



An agency of the Government of Ontario

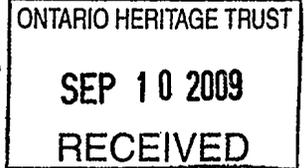


Un organisme du gouvernement de l'Ontario

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2154 DUNDAS STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW

Plazacorp
10 Wanless Avenue, Suite 201
Toronto, Ontario
M4N 1V6
Attention: Ms. Leslie Yager

SEP 10 2009

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Kathryn L. Munn
Planner, McCarthy Tetrault LLP
Suite 5300
Toronto Dominion Bank Tower
Toronto, ON M5K 1E6

Take notice that the Council of the City of Toronto has passed By-law No. 667-2009 to designate 2154 Dundas Street West (Parkdale-High Park, Ward 14) as being of cultural heritage value or interest.

Dated at Toronto this 8th day of September, 2009.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 24.15,
as adopted by City of Toronto Council on April 6, 2009
Enacted by Council: August 6, 2009

CITY OF TORONTO

BY-LAW No. 667-2009

**To designate the property at 2154 Dundas Street West (B. F. Harvey Factory Building)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 2154 Dundas Street West (B. F. Harvey Factory Building) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 2154 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS a notice of objection was served upon the Clerk of the municipality on May 13, 2009; and

WHEREAS a notice of withdrawal of objection was served upon the Clerk of the municipality on June 1, 2009; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 2154 Dundas Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.

3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 2154 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of August, A.D. 2009.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****B. F. Harvey Factory Building**Description

The property at 2154 Dundas Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northeast corner of Dundas Street West and Ritchie Avenue, the five-storey factory building was completed in two phases in the early 20th century. The property was listed on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

The building at 2154 Dundas Street West that originally housed the B. F. Harvey Company Factory has design value as a representative example of a medium-scaled industrial warehouse, typical of the type built in the early 20th century in Toronto's industrial neighbourhoods, including West Toronto Junction. It features the solid timber frame construction, robust brick cladding, and symmetrical placement of industrial-scale window openings associated with industrial design. With the addition of two floors to the original three-storey structure, the building was highlighted with elements of the popular Edwardian Classical style, particularly the modest parapet and stone detailing at the division between the new and old sections, as well as a substantial cornice along the roofline. The added height and subtle Classical detailing gives the B. F. Harvey Company Factory a distinction and visibility on Dundas Street West where it stands out from the surrounding commercial and residential building stock.

The design of the B. F. Harvey Factory involved the work of two Toronto architects. When the original three-storey factory was commissioned in 1910, manufacturer Benjamin Harvey engaged James Walker, who had received awards for interior and graphic designs. After the Toronto Feather and Down Factory began a long-term occupancy of the site, two floors and a cornice were added according to the plans (1922) of William F. Sparling. In practice since 1905, Sparling was associated with Samuel Curry during his early career, and gained expertise in designing Classically inspired buildings, including the Toronto Trust and Guarantee Building in the Financial District. Beginning in the late 1920s, he was a partner in the firm of Sparling Martin and Forbes. However, it was during his solo career between 1917 and 1928 that Sparling received his best-known commission for the Masonic Temple (1918) at Yonge Street and Davenport Road. The varied projects that followed included the unexecuted plans for the conversion of Casa Loma into residential apartments and the additions to the factory at 2154 Dundas Street West.

The B. F. Harvey Factory Building is located on the section of Dundas Street West that extends northwest to Bloor Street West, which historically bordered the railway lines and offered proximity to the West Toronto Junction, Brockton and Parkdale communities. With its height extended by the Classical cornice and its corner location, the edifice is a local landmark on Dundas Street West.

Heritage Attributes

The heritage attributes of the B. F. Harvey Factory Building related to its cultural heritage value as a well-designed example of an early 20th century industrial building that is a local landmark on Dundas Street West, south of Bloor Street West, are:

- The scale form and massing.
- The materials, with red brick, artificial stone, wood and glass.
- The five-storey rectangular plan above a raised base with window openings.
- The cornice marking the flat roofline.
- The fenestration on the west (Dundas Street West) and south (Ritchie Avenue) facades, where piers organize flat-headed industrial-scale window openings.
- The main entrance on the principal (west) façade on Dundas Street West, and the remnants of the former loading dock on the south wall.
- Between the third and fourth stories, the parapet decorated with diamond motifs.
- On the interior, the west entrance vestibule and the exposed heavy timber frame construction.

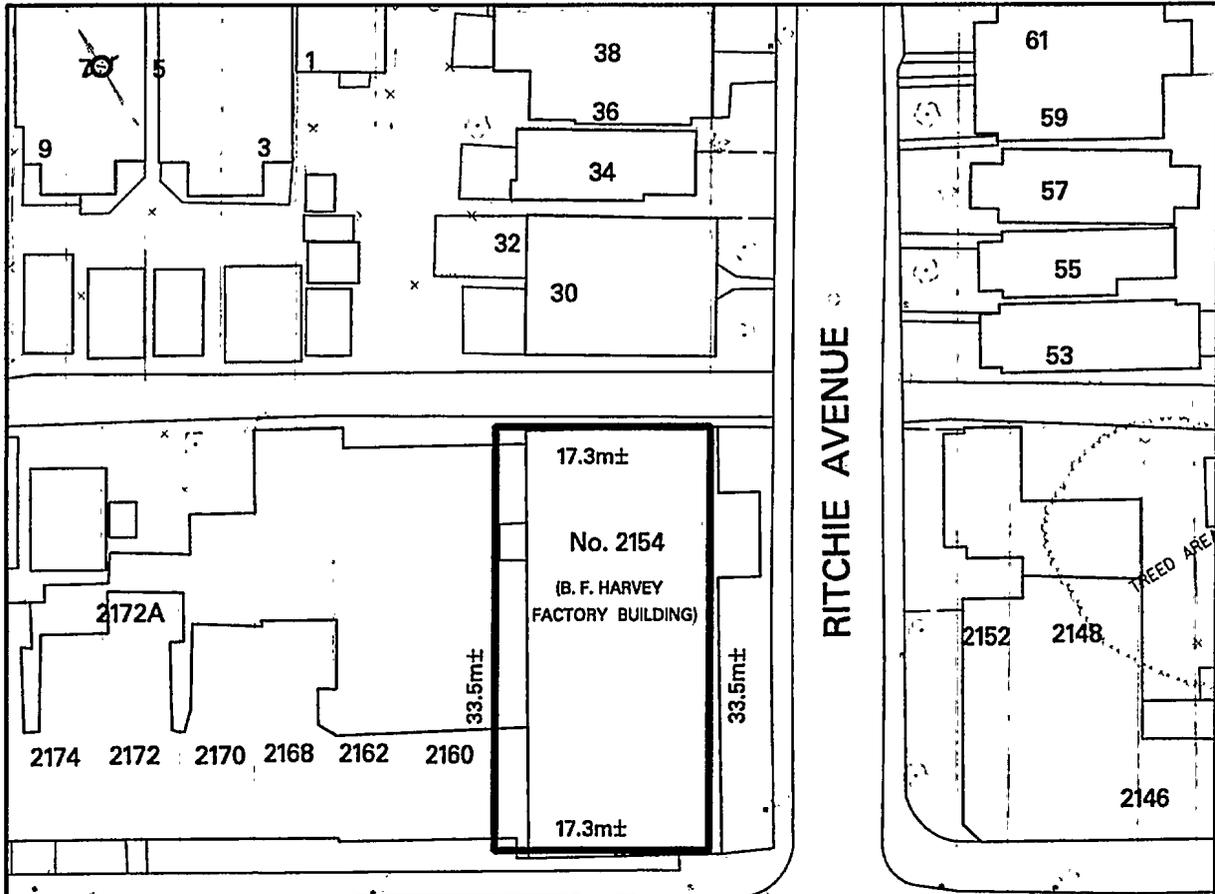
SCHEDULE "B"

All Units and Common Elements comprising the property included in Toronto Standard Condominium Plan No. 1941, being Property Identifier Numbers 12941-0001 (LT) to 12941-0044 (LT), Land Titles Division of Metropolitan Toronto (No. 66)

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

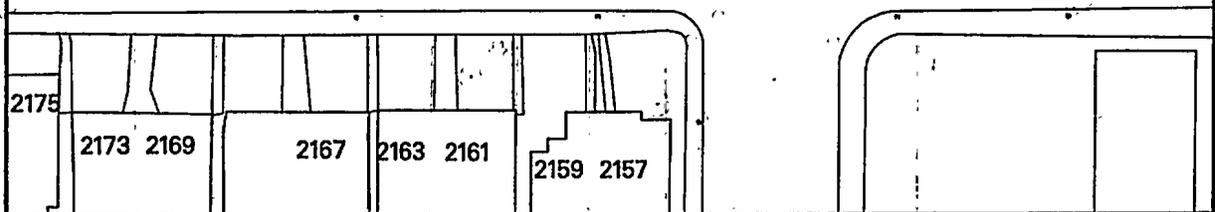
The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2009-073 dated June 4, 2009, as set out in Schedule "C".

SCHEDULE "C"



RITCHIE AVENUE

DUNDAS STREET WEST



TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
 NO. 2154 DUNDAS STREET WEST
 (B. F. HARVEY FACTORY BUILDING)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 14 - PARKDALE-HIGH PARK
 DATE: JUNE 04, 2009

SKETCH No. PS-2009-073