



STAFF REPORT ACTION REQUIRED

2154 Dundas Street West – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	February 2, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Parkdale-High Park - Ward 14
Reference Number:	

SUMMARY

The property at 2154 Dundas Street West is listed on the City of Toronto Inventory of Heritage Properties. The owner has requested that the property be designated under Part IV, Section 29 of the Ontario Heritage Act as part of a redevelopment application. The property contains a former industrial building that is undergoing conversion to residential condominiums.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 2154 Dundas Street West under Part IV, Section 29 of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

ISSUE BACKGROUND

The property at 2154 Dundas Street West was listed on the City of Toronto Inventory of Heritage Properties in 2005. The site contains a former industrial building that is undergoing conversion to residential condominiums known as the Feather Factory Lofts. The owners have requested the designation of the site as part of a redevelopment application.

COMMENTS

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. Located on the northeast corner of Dundas Street West and Ritchie Street, the B. F. Harvey Company Factory was completed in two phases (1911 and 1922). The building is a good example of an early 20th century industrial building with Classical detailing that is a local landmark on Dundas Street West, south of Bloor Street West.

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the owner of the property and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

CONTACT

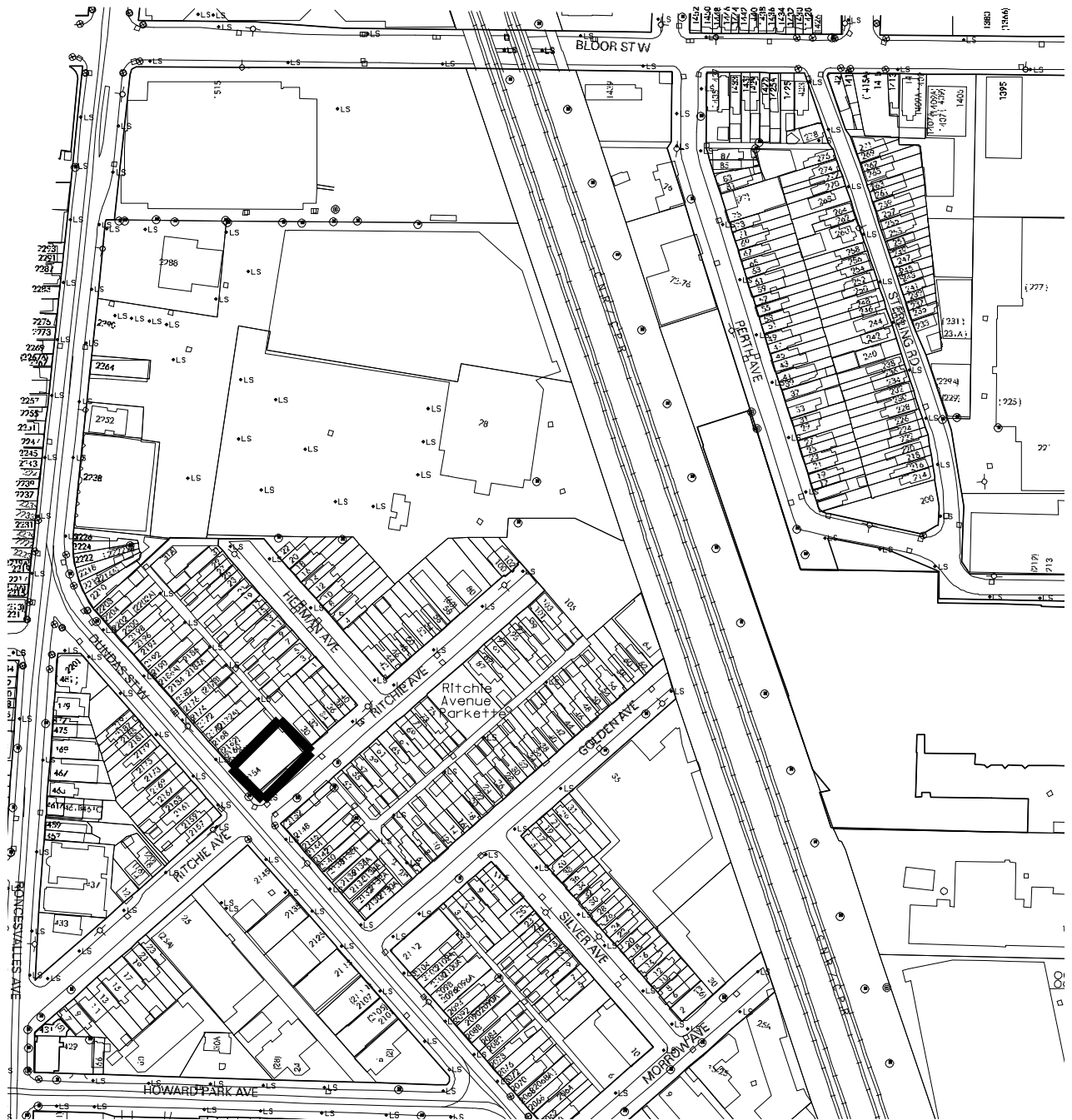
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph
Attachment No. 3: Reasons for Designation



This location map is for information purposes only.
The exact boundaries of the property are not shown.



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 and alterations to the Granite Club in its Church Street location. 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