

6 April 2020

Submitted To:

Heritage Preservation Services, City of Toronto
c/o Yasmina Shamji [yasmina.shamji@toronto.ca]

**3 Cameron Street and 5 Cameron Street:
Property Nomination [Heritage Preservation Services] Appendixes**

Submitted by: Adam Wynne [adam.g.wynne@gmail.com]

This document has four parts:

Appendix A: Supporting Text

Appendix B: Maps and Photographs

Appendix C: Ownership / Occupancy Information

Appendix D: Sources

Please additionally refer to the Property Nomination (Heritage Preservation Services) forms submitted in the e-mail on 6 March 2020 with this document.

Appendix A [Supporting Text]:

3 Cameron Street and 5 Cameron Street – constructed in 1885 - are 2, 1.5 storey workers cottages, representative of the Second Empire style of architecture. The properties are located on the east side of Cameron Street, just north of Queen Street West, in the Alexandra Park neighbourhood of Toronto. The properties are included in new condominium development plans – by *Spadina Cameron Residences Corp.* - with the primary address of 170 Spadina Avenue. These plans include demolition of 3-5 Cameron Street and will see 1-7 Cameron Street turned into the rear of and the rear

access driveway for a new 12-storey condominium building at 170 Spadina Avenue (E.R.A Architects Inc. 2015, 16 and 18). A site plan was approved on 28 October 2019 and the development project submitted Condominium Approval documents on 3 March 2020. **As of 2020, 3-5 Cameron Street are the last 2 remaining residential properties (houses) dating to the 19th century on the entirety of Cameron Street.** I am additionally concerned over the omission of this critical context heritage-related information *E.R.A Architects Inc.'s Heritage Impacts Assessments*, which is discussed in further detail below.

Cameron Street – created in the 1870s - is situated in the Alexandra Park neighbourhood of Toronto. Cameron Street is the first street on the north side of Queen Street West west of Spadina Avenue. The street runs parallel to Spadina Avenue and terminates at Grange Avenue. The street is named after the Hon. J. H. Cameron, who owned the land that the street was built on and who subsequently sold lots on the street at auction beginning in 1876 (E.R.A Architects Inc. 2015, 8). The late 1960s saw the erasure of Cameron Street's original, 19th century, built environment to create an area for housing projects, including the Atkinson Housing Co-Operative. Several parking lots were additionally created on the street in the late 1960s onward. Cameron Street's initial purpose was residential, though this has shifted over time to include commercial uses, as the *Chinatown Centre Mall / Chinatown Centre Residences* (99 Cameron Street / 210-222 Spadina Avenue) and several other large buildings¹ on Spadina Avenue now have their rear/side entrances on Cameron Street. The entirety of the adjacent mid-to-late twentieth century housing project is now slated for demolition and redevelopment

¹ These buildings include a warehouse building (the Keens Building) constructed in 1914 (174 Spadina Avenue) and a high-rise residential building dating to the late 20th century (188 Spadina Avenue).

in upcoming years. Several large condominium projects have recently been built on Cameron Street and Vanauley Street in the last 5 years, including *SQ at Alexandra Park* (36 Cameron Street) and *SQ2 at Alexandra Park* (42 Cameron Street). These condominium projects have been linked to the ongoing revitalization of the Alexandra Park neighbourhood of Toronto.

In 1899, 62 residential properties existed on Cameron Street. By 1924, 58 of the original residential properties remained on Cameron Street. By 1967, this number was reduced to 43 and was further reduced to 15 in 1968. By 1969, 6 of the original residential properties dating to the 19th century remained on Cameron Street.^{2 3} As of 2020, 3-5 Cameron Street are the last 2 remaining of the original 19th century residential properties (houses) on the entire street. It is possible to view the imprints of now-demolished houses on other sections of Cameron Street (see Appendix B, Figures 6 and 7). Vanauley Street – the next street west of Cameron Street in the Alexandra Park neighbourhood – has no surviving 19th century structures.

As noted above, much of Cameron Street was demolished in the mid-20th century to create space for housing co-operative projects, which have since become synonymous with the Alexandra Park neighbourhood of Toronto. Additionally, of note in the immediate area is the *Vanauley Street YMCA*, which opened in 2015. Located at 7 Vanauley Street (just north of Queen Street West), the *Vanauley Street YMCA* provides holistic services to youth (16-24) experiencing homelessness or are street-involved

² The figures of residential properties remaining on Cameron Street has been sourced from a combination of City of Toronto Directories and Fire Insurance Maps.

³ A number of photos – from the Toronto Archives - showing the previous street-scape in the mid-1960s are available at this album link:

https://drive.google.com/open?id=1n6yS3nHfxGn8mQn_cIChLstRrknZf3N3

(YMCA of Greater Toronto Area 2017). 7 Vanauley Street abuts LN N Queen W Cameron which is a laneway that runs for approximately 90 meters (between Cameron Street and Vanauley Street) and which intersects Cameron Street in front of 3-5 Cameron Street. It is additionally important to note that two ailanthuses (tree-of-heavens) are growing between 5 Cameron Street and the public sidewalk, partially obscuring the property from view.

Contextually, 3 Cameron Street and 5 Cameron Street are surrounded by:

To the East: A now demolished (demolished 2019) series of low-rise commercial properties at 170 Spadina Avenue, which dated to the early 1970s, as well as a private laneway (now fenced off). In the mid-to-late twentieth century, 170 Spadina Avenue had a *Canada Post* office, among other businesses. This *Canada Post* office was directly linked to demolitions and expropriations of 1, 7, 9, and 11 Cameron Street in the late 1960s.

To the North: 7 Cameron Street – a low-rise residential apartment building, constructed in 1980. Immediately north of 7 Cameron Street is the rear entrance of 174 Spadina Avenue – which is a former clothing manufacturing warehouse that dates to 1914. During World War 2, the Cameron Street frontage of 174 Spadina Avenue was a separate warehouse, known as 15 Cameron Street. 15 Cameron Street was the location of the *Royal Canadian Ordnance Corps Warehouse*, which was then used as the *Unemployment Insurance Commission Office* in the immediate post-war period. The rear of 174 Spadina Avenue (its Cameron Street frontage) is presently used as

Spadina/Queen Self-Storage. It is unclear at present what the Spadina Avenue frontage of 174 Spadina Avenue is being used for (commercial, office, and/or residential).

To the South: A small parking lot and the rear of several buildings on Queen Street West, including the heritage *G.R.R. (George Ralph Richardson) Cockburn Commercial Block* (388 - 396A Queen Street West). The *G.R.R. Cockburn Commercial Block* dates to 1881.

To the West: The eastern terminus of LN N Queen W Cameron, the side/rear entrance of the heritage designated *Cameron House* (408-410 Queen Street West), and several mid-to-late twentieth century houses (14-20 Cameron Street). A large mural is painted on the Cameron Street frontage of *Cameron House*. 7 Vanauley Street (*Vanauley Street YMCA*) – discussed in the paragraph above – additionally abuts LN N Queen W Cameron Street on the next street west of 3-5 Cameron Street.

E.R.A Architects Inc. released a *Heritage Impact Assessment* on 25 March 2015 / 27 March 2015, followed by an *Heritage Impact Assessment Addendum* in 2016⁴ and a third *Heritage Impact Assessment Addendum* on 23 April 2018 / 27 April 2018. *E.R.A Architects Inc.* acknowledge that examples of this architectural style can be found

⁴ *E.R.A Architect Inc.*'s 2016 *Heritage Impact Statement Addendum* is mentioned on page 1 of *E.R.A Architect Inc.*'s 2018 *Heritage Impact Statement Addendum*. The 2016 *Heritage Impact Statement Addendum* is presently missing from the public development-related documents on the City of Toronto website.

elsewhere in the City of Toronto and that a section of these row houses was demolished in the late 1960s (E.R.A Architects Inc. 2015, 8 and 13).

However, *E.R.A Architects Inc.’s Heritage Impact Assessments* entirely fail to acknowledge that 3-5 Cameron Street are the sole surviving 19th century residential properties on Cameron Street. *E.R.A Architects Inc.’s 2015 Heritage Impact Assessment* further states that “the demolition of the existing buildings has no impact” (E.R.A Architects Inc. 2015, 18). The critical omission of contextual heritage-related information by E.R.A Architects Inc. in their *Heritage Impact Assessments* – specifically that 3 and 5 Cameron Street are the only 2 extant 19th century residential properties (houses) on the entirety of Cameron Street – is alarming and the demolition of these 2 properties would see the 19th century residential history and origins of Cameron Street entirely erased.

It is important to note that the aforementioned demolition of the neighbouring row-house properties (1, 7-11 Cameron Street) in the late 1960s - was via a City of Toronto ordered expropriation to create a delivery and parking zone for a now-demolished *Canada Post* office (E.R.A Architects Inc. 2015, 8). However, the owners of 3-5 Cameron Street appealed this expropriation order in court during the late 1960s and maintained ownership of the properties (E.R.A Architects Inc. 2015, 8). Oddly, a section of the demolished row house properties was then allowed to be-rebuilt on (only 10-12 years later) in 1980 to create the low-rise apartment building at 7 Cameron Street. 3-5 Cameron Street were maintained in good condition until at least November 2016. In 2017-2018, the properties were boarded up and have since been vandalized with graffiti.

E.R.A Architects Inc.'s Heritage Impact Assessment further acknowledges that there has not been a formal heritage evaluation of these properties (E.R.A Architects Inc. 2015, 13). As such, I would like to nominate 3 Cameron Street and 5 Cameron Street and request that Heritage Preservation Services examine whether these two properties should be designated under the Ontario Heritage Act as architecturally and contextually valuable due to their status as the last 2 surviving residential properties (houses) dating to the 19th century on the entirety of Cameron Street. If 3-5 Cameron Street are allowed to be demolished, it will result in the erasure of the entirety of Cameron Street's 19th century residential history and origins.⁵ This would be a loss for the Alexandra Park neighbourhood of Toronto.

Please note that a Site Plan Approval for the new development project was approved on 28 October 2019. The Condominium Approval plans were submitted for review on 3 March 2020 and are presently (6 April 2020) under review. The City of Toronto planner listed as a City of Toronto contact for this development project is May Wang (email: may.wang@toronto.ca). Due to the ongoing development plans for this site, there may be a time-based element associated with potential heritage designation of 3 Cameron Street and 5 Cameron Street.

⁵ This has already happened to Vanauley Street, which is the next street west of Cameron Street in the Alexandra Park neighbourhood of Toronto. Vanauley Street has no surviving 19th century properties.

Appendix B [Maps and Photographs]:

Higher Quality and Additional Photos Available Here:

https://drive.google.com/open?id=1n6yS3nHfxGn8mQn_cIChLstRrknZf3N3

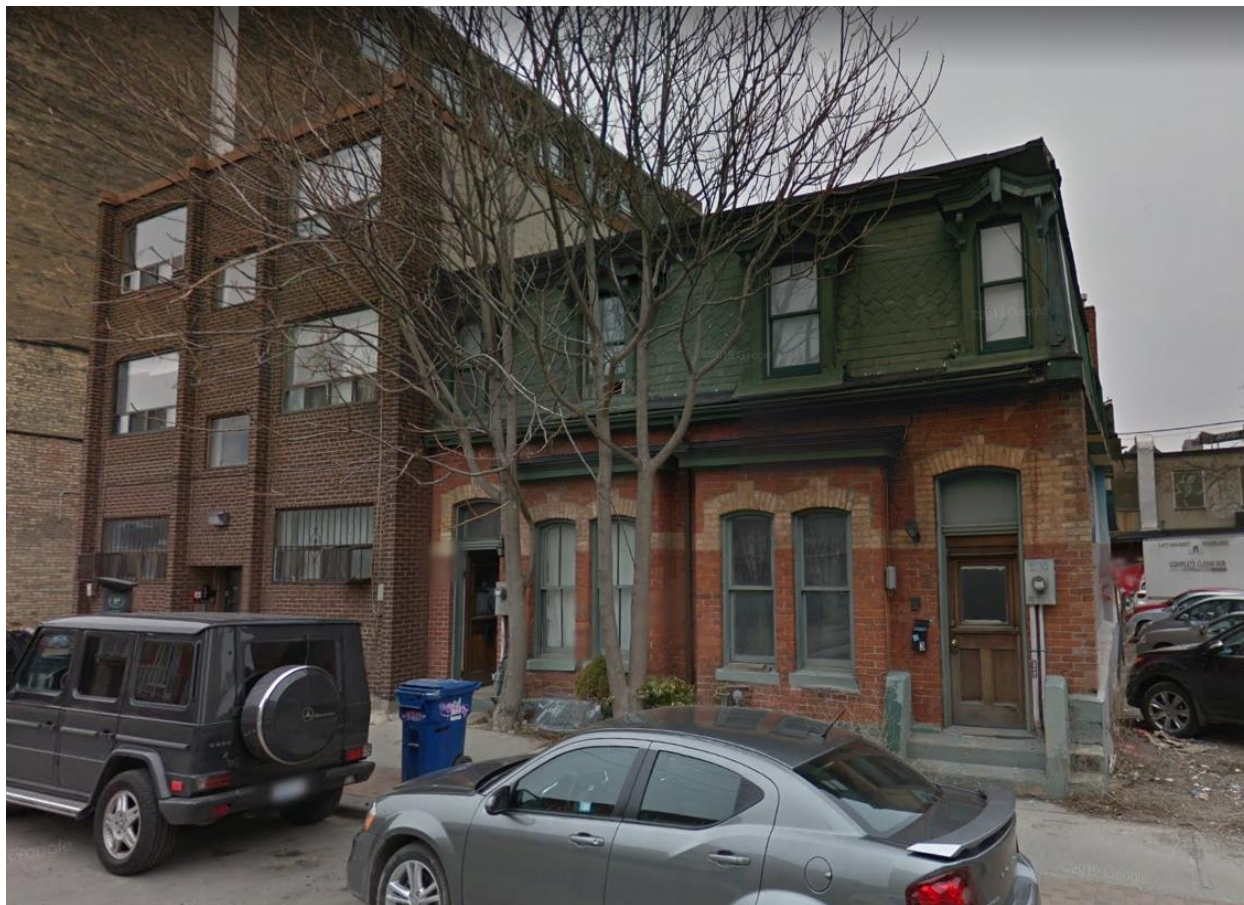


Appendix B, Figure 1

Above: Maps of Property [3-5 Cameron Street highlighted in green]

Source: City of Toronto Interactive Map [highlighted by Adam Wynne]

Note: There are some oddities with the street numbering, including 2 number 7s (Cameron Street) and 2 number 170s (Spadina Avenue), out-of-sequence numbering, and a laneway with no identifier. I have written to the Geospatial Competency Centre (City of Toronto) on 5 April 2020, seeking clarification of these. It is important to note that the label for 9A Cameron Street additionally overlays 3-5 Cameron Street, though this appears to be an error.

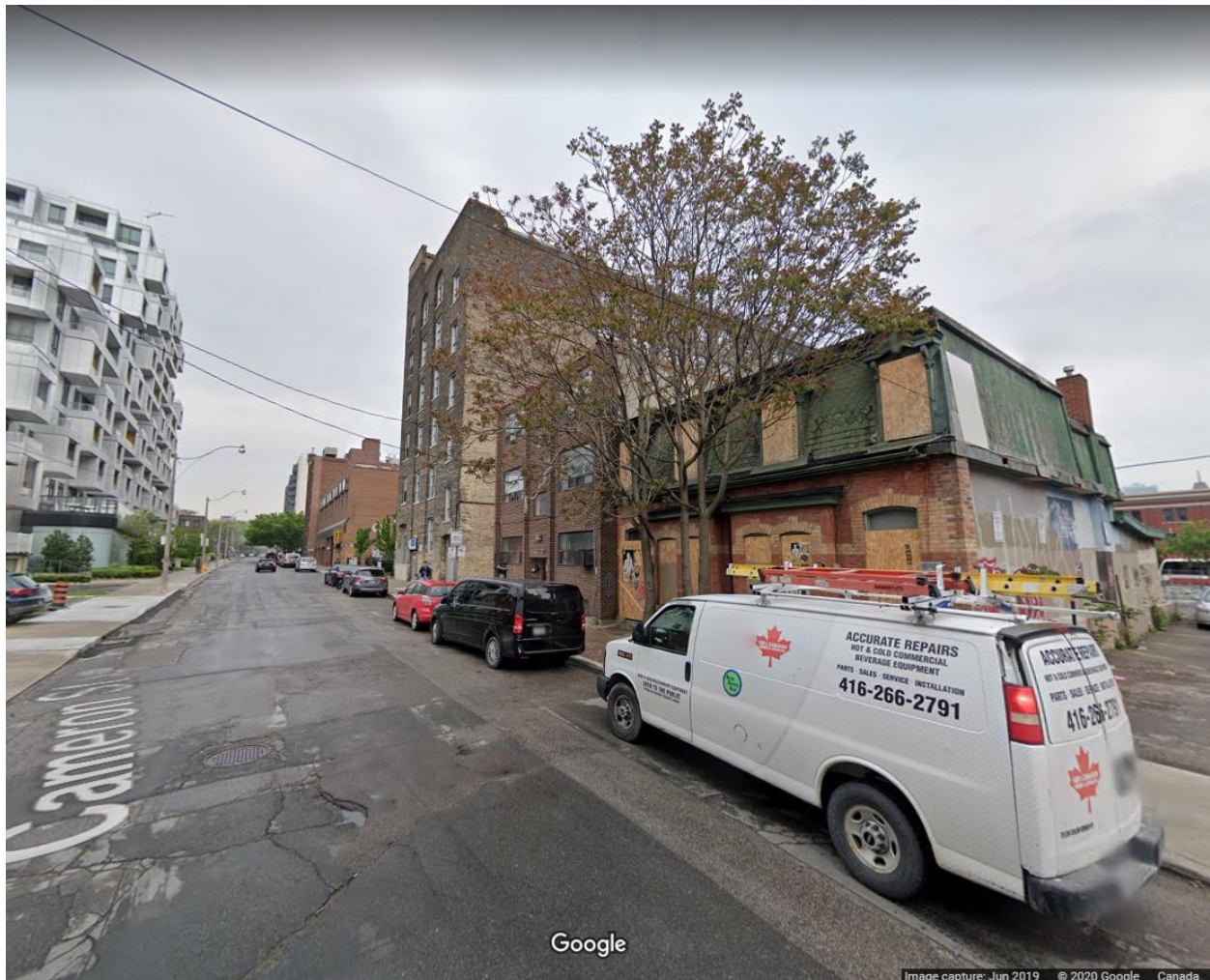


Appendix B, Figure 2

Above: 3-5 Cameron Street: Looking East (April 2014)

Source: Google Streetview (April 2014)

Note: The polychrome brickwork is in a good state of repair. Additionally, 5 Cameron Street – per the bin and open door – appears to have still been occupied as of 2014. The properties remained in a good state of repair until they were boarded up in 2017. Both 3 Cameron Street and 5 Cameron street have since been vandalized with graffiti.



Appendix B, Figure 3

Above: 3-5 Cameron Street – Looking Northeast

Source: Google Streetview (June 2019)

Note: This is additionally reflective of the current state of the property as of March 2020.



Appendix B, Figure 4

Above: 3-5 Cameron Street in the Summer of 2019

Source: Photo by Adam Wynne

Note: Note the two ailanthuses (tree-of-heavens) partially obscuring 3-5 Cameron Street from view.



Appendix B, Figure 5

Above: 3-5 Cameron Street in the Summer of 2019

Source: Photo by Adam Wynne

Note: Note the two ailanthuses (tree-of-heavens) partially obscuring 3-5 Cameron Street from view.



City of Toronto Archives, Series 65, File 663, Item 7

Appendix B, Figure 6

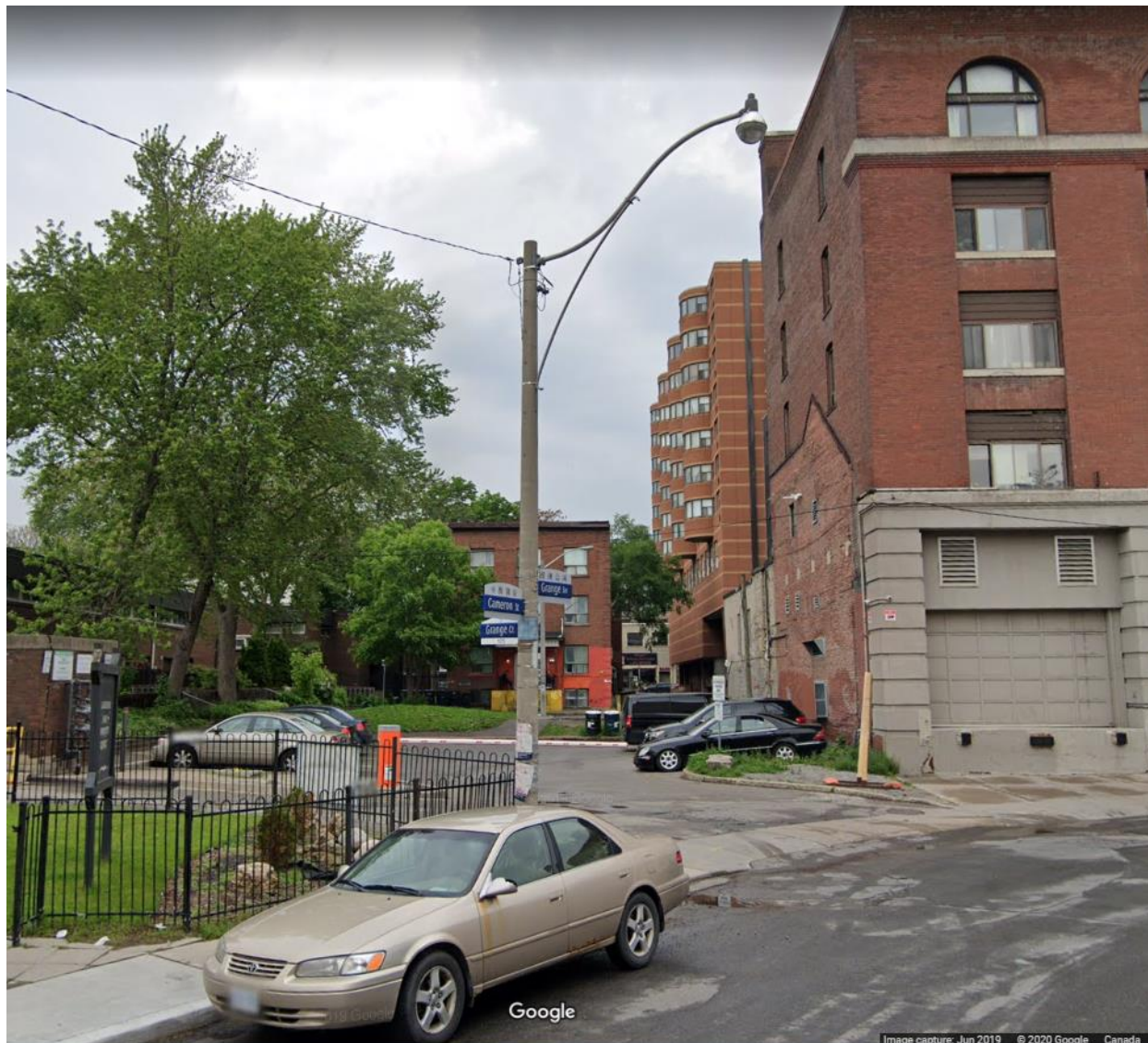
Above: 3-5 Cameron Street (highlighted in green) on 25 April 1966.
Source: Photo from the Toronto Archives and annotated by Adam Wynne.



Appendix B, Figure 7

Above: Imprint on north elevation of 174 Spadina Avenue of a now demolished house on Cameron Street. Note the use of the site as a parking lot.

Source: Google Streetview (May 2015)



Appendix B, Figure 8

Above: Imprint on the west elevation of 260 Spadina Avenue of a now demolished house at the northern terminus of Cameron Street – at Grange Avenue. Note the use of the site as a parking lot.

Source: Google Streetview (June 2019)

Appendix C [Occupancy / Ownership Data]:

The present owner – per the public Condominium Approval development documents submitted on 3 March 2020 - is Anthony Heller. Mr. Heller is the owner of *Spadina Cameron Residences Corp.*

Note: Due to limitations of digitized collections, I can only access directory data until 1969. This list of occupants / owners is additionally not comprehensive, but aims to provide a general sense of who has lived at 3-5 Cameron Street over time.

Previous Occupancy / Ownership Information:

3 Cameron Street:

Year	Occupant(s) / Owner(s)	Profession(s)
1885	John Tourville	Manufacturer's Agent at 17 Front Street West
1890	John Whiten	Engineer at <i>Joseph A. Sheely & Son</i>
1895	John Humphreys and James Humphrey	John Humphreys: Clerk James Humphreys: Packer at <i>Gordon, Mackay, and Company</i> in Weston
1900	Elias Nokes, Elias T. Nokes, and Enos Nokes	Elias Nokes manufactured musical instruments and had a store at this address. Enos Nokes was a musician. Elias T. Nokes worked as a packer at <i>Nerlich & Company</i> .
1905	Robert W. Clark	Carpenter
1910	Max Wolfson	Jeweler
1914	Thomas Rushworth	Labourer
1915	Thomas Rushworth	Labourer
1918	Thomas Rushworth	Labourer
1920	Abraham Takefman and Sarah Takefman	Abraham Takefman was a plumber. No further information is available about Sarah Takefman.
1925	Abraham Takefman and Sarah Takefman	Abraham Takefman was a plumber. No further

		information is available about Sarah Takefman.
1929	Abraham Takefman and Sarah Takefman	Abraham Takefman was a plumber. No further information is available about Sarah Takefman.
1930	Abraham Takefman and Sarah Takefman	Abraham Takefman was a plumber. No further information is available about Sarah Takefman.
1935	Abraham Takefman and Sarah Takefman	Abraham Takefman was a plumber. No further information is available about Sarah Takefman.
1939	George Kalin	Employee at <i>Gurney Foundry</i>
1940	Andrew Spiro	Furrier. Moved to 5 Cameron Street in 1940.
1945	John Lukacs and Michael Ducelo	John Lukacs worked as an employee at <i>Anaconda American Brass</i> . No further information is available about Michael Ducelo.
1950	Abraham Stern and Freda Benowicz	Abraham Stern was a tailor. No further information is available about Freda Benowicz.
1955	Chester G. Porter and Edward Gard	Chester G. Porter was a labourer. No further information is available for Edward Gard.
1960	Vacant	Vacant
1965	Percy Hatfield	No further information available.
1966	Charles Crowder	No further information available.
1967	Charles Crowder	No further information available.
1968	Charles Bond	Employee at <i>City Parks Department</i> .
1969	Vacant	Vacant

5 Cameron Street:

Year:	Occupant(s) / Owner(s):	Profession(s):
1885	David R. Hawley	Traveller
1890	David A. Cain	Baker
1895	William J. Watson	Salesman at <i>William Pearson</i>
1900	Daniel Cleland	Carpenter
1905	William J. Maxwell	Checker
1910	Frederick Stennett	Engineer at <i>Canadian Seamless Wire Company</i> . This company was based at 198 Clinton Street and was a refiner of gold, platinum, and silver.
1914	Samuel Nelson	Employee at <i>Anglo-Canadian Leather Company</i> .
1915	John Kamin	No further information available.
1918	Abraham Tackerman	Plumber.
1920	Solomon Fine, Frank Rubin Fine, and Jacob Fine	Solomon Fine was a labourer. Frank Rubin Fine and Jacob Fine worked as wholesale grocers at 409 Queen Street West.
1925	Harry Shamper	Employee at <i>Canadian National Railway (CNR)</i> .
1929	Gertrude (Gertie) Cohen	No further information available.
1930	Morris Crownsilver	No further information available.
1935	Harry Gelman	Tailor
1939	Andrew Spiro	Furrier
1940	Peter Trawchuk	No further information available. Note: The only entry for Trawchuk in the City of Toronto Directory (1940) lists a Peter J. Trawchuk who worked at <i>Polar Fur Cleaning Company</i> and lived at 6 Saint David Street.
1945	Vincent J. Caruso	Labourer
1950	Vincent J. Caruso	Labourer
1955	Vincent J. Caruso	Labourer
1960	Gordon Wilcox	Milkman at <i>Uplands Dairy</i> .

1965	Vera Kelly	No further information available.
1966	Vera Kelly	No further information available.
1967	Vera Kelly	No further information available.
1968	Vera Kelly	No further information available.
1969	Joan Landry	No further information available.

Appendix D [Sources]:

The City of Toronto Directories were consulted for the following years: 1884, 1885, 1890, 1900, 1905, 1910, 1914, 1915, 1918, 1920, 1925, 1929, 1930, 1935, 1939, 1940, 1945, 1950, 1955, 1960, 1965, 1966, 1967, 1968, and 1969.

Goad's Fire Insurance Plans were consulted for the following years: 1884, 1890, 1899, and 1924.

The City of Toronto Interactive Map was additionally consulted.

The Toronto Archives' online catalogue was additionally consulted for historic photos of the property. One of these has been added to this document (Appendix B, Figure 6) and the rest have been uploaded to the album here:

https://drive.google.com/open?id=1n6yS3nHfxGn8mQn_cIChLstRrknZf3N3

Other References:

E.R.A Architects Inc. 2018. *170 Spadina Avenue – ERA Project No. 15-022-01*. Heritage Impact Assessment Addendum [23 April 2018], Toronto: E.R.A Architects Inc.

E.R.A Architects Inc. 2015. *170 Spadina Avenue & 3-7 Cameron Street*. Heritage Impact Assessment [Dated: 25 March 2015 / Issued: 27 March 2015], Toronto: E.R.A Architects Inc.

YMCA of Greater Toronto Area . 2017. *Vanauley Street YMCA*. Accessed March 4, 2020. <https://ymcagta.org/about-us/our-new-ys/vanauley-street-ymca>.