



ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1

**Date:** November 3, 2022 **Sent by:** EMAIL  
**To:** Christina Glass  
HM RK (450 Dufferin) LP  
474 Wellington St. W., Suite 200  
Toronto, ON M5V 1E3  
cglass@hullmark.ca  
**Subject:** **RE: 450 Dufferin Street, Toronto, ON - Preliminary Heritage Letter**

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Dear Christina,

The purpose of this letter is to provide a preliminary heritage overview of the property municipally known as 450 Dufferin Street, in the City of Toronto (the “Site”).

The Site is located at the northwest corner of Dufferin Street and Alma Avenue. One building presently occupies the Site - a one-storey industrial-type building of masonry construction.

### **Site History and Context**

The following summary is based on preliminary research. ERA has consulted the Toronto City Directories, Toronto Archives, aerial photographs, and a preliminary review of the Toronto Star/Globe and Mail Archives.

The building on the Site was constructed between the years 1939 - 1947. The original owner was the Toronto Hardware Manufacturing Company, an iron castings manufacturer specializing in plumbing supplies. The building likely served as an office and/or warehouse for the company. The architect is unknown.

In 1964, the property was first recorded in the City Directories and at this time was listed as a warehouse for Fairgrieve & Son, a sheet metal company. As of May 2022, the building was used as a retail store and cafe.

The building was once part of a grouping of light industrial-type buildings extending along the west side of Dufferin Street, north of the Canadian Pacific Railway corridor. Currently, the Site’s urban context is characterized by mid-rise multi-residential buildings to the south, house-form buildings to the north and east, and light-industrial / warehouse buildings to the west.



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### **Heritage Status**

The property is not listed on the City of Toronto's Heritage Register, nor is it designated under the Ontario Heritage Act. The Site is not within a Heritage Conservation District. The Site has not been identified as having cultural heritage value or interest through a preliminary site assessment or planning study. To ERA's knowledge, the Site has not been identified by the community, City staff or a local Councillor as a potential heritage property. There are no known cultural heritage properties adjacent to the Site.

As such, a Heritage Impact Assessment (HIA) for the property is not required as part of a complete development application, under the City's Terms of Reference for Heritage Impact Assessment.

### **Potential Heritage Resource Candidacy**

It is our understanding that Heritage Planning may undertake an evaluation of the property's cultural heritage value. ERA has not undertaken a full evaluation of the property under Ontario Heritage Act Regulation 9/06 as part of this preliminary heritage letter. However, based on the preliminary research undertaken and summarized here, we find that the property is unlikely to be a strong candidate for meeting the criteria set-out in the Regulation and/or physical retention.

Please do not hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Evans', with a stylized flourish at the end.

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Philip Evans  
Partner, ERA Architects Inc.