 show plans for 350 Dufferin.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the area. It is not visible within the streetscape context.</p> <p>Within the industrial campus itself, the building is contextually important in defining this grouping of buildings around a central courtyard. This is particularly true as it is centrally located within the interior courtyard, and serves as the face of the Site when entering through the private driveway. The building is not fully visible from the public realm, which limits its contextual value outside of the complex.</p> <p>ii. Yes. The property is functionally, visually and historically linked to the other buildings within the former Dominion Radiator complex, including 360 and 376 and 376R Dufferin.</p> <p>iii. No. The property is not a landmark.</p>

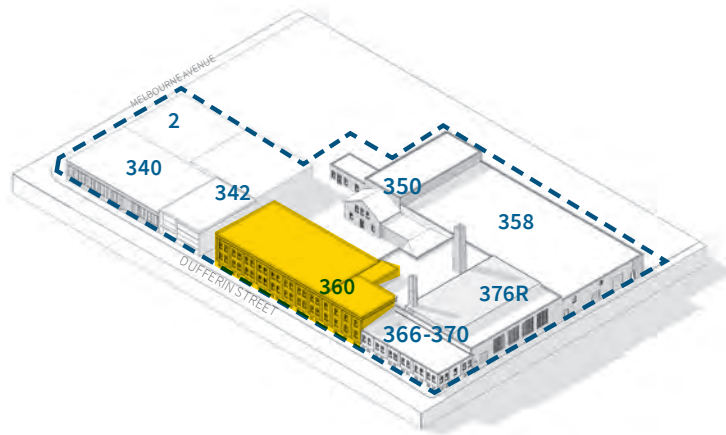
15.6 Evaluation: 360 Dufferin Street

LOCATION PLAN



City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 360 Dufferin Street identified in yellow (ERA, 2022).

PRINCIPAL ELEVATION

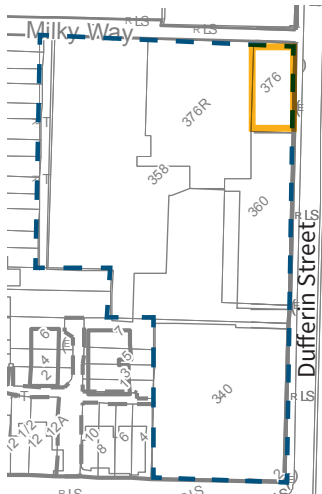


East elevation of 360 Dufferin Street from Dufferin Street (ERA, 2021).

Value (quoted from Ontario Reg. 9/06)	Assessment: 360 Dufferin Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. Yes, the property is a representative example of a Victorian factory and office building, which was built as an addition to the original factory and office building at 367 Dufferin Street (since destroyed by fire and partially demolished).</p> <p>ii. No. The property does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No. The property does not demonstrate a high degree of technical or scientific achievement. It should be noted, however, that much of the existing structure on the Site was originally below-grade, and was excavated in conjunction with the 1898 regrading of Queen and Dufferin Streets to create the Queen rail viaduct.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. Yes. the property has direct associations with the Dominion Radiator Company, which manufactured their Safford Radiators on the property from 1889 to 1907. The Site is historically linked to the industrialization of Parkdale beginning in 1883.</p> <p>ii. No. The property does not have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>iii. There are no surviving original architectural drawings of the property, and the archival building permit does not indicate an architect. However in May 1895, E.J. Lennox was recorded in the Canadian Contract Record as having awarded contracts for the construction of the building. Drawings from the Archives of Ontario show E.J. Lennox completed alterations to the building in 1897.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the area.</p> <p>Within the industrial campus, the building is contextually important in defining this grouping of buildings around a central courtyard. This building can be read as the main frontage or principal elevation of the campus.</p> <p>ii. Yes. The property is functionally, visually and historically linked to the other buildings within the former Dominion Radiator complex, including 358 Dufferin Street.</p> <p>iii. No. The property is not a landmark.</p>

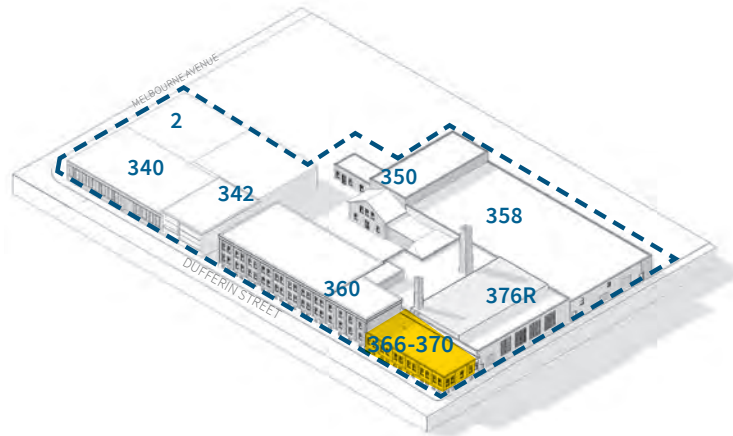
15.7 Evaluation: 366-370 Dufferin Street

LOCATION PLAN



City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 366-370 Dufferin Street identified in yellow (ERA, 2022).

PRINCIPAL ELEVATION

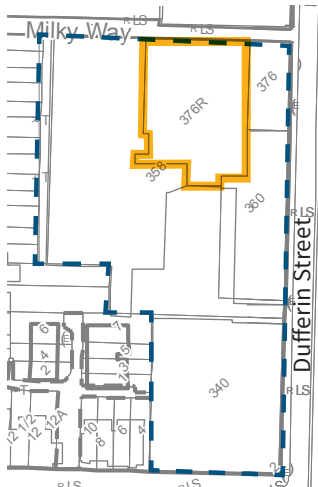


East elevation of 366-370 Dufferin St. from Dufferin Street (ERA, 2021).

Value (quoted from Ontario Reg. 9/06)	Assessment: 366-370 Dufferin Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. No. the property is not a rare, unique, representative or early example of a style, type, expression, material or construction method. The building on the property has been heavily damaged through fire (resulting in the loss of the top two storeys of the structure), and incrementally altered, such that it lacks the integrity needed to communicate its late 19th century industrial architecture.</p> <p>ii. No. The property does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No. The property does not demonstrate a high degree of technical or scientific achievement. It should be noted, however, that much of the existing structure on the Site was originally below-grade, and was excavated in conjunction with the 1898 regrading of Queen and Dufferin Streets to create the Queen rail viaduct.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. Yes. The property has direct associations with the Dominion Radiator Co., who purchased the property from the Toronto Stove Manufacturing Company, original commissioners of the building (1884), in 1889. The Site is historically linked to the industrialization of Parkdale beginning in 1883.</p> <p>ii. No. The property does not have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>iii. No. Based on ERA's research to date, the property does not demonstrate or reflect the work of an architect, artist, builder, designer or theorist who is significant to the community.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the area.</p> <p>Within the industrial campus, the building supports the definition of the central courtyard and continues the streetwall character created by the building at 360 Dufferin Street to the laneway at the northern boundary of the campus.</p> <p>ii. Yes. The property is functionally, visually and historically linked to the other buildings within the former Dominion Radiator complex, including 360 Dufferin.</p> <p>iii. No. The property is not a landmark.</p>

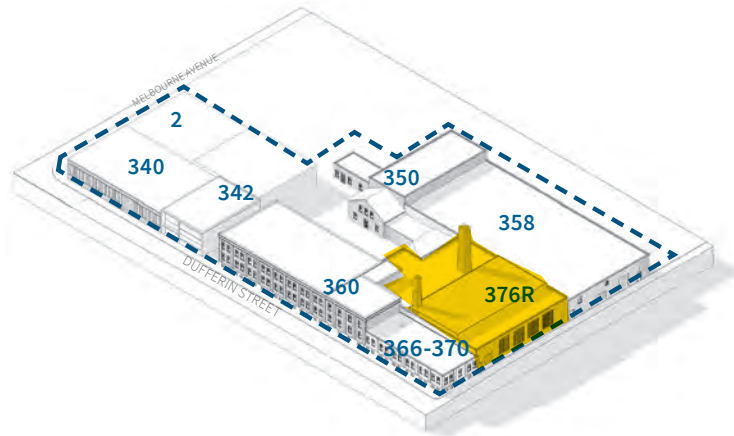
15.8 Evaluation: 376R Dufferin Street

LOCATION PLAN



City of Toronto Property Data Map, 2014 (Annotated by ERA).

3D VIEW



Axometric view, with 376R Dufferin Street identified in yellow (ERA, 2022).

PRINCIPAL ELEVATION



South elevation of 376R Dufferin St. from the interior courtyard (ERA, 2021).

Value (quoted from Ontario Reg. 9/06)	Assessment: 376R Dufferin Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>i. No. the property is not a rare, unique, representative or early example of a style, type, expression, material or construction method. The building on the property has been heavily damaged through multiple fires (resulting in the complete loss of the north elevation) such that it lacks integrity needed to communicate its late 19th century industrial architecture.</p> <p>ii. The building does not display a high degree of craftsmanship or artistic merit.</p> <p>iii. No, the property does not demonstrate a high degree of technical or scientific achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>i. No. The property has been almost entirely rebuilt after fires in 1935 and 1953, and as such, no longer represents the building that was present on the Site during the Dominion Radiator Company or Toronto Stove manufacturing Company's tenure. The Site is historically linked to the industrialization of Parkdale beginning in 1883.</p> <p>ii. No. The property does not have the potential to yield information that contributes to an understanding of a community or culture.</p> <p>iii. No. Based on ERA's research to date, the building on the property does not demonstrate or reflect the work of an architect, artist, builder, designer or theorist who is significant to the community.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>i. No, the building is not important in defining, maintaining or supporting the character of the area.</p> <p>Within the industrial campus itself, the building is contextually important in defining this grouping of buildings around a central courtyard.</p> <p>ii. Yes, the building is physically linked to 376 and 358 Dufferin Street, however the original building has been largely rebuilt.*</p> <p>iii. No. The property is not a landmark.</p>

**As a matter of urban design, the mass of the building and its placement relative to the original buildings on the Site supports and defines the interior courtyard.*

16 STATEMENT OF PROFESSIONAL OPINION

Overview of Cultural Heritage Value

ERA finds that the Site has cultural heritage value as a turn-of-the-century industrial complex with late Victorian industrial architecture. The organization of large-footprint Victorian brick-and-beam buildings around a central courtyard is indicative of this typology. Each building and addition differs in its integrity and the degree to which it communicates this value.

The Site is associated with the Dominion Radiator Company (formerly the Toronto Radiator Manufacturing Company), which occupied the Site from 1889 to 1907. The Site also carries historical value for its association with architect E.J. Lennox, who contributed to the incremental additions and alterations on the Site from 1895 into the 1900s. The Site is historically linked to the industrialization of Parkdale beginning in 1883.

The turn-of-the-century buildings on the Site share a physical, historical and functional relationship as former components of the Dominion factory complex.

Varying Cultural Heritage Value Across the Site

ERA finds that the properties at 350-358 and 360 Dufferin Street meet the O. Reg. 9/06 criteria for design/physical, historical/associative, and contextual value.

The properties at 340 and 366-370 Dufferin Streets were also found to carry associative and contextual value, however their integrity, as a measure of the wholeness and intactness of their original design attributes, is significantly diminished. They are limited in their ability to communicate the cultural heritage value of the Site.

ERA finds the buildings at 2 Melbourne Street and 342 and 367R Dufferin Street do not meet any of the criteria set out under O. Reg. 9/06.

Conclusion

Recognizing that City of Toronto Heritage Planning Staff have the authority to recommend properties that meet at least one of the criteria under O. Reg 9/06 for inclusion on the City's Heritage Register and/or designation under the OHA, it is ERA's professional opinion that 350-358 and 360 Dufferin Street have cultural heritage value and should be considered candidates for listing or designation.

17 DRAFT STATEMENT OF SIGNIFICANCE

Description

The Dominion Radiator factory complex is comprised of a group of properties known municipally as 340, 342, 350-358, 360, 366-370, and 376R Dufferin Street and 2 Melbourne Avenue, Toronto (the “Site”).

The Site is located along the west side of Dufferin Street just south of Queen Street West in the Parkdale neighbourhood of Toronto. The footprint of the Site is irregular and extends westward from Dufferin Street between Milky Way Lane and Melbourne Avenue. The buildings on the Site, some of which served as the Dominion Radiator Company factory complex from 1889-1907, range from one-to-two-storeys and are grouped around a central courtyard.

When viewed through a cultural heritage landscape lens, the early buildings on the Site can be understood as a representative turn-of-the-century industrial complex. These buildings differ in the extent to which they communicate the large-scale industrial character and cultural heritage value of this typology.

The properties at 350-358 and 360 Dufferin Street are candidates for designation under Part IV of the Ontario Heritage Act, according to ERA’s analysis under Ontario Regulation 9/06.

Statement of Cultural Heritage Value

Design and Physical Value

Constructed incrementally around the end of the 19th century (1883-1900), together the early buildings on the Site comprise a factory complex, typical of large-scale industrial enterprises at the time. Several of the buildings are contiguous and feature large footprints, with efficient floor plates and repetitive bays, which were expanded and altered to meet commercial demand.

The nineteenth and early twentieth century buildings on the Site draw from Victorian industrial architectural influences, while maintaining a largely unornamented aesthetic, typical of industrial buildings of this era. The red brick materiality with stone and buff brick accents historically unified the original buildings and incremental additions. Details such as arched and segmentally arched windows, corbelling and rusticated stone reinforce the Victorian architectural character of the Site.

The Site has been modified extensively since the early 1900s. Additions and alterations, including significant adaptations following major fires in 1935 and 1953 and changes in tenancy, have eroded the integrity of some of the early buildings, such that they cannot be considered sufficiently whole or intact to communicate their design or architectural value. The buildings at 366-370, 376R and 340 Dufferin Street have sustained the most significant alteration.

The building at 366-370 Dufferin Street, once the tallest building on the Site, served as its anchor until it was severely damaged in 1953. The building at 376R Dufferin Street has been almost entirely rebuilt and added to throughout the twentieth century. The single-storey former storehouse at 340 Dufferin Street has been heavily altered, with enlarged window openings, a new recessed door opening, and parking covering the brick cladding. Mid-twentieth-century infill buildings were added at 342 Dufferin Street (1955), and 2 Melbourne Avenue (1973-1978), altering the interface between the neighbourhood and the complex at its southern edge.

Associative Value

The Site is historically associated with the industrialization of Parkdale. The Toronto Stove Manufacturing Co., the firm who sold the Site to Dominion Radiator, was among several industrial firms that began operations in Parkdale just after 1883, when local industrial zoning restrictions were eased.

The property has historical value for its association with the Dominion Radiator Company, a prominent manufacturer and exporter of radiators. The company's unique method of casting radiators in a single piece prevented leaks and noise. The company manufactured a wide range of standard and custom models, leading their 'Safford' models to become widely popular for both their design and performance. Their radiators were used in such notable buildings as the Ontario Legislative Assembly building.

The Dominion Radiator Company purchased the property in 1889 from the Toronto Stove Manufacturing Company. Dominion retained architect E.J. Lennox in 1895 to help adapt and expand the factory and office structures on the site.

Archival drawings indicate each portion of the original buildings and early additions on the Site served a specific role in the manufacturing process, including offices, storage, mixing, core production, and casting or foundry functions. These spaces were added and improved over the course of Dominion's tenure to meet enterprise demands.

In 1907, Dominion moved their operations to an expanded campus (since demolished) designed by E.J. Lennox at Dufferin Street and Lappin Avenue. Several other industrial companies occupied the building from 1911 to the early 2000s. The building is now in use as commercial office space.

Contextual Value

The built and landscape components of the Site dating from 1883-1900, are visually, functionally and historically linked to one another as parts of the Dominion Radiator factory complex.

The buildings on the Site are largely contiguous, and are grouped around an interior courtyard. Buildings along Dufferin, such as the office and factory additions at 360 Dufferin Street, serve as the Site's principal elevation, while buildings that historically housed heavy industrial uses, such as 350-358 Dufferin Street, face onto the courtyard within the interior of the Site.

Heritage Attributes

Design and Physical Value

The following heritage attributes convey the cultural heritage value of the Site as a representative turn-of-the-century factory complex:

Landscape elements:

- The central courtyard designed to service the industrial functions of the Site; and
- The exterior service areas of the Site, including the east-west driveway.

Building elements:

- Large footprint buildings grouped around the central courtyard;
- 360 Dufferin Street, with its long, rectilinear plan and frequent, repetitive bays;

- 350-358 Dufferin Street, with its discrete building elements and varied massing to suit different functions;
- Remnant industrial chimneys at 350-358 Dufferin Street; and
- Remnant industrial chimneys at 376R Dufferin Street.

The following heritage attributes, where present on the high-integrity factory complex buildings, convey the Site’s late Victorian industrial architectural influences:

- Relatively utilitarian design with little ornamentation;
- Red brick materiality;
- Regular fenestration, with windows in various styles and profiles (flat-headed, arched and segmentally arched);
- Contrasting buff brick lintels;
- Brick corbelling;
- Rusticated stone foundations;
- Stone sills;
- Front-facing gable of the “core oven” building at 350 Dufferin Street; and
- Remnant industrial chimneys.

Contextual Value

The following heritage attributes carry contextual value within the industrial complex:

- The siting of the buildings around a central courtyard, with contiguous additions;
- Red brick materiality, relating the various structures on the Site to one another;
- The central location and prominence of the “core oven” building in the centre of the courtyard at 350 Dufferin Street; and
- The taller, more formal “edge” of the site along Dufferin Street, specifically the office and factory addition at 360 Dufferin Street.

F. REQUIRED CONTENTS AND CHECKLIST

If the property under review is on a development site, it is advisable that you discuss your project in advance with Heritage Planning staff during preliminary consultation meetings. Evaluation of cultural heritage resources prior to project planning is strongly encouraged.

The CHER will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist

- A copy of this CHER Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

- A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered Professional member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the CHER must be included in the report.

By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and jurisdictions of practice and confirms the information included in the CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the evaluation of the potential cultural heritage resource(s); a summary of recommended heritage values and attributes and a summary of the reasons for or against their identification as warranting inclusion on the Heritage Register, with reference to applicable regulation(s).

4. Property Owner

- Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent.

6. Location Plan

Location of the site and the subject heritage property/properties shown on:

- City's property data map

- Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Reasons for the CHER and Background Information

This section will include information pertaining to the reasons why the CHER has been prepared. For properties that were designated under Part IV prior to 2006, or that are listed under Section 27 of the OHA, any pertinent information relating to either the designation or listing will be provided, including reasons for inclusion (where known) and the date of inclusion on the Heritage Register.

Check all that apply:

- Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006
- Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act
- Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies
- Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Evaluation of a property over 40 years old
- Evaluation of a property for the purposes of the heritage grant or heritage property tax rebate program

8. Description of the Property and Visual Inspection

This section will include an overview of the property, including its physical condition and noting any additions or alterations. It will include a description of the property's location and existing conditions as observed through a visual inspection of the property, a the date(s) of the visual inspection. The section must:

- Provide the resource's legal address and land use designation and, if applicable, any Secondary Plan or Site and Area Specific Policy that applies
- Identify any existing heritage recognitions
- Identify and describe all existing buildings and/or structures on the property

- Identify and describe any other features that may be of interest, including landscape features
- Identify whether the property is within an area of archaeological potential

9. **Current Photographs/Images**

This section will include photographs, both general and of each building, structure or landscape feature. For larger properties or properties with a number of features, a map or annotated aerial photograph may be required.

- Current photographs/images taken within 3 months of the CHER submission date showing the existing context and features of existing and potential heritage resources on the property. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:
 - Each building elevation
 - Each heritage attribute or draft heritage attribute, including both exterior and interior, where applicable
 - Existing context including other buildings on and adjacent to the site and existing landscaping
 - a photograph of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
 - a photograph showing the relationship of the site to the adjacent properties

10. **Description of Surrounding Neighbourhood Keyed to a Context Map**

- Provide a description of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.

11. **Historic Photographs**

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources in Section 12 have been checked and no photographs were present.

12. **Primary and Secondary Research**

This section will document the research that was undertaken for the property, including the primary and secondary sources that were consulted, and will record and present the findings of the research in a logical and chronological order. This section will also identify any archaeological assessment reports that apply to the property, and whether the property has been identified as an area of archaeological potential in the City of Toronto's Archaeological Management Plan.

Primary resources must be consulted in order to identify the property's history of ownership and development. If certain primary resources are determined not to be of relevance or are unavailable, the rationale for the exclusion must be demonstrated. At minimum, the resources that must be consulted include:

- Toronto Archives
- Assessment Rolls
- Building Permits
- Toronto Building Records
- Goad's Atlas of the City of Toronto Maps
- Toronto City Directories
- Land Registry Office (or online equivalent)

Additional resources that may be consulted include:

- Ontario Archives
- Toronto Public Library
- Historical society archives Note: Parkdale Village HS website was consulted for archival photos
- The Biographical Dictionary of Architects in Canada 1800-1950
- City of Toronto Aerial Photographs
- Other historic maps including Cane, Boulton, Tremaine, Miles & Co., etc.

The section will include written narrative, describing the history of development and activity of the site, including any events, communities, individuals or activities that are historically or continue to be associated with to the property where applicable. A chronological timeline may be included as a summary historical narrative where warranted. All statements of fact regarding ownership, date of construction, occupation, sale, etc. will be footnoted providing the source, including relevant identifiers such as dates including day month, and year as appropriate, page numbers, and location of source.

Research results will be used as the basis for an evaluation of the property's cultural heritage value, following Ontario Regulation 9/06. In the event that City heritage staff find that the research provided within this section provides insufficient information or detail to properly inform the evaluation, additional information and a revised CHER will be requested.

Research sources must be documented using a consistent citation style (MLA, APA, or Chicago). All research sources will also be listed in an appendix attached to the report. If possible, copies of such sources should be provided to the City as part of the CHER submission.

13. Visual Resources (Maps, Drawings, Plans and Images)

This section will include a visual overview of the property over time, including the pertinent maps, images, drawings and plans consulted, to assist with understanding the general history of the site and its development over time. Images should be arranged chronologically and will illustrate the historical development and evolution of the site, including chronological construction and/or alterations to the size, features or primary use of the property and its associated buildings or features.

Images included in this section should be labelled appropriately with a title of the image, a description of what is being shown, and the source for the image including author, publication, date (day, month, year), volume where appropriate, page number, archival references, location or website, etc. All visual resources will also be listed in an appendix attached to this report.

14. Community Consultation

This section will outline what, when and how community input was undertaken as part of the research methodology for the property and describe the results. Based on the resource(s) being evaluated, the City may suggest groups, organizations or individuals for consultation and may participate/lead in the consultation. At a minimum, the relevant Community Preservation Panel must be consulted, and it is recommended that local heritage groups and historical societies are consulted. If consultation at the time of submission has not been undertaken, it is expected to take place at the earliest possible opportunity.

There may be circumstances where community input is fundamental to understanding the value of a property and an HIA or CHER may be considered incomplete until appropriate consultation has taken place.

- Community Preservation Panel
- Local heritage group/historical society
- Other (oral histories, individual meetings, etc.)

15. Evaluation under Ontario Regulation 9/06

This section will describe how the prescribed criteria, Ontario Regulation 9/06 (Ontario Heritage Act), was applied to understand the property's cultural heritage value, if any. It will present a rationale supporting how each criterion was met or not met, and include a summary of the physical/design, historic/associative and/or contextual value of the property, where the prescribed criteria have been met.

16. Statement of Professional Opinion

The conclusion will summarize the research, survey and evaluation undertaken for the property, and where the property is believed to have cultural heritage value, will provide a

recommendation for its inclusion on the Heritage Register. If the evaluation believes that the property has cultural heritage value based on an evaluation against O. Reg. 9/06, a draft ✓ Statement of Significance must be prepared and a draft list of Heritage Attributes identified. The list of Heritage Attributes provided in the CHER should be organized in relation to each criterion met.

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APPENDIX C: ENGINEERING LETTER



June 15, 2022

Hullmark
474 Wellington Street West,
Toronto, ON, M5V 1E3

Attention: Charles Arbez
Director Development

Dear Charles:

**RE: 340 -376R Dufferin Street
Heritage Impact Assessment: Engineering Considerations**

RJC No.: TOR.115812.0013

RJC was retained to provide a concept review for the structure of the overall redevelopment of 340-376R Dufferin Street. Part of concept review includes an review of the existing masonry façade at the east and west sides of the property and the feasibility of retaining and integrating it into the redevelopment.

Based on archival base building drawings the building was constructed in 1895. The existing façade is of masonry construction varying from 1 to 2 stories in height and up to 18" thick. The facades were once part of a manufacturing facility that occupied the entire site however has been altered through the years. The remaining façade facing Dufferin Street is two stories tall and is part of 360 Dufferin. The façade facing west is one storey tall and is part of 358 Dufferin. Both facades and respective buildings are currently separated by a courtyard within the property which functions as a parking lot. RJC visited the site on May 5, 2022 and was able to verify the general construction of the site and walls proposed to be retained.

The extent of the proposed façade retention includes part of the east façade along Dufferin Street, a return off the east façade midblock and the wall on the west side of the property.

To inform our opinion of whether a façade retention structure would be feasible for this project the following factors were taken into consideration: site-specific heritage, the structural condition of the existing façade, the height of the façade to remain, existing below and above grade utilities, property lines, adjacent structures, construction site access for equipment, foundation design and differential settlement, new construction and the ultimate long term integration of the existing façade into the new structure.



Based on our review, in our opinion the existing façades planned to be retained and reconstructed are structurally in fair condition. We believe the conservation of the facades by in situ retention is feasible for this project which includes part of the existing east façade along Dufferin Street and the western façade facing the alley way. Refer to the RJC sketch for the concept framing and extents of the proposed façade retention system.

We trust that is information is suitable for your needs at this time; however if we can be of any further assistance please do not hesitate to contact us.

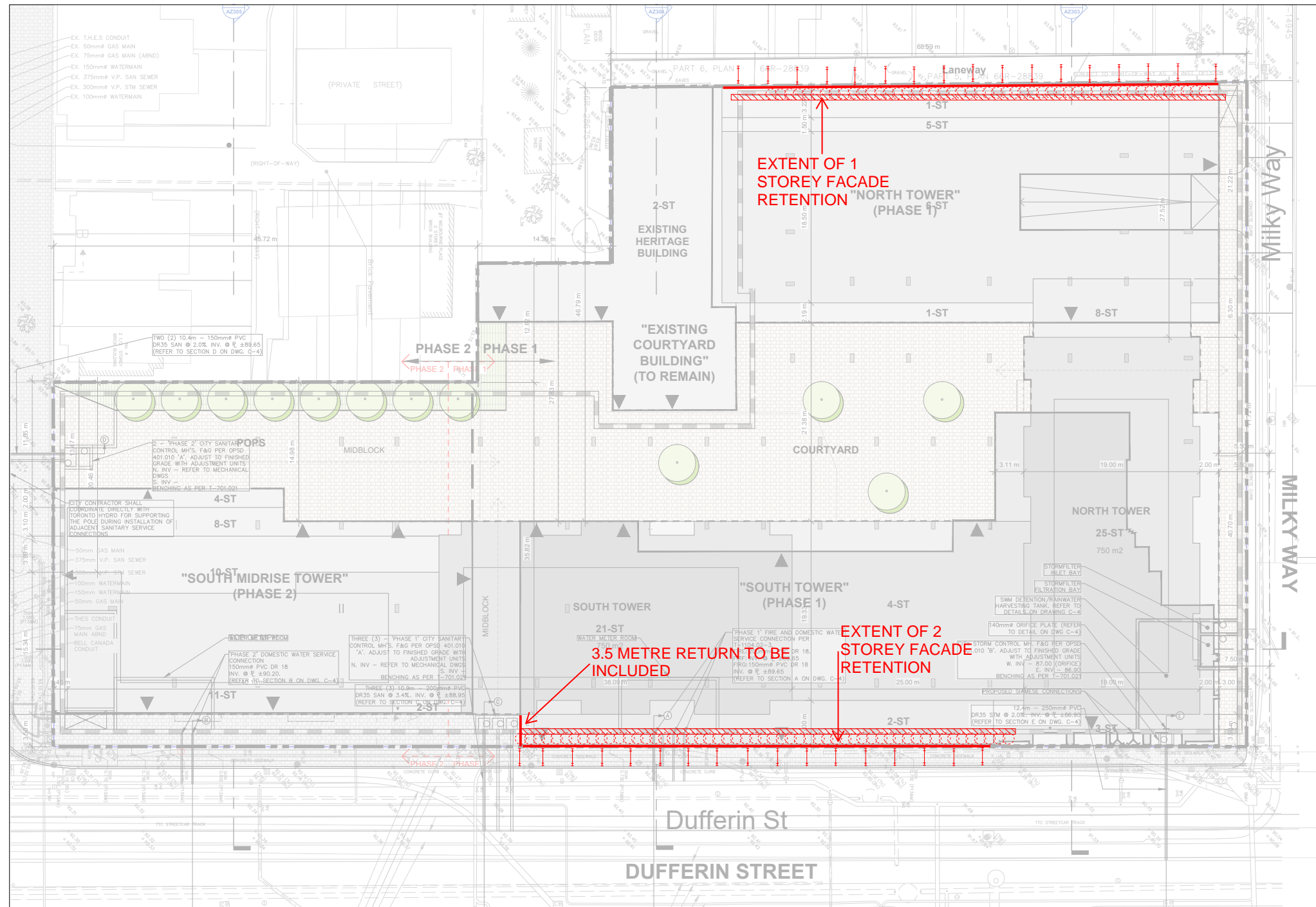
Yours truly,

Read Jones Christoffersen Ltd.

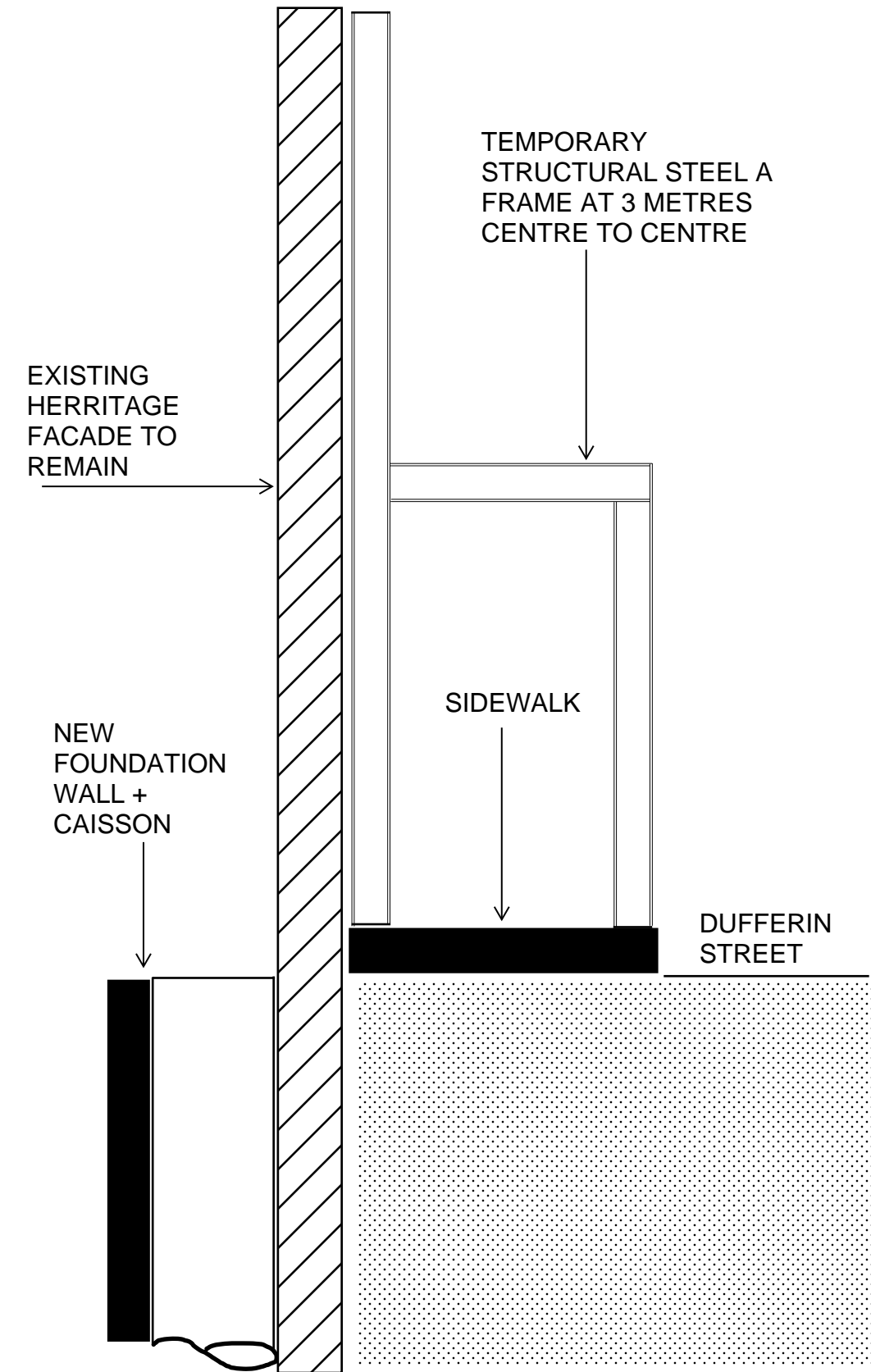
A handwritten signature in black ink that reads 'Joseph Dukovcic'.

Joseph Dukovcic, B.A.Sc., M.Eng., P.Eng.
Project Engineer





PART PLAN



SECTION

APPENDIX D: REVIEW OF KEY HERITAGE POLICIES

The following policy and guidance documents were reviewed in the preparation of this report:

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition);
- The Ontario Heritage Tool Kit;
- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Ontario Heritage Act (R.S.O. 1990);
- Toronto Official Plan (2015); and
- City of Toronto Tall Building Guidelines.

Provincial Policy Statement (2020)

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

1.7.1 Long-term economic prosperity should be supported by:

e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan, 2019 is the Province of Ontario's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Conserved: *the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).*

Adjacent lands: *d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020)*

Built heritage resource: *a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).*

Significant: *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020)*

Section 1.2.1 of *Guiding Principles* includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

With the objective of “protecting what is valuable”, Section 4.2.7 of the Growth Plan, 2019 states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

City of Toronto Official Plan, consolidated February 2019

The City of Toronto Official Plan (the “Official Plan”), consolidated February 2019, balances growth and intensification with conservation of cultural heritage resources. Chapter 3.1.5 addresses the importance of cultural heritage to sustainable development, placemaking and in maintaining the character of the city and includes the following relevant policies:

Policy 4 states:

Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

Policy 5 states:

Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

Adjacent: means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law. (Toronto Official Plan).

Alteration: means any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property that may result in any change to a property on the Heritage Register (Toronto Official Plan, 2019).

Policy 6 states:

The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Policy 23 states:

A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Policy 26 states:

New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Policy 27 states:

27. Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

Policy 29 states:

29. Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location [...]

City of Toronto Tall Building Guidelines, May 2013 (the “Guidelines”)

The council-adopted Tall Building Guidelines ensure that new tall buildings fit into the local context by respecting and complementing the scale, character, form and setting of existing heritage, while acknowledging the positive impact that well-designed tall buildings can have on a heritage context.

Relevant guidelines under Section 1.6 include:

- a) *Conserve and integrate heritage properties into tall building developments in a manner that is consistent with accepted principles of good heritage conservation (see Appendix A: Heritage Conservation Principles). Tall building proposals with adjacent or on-site heritage properties or within an HCD are required to provide a Heritage Impact Assessment as part of a complete application.*
- (c) *When a tall building is adjacent to a lower-scale heritage property:*
 - *design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context;*
 - *integrate the existing heritage character into the base building through high-quality, contemporary design cues;*
 - *provide additional tall building setbacks, stepbacks, and other appropriate placement or design measures to respect the heritage setting.*
- (b) *Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.*
- (d) *Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.*