



2280 Dundas Street West

CULTURAL HERITAGE EVALUATION REPORT

2238, 2252, 2264, 2280, 2288, and 2290 Dundas Street West,
and 104-105 Ritchie Street, Toronto, Ontario

June 30, 2022

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COVER PAGE: Aerial image of Subject Site (Google/ERA)

Project # 17-137-02
Prepared by GS / SH / HC / AM
/ JL /

1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's requirements for Cultural Heritage Evaluation Reports, a copy of the Terms of Reference with a completed Required Contents Checklist is included as Appendix A. Where any required field has been not been checked, or for further information, please consult the corresponding section of the report.

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 set of cultural values that provide perspective to our work at different scales. In our 30 years of work, we have 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).

The project team for this report includes the following personnel:

Graeme Stewart OAA, MRAIC, RPP, MCIP, CAHP is a registered architect and planner and is a principal at ERA. He has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Partnership, an initiative in low-carbon retrofit and community reinvestment examining the future of Canada's modern tower neighbourhoods.

Sharon Hong MScPl, RPP, MCIP is an associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

Hallie Church, BURPI, Dip. Heritage Conservation is a Project Manager with the heritage planning team at ERA. She holds a Bachelor of Urban and Regional Planning from Ryerson University, as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

Ana Martins, MScPl, MMSt is a cultural heritage planner at ERA. She holds a Master of Science in Planning from the University of Toronto, as well as a Master of Museum Studies from the Faculty of Information at the University of Toronto, specializing in the curatorial practices of public history. She is a candidate member of OPPI and an intern member of the Canadian Association of Heritage Professionals.

Jane Law, MPI is a member of the planning team at ERA Architects and contributes to projects in the development realm across the City of Toronto. She holds a Masters in Urban and Regional Planning from Ryerson University and a BA from the University of Toronto and is pursuing her RPP Designation with the Ontario Professional Planners Institute.

3 EXECUTIVE SUMMARY

This Cultural Heritage Evaluation Report (“CHER”) has been prepared by ERA Architects Inc. (“ERA”) on behalf of Choice Properties Limited Partnership for the properties known municipally as 2238, 2252, 2264, 2280, 2288, and 2290 Dundas Street West, and 104 and 105 Ritchie Avenue, Toronto (the “Subject Site”). The Subject Site is located south of Bloor, north of Roncesvalles Avenue, and adjacent to the CN Rail corridor.

The CHER has been prepared in the context of a Zoning By-law Amendment and Site Plan application for the Subject Site. The properties within the Subject Site are neither listed on the City of Toronto Heritage Register, nor designated under the Ontario Heritage Act (OHA). An evaluation of the properties’ cultural heritage value and subsequent recommendations are contained in Section 15 and 16 of this report.

An evaluation of the potential cultural heritage value of the properties within the Subject Site under Ontario Regulation 9/06 was undertaken as part of this report. While 2280 Dundas Street West, 2288 Dundas Street West, and 2290 Dundas Street West are over 40 years old (constructed between 1957-1962), ERA is of the opinion that they do not merit evaluation for cultural heritage value as one-storey, utilitarian, commercial buildings used as a Loblaws supermarket, a LCBO retail outlet, and a tire dealership and auto repair shop. The property at 2264 Dundas Street West is a commercial main street building that has been heavily modified over time. The date of its construction is unknown, but it was likely constructed between 1913 and 1917. It does not carry sufficient value to satisfy the criteria under Ontario Regulation 9/06.

Although the property at 2252 Dundas Street West was designed by Benjamin Brown in 1914, it does not carry sufficient value to satisfy the criteria under Ontario Regulation 9/06.

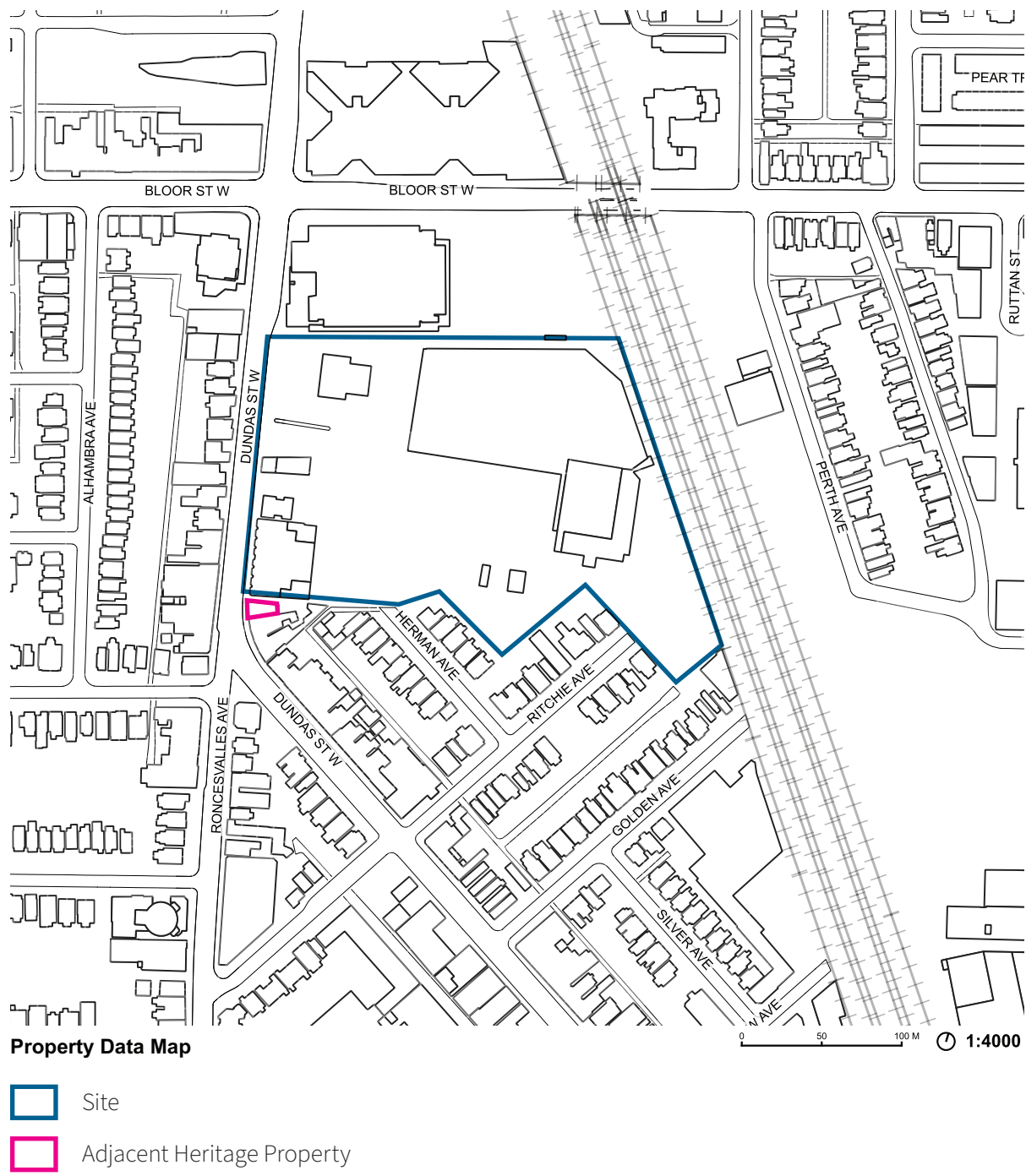
4 PROPERTY OWNER

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5 OWNER'S REPRESENTATIVE OR AGENT

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6 LOCATION PLAN



1. Property data map showing area context and heritage properties within a 300-metre radius (City of Toronto / ERA).



Context Map

- Site
- Adjacent Heritage Property

2. Aerial photograph showing area context and heritage properties within a 300-metre radius (City of Toronto/ERA).



3. Birds eye view showing properties on the Subject Site (Google/ERA).

7 REASONS FOR CHER & BACKGROUND INFORMATION

This Cultural Heritage Evaluation Report (“CHER”) has been prepared by ERA Architects Inc. (“ERA”) on behalf of Choice Properties Limited Partnership for the properties known municipally as 2238, 2252, 2264, 2280, 2288, and 2290 Dundas Street West, 104 and 105 Ritchie Avenue, Toronto (the “Subject Site”).

The following properties are excluded from this CHER report:

2238 Dundas Street West (building is not over 40+ years);
104 and 105 Ritchie Avenue (a vacant lot).

The CHER has been prepared in the context of a Zoning By-law Amendment and Site Plan application to the City of Toronto. The properties on the Subject Site are not currently on the City of Toronto’s Heritage Register, and while it is not a requirement, the CHER for the properties on the Subject Site has been recommended by Heritage Planning staff.

8 DESCRIPTIONS OF PROPERTIES & VISUAL INSPECTIONS

The Subject Site is composed of multiple properties, known municipally as 2238, 2252, 2264, 2280, 2288, and 2290 Dundas Street West, and 104 and 105 Ritchie Avenue, Toronto, within a large block located south of Bloor, north of Roncesvalles Avenue, and adjacent to the CN Rail corridor. The railway corridor separates the Subject Site from the mixed-use neighbourhoods to the east of the rail corridor. The properties at 2288, 2264, 2252, and 2238 Dundas Street West are zoned Commercial Residential, while 2280 and 2290 Dundas Street West, and 104 and 105 Ritchie Avenue are zoned Residential. The Subject Site contains the following buildings:

- a three-storey medical building at 2238 Dundas Street West less than 40 years of age
- a three-and-a half storey residential apartment building at 2252 Dundas Street West dating to 1914
- a two-storey commercial building with a one-storey rear addition at 2264 Dundas Street West dating to c.1917
- a one-storey commercial building at 2280 Dundas Street West dating to 1957
- a one-storey commercial building at 2288 Dundas Street West dating to 1962
- a one-storey commercial building at 2290 Dundas Street West dating to 1962
- a vacant lot at 104 and 105 Ritchie Avenue

The Subject Site is located within the City of Toronto's *'Avenue Study' of Bloor Street West between Keele Street and the Rail Corridor, and Dundas Street West between Glenlake Avenue and Boustead Avenue, 2009* (Bloor-Dundas 'Avenue' Study). The Subject Site is also subject to the 'Avenue' Study's Urban Design Guidelines and identified in Site and Area Specific Policy 335 (2009).

None of the properties on the Site were identified in the Bloor-Dundas 'Avenue' Study as requiring review by Heritage Preservation Services to determine their candidacy for inclusion on the City's Inventory of Heritage Properties. Moreover, none of the properties are currently listed or designated on the City's Heritage Register.

The Site is located within the Dundas West Major Transit Station Area.

The Subject Site is located within an area of archaeological potential as identified on the Toronto Archaeological Potential Map. There are no features of interest on the Subject Site.

The properties were visually inspected by ERA on April 29, May 20, and June 2, 2022. Owing to current Covid-19 restrictions, an exterior-only visual inspection was conducted from grade with limited visual access to upper floors, and excluded assessment of elements including the main roof, and the interior of the buildings.

2252 Dundas Street West

The Subject Property addresses the public realm from its west elevation and a narrow walkway separates it from the adjacent three-storey medical building with at-grade commercial uses to the south. It is separated from a two-storey commercial building to the north by a surface parking area, which is visually connected to the Loblaws parking lot at the rear. The building has a slight setback relative to the adjacent properties.

The main entrance to the building is on Dundas Street West, which is accessed by a flight of exterior stairs, and a secondary entrance below grade provides access to the lower units. The building is three-and-a-half-storeys in height and has a distinct 'I' shape plan. The primary west, south, and east elevations are clad in red-brick while the north elevation, at the inset to the light well, has yellow brick cladding. The lower section of the north elevation contains graffiti and the yellow brick is discoloured in localized areas. Building Records indicate that alterations were made in 2013 but were limited to the interior of three of the residential units (Unit 102, 202, and 302).

The building's Edwardian architectural elements are largely articulated on the elevation fronting the public realm. It is visually divided into three vertical bays and detailing and ornamentation has been applied with a



4. 2252 Dundas Street West (ERA, May 2022)

sensitivity to proportion and scale and the interplay between solids and voids. Bay windows extending 2 1/2 storeys in height and capped with iron cresting are on either side of the central vertical bay. The central bay is composed of a main entrance and recessed balconies with iron railings on the second and third storeys. The openings display diminishing widths with each ascending floor level. Each window and recessed opening is capped with a voussoir and keystone. A projecting wood cornice with brackets, a simplified frieze, and a stepped architrave. A section of the frieze and architrave is missing.

Overall, the building was found to be in good to fair condition with selective repairs required to conserve the extant original fabric.

2264 Dundas Street West

2264 Dundas Street West addresses the public realm from its west elevation. The two-storey building is clad in non-original brick veneer on the west elevation, and plastic siding with extensive graffiti on the north and south elevations. The rear is a one-storey structure also clad in plastic siding, which contains extensive graffiti. The flat roof lies behind a metal parapet with corbel brick tucked under. The front elevation was modified at an unknown period as it is covered in a veneer that is not original to the building. The textured brick veneer with wide mortar joints sits on a formed concrete curb.

The front elevation carries the detailing including non-original concrete banding and lintels, and window sills. At grade, the front elevation is further characterized by a large recessed contemporary front entrance, a secondary door with transom, and side oval window with decorative keystones. The lintel above the transom projects slightly from the wall plane. There's a large window opening set between the two door openings. The size of the ground-level window and front entrance openings suggest that they are non-original. Pizza Nova signage is affixed to the brickwork. A remnant of an adjoining structure remains *in situ*, extending the length of the north elevation. It has been incorporated into the existing structure and clad in the plastic siding.



5. 2264 Dundas Street West
(ERA, May 2022)

Early Building Records indicate that in 1917, the property at 1054 Dundas Street West (previous municipal address) was altered. However, the type of alteration was not specified.

Subsequent Building Records indicate that in 1972 alterations were made to the interior to accommodate a new retail store, and new siding to the exterior was added. The parapet appears on the elevation plans to be constructed in concrete slabs. In 1986, all the windows and doors on the principal elevation were replaced, new cladding to the north, south, and east elevations were added, and both interior and exterior alterations were made to convert a retail space into a Pizza Nova take-out restaurant. In 1987, interior alterations including changes to the building's HVAC system were made.

Overall, the extant original fabric of this standard early main street commercial building is very minimal. The building has been used as a Pizza Nova restaurant since 1987.

CLASS OF BUILDING					
Part No.	Parent No.	Date	LOCATION	STORY	NAME
2, 3, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 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2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237,					

2280 Dundas Street West

The Subject Property is well set-back and separated from the public realm by a fairly large surface parking lot. It is a large commercial grocery store with a west-facing facade incorporating typical architectural elements of a big-box grocery store design including a large aluminium retail sign extending across the width of the one-storey building, and a curtain wall of aluminium and glass panels.

Building Records indicate that a building permit was issued in 1957 to erect a superstructure for use as a groceries building. In 1959, the City of Toronto Directory noted the building's use as a Loblaw's Groceries Supermarket and Hunt's Limited Bakery. By 1965, the City Directory indicates the sole use of the building as Loblaw's Groceries Supermarket Ltd. The building is currently used as a Loblaw's grocery store. While the building is over 40+ years, its utilitarian and functional design typical of big-box commercial retail does not merit further investigation.

7. Top: West or primary elevation and surface parking lot at 2280 Dundas Street West (ERA, June 2022)

8. South elevation of 2280 Dundas Street West showing ad-hoc additions (ERA, June 2022)



2288 Dundas Street West

The Subject Property is set back and separated from the public realm by a surface parking lot. The west elevation of this one-storey commercial building is characterized by standard aluminium cladding and a curtain wall of glass and aluminium panels with a corner entrance. Cinder blocks are visible on the structure's rear or north elevation.

Building Records indicate that a building permit was issued in 1962 to construct a garage and auto store building. City of Toronto Directories indicate the first entry of this property in 1965 with Towne Auto Centre operating at this address.

The building is currently used as a KalTire commercial store. While the building was constructed in 1963-5 for commercial uses, it exhibits a utilitarian design and does not merit further investigation.

9. Top left: West or primary elevation of 2288 Dundas Street West (ERA, June 2022)

10. Top right: South elevation of 2288 Dundas Street West (ERA, June 2022)

11. Bottom left: East elevation of 2288 Dundas Street West (ERA, June 2022)

12. Bottom right: North elevation of 2288 Dundas Street West (ERA, June 2022)



2290 Dundas Street West

The Subject Property is set back and separated from the public realm by a surface parking lot and the building extends to the rail corridor. This one-storey, stucco-clad and metal siding commercial building is currently used as an LCBO commercial store and the rear portion of the building is currently vacant.

Building Records indicate that a permit was issued in 1962 to construct a department store. The 1963 City Directory indicates Towers Discount Department Stores and Atlantic Acceptance Corp. Ltd. operating at 2290 Dundas Street West. It currently displays a typical design vocabulary characteristic of LCBO commercial buildings and the rear portion is clad in textured stucco with metal siding. A colonnade supported by concrete bases extends across the south elevation. Given that it is a utilitarian commercial building, it does not merit further investigation.

13. Top: West or primary elevation and surface parking lot at 2290 Dundas Street West (ERA, June 2022)

14. South elevation of 2290 Dundas Street West showing rear portion (ERA, June 2022)



9 CURRENT PHOTOGRAPHS / IMAGES

9.1 Property at 2252 Dundas Street West



15. West elevation of 2252 Dundas Street West (ERA, May 2022).



16. North elevation of 2252 Dundas Street West (ERA, May 2022).



17. Detail of north elevation of 2252 Dundas Street West (ERA, May 2022).



18. East elevation of 2252 Dundas Street West (ERA, May 2022).



19. South and east elevations of 2252 Dundas Street West (ERA)

9.2 Property at 2264 Dundas Street West



20. West elevation of 2264 Dundas Street West (ERA, May 2022)



21. North elevation of 2264 Dundas Street West (ERA, May 2022)



22. Top: East elevation of 2264 Dundas Street West or rear of building (ERA, May 2022)



23. South elevation of 2264 Dundas Street West (ERA, May 2022)



24. Transom with lintel at 2264 Dundas Street West (ERA, June, 2022)



25. Detail of brickwork around oval window on the west elevation of 2264 Dundas Street West (ERA, June 2022)

26. Detail of remnant red-brick structure and brickwork of 2264 Dundas Street West, west elevation (ERA/June 2022)



27. Detail of recessed front entrance and plastic siding on the south elevation of 2264 Dundas Street West (ERA/June, 2022)



10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

The area surrounding the Subject Site is a mixed-use neighbourhood consisting of early-to-mid-20th century commercial, residential, and institutional buildings, and contemporary mid- and high-rise, mixed-use building types. Immediately abutting the Subject Site to the south is a low-rise residential neighbourhood. The Subject Site is north of the convergence of two commercial main streets: Dundas Street West and Roncesvalles Avenue, which are characterized by a fine-grained streetscape. The neighbouring areas to the west and east of both Roncesvalles Avenue and Dundas Street West are predominantly characterized as low-rise, residential and composed of largely house-form building types.

While building heights along Dundas Street West and Roncesvalles Avenue are generally 2-3 storeys, the immediate context contains notable exceptions. These include buildings at 55 Howard Park Avenue (10-storeys), 433-439 Roncesvalles Avenue (7-storeys), 25 Ritchie Avenue (6-storeys), an approved eight-storey building at 24-66 Howard Park Avenue, and an approved eight-storey building at 422-426 Roncesvalles Avenue.

The intersection of Bloor Street West and Dundas Street West presents an evolved context and is a major transportation node within the area, and the city more broadly. The Subject Site is within the Dundas West Major Transit Station Area and GO Transit's Bloor station.

The Subject Site is bound by Dundas Street West to the west, a three-storey secondary school and field to the north, the CN Rail corridor to the east, and a row of two-storey commercial buildings to the south.

Dundas Street West

The section of Dundas Street West south of Bloor Street West to Roncesvalles Avenue is comprised of a variety of built forms including a 12-storey mixed use building with a one-storey podium known as Bloor Dundas Square on the southwest corner of Bloor St W and Dundas Street West. The remainder of the west side of Dundas Street West is low-rise commercial-retail and house-form buildings on narrow lots. In contrast, the east side is comprised of largely multi-storey buildings on larger properties including Bishop Marrocco/Thomas Merton Catholic Secondary School and the Subject Site, comprised of multiple properties and a large surface parking area. South of the Subject Site, at the juncture where Dundas Street West meets Roncesvalles Avenue, Dundas Street continues in a south-east direction.

Bloor Street West












North of the Subject Site is Bloor Street West, an evolved commercial main street. The north side of Bloor Street West contains primarily narrow frontages and low-rise, mixed-use buildings, mostly comprised of two-storeys while the south side of this section of Bloor Street West also contains residential house-form buildings. The intersection of Bloor St W and Dundas St W contains two 29-storey residential towers, which sit on a two-storey podium and are set back from Bloor Street West. The Dundas subway station and access to surface transit lines are located at the northwest corner of the intersection. GO Transit's Bloor station, located approximately 200 metres east of Dundas Street West provides access to the Georgetown Corridor GO trains as is the Union-Pearson Express train linking Pearson International Airport and Union Station.

Roncesvalles Avenue

Roncesvalles Avenue has a main street character comprised of fine-grain late-19th to early-20th commercial and residential house-form buildings, early 20th century walk-up apartments, contemporary mid-rise, mixed-use buildings, and institutional buildings. A streetcar route runs along this commercial main street. Located to the west and east of Roncesvalles Avenue are residential areas comprised largely of house-form building types. Roncesvalles Avenue is associated with the neighbouring low-rise, residential areas as the commercial main street servicing these neighbouring areas.

10.1 Planning Context



- | | | | |
|---|---|---|------------------------------|
|  | Site |  | Listed Heritage Property |
|  | Roncesvalles and Dundas Planning Study, Urban Design Guidelines & SASP No. 553 (2018) |  | Designated Heritage Property |
|  | Bloor Street Planning Study (2021) | | |
|  | Bloor-Dundas 'Avenue' Study (2009) | | |
|  | SASP No. 335 (2009) | | |
|  | Dundas West Major Transit Station Area | | |
|  | Development in Proximity to Rail, OPA No. 536 (2021) | | |
|  | Dundas West TTC Station | | |
|  | Bloor GO Station | | |

28. Context map showing the Site, planning context and heritage resources (Google Map/ERA)

10.2 Context Images



29. Convergence of Roncesvalles Avenue and Dundas Street West (ERA, June 2022)



30. Above: Built form context looking south on Dundas Street West from the Subject Site. 2252 Dundas Street West is visible to the left (ERA, May 2022).
31. Built form context looking north on Roncesvalles (ERA, May 2022).

11 HISTORIC PHOTOGRAPHS

ERA undertook primary and secondary research to identify historic photographs of the properties on the Subject Site. Apart from historic images of the streetscape of Dundas Street West, Roncesvalles Avenue, and Bloor Street West, historic images of the properties located on the Subject Site were not found.

The following resources were consulted:

- Ontario Jewish Archives (in-person visit on June 14, 2022)
- Ontario Jewish Archives website
- Toronto Archives (in-person visit on June 10 and June 13, 2022)
- Ontario Archives
- Toronto Public Library
- Sunnyside Historical Society/Parkdale Village Historical Society (website)
- Archeion: Archives Association of Ontario



32. Top: 1912 photograph showing Roncesvalles Avenue and Dundas Street West with north view (City of Toronto Archives).

33. 1912 photograph showing Roncesvalles Avenue and Dundas Street West with south view (City of Toronto Archives).



34. Top: 1923 photograph showing intersection at Bloor Street West and Dundas Street West (City of Toronto Archives).

35. 1923 photograph of Dundas Street West showing north view at Boustead (City of Toronto Archives).



36. 1936 photograph showing Dundas Street West south from Bloor Street West (City of Toronto Archives).

37. 1970s photograph showing Dundas Street West looking north with view of walk-up apartment building at 2252 Dundas Street West (City of Toronto Archives).

12 PRIMARY & SECONDARY RESEARCH

The following section summarizes the primary and secondary research undertaken for this property, which draws from the broad range of sources listed in Appendix C. As per the City's requirements for Cultural Heritage Evaluation Reports, footnotes are included for certain statements of fact regarding the Subject Property. At the time of writing this report, access to the City of Toronto Archives and the Ontario Jewish Archives was partially limited as part of the institutions' COVID-19 response.

Indigenous Treaty Context and History

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

The Subject Property is located in the area now known as Toronto/Tkaronto¹, Ontario, on the ancestral and contemporary territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat communities, and it is now home to many diverse First Nations, Inuit and Métis Peoples². It is still the home to many Indigenous Peoples from across North America/Turtle Island³.

Toronto is within the Great Lakes region which encompasses much of Ontario, New York State, Ohio, Michigan, and Wisconsin, and is part of the lands protected by the "Dish With One Spoon" wampum, an agreement between the Haudenosaunee and Anishinaabe and other allied First Nations to peaceably share resources of territories in the vast regions of the Great Lakes, to care for the waters and their ecosystems, and to ensure all living things are able to sustain their lives.⁴ This treaty is still relevant to many First Nations across Turtle Island.

1 The word "Toronto" originates from the Mohawk "Tkaronto", meaning "the place in the water where the trees are standing" (https://locallove.ca/issues/land-acknowledgements-uncovering-an-oral-history-of-tkaronto/#.Ya5Kx_HMJ0I).

2 <https://www.toronto.ca/city-government/accessibility-human-rights/indigenous-affairs-office/land-acknowledgement/>.

3 "Turtle Island", for some Indigenous peoples, refers to the continent of North America, the name coming from various Indigenous oral histories that tell stories of a turtle that holds the world on its back. (https://www.thecanadianencyclopedia.ca/en/article/turtle-island?gclid=CjwKCAiAhreNBhAYEiwAFGGKPKJqGXIBSEV0XhgxxYpPdKXIE3t3KHjZqXFJRqaZmEnnAGTIA6xdWRoCV40QAvD_BwE).

4 Ange Loft, "Remember like we do", in *Indigenous Toronto: Stories that carry this place*, edited by Denise Bolduc et al. (Toronto: Coach House Books, 2021).

Toronto is also on treaty land referred to as the second “Toronto Purchase” Treaty (Treaty 13), negotiated with the Mississaugas of the Credit in 1805. It encompasses the territory between Ashbridges Bay and Etobicoke Creek, and north from Lake Ontario to King Township. This Treaty was subject to a successful land claim by the Mississaugas of the Credit in 2010, who contended that the Crown obtained more land than originally agreed upon for an unreasonable sum⁵. In 2016, the Mississaugas of the Credit First Nation filed an Aboriginal Title Claim to Waters within the Traditional Lands of the Mississaugas of the New Credit asserting unextinguished Aboriginal title to all water, beds of water, and floodplains contained in treaty lands and territory.⁶

Toronto’s history extends back thousands of years to the retreat of the Laurentian Ice Sheet, prompting the creation of Lake Iroquois, one of many ancient glacial lakes in the Great Lakes Basin. Along with the lakes, a dynamic network of waterways offered a rich natural environment which supported Indigenous lifeways and incubated cultural practices sustaining multiple communities since time immemorial.⁷ Through thousands of years of natural processes and recent human interventions, Lake Iroquois’ boundary receded to that of present-day Lake Ontario.

In proximity to the Subject Property is the Humber River watershed, an historically important and ancient Indigenous travel route that linked Lake Ontario to the Upper Great Lakes Country via the Holland River and Lake Simcoe. Archaeological sites found in the Humber River Valley and on the adjacent lands reveal a long history of activity by Indigenous Peoples. The north-south route along the Humber River was known as the Carrying Place Trail or “Cobecheonk” to the Mississaugas of the Credit, which translates to “leave the canoes and go back” or “portage”. This inland passage facilitated the crossing of what is now

⁵ <http://mncfn.ca/torontopurchase/>

⁶ <http://mncfn.ca/about-mncfn/title-claim-to-water-within-traditional-lands-of-mncfn>

⁷ Jennifer Bonnell. An environmental history of Toronto’s Don River Valley (Toronto: University of Toronto Press, 2014).



38. Toronto Carrying Place Trail map (<http://archives.bradford.library.on.ca/index.php/map-of-toronto-carrying-place>)

southern Ontario and marked the Humber River Valley as a major geographic area for trade and exchange of information. The Humber was designated as a Canadian Heritage River in 1999.⁸

Dundas Street is part of a network of ancient Indigenous trail and trade routes, its curve following the ridge of high ground from Garrison Creek to Bloor Street.⁹ Trails typically followed high ground, ravines, streams, and paths for ease of climbing. The east fork of the Carrying Place Trail split at Weston, travelled southward along Weston Rd, down Dundas St, and continued to the south end of Indian Road.

European Settlement

The Town of York was originally surveyed in 1793 under the direction of John Graves Simcoe, first Lieutenant-Governor of Upper Canada. To encourage settlement, Simcoe authorized the creation of ‘Park Lots’ – 100-acre parcels of land, twice as long as wide, extending from Lot (present day Queen St) to Bloor St between the Don Valley and approximately Lansdowne Ave. These lots, numbering 32 in total, were granted to government officials and associates of the colonial administration.

West of the ‘Park Lots’ towards the Humber River, land was divided into nine ‘Township Lots’ the same length but twice as broad. Township Lot 34 became the property of Lieutenant-Colonel David Shank in 1798. Lots were regularly sold and traded amongst owners, so consequently, Lot 34 came into the possession of Colonel Walter O’Hara in the early 19th century. The Colonel and his wife, Marion, accumulated over one hundred and twenty hectares of land in Parkdale (north of Queen from O’Hara to Roncesvalles) between 1831 and 1840.¹⁰

In 1856, O’Hara laid out Lots 33 and 34 for residential subdivision and introduced north-south and west-east streets. A military veteran of the Napoleonic Wars, he named some of these streets after battles in which he participated, including Roncesvalles Avenue, named after a battle fought in the Spanish Pyrenees and Sorauren Avenue. That

8 <https://www.thecanadianencyclopedia.ca/en/article/humber-river-ontario>

9 <http://activehistory.ca/2020/06/so-long-dundas-a-colonization-to-decolonization-road/>

10 Laycock and Myrvold. *Parkdale in pictures: its development to 1889* (Toronto: Public Library Board, 1991).

same year, Walter O'Hara and his son Robert registered a "plan of building and villa lots at Brockton" subdividing park Lot 31.

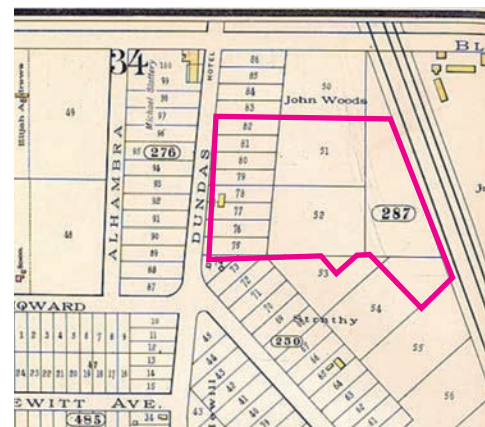
In 1868, O'Hara further subdivided Lots 33 and 34 into 76 building lots varying in size from two acres on Queen Street to over 14 acres on Bloor. This 1868 plan also extended Roncesvalles Avenue to Bloor, Sorauren Avenue to Dundas, and laid out Roland and Alhambra Streets in the north section of Lot 34.¹¹

Railway Development

With the arrival of the railways in the latter half of the 19th century, Toronto's manufacturing base and population expanded, and residential development moved west towards the Humber. The introduction of railways in the 1850s was an influential development in the Dundas-Roncesvalles area.

In 1853, the north-south route of the Ontario, Simcoe, and Huron Union Railroad Company, which became known as the Northern Railway Company of Canada (NoR) in 1858 and then the Northern and Northwestern Railway in 1879, cut through the area. Other railway lines soon followed: the Great Western Railway in 1855, running from Hamilton to Toronto; and the Grand Trunk Railway (GTR) in 1856, running from Guelph to Toronto. The NoR and GTR lines skirted the northeastern boundaries of Lot 33, while the GWR ran along the lake front south of Lake Shore Road.¹²

The 1878 map of the County of York illustrates the five railway company lines which ran through Parkdale. Residents of formerly well-to-do neighbourhoods near the lake, displaced by railways and associated industry, moved further afield in search of greener surroundings. Between 1872-1878, major subdivision plans were registered on all the Lots on the broken front. The Toronto House Building Association was the first company to actively promote and develop real estate in Parkdale for Toronto's burgeoning population.¹³ It acquired the southern 20 acres of the O'Hara estate on Park Lot 31 in 1875. To encourage settlement, service improvements such as the provision of streets and sidewalks were provided by developers or local governments. In this case, the HBA claimed a role in procuring road improvements along Roncesvalles.



39. Above: 1884 Goads Fire Insurance Map showing subdivision plan 287. Subject Site fronting Dundas Street West showing the early intention of a fine-grain streetscape in parallel with the west condition (City of Toronto Archives).

11 Margaret Laycock and Barbara Myrvold. *Parkdale in pictures: its development to 1889* (Toronto: Public Library Board, 1991).

12 Ibid.

13 Ibid.

The 1884 Goads Fire Insurance Atlas illustrates the 1856 O'Hara Plan 287 subdivision of Lot 34, in which there is a mix of large 14-acre lots and finer-grained subdivisions with smaller narrow lots north of the junction of Roncesvalles and Dundas Street West. Both the east and west side of Dundas Street West, north of Roncesvalles, have been subdivided but remain undeveloped with the exception of two wood structures located on Lots 77 and 78. Nevertheless, this indicates an early intention to extend the finer-grained, street-related development along Dundas Street through to Bloor Street West.

Today's Subject Site lies just outside the outskirts of the historic Village of Parkdale, which was bounded by Dufferin to the east, Roncesvalles on the west and Lake Ontario to the south. The northern boundary of the historic Village of Parkdale ran along the Grand Trunk Railway, west to Roncesvalles midway between the present Wright and Fermanagh Avenues. When Parkdale was annexed to the City of Toronto in 1889, Roncesvalles Avenue formed the city's western boundary. Barclay, Clark & Co.'s bird's eye map of Toronto in 1893 shows this early development with groupings of single family homes built around Sorauren Avenue. Sporadic development can be seen along Roncesvalles Avenue, but the character is still very much semi-rural with a vast green expanse beyond.

The north-east railway lines created a geographic division between Brockton Village, established along Dundas Street west of today's Dufferin Street to Lake Shore Road and north to Bloor Street, and the area west of the rail line, contributing to their separate developments.¹⁴ The Subject Site was located in the Village of Brockton, west of the rail corridor. As the Subject Site was relatively undeveloped and located on the outskirts of the historic Village of Parkdale, and as railway was introduced to the area, the Subject Site was instead used for lands associated with railway and industrial uses.

Subdivision Plans

Between 1900 and 1915, development along Roncesvalles was spurred by a new streetcar line along the avenue, proximity to High Park, and access to the lake.¹⁵ In 1887, the Toronto Street Railway,

14 Ibid.
15 Ibid.



40. 1884 Map of Toronto Suburbs, Western District showing the Subject Site within the Village of Brockton (University of Toronto Library)



41. 1893 Barclay, Clark, & Co.'s map of Toronto showing Roncesvalles Avenue as the City's western boundary. Subject Site contains a few structures but is still semi-rural (University of Toronto Library).

which had horse-drawn streetcars, was extended to Roncesvalles Avenue. In 1907, further infrastructure improvements such as the new streetcar tracks laid along Roncesvalles Avenue and new street paving created an impetus for investment and development in the area.

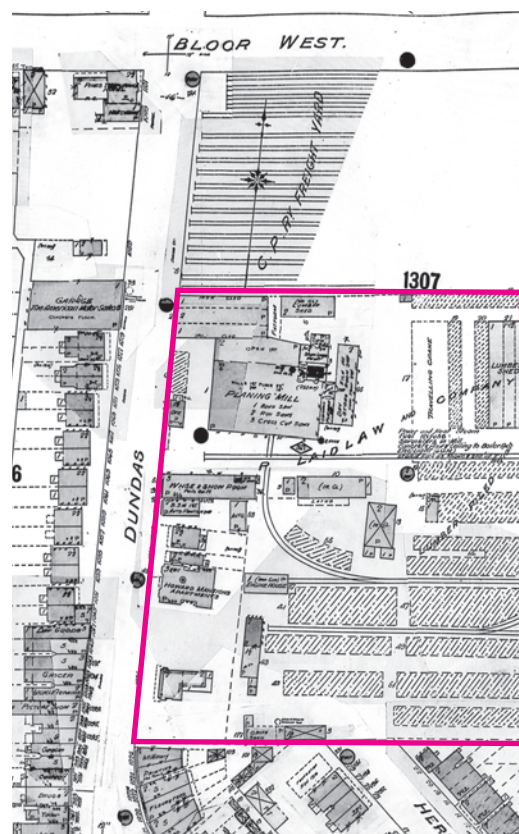
The introduction of streetcar service and Toronto's boom construction period spurred tremendous local growth in the early part of the 20th century, lasting until the onset of the Great War.

In 1904, Joseph Phillips built a five-storey head office for his York Region Loan and Savings Co on the east side of Roncesvalles Ave (present day 150 Fermanagh) on the primarily vacant Roncesvalles Ave and began building estate homes on the west side for his 'Planned Community'. This urban pattern in which residential is located on the west side of Roncesvalles with mixed use on the east is still legible today.

Between 1908 and 1910, Home Smith amassed a 3 100 acre block of land for development west of Toronto.¹⁶ By 1912, plans had been formulated for subdivisions influenced by the garden suburb movement called the Humber Valley Surveys.¹⁷ He managed the Humber Valley enterprise, and in 1910 established a marketing and design branch known as 'Home Smith and Company'.¹⁸

In 1910, Home Smith Dominion Bank purchased 150 Fermanagh and converted the building into a luxury apartment building. In doing so, he made apartment buildings acceptable in Parkdale.¹⁹ He also assumed York County Loan's assets. Robert Home Smith used his political acuity and brought in the streetcar to spur development in the area and championed the development of Sunnyside Amusement Park. Fire Insurance mapping indicates that Roncesvalles Ave experienced a construction boom between 1910 and 1913.

By 1914, City Directories indicate that there were four apartment buildings along Roncesvalles including 52-54 Roncesvalles, 82-84 Roncesvalles (c. 1910), 150 Fermanagh/Roncesvalles (c.1905), and 130 -132 Roncesvalles. The property at 2252 Dundas Street West was emblematic of this period of growth and development.



42. Above: 1910 Volume Map of Subject Site showing the uneven street frontage on the east side of Dundas Street West and a fine-grain street condition to the west. (University of Toronto Library)

16 https://www.biographi.ca/en/bio/smith_robert_home_16E.html

17 Ibid

18 https://www.biographi.ca/en/bio/smith_robert_home_16E.html

19 <https://pvhs.info/ronci/>

Post-War Development

In the post-war period, land use on Dundas Street West was impacted by the decommissioning of the CPR Freight Yard, transforming the Subject Site into a post-industrial one. The Ontario Land Registry Office indicates that in 1956, the Canadian Pacific Railway sold parts of Lot 50 and 51 to Building Products Limited, which then sold part of Lot 51 to Loblaws Groceteria Co. Ltd. for \$1.00. In 1962, the Ontario and Quebec Railway Co. and its lessee sold 2 parcels on Lot 50 to Loblaws Groceteria Co. Ltd. for \$2.00. In 1964, the Canadian Pacific Railway Co. sold the northwest portion of Lot 50, the centre portion of Lots 50 and 51, and the northeast portion of Lot 50 to Building Products of Canada Limited. The City of Toronto Building Records indicate that building permits to construct commercial buildings were issued in 1957 for 2280 Dundas Streets West, and in 1962 for 2288 Dundas Street West and 2290 Dundas Street West.

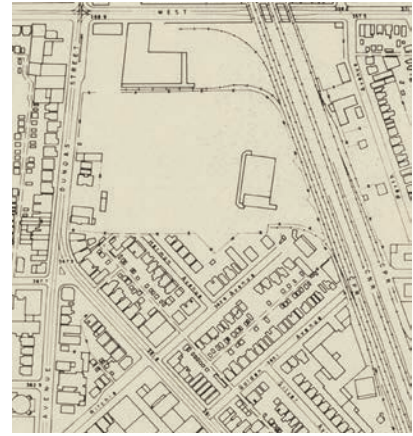
Contemporary Dundas Street West

Although Roncesvalles Avenue has largely maintained its early-20th century built-form character and context, the intersection of Dundas Street West and Bloor Street West presents an evolved context. However, the intersection continues to function as a major commercial and transportation node to the area, and the city more broadly.

Along Roncesvalles Avenue, there are a few contemporary mid-rise mixed-use buildings, such as 430 Roncesvalles Avenue, while older towers at the intersection of Bloor Street West and Dundas Street West continue to be tenanted. Within its block, the Subject Site presents a change in its interface with the public realm. The street condition opposite the Subject Site presents a finer-grain built-form situated on narrow lots, a pattern established in the early-20th century.

12.1 Development History of 2252 Dundas St. West

The present building was one of many walk-up apartment buildings constructed in the early 20th century in Toronto and more specifically one of a few on Roncesvalles Avenue. The present building was constructed in 1914 during a period of increased investment and development in the area, and it forms part of the mix of commercial and residential built-forms and uses that characterize the streetscape of Roncesvalles Avenue.



43. 1957 Planning Board Atlas showing the northeast portion of the Subject Site as a CPR Freight Yard with rail lines (City of Toronto Archives)

The building at 2252 Dundas Street West was constructed in 1914.²⁰ According to the Ontario Jewish Archives' oral history records, the present building was designed by Benjamin Brown and commissioned by Mr. Garfunkle, a local kosher butcher.²¹ However, the municipal Building Permit indicates that the property was owned by Mr. Goodheim whose principal address was 36 Bathurst Street. Brown was also commissioned by Garfunkle to design another walk-up apartment building on Queen Street West in Parkdale.²² It is conceivable that the walk-up apartment building was an investment property, as the City Directory for 1916, the first year of the building's occupancy, indicates that neither Goodheim nor Garfunkle resided at this address.²³

In the Biographical Dictionary of Architects in Canada, the apartment block on Dundas Street West is noted under Benjamin Brown's list of works in Toronto.²⁴

The oral history record also indicates that the present building was Brown's second architectural project after graduating from the University of Toronto and undertaken during his architectural partnership with Robert McConnell. In the interview with Brown, he states that the project employed members of the Jewish community as bricklayers, and he himself was the contractor.



44. Building Permit for 1046 Dundas Street West, known today as 2252 Dundas Street West. Benjamin Brown indicated as the architect (City of Toronto Archives)

12.1.1 Pre-war Apartment Buildings

Toronto's first apartment building permit was issued in 1899.²⁵ The introduction of the form followed European cities that had adopted apartment living half a century earlier. From 1907 onwards, Toronto experienced a steady increase in this new residential building form, culminating in a significant increase of apartment development in 1911-1912. The increase of this particular building typology was owing to a number of social and economic factors, including the rise of a young, single middle-class professional, and an increase in land values. The previous half-century had seen the subdivision of large park lots, such as Lot 34, and their development with single-family residential

20 "Building Permit No. 8836", City of Toronto Archives

21 "Benjamin Brown Interview, March 13, 1973", Ontario Jewish Archives.

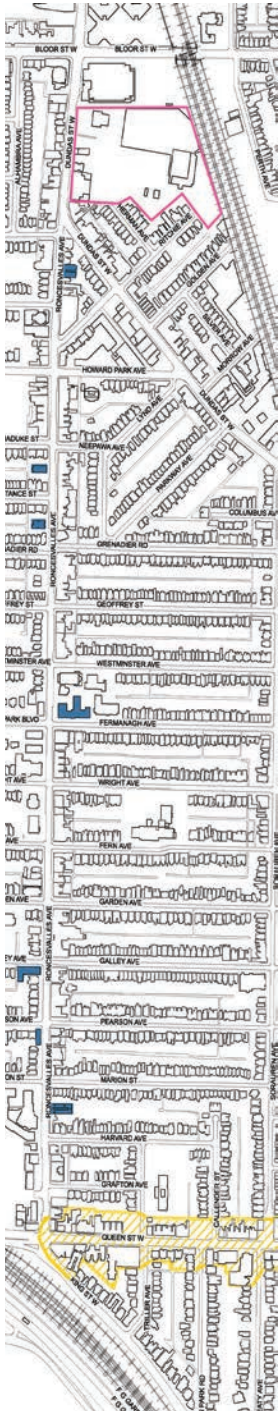
22 Benjamin Kayfetz and Stephen Speisman, *Only Yesterday: Collected Pieces on the Jews of Toronto* (Toronto: Now and Then Books, 2013).

23 "City Directory, 1046 Dundas St.W Howard Mansions", 1916, City of Toronto Archives.

24 [http://dictionaryofarchitectsincanada.org/node/1210#:~:text=BROWN%2C%20Benjamin%20\(1890%2D1974,of%20Practical%20Science\)%20in%201913.](http://dictionaryofarchitectsincanada.org/node/1210#:~:text=BROWN%2C%20Benjamin%20(1890%2D1974,of%20Practical%20Science)%20in%201913.)

25 Alex Bozikovic et al. *House Divided: How the Missing Middle will solve Toronto's Affordability Crisis* (Toronto: Couch House Books, 2019).

Pre-war walk-up apartment buildings on Roncesvalles Avenue



467 & 469 Roncesvalles Ave.



310 & 320 Roncesvalles Ave.



150 Fermanagh Ave.



118 Roncesvalles Ave.



89 Roncesvalles Ave.



52 Roncesvalles Ave.



Site  Walk-up Apartment  HCD  45. Walk-up apartment buildings built prior to 1939 (ERA).

housing. However, high land values and a growing market for small residential units led to an increase in speculative investment: multi-unit residential buildings were preferable to single-family dwellings because they were able to maximize income through multiple units.

Toronto's pre-war apartment development never rivalled cities like New York or Montreal. Social reformers spoke out against the perceived immorality of young, single men and women living independently in the same buildings and others expressed concern about the economic impact on their own property values if co-ed buildings were built nearby.

Apartment developers employed several strategies to mitigate any opposition: building forms were shaped by the need to provide light and ventilation to all units, familiar architectural styles were adopted with details like bay windows and balconies to align with architectural styles associated with house-scale construction.²⁶

In 1912, City Council passed a law banning apartment construction on any non-commercial street.²⁷ Apartment building construction experienced a decline in Toronto after 1914 due to both the apartment ban and the First World War. In the 1920s, construction surged and then declined with the start of the Great Depression. The industry began to recover in the early 1940s with buildings that were unencumbered by the styles and scales of those in the first half of the 20th century.

The conversion of the York Savings & Loan Company building, at the north-east corner of Roncesvalles and Fermanagh Avenue opposite High Park Blvd., to luxury apartments provided a precedent for this type of development on Roncesvalles. High Park Boulevard was intended to a planned community with large estate homes by the developer Joseph Phillips of the YS&L Co., which established in part the current character of Roncesvalles Avenue, with commercial buildings on the east side and primarily residential buildings on the west side, south of Marmaduke. Along Roncesvalles Avenue, residential types included low-rise apartment blocks.

Apartment blocks are generally low-rise buildings, fronting Roncesvalles Avenue and with street-facing articulation.



46. Top: 150 Fermanagh Street, first apartment block in the Roncesvalles area and former location of the York Savings & Loan Company (1901). Listed on the City of Toronto's Heritage Register. (ERA)

47. 59 Roncesvalles (post-1924). Listed on the City of Toronto's Heritage Register. (Google Maps)

26 ERA, Toronto Building Typology Study: Church Wellesley Village, The Pre-War Apartment Buildings (ERA, 2018)

27 Alex Bozikovic et al. House Divided: how the Missing Middle will solve Toronto's Affordability Crisis (Toronto: Couch House Books, 2019).

Benjamin Brown, Architect

The architect for 2252 Dundas Street West was Benjamin Brown (1888-1974).²⁸ He was born on January 14, 1890, in what is now Lithuania and arrived in Toronto at a young age with his family. In the early 1900s, Brown enrolled at the Ontario School of Art and Design with the intention of becoming an artist but soon turned to architecture. He enrolled in the University of Toronto's architectural program, then part of the School of Practical Science, and graduated in 1913 as part of a small cohort.²⁹ He soon established a practice with fellow architect, Robert McConnell, until the early 1920s. After dissolving the partnership, Brown set off to establish his independent architectural practice.

Brown was among the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century.³⁰ As a Jewish professional working in a climate of anti-Semitism and discriminatory hiring practices early in Toronto's built history, Brown's early commissions came primarily from the city's Jewish community. These commissions were largely from those in the garment trade who hired Brown to design functional loft buildings along Spadina Avenue constructed in reinforced concrete and fashioned in Art Deco style.³¹ His best-known works include the Tower Building (1927) and the Balfour Building (1929-30), which stand at the north-west and north-east corners of Spadina Avenue and Adelaide Street West and serve as the architectural gateway to the garment district. Other buildings along Spadina Avenue design by Brown include the Fashion Building (1926) and Standard Theatre (1921), and the Commodore Building (1929) on Adelaide Street West.



48. Top: Building at southwest corner of Yonge and Cumberland Streets, 1929 (<https://ontariojewisharchives.org>)

49. Above: Balfour Building on Spadina Avenue (1929-30) (<https://ontariojewisharchives.org>)

28 "Building Permit 8836, June 9, 1914" (Building Records, City of Toronto Archives).

29 "Benjamin Brown fonds", <https://www.ontariojewisharchives.org/Explore/Benjamin-Brown>

30 <https://dictionaryofarchitectsincanada.org/node/1210>

31 "Benjamin Brown, fonds"

Brown designed and constructed over 200 projects throughout his career and his portfolio of work is also reflective of the city's Jewish history.¹ The scope of his work was extensive and wide-ranging, including single-family residences, apartment buildings, commercial and industrial buildings, as well as synagogues and other community buildings. A large number of his buildings adopted an Art Deco architectural style, although some contained Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements.

Brown's most important community commissions included the Beth Jacob Synagogue (1922) also commonly known as the Henry Street Shul, the Brunswick Talmud Torah, and Paradise Theatre (1937). Other works included the Hermant Building (1929), the Primrose Club (1920). Apart from these commissions, Brown designed apartment buildings such as the Jarvis Court Apartments (1929) and many private residences and main street commercial buildings such as 2100 Yonge Street (1936-7).

The impact that Brown had on Toronto's built form has been recognized and commemorated. In 2015, a Heritage Toronto plaque was placed on the sidewalk on the southeast corner of Spadina Avenue and Adelaide Street West to celebrate the impact that the architect had on Toronto's urban fabric, especially along Spadina Avenue. In 2016, the Ontario Jewish Archives curated a retrospective of his work, commemorating his contribution to the city. The OJA continues to hold Brown's architectural records.

1 "The Building History of Benjamin Brown", <https://www.ontariojewisharchives.org/Exhibitions/Benjamin-Brown-Architect>



(Clockwise from top left)

50. Jarvis Court Apartments, 432-438 Jarvis Street, completed in 1929 (<https://acotoronto.ca>).
51. Fashion Building, 126 Spadina Avenue, completed in 1926 (<https://acotoronto.ca>).
52. Tower Building, 110 Spadina Avenue, completed in 1927 (<https://acotoronto.ca>).
53. Faculty Club, University of Toronto, 41 Willcocks Street, completed in 1920 (<https://acotoronto.ca>).

12.2 Development History of 2264 Dundas Street West

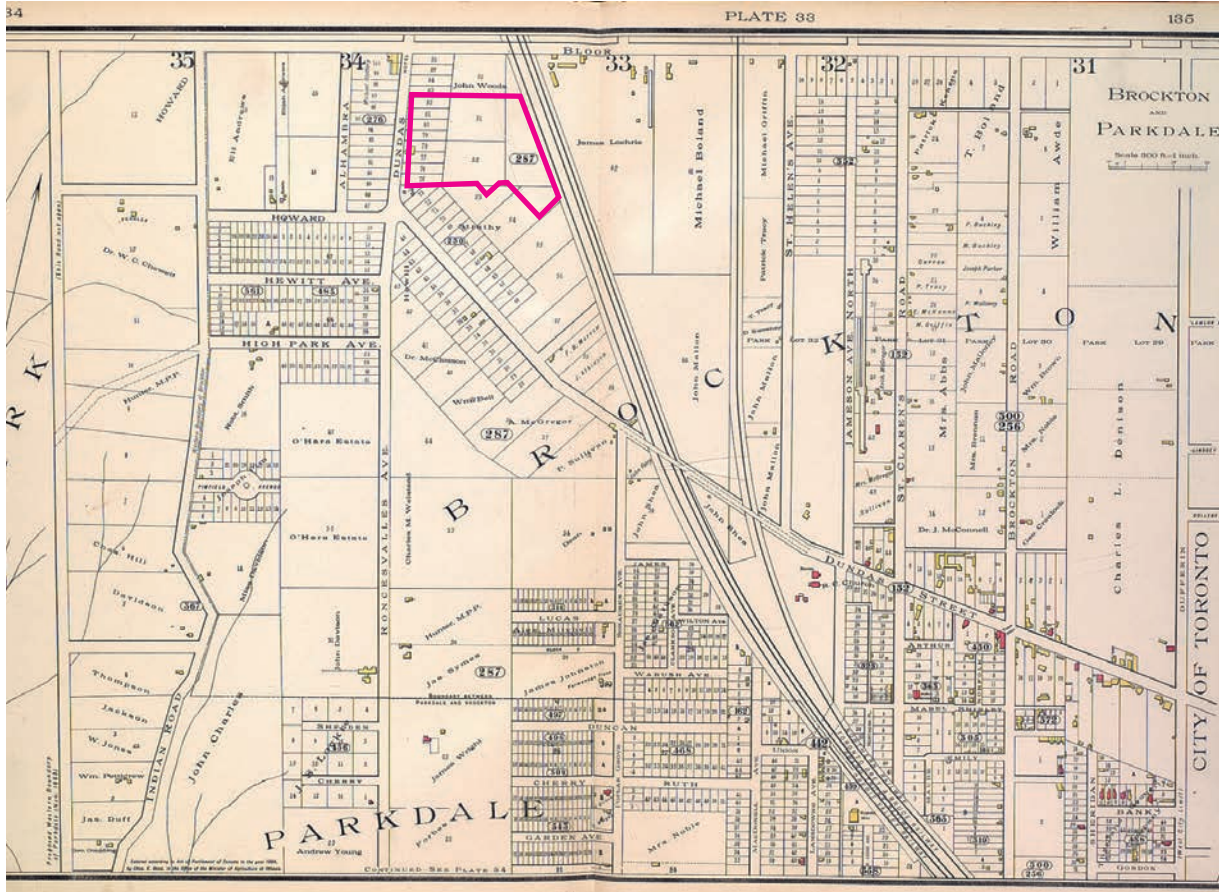
The property at 2264 Dundas Street West is located on the southern portion of Lot 51 and the northern portion of Lot 52 in Registered Plan 287. The architect of the property at 2264 Dundas Street West remains unknown. A building permit for an alteration to the property at 1054 Dundas Street West (today known as 2264 Dundas Street West) first appears in 1917. However, the date of construction of the original structure has not yet been determined. The first appearance of the structure on a Goad Fire Insurance Plan of the City of Toronto is in 1924.

The first entry for this property in a City Directory appears in 1912, showing McGivern and Taylor, who are identified as blacksmiths. The following year, Buschlen & Hewitt, also blacksmiths, are operating out of 1054 Dundas Street West. In 1914, Bushchlen is identified as the only blacksmith at the property, and is the property owner identified in the building permit issued in 1917. According to City Directories, Buschlen continues to operate as a blacksmith at this property until 1920, and in the following year, he is operating a garage at this address. In 1920, the City Directory indicates that 2264 Dundas Street West is operating as a garage known as “Handy, Braun & Coombs”. A scan of City Directories from the 1920s to the 1950s indicates that the property was used as a service garage, and for auto-related sales and services. A change of use occurs in the 1970s when Building Records indicate that alterations were made to the building to accommodate a retail store, and in the 1980s, further alterations were made to accommodate a Pizza Nova take-out restaurant. At an unknown date, the front elevation was altered to a yellow brick veneer set on a formed concrete curb, which exists today. The property continued to be used and is currently operating as a Pizza Nova restaurant.

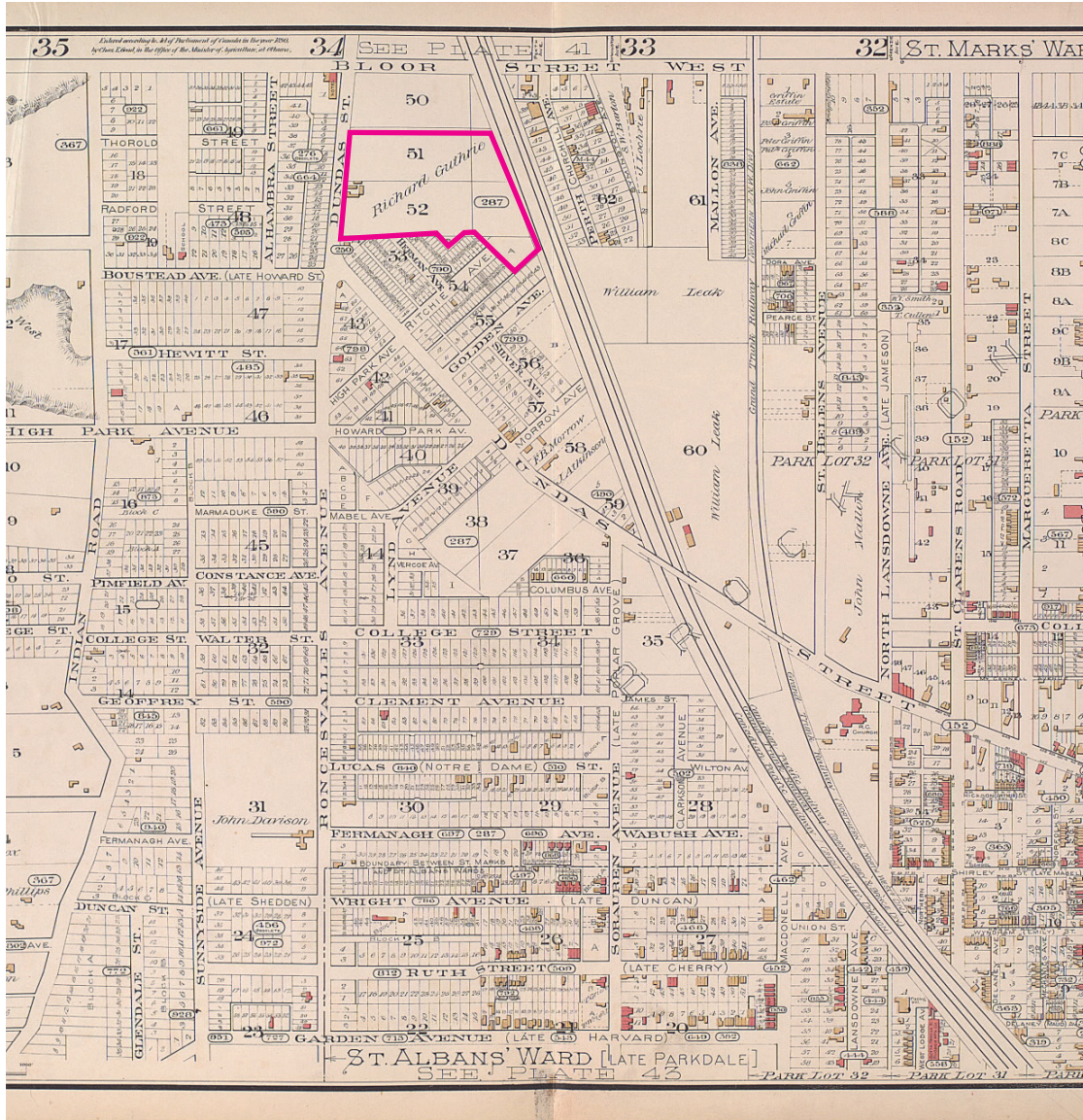
13 VISUAL RESOURCES



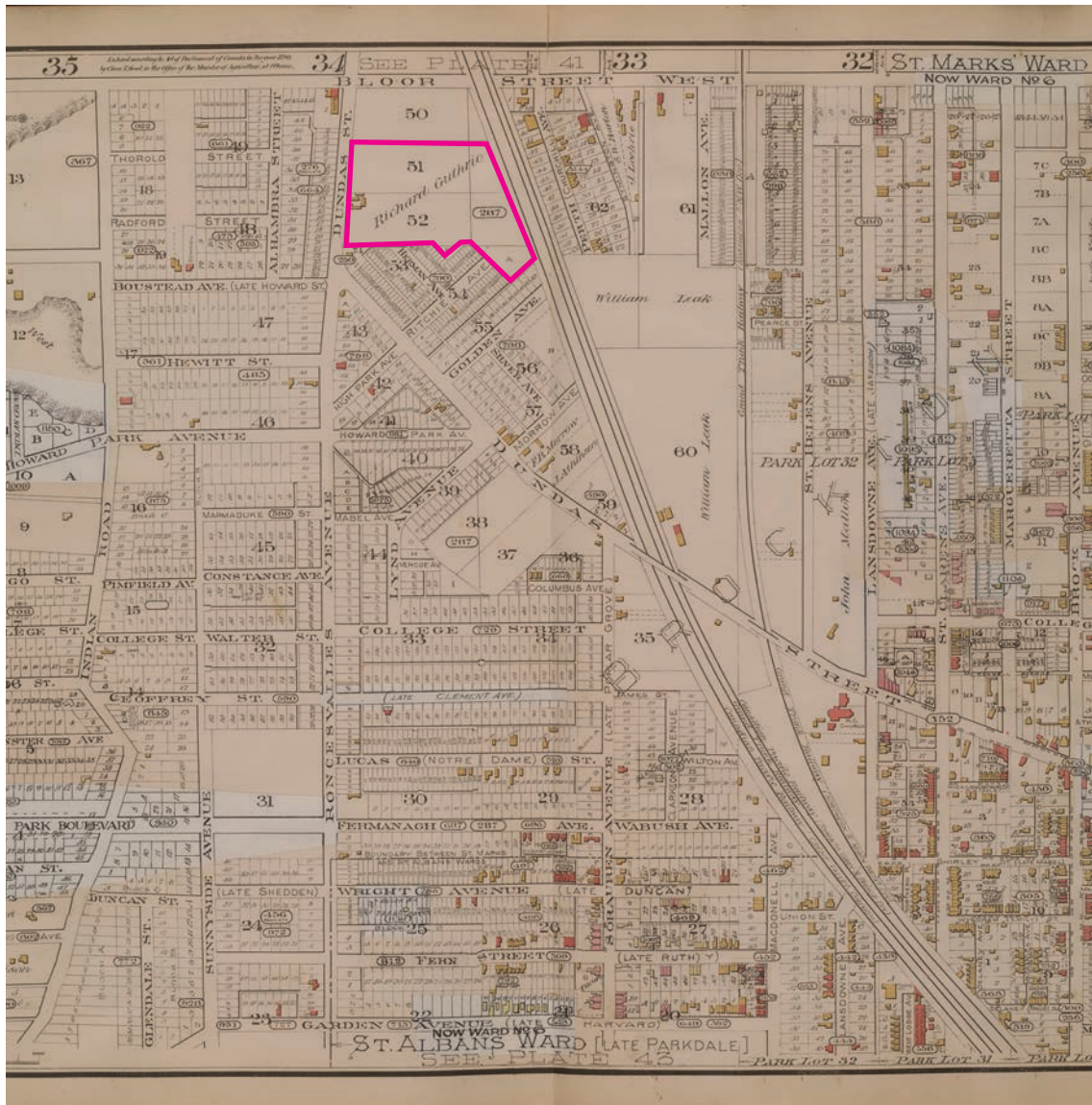
54. 1851 Brown Map of the County of York (City of Toronto Archives).



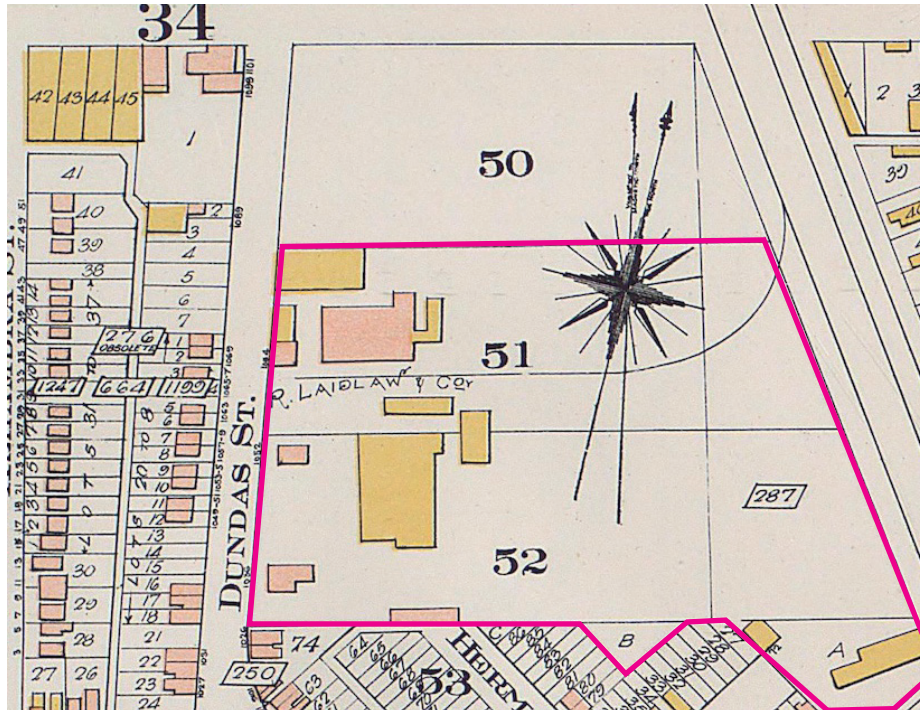
55. 1884 Fire Insurance Plan showing Plan 287 and the subdivision of lots 50, 51, and 52 fronting Dundas Street West with outline of Subject Site (City of Toronto Archive/ERA).



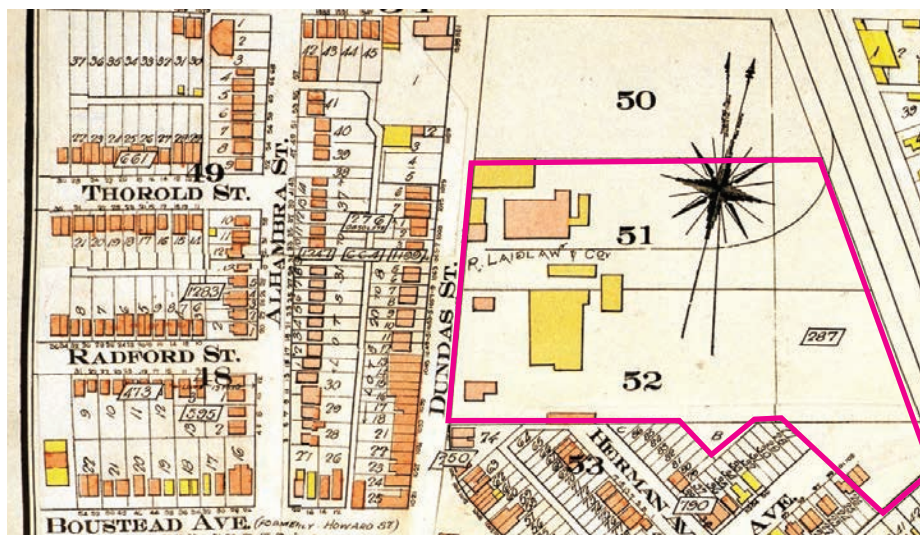
56. 1890 Fire Insurance Plan with Subject Site outlined. Subject Site contains a grouping of wood structures on Lot 52, fronting Dundas Street West (City of Toronto Archives/ERA).



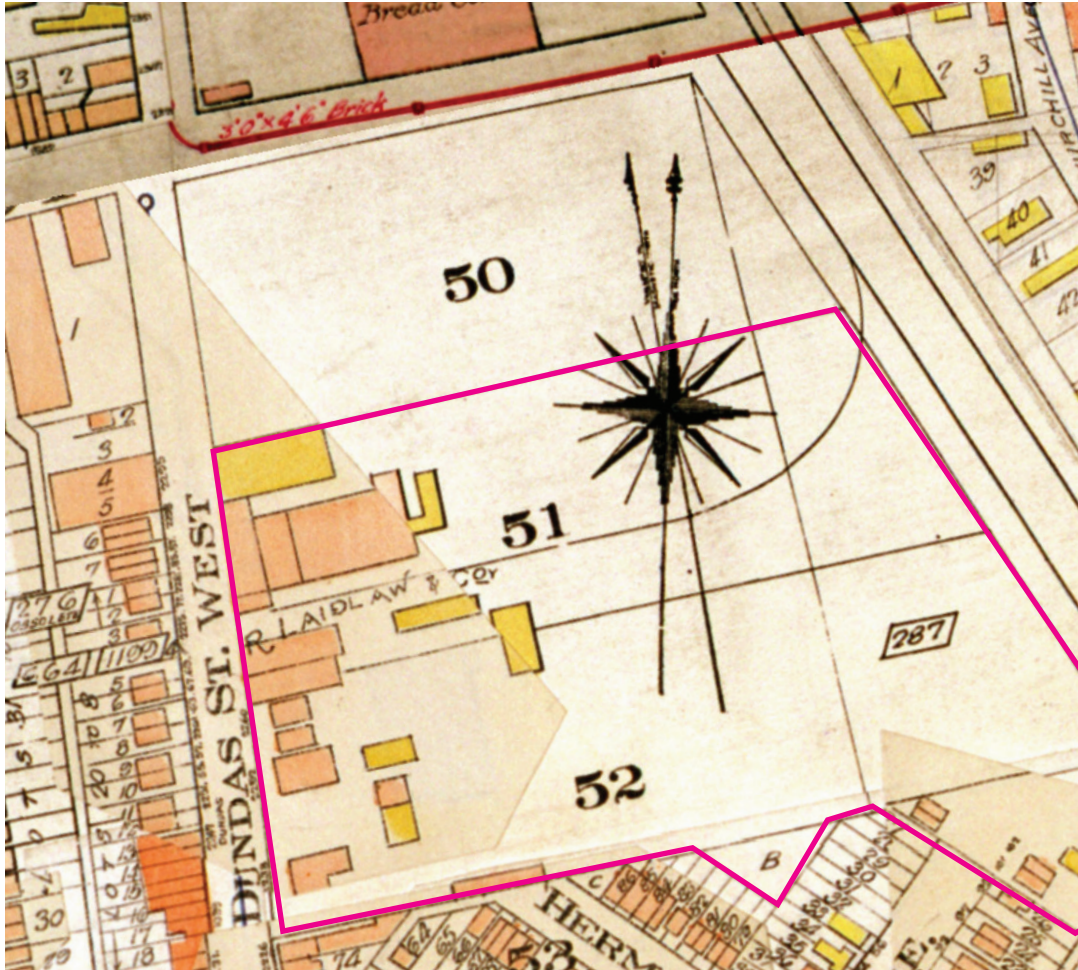
57. 1903 Fire Insurance Plan with outline of Subject Site (City of Toronto Archives/ERA).



59. 1910 Fire Insurance Plan with outline of Subject Site (University of Toronto Map Library/ERA)



58. 1913 Fire Insurance Plan with outline of Subject Site (City of Toronto Archives/ERA).



60. 1924 Fire Insurance Plan showing first notation on a map of 2264 Dundas Street West and 2252 Dundas Street West (City of Toronto Archives/ERA).



61. 1947 aerial photograph with outline of Subject Site (City of Toronto Archives/ERA).



62. 1965 aerial photograph (City of Toronto Archives/ERA).



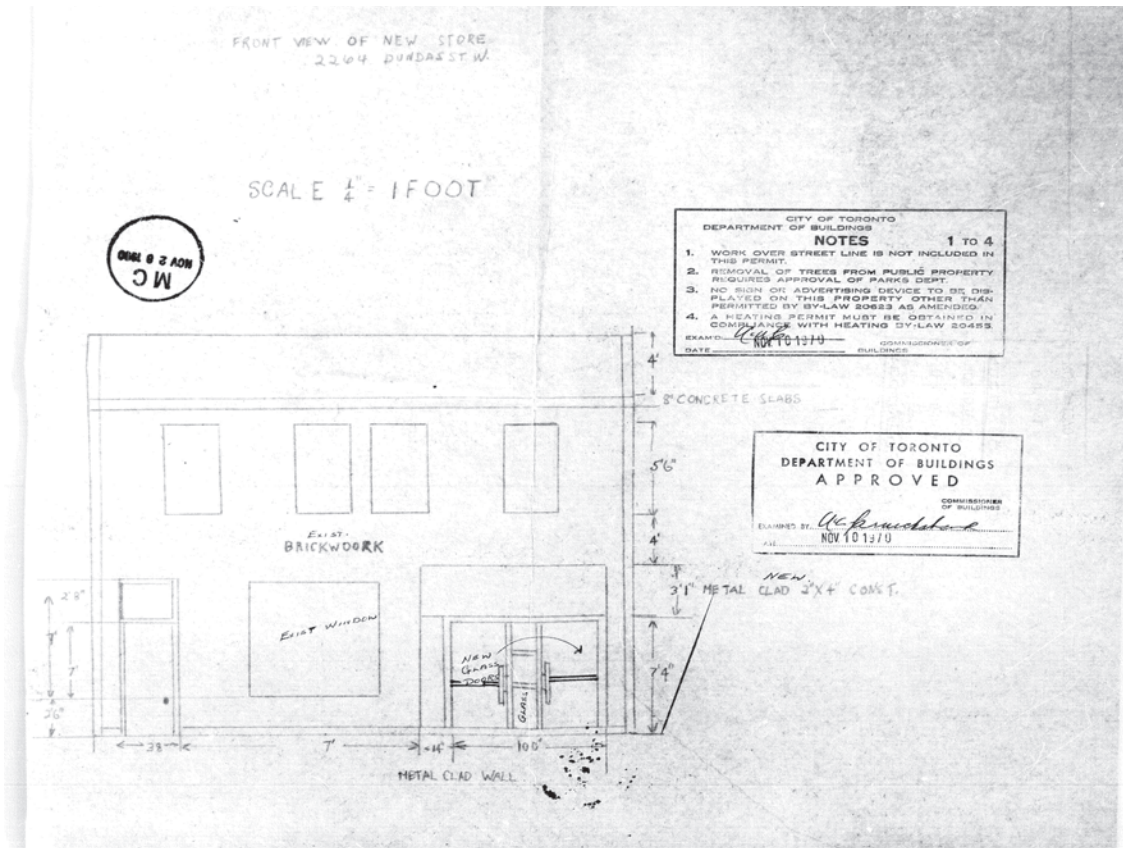
63. 1978 aerial photograph (City of Toronto Archives/ERA).



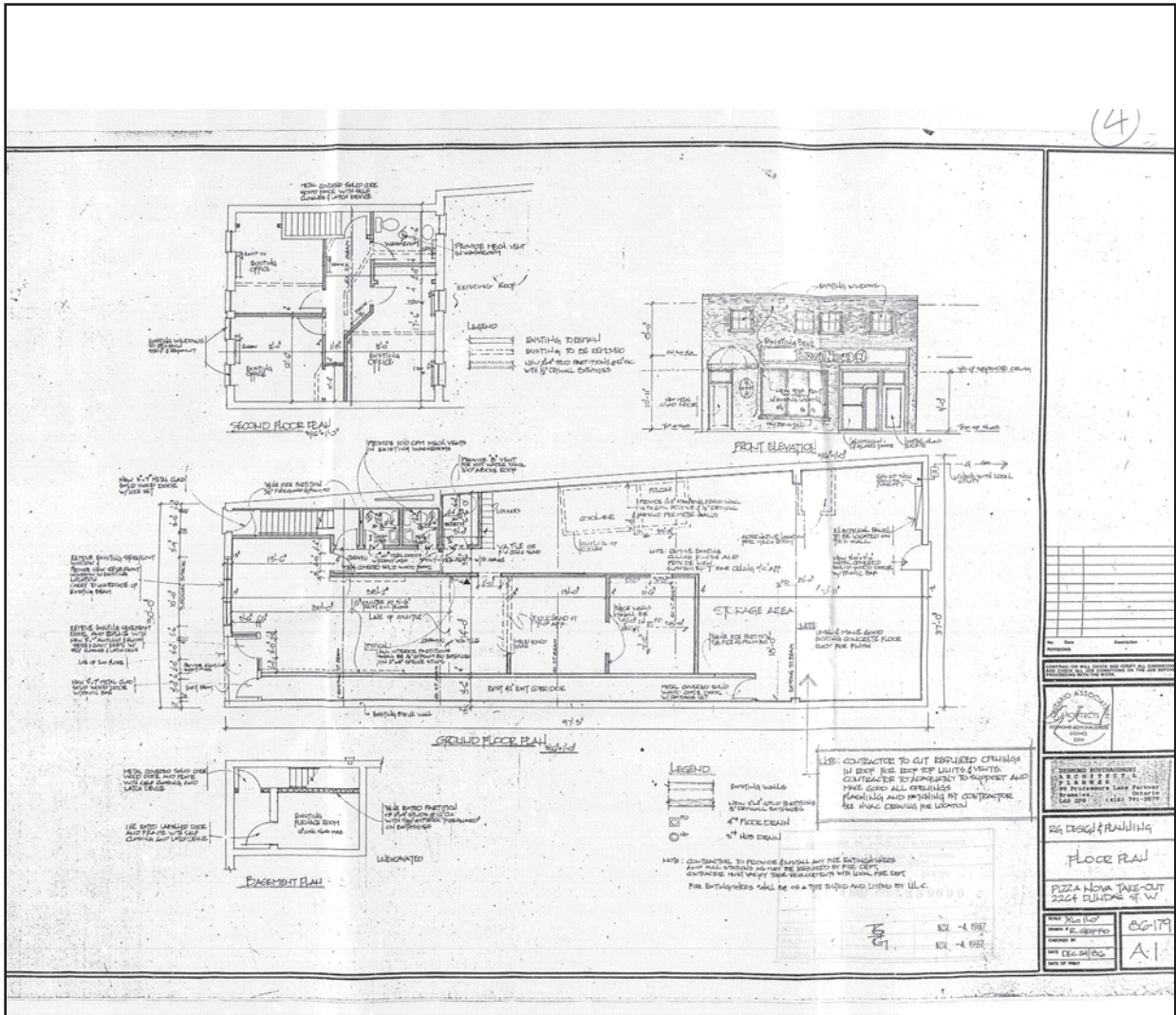
64. 1985 aerial photograph with outline of Subject Site (City of Toronto Archives/ERA).



66. 2022 satellite image (Google/ERA).



67. Building Record for 2264 Dundas Street West, 1970, showing changes to the front entrance.



68. Floor plan for 2264 Dundas Street West showing alterations in 1986 for Pizza Nova (City of Toronto, Building Records)

14 COMMUNITY CONSULTATION

Pursuant to the City of Toronto's requirements for Cultural Heritage Evaluation Reports, ERA will solicit input from the Toronto & East York Community Preservation Panel in order to inform our understanding of this property's cultural heritage value.

15 EVALUATION UNDER ONTARIO REGULATION 9/06

The property at 2252 Dundas Street West 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 (“OHA”).

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 in 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” (emphasis added). Meeting one or more of these criteria does not automatically mandate designation of the property.

The property at 2264 Dundas Street West is a commercial main street building that has been heavily modified over time. While its date of construction is unknown, it was likely constructed between 1913 and 1917. The evaluation of the property at 2264 Dundas Street West found they did not carry sufficient value to satisfy the criteria for design/physical and contextual value, as summarized in the table on the following pages.

Although the property at 2252 Dundas Street West was designed by Benjamin Brown in 1914, it does not carry sufficient value to satisfy the criteria for design/physical and contextual value, as summarized in the table on the following pages.

15.1 Assessment of 2252 Dundas Street West

1. The property has design value or physical value because it:

<i>i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;</i>	Constructed in 1914 and concurrent with Toronto's apartment construction boom, the building at 2252 Dundas Street West was part of Toronto's first wave of pre-war apartment buildings, and as such, it is neither rare nor unique. Its use of Edwardian architectural idiom is consistent and typical of this building typology designed in this time period.
<i>ii. displays a high degree of craftsmanship or artistic merit, or;</i>	The property was not found to display a high degree of craftsmanship or artistic merit. The building's craftsmanship and artistic merit are typical for its period and type.
<i>iii. demonstrates a high degree of technical or scientific achievement</i>	The property was not found to demonstrate a high degree of technical or scientific achievement. The building's technical and scientific achievement are typical for its period and type.

2. The property has historical value or associative value because it:

<i>i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	The property was not found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The present building on the property was built largely for speculative rental uses, and its tenancies have changed and varied over time.
<i>ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;</i>	The property was not found to yield, or have the potential to yield, information that contributes to an understanding of a community or culture. The building on the property is one of many of the same period and type which are extant in the area and in the city.
<i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	The building at 2252 Dundas Street West was designed by Benjamin Brown, the first Jewish architect in Toronto to sustain an architectural practice and whose work varies widely both in typology and geography in the City of Toronto. The property at 2252 Dundas Street West is not representative of his significant work; rather it is one project by an architect who is attributed with many other significant works in Toronto.

3. The property has contextual value because it:

<i>i. is important in defining, maintaining, or supporting the character of an area;</i>	While the building at 2252 Dundas Street West is a typical building type found along Roncesvalles Avenue, it is isolated from the contiguous, mixed-used streetscape of both Roncesvalles Avenue and Dundas Street West and their commercial main street character.
<i>ii. is physically, functionally, visually, or historically linked to its surroundings, or;</i>	While 2252 Dundas Street West reflects the apartment typology, streetwall height, and materiality found along Roncesvalles, it is not considered to be significantly physically, functionally, visually or historically linked to its surroundings.
<i>iii. is a landmark.</i>	As a rental apartment building, which is in character with its surroundings, the property is not considered to be a landmark.

15.2 Assessment of 2264 Dundas Street West

1. The property has design value or physical value because it:

<i>i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;</i>	2264 Dundas Street West has evolved over time through a series of alterations and adaptations to accommodate new uses. The front elevation was modified at an unknown period as it currently has a yellow brick veneer that is non-original to the building, and it is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
<i>ii. displays a high degree of craftsmanship or artistic merit, or;</i>	2264 Dundas Street West has been highly altered over time and was not found to display a high degree of craftsmanship or artistic merit. The building's craftsmanship and artistic merit are typical for its period and type.
<i>iii. demonstrates a high degree of technical or scientific achievement</i>	2264 Dundas Street West was not found to demonstrate a high degree of technical or scientific achievement. The building's technical and scientific achievement are typical for its period and type.

2. The property has historical value or associative value because it:

<i>i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	The property was not found to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The present building on the property was built for commercial uses, and its tenancies and uses have changed and varied over time.
<i>ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;</i>	The property was not found to yield, or have the potential to yield, information that contributes to an understanding of a community or culture. The building on the property is one of many of the same period and type, which are extant in the area and in the city.
<i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	There is no known architect for 2264 Dundas Street West.

3. The property has contextual value because it:

<i>i. is important in defining, maintaining, or supporting the character of an area;</i>	The building at 2264 Dundas Street West is isolated from the contiguous, mixed-used streetscape of both Roncesvalles Avenue and Dundas Street West and their commercial main street character.
<i>ii. is physically, functionally, visually, or historically linked to its surroundings, or;</i>	While 2264 Dundas Street West reflects the commercial main street typology, streetwall height, and materiality found along Roncesvalles, it is not considered to be significantly physically, functionally, visually or historically linked to its surroundings.
<i>iii. is a landmark.</i>	The subject property is not considered to be a landmark.

16 STATEMENT OF PROFESSIONAL OPINION

Based on the research summarized in this Cultural Heritage Evaluation Report, it is ERA's opinion that the buildings at 2252 Dundas Street West and 2264 Dundas Street West do not meet Ontario Reg. 9/06 criteria for design/physical value, historical/associative value, or contextual value. Although the property at 2252 Dundas Street West was designed by Benjamin Brown in 1914, it does not carry sufficient value to satisfy the criteria under Ont. Reg. 9/06. The property at 2264 Dundas Street West is a commercial main street building, likely constructed between 1913 and 1917, which has had various tenancies and uses over time. It has also been heavily modified over time. It does not carry sufficient value to satisfy the criteria under Ont. Reg. 9/06.

APPENDIX A: REQUIRED CONTENTS CHECKLIST

Note: See rationale within the relevant report sections.



Cultural Heritage Evaluation Report Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 26, 2021

A. PURPOSE

The purpose of a Cultural Heritage Evaluation Report (CHER) is to assist the City in determining whether a property, collection of properties, or landscape feature has cultural heritage value. It will be considered when determining whether a recommendation is made to City Council for the inclusion of the property on the City of Toronto's Heritage Register and/or designation under Part IV of the Ontario Heritage Act.

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

A CHER includes primary and secondary research, visual inspection, and evaluation against prescribed criteria (Ontario Regulation 9/06), and where appropriate, the preparation of a draft Statement of Significance and identification of Heritage Attributes. The CHER is the recommended first step in the development application process, and establishes what heritage values and attributes will be conserved when planning for change. The preparation of a CHER prior to determining what change may be appropriate enables a resource's significance to be determined at the earliest stages of the development application process. It may also be used to identify heritage resources outside of the development application process, in order to recognize valued community assets or qualify a property for the heritage property tax rebate and grant programs.

A CHER can ensure that an understanding of a resource's cultural heritage value is made without regard to pre-determined or desired outcomes. A clear understanding of the resource's heritage value can both ensure its long term conservation, as well as identify opportunities for flexibility and change early in the planning process.

In addition to a standalone document, a CHER may also be submitted as part of a development application, forming part of the Heritage Impact Assessment. Applicants are encouraged to undertake a CHER and submit that to the City of Toronto prior to the submission of a development application to assist with the conservation of buildings and structures as part of the land use planning process.

D. STANDARDS AND PRACTICES

The CHER 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 CHER 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, and the identification and evaluation of cultural heritage value or interest.

The CHER 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.

A CHER may be subject to a peer review if determined appropriate by the Senior Manager.

E. WHEN REQUIRED

A CHER **will be required**:

- for development applications that include a property that is listed under Section 27 of the Ontario Heritage Act on the City of Toronto's Heritage Register
- for development applications that include a property that is designated under Section 29 of the Ontario Heritage Act prior to 2006
- Prior to the submission of an application for either the heritage grant program or the heritage property tax rebate program

A CHER **is strongly encouraged**:

- for development applications that include a property that is not on the City's Heritage Register, but that is believed to have cultural heritage value as identified by the community, City staff, professional site assessments, planning studies or local Councillor
- for applications on properties that include a building or structure that is 40 years or older

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

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
- ☒ 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.

May 17, 2022

RE: Authorized Agent for 2252 Dundas St. West and 2264 Dundas St. West

Dear Sir/Madam,

We represent CP REIT Ontario Properties Ltd. ("Choice") hereby referred to as the owner for the properties municipally known as **2252 Dundas St. West and 2264 Dundas St. West**. We have retained ERA Architects Inc. as heritage consultant in the redevelopment application for the abovementioned property. Please make any documents regarding these properties available to ERA Architects Inc. as they require them.

If you require further information or clarification, please contact me at 416-316-0872

Kindest regards,



Alexis Johansen

June 14, 2022

RE: Authorized Agent for 2290 Dundas St. West, 2288 Dundas St. West, and 2280 Dundas Street West

Dear Sir/Madam,

We represent CP REIT Ontario Properties Ltd. ("Choice") hereby referred to as the owner for the properties municipally known as **2290 Dundas St. West, 2288 Dundas St. West and 2280 Dundas Street West**. We have retained ERA Architects Inc. as heritage consultant in the redevelopment application for the abovementioned property. Please make any documents regarding these properties available to ERA Architects Inc. as they require them.

If you require further information or clarification, please contact me at 416-316-0872

Kindest regards,

Alexis Johansen

Primary Sources

Aerial Photographs, retrieved from the City of Toronto Archives, 1947, 1957, 1965, 1978, 1981, 2005

Archival Photographs, retrieved from the City of Toronto Archives

Archival Photographs, retrieved from the Ontario Jewish Archives

Building Records, retrieved from the City of Toronto Archives, 1914, 1917.

Building Records, received from the City of Toronto: Toronto East York Building Records, 1957, 1962, 1962b, 1972, 1986, 1987, 1995, 2013

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Historical Mapping, retrieved from the City of Toronto Archives, 1851, 1893; retrieved from the the University of Toronto Map Library, 1884; and retrieved from the Bradford Library, "Toronto Carrying Place Trail Map 1750-1759"

"Plan 287, Village of Brockton." Book 193: Ontario Land Registry Office.<https://www.onland.ca/ui/80/books/16472/viewer/269034369?page=1>

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"Title Claim to Water." <http://mncfn.ca/about-mncfn/title-claim-to-water-within-traditional-lands-of-mncfn/>

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Toronto Building Typology Study: Church Wellesley Village: The Pre-War Apartment Buildings. ERA: 2018.

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"1950." Toronto City Directories, Toronto, 2022

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"1962." Toronto City Directories, Toronto, 2022

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"1965." Toronto City Directories, Toronto, 2022.

"1970." Toronto City Directories, Toronto, 2022

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