

2634, 2636, 2640, 2642, AND 2654 EGLINTON AVENUE
WEST AND 1856 AND 1856A KEELE STREET

CULTURAL HERITAGE EVALUATION REPORT

Issued: December 19, 2022



Project # 22-202
Prepared by AP / DE / NN / ZA

E R A

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COVER PAGE:

South elevation of the Site (ERA, 2022).

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1 INTRODUCTION AND REQUIRED CONTENTS CHECKLIST

Scope of the Report

ERA Architects Inc. (“ERA”) has prepared this Cultural Heritage Evaluation Report (“CHER”) for the properties at 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele Street (the “Site”). As per the City of Toronto CHER Terms of Reference (2021), the purpose of the 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.”

Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn upon, including: historical maps, atlases, city directories, aerial photographs, and archival photographs.

Required Contents Checklist

A copy of the CHER Terms of Reference and a completed Required Contents Checklist is included in *Appendix A*.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

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 a wider considerations of urban design and city building, and a broader set of cultural values that provide perspective to our work at different scales. In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Ontario Professional Planner's Institute (OPPI), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Personnel involved in the production of this report are listed as follows:

Andrew Pruss is a Principal with ERA. He has been involved in all aspects of architectural projects ranging from single-family residences and condominiums to institutional, commercial and hotel projects. He has previously been qualified by the Ontario Municipal Board, now continued as the Ontario Land Tribunal (the "OLT"), the Conservation Review Board, and the Toronto Local Appeal Body in the field of heritage planning and architecture.

Dan Eylon, a Senior Associate and Planner at ERA, is a registered and active member of the CAHP. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design.

Nimmy Namrata is a Project Manager - Planner with ERA. She received her Master of Science in Integrated Sustainable Design from the National University of Singapore after completing a Master of Architecture in Architectural Conservation from School of Planning and Architecture, New Delhi.

Zeina Ahmed is a Planner with ERA. She received her Master of Science in Planning from the University of Toronto and her undergraduate degree in Urban and Environmental Planning from the University of Virginia. She is a candidate member of the OPPI.

5 EXECUTIVE SUMMARY

ERA Architects Inc. (“ERA”) has prepared this Cultural Heritage Evaluation Report (“CHER”) for the properties at 2634, 2636, 2640, 2642, and 2654 Eglinton Avenue West and 1856 and 1856A Keele Street (the “Site”). This CHER includes primary and secondary research, visual inspection, and evaluation of potential cultural heritage value of the Site.

ERA has evaluated the Site using the provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06) and found that it does not meet the criteria. Background research and community consultation to date has not identified the property as a potential heritage resource. The City-initiated Little Jamaica and Eglinton West Neighbourhoods Initiative has largely focused on establishing a Cultural District by looking beyond the Eglinton Avenue West built form and highlight the intangible aspects of Black-owned businesses in the area. Given the property history and focus of the Initiative, the property does not yield and has minimal potential to yield information that contributes to an understanding of a community or culture.

3 PROPERTY OWNER

Refer to *Appendix B*.

4 OWNER'S REPRESENTATIVE OR AGENT

Refer to *Appendix B*.

6 LOCATION PLAN

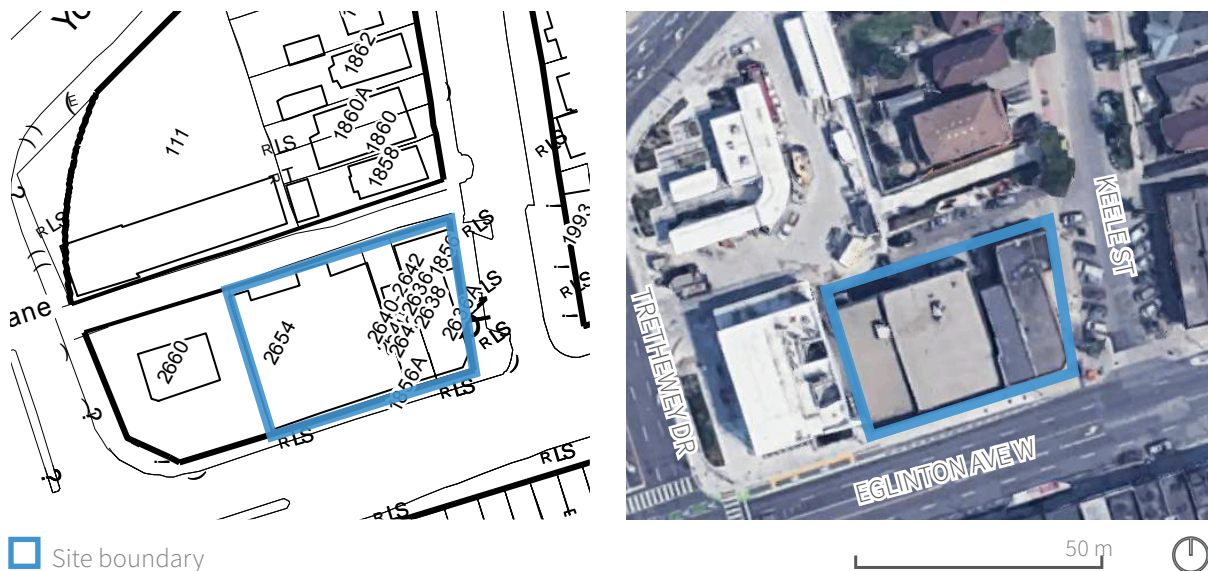


Figure 1. City of Toronto Property Data Map (left) and aerial photograph (right) indicating the Site boundary and structures on the Site (City of Toronto, 2014 and Google Maps, 2019; annotated by ERA, 2022).

7 REASONS FOR THE CHER AND BACKGROUND INFORMATION

This CHER has been prepared as part of the development application for the Site. As per the CHER terms of reference 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."

The Site is located with the boundary of the ongoing City of Toronto initiated Cultural District Plan for Little Jamaica & the Eglinton West Neighbourhoods. The Site has not been identified as part of the current planning study underway, nor as part of previously completed studies. Notwithstanding, Heritage Planning staff have requested a CHER be prepared for the Site, as such the reason which most closely aligns with those outlined in Section 7 of the CHER terms of reference is:

"Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor."

8 DESCRIPTION OF THE PROPERTY AND VISUAL INSPECTION

The Site is located within the Beechborough-Greenbrook neighbourhood in Toronto.¹ The Site includes properties that front Eglinton Avenue West on the north and Keele Street on the west. The Site is generally bounded by Yore Road to the north, Keele Street to the east, Eglinton Avenue West to the south, and Trethewey Drive/Keele Street to the west.

2654 Eglinton Avenue West is a single storey brick building. To the east are 2640-2642 and 2636-238 Eglinton Avenue West. 1865 & 1865A Keele Street occupy the northeast corner of the Site, fronting Keele Street. These two storey brick buildings include tile-clad ground floors and a brick-clad second storey. ERA visited the Site for visual inspection on October 11, 2022 and photos are included in Section 9.



Figure 2. The Site is not identified on the City of Toronto archaeological potential map. (City of Toronto, 2020; annotated by ERA).

The Site does not contain, and is not adjacent to any properties listed on the City of Toronto's Heritage Register. The Site is not designated under Part IV or Part V of the Ontario Heritage Act ("OHA"). The Site is not within the boundaries of an active Secondary Plan and is not subject to any Site and Area Specific Policies ("SASP"). The Site is located within the planning study boundaries of the ongoing City-initiated Cultural District Plan for Little Jamaica & the Eglinton West Neighbourhoods. The Site is not identified on the City of Toronto archaeological potential map.

¹ A survey conducted by KRCMAR Surveyors Ltd on June 18, 2022, includes the following legal description of the Site: Part of Lot A, Registered Plan 285, in the City of Toronto (Formerly City of York).

Building Evolution

Building records were not available at the time of this report issuance. Once building records are received and reviewed, a supplemental letter will be provided with a summary of any relevant findings.

The following section includes a general overview of the Site evolution based on aerial photographs. The section also includes a graphic showing the building evolution based on archival aerials.

1950

Based on aerial photos, it appears that 2636-2638, 2640-2642, and 2654 Eglinton Avenue West were constructed in 1950.

1953

Based on aerial photos, it appears that 1856-1856A Keele Street was constructed in 1953.

1957

An addition to 2654 Eglinton Avenue West was constructed between 1953 and 1957, replacing surface parking that was located to the west of the building.



Figure 3. Building evolution of the Site based on aerial photographs (ERA, 2022).

9 CURRENT PHOTOGRAPHS/IMAGES

The following pages include photos taken from a site visit conducted on October 11, 2022.



Figure 4. Context photo looking east along Eglinton Avenue West with LRT Station Entrance in the foreground (ERA, 2022).



Figure 5. South elevation of the Site looking east along Eglinton Avenue West (ERA, 2022).



Figure 6. South elevation of 2654 Eglinton Avenue West (ERA, 2022).



Figure 7. South elevation of 2636-2640 Eglinton Avenue West (ERA, 2022).



Figure 8. East elevation of the Site (ERA, 2022).



Figure 9. Partial north elevation of the Site looking south from the rear laneway (ERA, 2022).



Figure 10. Partial north elevation of the Site looking west along the rear laneway (ERA, 2022).

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD KEYED TO A CONTEXT MAP



Figure 11. Site and the surrounding context area (Google Earth 2019; annotated by ERA).

The Site is located on Eglinton Avenue West, between Trethewey Drive to the west and Keele Street to the east, within the Beechborough-Greenbrook neighbourhood in Toronto. The Site includes four properties which, based on background research, appear to have been constructed between 1947 and 1957. The forthcoming Eglinton Crosstown LRT as its Keelesdale Station, at the intersection of Trethewey Drive, west of the Site. To the east of the Site is perpendicular parking along both sides of Keele Street. The corner condition of the sidewalks on this portion of Keele Street includes trees and benches.

The Eglinton Avenue West corridor is largely characterized by low-rise buildings with retail frontages on the ground floor and residential uses above. The area surrounding the Site largely consists of small scale retail with detached and semi-detached residential units beyond Eglinton Avenue West.

The Site's immediate context includes:

- To the north is a laneway, bus bays, and auxiliary structures for the Eglinton Crosstown LRT Keelesdale Station, with detached and semi-detached house forms beyond;
- To the east is Keele Street, which has perpendicular parking on each side with additional retail frontages beyond;
- To the south are low-rise commercial and residential buildings along Eglinton Avenue West with detached and semi-detached homes beyond; and
- To the west is the Keelesdale Station with the York Memorial Collegiate Institute and the York Civic Centre further west.

11 HISTORIC PHOTOGRAPHS

ERA has consulted the Toronto Archives and Toronto Public Library archives. Historic photographs of the area are included on the following pages.



Figure 12. 1964 photo of the Site looking northwest along Eglinton Avenue West (City of Toronto Archives; safety film negative inverted by ERA, 2022).

Toronto’s Natural Features and Topography

The Toronto area was once covered by the Wisconsin glacier. The retreat of the Wisconsin glacier approximately 11,000 years ago left deep ravines and the glacial Lake Iroquois in its wake. Approximately 9,000 years ago, Lake Iroquois (now Lake Ontario) drained through the St. Lawrence Valley, lowering to nearly sea level and exposing the lands south of St. Clair Avenue. The Site is located east of the Toronto Passage, also known as the Carrying Place, a north-south route that was the most significant portage and canoe route in the area. The area around the Site is located within the Humber River watershed, between the Don River watershed to the east and the Mimico Creek watershed to the west.² The Site is also located to the south of a now-buried tributary of the Black Creek, which is part of the Humber River system.³ Eglinton Avenue West, where the Site is located, includes grade variations due to its proximity to the Humber River.

Indigenous Past, Present and Future ⁴

The area which comprises the City of Toronto has been occupied by Indigenous Peoples for thousands of years. Throughout this time, communities lived as distinct societies, each with their own territorial boundaries, language, customs and belief systems, governance structures, and identity. The Great Lakes area, particularly around Toronto, offered a rich natural environment that supported Indigenous ways of life and incubated cultural practices, all of which sustained communities for millennia.⁵

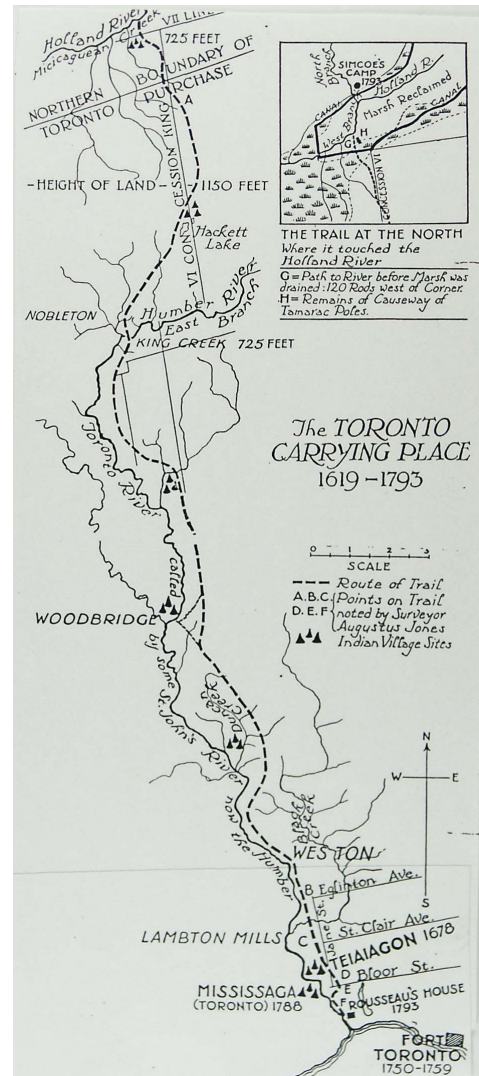


Figure 13. Map of the Toronto Carrying Place, 1933 (University of Toronto Press).

2 “Watershed Management,” Toronto and Region Conservation Authority (TRCA), <https://trca.ca/conservation/watershed-management/>.
 3 “Disappearing Rivers,” Lost Rivers of Toronto, , <https://www.lostrivers.ca/disappearing.html>.
 4 This section of the report was written by non-Indigenous authors from a non-Indigenous perspective to provide a high-level summary primarily using archaeological and written resources. This summary may not reflect or represent the entirety of the rich history of Indigenous peoples in this area.
 5 Jennifer Bonnell, Reclaiming the Don: An Environmental History of Toronto's Don River Valley (Toronto: University of Toronto Press, 2014), 10.



Figure 14. 1804 painting showing the shore of Lake Ontario, completed a year prior to the Toronto Purchase (Library and Archives Canada).

Most archaeologists believe there was activity by early hunters in the area now known as Toronto approximately 11,000 years ago, who travelled in family-sized bands. Approximately 3,000 years ago, families began to congregate seasonally in large camps at the mouths of rivers and by approximately 1,500 years ago, archaeologists have estimated that the population in southern Ontario rose to roughly 10,000 people. Prior to 1600, Indigenous histories describe the area as the homelands to various Iroquoian-speaking nations. In the 14th-16th centuries, bands of Indigenous people amalgamated to form larger social groups, which united into Confederacies including the Wendat and Haudenosaunee Confederacies. The Haudenosaunee and to some extent, the Wendat lived in large villages which typically lasted 10-20 years, after which inhabitants relocated to new sites. The Michi Saagig, an Anishnaabeg people, followed a way of life that involved great mobility, with movement patterns and land use that took place seasonally across the territory. In 1701, the Haudenosaunee and Anishnaabeg committed to peace and the territory was the subject of the Sewatokwa'tshera' (Dish with One Spoon) wampum belt covenant, an agreement between two Confederacies and allied nations to peaceably share and care for the land, water, flora and fauna around the Great Lakes. Today, Toronto has one of the largest Indigenous communities in Ontario and the fourth largest in Canada, and it is home to many diverse First Nations, Inuit and Métis peoples. Toronto remains a city of historical and contemporary significance for Indigenous Peoples.⁶

⁶ "Indigenous People of Toronto" (City of Toronto), <https://www.toronto.ca/city-government/accessibility-human-rights/indigenous-affairs-office/torontos-indigenous-peoples/>.



Figure 15. 1955 photo of Eglinton Avenue West looking south at railway crossing between Photography Drive & Brownsville Avenue (Toronto Public Library).

Surveying and Settlement: The Township of York

In the 17th century, the first Europeans reached the Toronto area. In 1787, the first Toronto Purchase was negotiated by the Crown from the Mississauga (today's Mississaugas of the Credit First Nation). This purchase included over 250,000 acres of land for small amounts of money and supplies, including gunflints, rifles, mirrors, and western clothing.

In 1791, not long after the first "Toronto Purchase" Treaty⁷, the Town of York (Toronto), was surveyed by Augustus Jones, establishing Lot (Queen) Street as the baseline. In 1793, Lieutenant-Governor John Graves Simcoe ordered a survey of the original ten-block Town of York, north of Lake Ontario (between present-day Queen Street and Eglinton Avenue). At the time of this survey, in the late 18th century, much of the area to the east and west of Yonge Street and north of Eglinton Avenue, was surveyed into 200-acre farm lots. By 1834, the Town of York had grown to be a town of 10,000 and incorporated as the City of Toronto.

Rural to Urban: The Growth of North York

In 1921, the northern portion of the Town of York, which was largely rural, felt that they had no Council representation. They formed a committee to divide the rural and urban areas of the Town of York and by 1922, they had seceded and formed the Township of North York. The Township of North York became home to many new immigrants. In the early 1900's, European immigrants were the prominent population, selecting the area of North York to settle and work.

By 1945, the Township of North York had tripled in population, with immigrants and veterans settling in the township, which offered more affordable land and housing than the City of Toronto. This population boom also prompted a demand for retail centres, and industrial and institutional uses. In 1967, the Township of North York became the Borough of North York, and by 1979, North York was incorporated as a City. In 1998, the municipalities of Etobicoke, Scarborough, York, East York, North York, and the former City of Toronto were amalgamated into the current City of Toronto.⁸

⁷ Revised as Crown Treaty Number 13 in 1805. <https://www.thecanadianencyclopedia.ca/en/article/toronto-purchase-treaty-13>
⁸ "Timeline of North York," North York Historical Society, <https://nyhs.ca/resources/timeline-of-north-york/>.

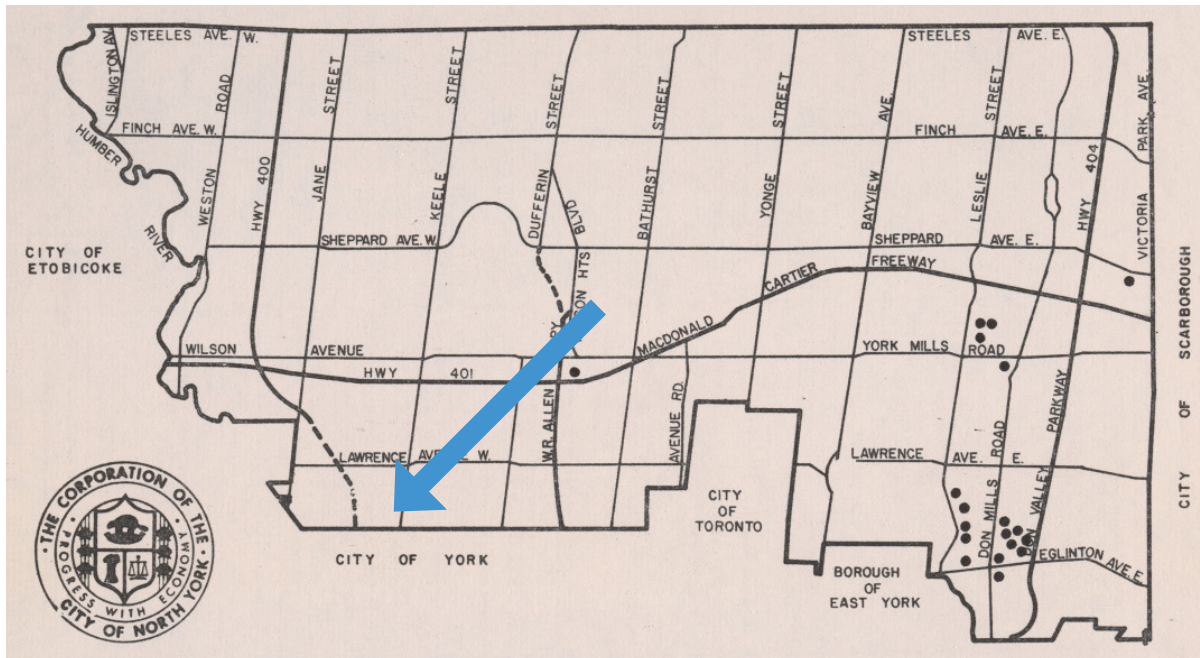


Figure 16. 1980 map of the City of North York boundaries with the location of the Site indicated (City of Toronto Archives; annotated by ERA, 2022).

A Changing Eglinton Avenue

Eglinton Avenue ran east and west and was laid out between the third and fourth concession north from Lot Street (Queen Street). Unlike areas to the south, much of the area along Eglinton Avenue remained primarily a rural thoroughfare used for travel and surrounded largely by agricultural areas. The eastern side of Yonge Street developed with a series of incorporations and annexations by Toronto whereas the west side remained more rural. Further access and settlement to the western end of Eglinton Avenue was followed by the western and northern extension of the Grand Trunk Railway in 1856.⁹

In the 1910s, the City of Toronto experienced a boom in construction and residential development. This coincided with a series of annexations north of Bloor Street. While Toronto continued to expand, the Eglinton Avenue West area remained relatively agricultural. In 1923, the Township of York Railways contracted the Toronto Transit Commission (TTC) to build and operate a streetcar line on Oakwood Avenue. The streetcar operated north along Oakwood between St. Clair and Eglinton Avenues, and east-west along Eglinton Avenue to Gilbert Avenue. The arrival of the streetcar prompted some residential and commercial high street development along and adjacent to areas of Eglinton Avenue West. By 1939, many residential lots along the streets to the north and south of Eglinton Avenue had been redeveloped. There were some businesses near Dufferin Street, where commercial development along Eglinton Avenue West remained relatively sparse. After the Second World War, numerous main street commercial buildings were erected along the eastern portion of Eglinton Avenue West in the Fairbank area. Aside from growing residential development on the peripheries, the area west of Dufferin Street remained relatively undeveloped until about the mid 1950s.

⁹ "Grand Trunk Railway," Toronto Railway Historical Association, <https://www.trha.ca/trha/history/railways/grand-trunk-railway/>.



Figure 17. 1983 photo of Everett "King Culture" Cooper (left) and Garth Roots (right) at King Culture Record Company, 2502 Eglinton Avenue West (Beth Lesser).

From the 1930s to the 1960s, there was a variety of demographics and businesses on Eglinton Avenue West. Beginning in the 1950s, a wave of suburbanization prompted further community growth to include a population of immigrants consisting of Caribbean, Italian, and Portuguese residents, among others.¹⁰

Little Jamaica

In 1955, the federal government enacted the West Indian Domestic Scheme which recruited approximately 3,000 women from the Caribbean as domestic workers. In 1962, Canada revised its immigration policy and introduced a points-based system. Both of these federal policies increased immigration and as a result, by the 1980's nearly 100,000 Jamaicans had immigrated to Canada. From the 1960s to the 80s, Jamaicans were the largest group of Black immigrants to Canada, comprising over 30% of newcomers. In Toronto, many settled along Eglinton Avenue West between Marlee Avenue and Keele Streets, forming a burgeoning community of Caribbean shops and residents in the area. The concentration of Jamaican residents and shops in the area further intensified in later years, prompting the name "Little Jamaica."¹¹ By the 1970s, Little Jamaica on Eglinton West had become one of the largest Caribbean communities in the world, comparable to cities like London and New

¹⁰ Debbie Gordon, "The Erasure of Little Jamaica: Exploring the Role of Design in the Gentrification of Toronto's Eglinton Avenue West," *The Erasure of Little Jamaica: Exploring the Role of Design in the Gentrification of Toronto's Eglinton Avenue West*. (2018), <https://yorkspace.library.yorku.ca/xmlui/handle/10315/35802>.

¹¹ Hope Kofi, *Black Neighbourhoods Are Not Just a Collection of Businesses — They're Hubs Where Generations Can Feel Grounded. So Why Are They under Threat in Toronto?*, February 28, 2021, <https://www.thestar.com/opinion/contributors/2021/02/28/black-neighbourhoods-are-not-just-a-collection-of-businesses-theyre-hubs-where-generations-can-feel-grounded-so-why-are-they-under-threat-in-toronto.html>.



Figure 18. Photo of Afro Caribbean Farmers Market on Eglinton Avenue West, east of Dufferin Street (Robert Krbavac/CBC).

York.¹² Today, Little Jamaica’s population is 11% Black, 2% higher than the total 9% found in the City of Toronto.¹³

The Eglinton Avenue street segment from Marlee Avenue to Keele Street became a space of cultural importance for many Caribbean and African Canadians and provided culturally-catered products, foods, and services. Little Jamaica also became the hub for Reggae music, with Eglinton Avenue West featuring numerous Reggae record stores, including King Culture Record Company, Monica’s, and Joe Gibbs Record Centre, among others. Artists such as Leroy Sibbles, Jackie Mittoo, The Cougars, Ernie Smith, Johnny Osbourne, Stranger Cole and Messenjah, who were primarily from the area, began recording and performing in the City and by 1978, there were more than 60 Caribbean record shops in Toronto. Many of these were centered around Eglinton Avenue West between Dufferin Street and Keele Street, an area referred to as the “reggae strip.”¹⁴ In addition to its status as a musical hub, Little Jamaica was comprised of a range of other businesses including barber shops and hair salons, beauty stores, clothing shops, grocery stores, and restaurants. From the 1970s to the 2000s, Little Jamaica was referred to as a Black business district. In the 1990s into the early 2000s, the community continued to grow, with a variety of events and Black owned and operated shops catering to and celebrating the area’s culture.

12 “Business Conversation Report” (Black Urbanism Toronto, July 2020), <http://www.blackurbanismto.com/our-work/>.

13 “Black Futures on Eglinton” (CP Planning, January 2021), <https://cpplanning.ca/>.

14 Keith McCuaig, *Jamaican Canadian Music in Toronto in the 1970s and 1980s: A Preliminary History* (Carleton University, 2012), <https://curve.carleton.ca/167299e9-53e6-48d7-a28d-8af2f87719ec>.

In 2011, construction for the Eglinton Crosstown Light Rail Transit (“Crosstown LRT”) began. The Crosstown LRT is proposed to have five stops in Little Jamaica: Keelesdale, Caledonia, Oakwood, Fairbank, and Cedarvale. The full line is expected to open in 2023.¹⁵ Since 2011, the Crosstown LRT construction, rising rents, and impacts from the COVID-19 pandemic contributed to the closing of more than 100 businesses along the entirety of Eglinton West including dozens of Black-owned businesses within Little Jamaica.¹⁶

According to City directories and aerial photographs, there were no structures along the north side of Eglinton Avenue West between Keele St and Trethewey Drive until 1950. A review of the city directories indicates an evolving series of occupants on the Site that have provided a wide range of goods and services. Some of the early occupants had been operating on the Site for a period of over 10 years, but none over 20 years. In more recent years, the majority of the Site has been occupied by a discount variety store and within the other units there is a hair salon, nail salon, and a couple of restaurants.

¹⁵ Isaac Callan, *Full Testing of Eglinton Crosstown LRT Route to Continue until End of 2022*, July 25, 2022, <https://globalnews.ca/news/9015334/eglington-crosstown-lrt-full-line-testing/>.

¹⁶ Ania Bessonov, *Little Jamaica Businesses Suffer amid Yet Another Delay in Eglinton LRT Construction*, March 4, 2020, <https://www.cbc.ca/news/canada/toronto/little-jamaica-lrt-construction-1.5484610>.

13 VISUAL RESOURCES

Maps & Plans

The approximate location of the Site is indicated on the following pages.

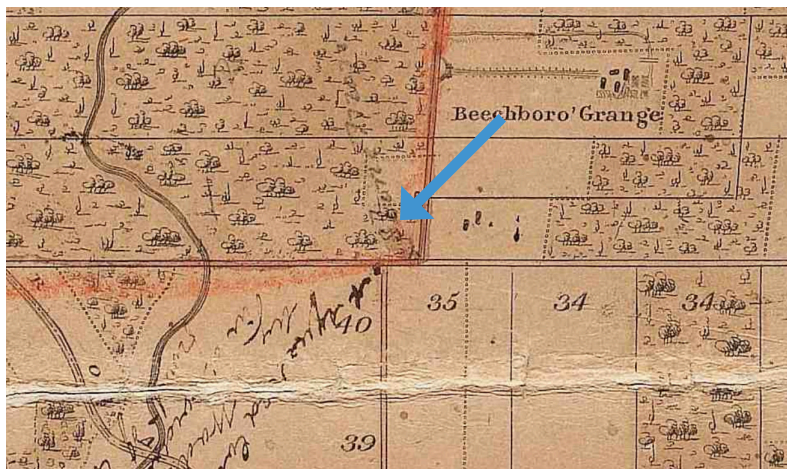


Figure 19. 1851 Browne Map of the Township of York (City of Toronto Archives; annotated by ERA, 2022).



Figure 20. 1860 Tremaine's Map of the County of York Canada West (University of Toronto Map and Data Library; annotated by ERA, 2022).



Figure 21. 1899 Fire Insurance Plan (City of Toronto Archives; annotated by ERA, 2022).

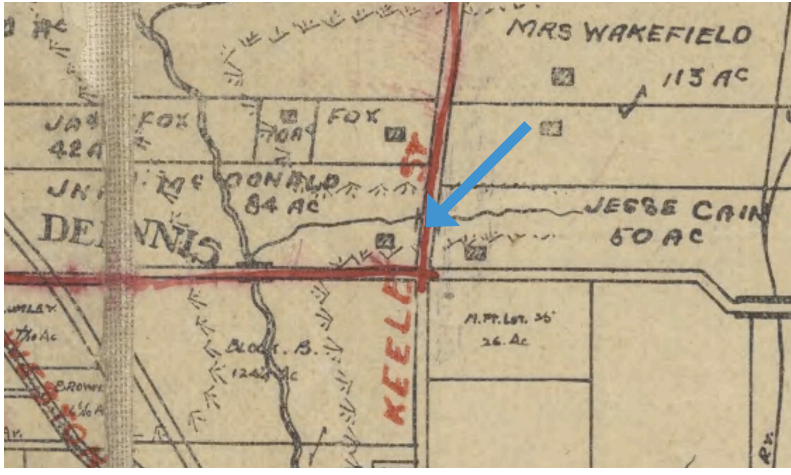


Figure 22. c. 1909 - Map of Township of York and City of Toronto (Toronto Public Library; annotated by ERA, 2022).

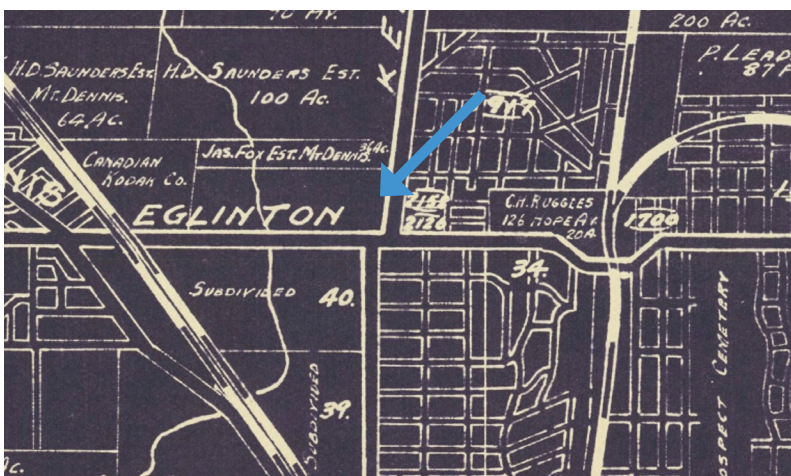


Figure 23. 1921 Ownership Map – Township of York, showing unsubdivided areas of 10 acres and over with names of owners and acreages (City of Toronto Archives; annotated by ERA, 2022).

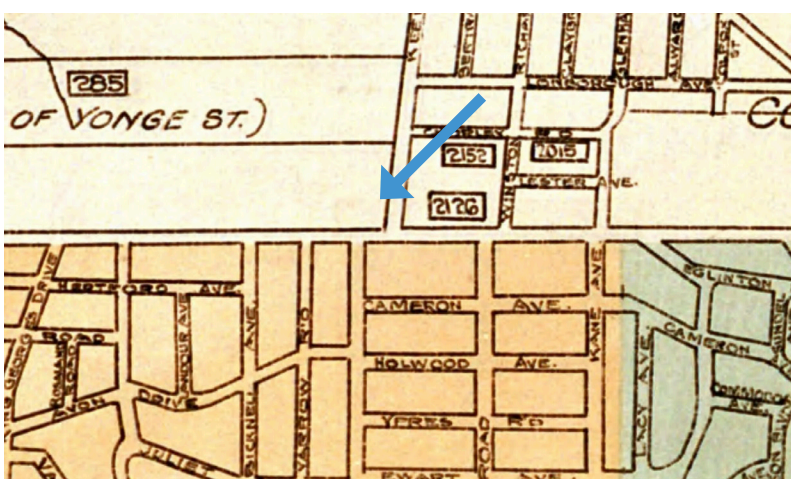


Figure 24. 1924 Fire Insurance Plan (City of Toronto Archives; annotated by ERA, 2022).



Figure 26. 1951 Map of Toronto (University of Toronto Map & Data Library; annotated by ERA, 2022).

Images



Figure 25. 1942 aerial photo of the Site (City of Toronto Archives; annotated by ERA, 2022).



Figure 27. 1947 aerial photo of the Site (City of Toronto Archives; annotated by ERA, 2022).



Figure 28. 1950 aerial photo of the Site. The first structures, 2636, 2640, and 2654 Eglinton Avenue West are visible on the Site. (City of Toronto Archives; annotated by ERA, 2022).



Figure 29. 1953 aerial photo of the Site. 1856 Keele Street is now visible on the Site (City of Toronto Archives; annotated by ERA, 2022).

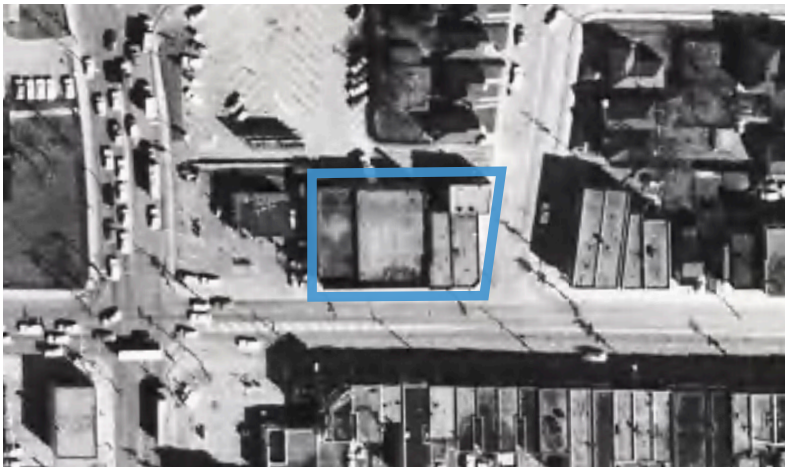


Figure 30. 1965 aerial photo of the Site with a western extension of 2654 Eglinton Avenue West now visible (City of Toronto Archives; annotated by ERA, 2022).

14 COMMUNITY CONSULTATION

ERA corresponded with the Etobicoke York Community Preservation Panel on November 14, 2022. The panel responded that aside from the Site being located in Little Jamaica, they were not aware of any prior heritage significance. The Site has not been identified by the community, local Councillor, or Heritage Planning staff as a potential heritage resource at the time of writing this report.

The City of Toronto launched the Little Jamaica and Eglinton West Neighbourhoods Initiative which includes the development of a Little Jamaica Cultural District Plan. The following summary of the initiative and community consultation is provided for informational purposes.

In September 2020, a motion titled Supporting Black-Owned and Operated Businesses and Preserving the Cultural Heritage of Eglinton Avenue West's "Little Jamaica was moved to address the "immediate threat to Black-owned and operated businesses" as a result of the pressures exerted by the COVID-19 pandemic and the Crosstown LRT construction.¹⁷ This motion helped launch the Little Jamaica and Eglinton West Neighbourhoods Initiative.

Consultation To Date

The commencement of the initiative builds upon the work of existing community engagement efforts as well as tailored engagement efforts as part of the initiative. ERA has reviewed the available reports with community consultation efforts and outlined pertinent points below:

July 2020 - *Business Conversation Report, Black Urbanism Toronto (BUTO)*

- A report based primarily on conversational consultation and engagement with business owners in Little Jamaica on the multiple converging issues they currently face like LRT construction, development, and COVID-19 among other concerns. Recommendations include funding, eviction prevention, economic resiliency, and affordable housing. The study area is primarily defined by the commercial businesses along Eglinton Avenue West between Marlee and Oakwood Avenues, however the report acknowledges an unclear boundary and that many Black-owned businesses continue south on Oakwood Avenue and west towards Keele Street as well.
- The consultation with business owners did not extend to the Site, however a summary of the consultation efforts noted that "...attendees frequently referenced the unique role that businesses such as barbershops and salons play in Little Jamaica, which fulfill the need of community hubs that offer supportive interpersonal connections and spaces..." (p. 27).

¹⁷ "Member Motion - Supporting Black-Owned and Operated Businesses and Preserving the Cultural Heritage of Eglinton Avenue West's 'Little Jamaica'- by Councillor Josh Matlow, Seconded by Councillor Michael Thompson" (City of Toronto, September 30, 2020), <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM24.36>

January 2021 - *Black Futures on Eglinton*, CP Planning

- A report summarizes a community-voice based engagement process focused on capturing Black futures in Little Jamaica including how to capture cultural identity and recognize, build, and share knowledge on the importance of that culture within the community. The study areas is defined as the boundary of Castlefield Avenue and Roselawn Avenue to North, Keele Avenue to the West, Rogers Road to the South, and Allen Road to the East.
- The report does not explicitly mention the Site, feedback that transpired from the surveys, events, and consultations resulted in the vision statement "Identifying and preserving sites of heritage value to Black residents" (p. 31).

March 2021 - Instagram Live: Little Jamaica Initiative, BUTO and Councillor Matlow

- BUTO held an Instagram Live with Councillor Matlow to better understand the Little Jamaica and Eglinton West Neighbourhoods Initiative.

May 2021 - Little Jamaica Community Conversation (Virtual Town Hall), Councillor Matlow

- Councillor Matlow co-hosted virtual town hall with elders, stakeholders and residents. Some comments that arose in the discussion are included below:

Explore innovating ways to retain and fill commercial space in Little Jamaica

Initiative must go beyond heritage preservation to protect the culture and identity of the African-Caribbean Diaspora

Small businesses on Eglinton are staples of our community and many are struggling to stay open

Encourage developers to build smaller commercial units so that they are more sustainable to purchase

Ongoing & Upcoming Consultation

The City of Toronto's Little Jamaica and Eglinton West Neighbourhoods Initiative is currently in development. The work includes the creation of a Cultural District Plan. Background research and engagement efforts for this work include the development of a Cultural Heritage Resource Assessment (CHRA). ERA corresponded with City Planning and Heritage Planning staff on October 10, 2022 and was informed that the CHRA has yet to commence, but community engagement sessions called *Deep Listening Circles*, are underway (at the time of this report). These sessions will help inform the components of the initiative, like the CHRA and the Master Plan which is being conducted by the City. Engagement sessions include various topics, including one mapping tangible and intangible heritage (schedule to be confirmed). The City plans to present the summary findings of these engagement sessions at an upcoming public open house for the Little Jamaica Master Plan.

15 EVALUATION UNDER ONTARIO REGULATION 9/06

Ontario Regulation 9/06 ("O.Reg. 9/06") sets out Criteria for Determining Cultural Heritage Value or Interest, for the purpose of determining candidacy for designation under Part IV, Section 29 of the Ontario Heritage Act ("OHA"). The nine criteria cover three areas of cultural heritage value: (1) design or physical value; (2) historical or associative value, and; (3) contextual value.

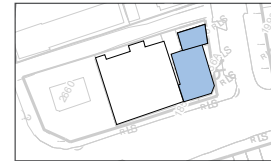
As the Site is neither listed on the City of Toronto's Heritage Register nor designated under Part IV of the OHA, ERA has evaluated the properties on site using the criteria prescribed under O. Reg. 9/06.

- 2636-2642 Eglinton Avenue East West does not meet the criteria
- 2654 Eglinton Avenue East West does not meet the criteria
- 1856-1856A Keele Street does not meet the criteria

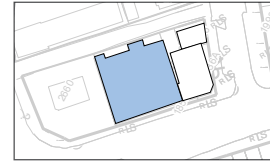
Assessment tables are included on the following pages.

ERA has prepared this CHER for the properties at 2636-2654 Eglinton Avenue West and 1856 & 1856A Keele Street.

2636-2642 EGLINTON AVENUE WEST & 1856-1856A KEELE STREET



CRITERION	Y/N	COMMENTS
(1) The property has design value or physical value because it:		
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	The property contains a two storey brick building typical of mainstreet commercial buildings found throughout the City. The building is unremarkable and its modest architectural expression it is not a rare, unique, representative or early example of a style, type, expression, material, or construction method.
ii) displays a high degree of craftsmanship or artistic merit.	N	The property does not demonstrate a high degree of craftsmanship or artistic merit.
iii) demonstrates a high degree of scientific or technical achievement.	N	The property displays conventional building methods typical of the time during which it was constructed, and does not demonstrate a high degree of technical or scientific achievement.
(2) The property has historical value or associative value because it:		
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	The historical research conducted to date has not revealed any direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	Background research and community consultation to date has not identified the property as a potential heritage resource. The City- initiated Little Jamaica and Eglinton West Neighbourhoods Initiative has largely focused on establishing a Cultural District by looking beyond the Eglinton Avenue West built form and highlight the intangible aspects of Black-owned businesses in the area. Given the property history and focus of the Initiative, the property does not yield and has minimal potential to yield information that contributes to an understanding of a community or culture.
iii) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	N	An architect or builder has not been identified for the property, as such the property does not demonstrate the ideas of an architect, builder, designer, or theorist who is significant to a community.
(3) The property has contextual value because it:		
i) is important in defining, maintaining or supporting the character of an area.	N	The surrounding area contains rows of unremarkable commercial buildings interspersed with some mid-rise medical office buildings, there is no discernible character, as such the property does not define, support, or maintain the character of the area.
ii) is physically, functionally, visually or historically linked to its surroundings.	N	The property is within an area that developed after the Second World War, where at the periphery of the former City of North York, that was largely rural. The property is not physically, functionally, visually, or historically linked to its surroundings.
iii) is a landmark.	N	The property is not considered a landmark.



CRITERION	Y/N	COMMENTS
(1) The property has design value or physical value because it:		
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N	The property is not a rare, unique, representative, or early example of any style, type, expression, material or construction.
ii) displays a high degree of craftsmanship or artistic merit.	N	The property does not demonstrate a high degree of craftsmanship or artistic merit.
iii) demonstrates a high degree of scientific or technical achievement.	N	The property displays building methods typical of the time during which it was constructed, and thus does not demonstrate a high degree of technical or scientific achievement.
(2) The property has historical value or associative value because it:		
i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	The historical research conducted to date has not revealed any direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	The property has little potential to yield information that contributes to a greater understanding of aspects of the community's history.
iii) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community.	N	The architect or builder is unknown and the property do not demonstrate or reflect the work or ideas of an architect, designer, builder, or theorist that is significant to a community.
(3) The property has contextual value because it:		
i) is important in defining, maintaining or supporting the character of an area.	N	The surrounding area contains rows of unremarkable commercial buildings interspersed with some mid-rise medical office buildings, there is no discernible character. Moreover, the wide retail format of the property is divergent from the rest of the streetscape and does not define, maintain, or support the character of the area.
ii) is physically, functionally, visually or historically linked to its surroundings.	N	The property is within an area that developed after the Second World War, where at the periphery of the former City of North York, that was largely rural. The property is not physically, functionally, visually, or historically linked to its surroundings.
iii) is a landmark.	N	The property is not considered a landmark.

16 STATEMENT OF PROFESSIONAL OPINION

ERA's evaluation of the Site using the prescribed criteria under Ontario Regulation 9/06 finds that the Site does not meet the Criteria for Determining Cultural Heritage Value or Interest. The City of Toronto is currently working on various reports and projects as part of the Little Jamaica & the Eglinton West Neighbourhoods Initiative. This work includes engagement sessions and consultation events to help inform the CHRA and other projects within the initiative. Background research and community consultation to date has not identified the property as a potential heritage resource. The City-initiated Little Jamaica and Eglinton West Neighbourhoods Initiative has largely focused on establishing a Cultural District by looking beyond the Eglinton Avenue West built form and highlight the intangible aspects of Black-owned businesses in the area. Given the property history and focus of the Initiative, the property does not yield and has minimal potential to yield information that contributes to an understanding of a community or culture.

17 APPENDICES

Appendix A: CHER Terms of Reference and Checklist

Appendix B: Proof of Owner's Consent Authorization Letter

Appendix C: Resource List

Appendix D: List of Figures

Appendix A: CHER Terms of Reference and Checklist



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: [The Site is located with the boundary of the ongoing City of Toronto initiated Cultural District Plan for Little Jamaica & the Eglinton West Neighbourhoods and Heritage Planning staff have requested a CHER be prepared for the Site.](#)

- 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 [The Site has no existing heritage recognitions.](#)
- Identify and describe all existing buildings and/or structures on the property

The Site does not contain other features of interest.

- 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 Building records were not available at the time of this report issuance. Once building records are received and reviewed a supplemental letter will be provided with a summary of any relevant findings.
- Assessment Rolls Assessment rolls and building permits were not consulted as there was sufficient relevant information from other resources and the Site is not identified as a heritage property and was not identified as imperative in yielding value for this particular Site.
- 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 ERA consulted with City Planning and Heritage Planning staff on October 10, 2022, and the Etobicoke York Community Preservation Panel on November 14, 2022. ERA notes that the City of Toronto's Little Jamaica and Eglinton West Neighbourhoods Initiative and corresponding community engagement efforts are currently under development.
- 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.

Appendix B: Proof of Owner's Consent Authorization Letter

Keeli Li Properties Inc
202-1840 Eglinton Ave W
Toronto, ON M6E 5B2

September 19, 2022

**RE: 2654-2636 Eglinton Ave W, Toronto
Ownership and Representative / Agent Information and Authorization**

Dear City of Toronto,

The purpose of this letter is two-fold as follows:

1. Provide property owner information
2. Provide authorization

Property Owner Information

Owner name: Keeli Li Properties Inc c/o Paolo Rovazzi
Address: 202-1840 Eglinton Ave W
Phone number: 416-999-1165
Email address: provazzi@li-limited.com

Authorization of ERA Architects

The undersigned authorizes ERA Architects Inc. to request and view building records held by the City of Toronto on the subject property. Please make any documents available to ERA Architects as they require them.

AND FOR SO DOING this shall be your good and sufficient authority.

Yours sincerely,


Paolo Rovazzi (Sep 19, 2022 14:43 EDT)

Paolo Rovazzi
President

Appendix C: Resources List

- Bessonov, Ania. *Little Jamaica Businesses Suffer amid Yet Another Delay in Eglinton LRT Construction*. March 4, 2020. <https://www.cbc.ca/news/canada/toronto/little-jamaica-lrt-construction-1.5484610>.
- Callan, Isaac. *Full Testing of Eglinton Crosstown LRT Route to Continue until End of 2022*. July 25, 2022. <https://globalnews.ca/news/9015334/eglinton-crosstown-lrt-full-line-testing/>.
- Bonnell, Jennifer. *Reclaiming the Don: An Environmental History of Toronto's Don River Valley*. Toronto: University of Toronto Press, 2014.
- City of Toronto. Aerial Photographs: 1947 to 1992. <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/>
- City of Toronto. Heritage Register. <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-register/>
- City of Toronto. "Indigenous People of Toronto." City of Toronto, April 26, 2019. <https://www.toronto.ca/city-government/accessibility-human-rights/indigenous-affairs-office/torontos-indigenous-peoples/>.
- City of Toronto. "Progress, Economy & Heart – From Farmland to Township." City of Toronto, May 24, 2022. <https://www.toronto.ca/explore-enjoy/history-art-culture/online-exhibits/web-exhibits/web-exhibits-community-neighbourhoods/progress-economy-heart-celebrating-100-years-of-north-york/progress-economy-heart-from-farmland-to-township/>.
- "Disappearing Rivers." Lost Rivers of Toronto. Accessed November 1, 2022. <https://www.lostrivers.ca/disappearing.html>.
- "FAQs." Eglinton Crosstown. <http://www.thecrosstown.ca/the-project/faq>.
- Google Maps. 2021. <https://www.google.co.in/maps>
- Gordon, Debbie. Thesis. *The Erasure of Little Jamaica: Exploring the Role of Design in the Gentrification of Toronto's Eglinton Avenue West*. Thesis, York University, 2018. <https://yorkspace.library.yorku.ca/xmlui/handle/10315/35802>.
- "Grand Trunk Railway." Toronto Railway Historical Association, October 26, 2022. <https://www.trha.ca/trha/history/railways/grand-trunk-railway/>.
- Historical Maps of Toronto. <http://oldtorontomaps.blogspot.com/>.
- Hope, Kofi. *Black Neighbourhoods Are Not Just a Collection of Businesses — They're Hubs Where Generations Can Feel Grounded. So Why Are They under Threat in Toronto?* February 28, 2021. <https://www.thestar.com/opinion/contributors/2021/02/28/black-neighbourhoods-are-not-just-a-collection-of-businesses-theyre-hubs-where-generations-can-feel-grounded-so-why-are-they-under-threat-in-toronto.html>.
- "Humber River Topographic Map." Topographic Maps. Accessed November 1, 2022. <https://en-ca.topographic-map.com/>.
- "Kodak in Toronto, 1899-2005: A Century of Traces." Toronto Metropolitan University Archives & Special Collections, January 5, 2015. <https://library.torontomu.ca/asc/2015/01/kodak-in-toronto-1899-2005-a-century-of-traces/>.
- "Map of Ontario Treaties and Reserves." ontario.ca. Accessed November 1, 2022. <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.
- McCuaig, Keith. Thesis. *Jamaican Canadian Music in Toronto in the 1970s and 1980s: A Preliminary History*. Thesis, Carleton University, 2012. <https://curve.carleton.ca/167299e9-53e6-48d7-a28d-8af2f87719ec>.

- Pitter, Jay. *A Big Vision for Little Jamaica*, December 17, 2021. <https://www.azuremagazine.com/article/a-big-vision-for-little-jamaica/>.
- Rep. *1812-1818 Eglinton Avenue West Heritage Impact Assessment* (ERA Architects, 2021).
- Rep. *Black Futures on Eglinton*. CP Planning, January 2021. <https://cpplanning.ca/>.
- Rep. *Business Conversation Report*. Black Urbanism Toronto (BUTO), July 2020. <http://www.blackurbanismto.com/our-work/>.
- Rep. *Cultural Heritage Resource Assessment Report Eglinton Crosstown LRT West, Section Jane Station to Keele Street, City of Toronto, Ontario*. Unterman McPhail Associates, 2013. http://thecrosstown.ca/sites/default/files/pdf/reports/g-culturalheritagedocumentation_0.pdf.
- Rep. *Eglinton West Planning and Streetscape Study Volume I: Background*. Perkins + Will, January 2020. <https://www.toronto.ca/legdocs/mmis/2021/ey/bgrd/backgroundfile-166556.pdf>.
- Toronto Public Library. Digital Archive. <https://digitalarchive.tpl.ca/>
- Toronto Property Data Maps. 2014. <https://mdl.library.utoronto.ca/collections/geospatial-data/toronto-property-data-maps-pdms-5>
- “Timeline of North York.” North York Historical Society, July 30, 2022. <https://nyhs.ca/resources/timeline-of-north-york/>.
- Van Dyk, Lindsay. “Canadian Immigration Acts and Legislation.” Canadian Museum of Immigration at Pier 21. Accessed November 1, 2022. <https://pier21.ca/research/immigration-history/canadian-immigration-acts-and-legislation>.
- “Watershed Management.” Toronto and Region Conservation Authority (TRCA), March 18, 2021. <https://trca.ca/conservation/watershed-management/>.
- “The Watershed.” Black Creek Conservation Project of Toronto. Accessed November 1, 2022. <https://www.blackcreekproject.ca/>.

Appendix D: List of Figures

- Figure 1. City of Toronto Property Data Map (left) and aerial photograph (right) indicating the Site boundary and structures on the Site (City of Toronto, 2014 and Google Maps, 2019; annotated by ERA, 2022).
- Figure 2. The Site is not identified on the City of Toronto archaeological potential map. (City of Toronto, 2020; annotated by ERA).
- Figure 3. Building evolution of the Site based on aerial photographs (ERA, 2022).
- Figure 4. Context photo looking east along Eglinton Avenue West with LRT Station Entrance in the foreground (ERA, 2022).
- Figure 5. South elevation of the Site looking east along Eglinton Avenue West (ERA, 2022).
- Figure 6. South elevation of 2654 Eglinton Avenue West (ERA, 2022).
- Figure 7. South elevation of 2636-2640 Eglinton Avenue West (ERA, 2022).
- Figure 8. East elevation of the Site (ERA, 2022).
- Figure 9. Partial north elevation of the Site looking south from the rear laneway (ERA, 2022).
- Figure 10. Partial north elevation of the Site looking west along the rear laneway (ERA, 2022).
- Figure 11. Site and the surrounding context area (Google Earth 2019; annotated by ERA).
- Figure 12. 1964 photo of the Site looking northwest along Eglinton Avenue West (City of Toronto Archives; safety film negative inverted by ERA, 2022).
- Figure 13. Map of the Toronto Carrying Place, 1933 (University of Toronto Press).
- Figure 14. 1804 painting showing the shore of Lake Ontario, completed a year prior to the Toronto Purchase (Library and Archives Canada).
- Figure 15. 1955 photo of Eglinton Avenue West looking south at railway crossing between Photography Drive & Brownsville Avenue (Toronto Public Library).
- Figure 16. 1980 map of the City of North York boundaries with the location of the Site indicated (City of Toronto Archives; annotated by ERA, 2022).
- Figure 17. 1983 photo of Everett "King Culture" Cooper (left) and Garth Roots (right) at King Culture Record Company, 2502 Eglinton Avenue West (Beth Lesser).
- Figure 18. Photo of Afro Caribbean Farmers Market on Eglinton Avenue West, east of Dufferin Street (Robert Krbavac/CBC).
- Figure 19. 1851 Browne Map of the Township of York (City of Toronto Archives; annotated by ERA, 2022).
- Figure 20. 1860 Tremaine's Map of the County of York Canada West (University of Toronto Map and Data Library; annotated by ERA, 2022).
- Figure 21. 1899 Fire Insurance Plan (City of Toronto Archives; annotated by ERA, 2022).
- Figure 22. c. 1909 - Map of Township of York and City of Toronto (Toronto Public Library; annotated by ERA, 2022).
- Figure 23. 1921 Ownership Map – Township of York, showing unsubdivided areas of 10 acres and over with names of owners and acreages (City of Toronto Archives; annotated by ERA, 2022).
- Figure 24. 1924 Fire Insurance Plan (City of Toronto Archives; annotated by ERA, 2022).
- Figure 25. 1942 aerial photo of the Site (City of Toronto Archives; annotated by ERA, 2022).
- Figure 26. 1951 Map of Toronto (University of Toronto Map & Data Library; annotated by ERA, 2022).
- Figure 27. 1947 aerial photo of the Site (City of Toronto Archives; annotated by ERA, 2022).
- Figure 28. 1950 aerial photo of the Site. The first structures, 2636, 2640, and 2654 Eglinton Avenue West are visible on the Site. (City of Toronto Archives; annotated by ERA, 2022).
- Figure 29. 1953 aerial photo of the Site. 1856 Keele Street is now visible on the Site (City of Toronto Archives; annotated by ERA, 2022).
- Figure 30. 1965 aerial photo of the Site with a western extension of 2654 Eglinton Avenue West now visible (City of Toronto Archives; annotated by ERA, 2022).