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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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RECEIVED
2023/04/26
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
224 DAVENPORT ROAD**

NOTICE OF PASSING OF DESIGNATION BY-LAW 283-2023

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 283-2023 on March 29, 30 and 31, 2023, which designates the lands, buildings and structures known municipally as 224 Davenport Road, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of April 26, 2023, which is May 26, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

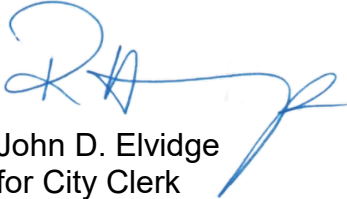
Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.DM3.1>

Dated at the City of Toronto on April 26, 2023.



John D. Elvidge
for City Clerk

Authority: Item DM3.1, adopted as amended, by City of Toronto Council on February 7 and 8, 2023
City Council voted in favour of this by-law on March 31, 2023

CITY OF TORONTO

BY-LAW 283-2023

To designate the property at 224 Davenport Road as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 224 Davenport Road as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 224 Davenport Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 224 Davenport Road more particularly described in Schedule B 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 224 Davenport Road and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on April 3, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

Reasons for Designation

The property at 224 Davenport Road (now known as the Canada Bread Building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the north side of Davenport Road west of Avenue Road, the property at 224 Davenport Road contains a detached, two-storey brick commercial building originally designed in 1930 by architect F. H. Wilkes for the Canada Bread Company.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 224 Davenport Road has design value as a representative example of an early-20th century classically-inspired brick-clad commercial building with its symmetrically-arranged four bays of flat-headed openings and stone entrance door surround on the principal (south) elevation. Decorative classical detailing is evident in the fluted door surround columns, carved stone inset above the entrance and stone and copper banding at the cornice line.

Historical or Associative Value

The property at 224 Davenport Road is valued for its association with the Canada Bread Company, for whom the building was designed in 1930 for its Toronto-based head office. One of the founders of the Canada Bread Company was Mark Bredin of the former Bredin Bread Company whose residence and factory were located around the corner at 158 and 160-164 Avenue Road.

The subject property contributes to an understanding of the character and community of the Avenue and Davenport area in the late-19th to early-20th century, when residential and commercial typologies in a range of architectural styles were constructed along these two streets at the edge of the Yorkville and Annex neighbourhoods.

The Canada Bread Company building is also valued for its association with the Canadian architect, Frances Hilton Wilkes, who was commissioned to design the company's new Toronto head office in 1930.

Contextual Value.

Developed at the crossroads of two of the City's earliest annexed neighbourhoods, the Canada Bread Building is valued as a commercial property with historic, physical and visual links to their surroundings since the late-19th and early 20th century.

Heritage Attributes

- The setback, placement and orientation of the building on its lot on the north side of Davenport Road west of Avenue Road
- The scale, form and massing of the two storey rectangular plan on a raised stone base with flat roof
- The materials, with the red brick cladding on the principal (south) elevation and the stone and copper banding at the cornice line
- The principal (south) elevation of the building, which is organized into four symmetrical bays with openings
- The flat-headed window openings with their stone surrounds and sills on the principal (south) elevation
- The offset, raised main entrance at the east end of the principal (south) elevation with its stone door surround containing fluted columns, a decoratively carved stone inset and double doors with transom above
- The decorative metal fencing at street level on the principal (south) elevation

SCHEDULE B
LEGAL DESCRIPTION

PIN 21217-0294 (LT)
LOT A AND PART LOTS B & F, REGISTERED PLAN 340E
LOTS 1, 2, 3, 4, 5 & 6, REGISTERED PLAN 109E
PART OF LOT 3, REGISTERED PLAN 903 CITY EAST
DESIGNATED AS PART 1, PLAN 66R-32321

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