

Attachment B - Examples of Heritage Buildings Supporting Affordable and New Housing

Cornerstone Housing, 332 Richmond Street, London, ON

Cornerstone Housing, located at 332 Richmond Street, is an affordable and supportive transitional housing building created by Youth Opportunities Unlimited. It is intended to help youth develop the skills and knowledge required to live independently by providing them with a place to live and a Housing Stability Worker that can help them achieve this goal. It is one of four housing focused initiatives operated by Youth Opportunities Unlimited.¹

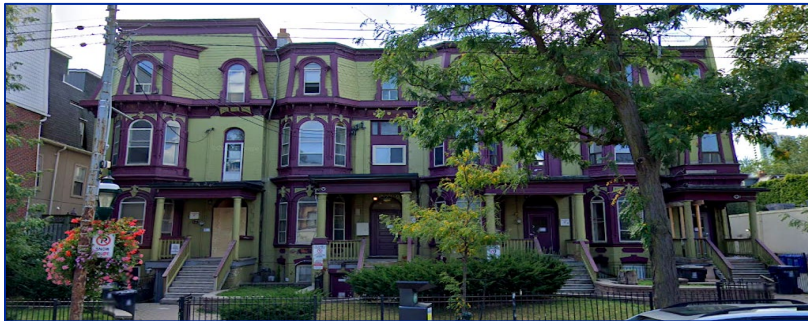


Figure 1: Affordable and Transitional Housing by Youth Opportunities Unlimited

¹ Youth Opportunities Unlimited, “Housing Services.”

Cabbagetown Rooming Houses, 508 Parliament Street, Toronto, ON

The Cabbagetown Rooming Houses, located within the Cabbagetown Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, are an affordable housing initiative funded through a partnership between the City of Toronto, Dixon Hall, and Toronto Community Housing that will renovate the existing row houses at 508 Parliament Street and convert them into rooming houses. It is currently under development and will provide 44 multi-tenant units with shared kitchen space. This project will also restore heritage attributes and establish landscaped yards. The project was projected to be completed for residency in spring 2021; however, there have not been any recent updates to indicate if the project has been completed or if it is currently being occupied.² Google Streetview from September 2021 depicts the building as still being under construction. Other examples of residences being converted into affordable housing units includes the Anson House in Peterborough³, Bradburn House in Peterborough⁴, and Bond by the River in Lindsay.⁵



<https://streetsoftoronto.com/le-swan-toronto-now-doing-bbq>

Figure 2: Affordable Housing Project by Dixon Hall and Toronto Community Housing

² Lorde, “Toronto to Transform Historic Cabbagetown Building.”

³ Peterborough Housing Corporation, “136 Anson Street (Anson House),” accessed 10 November 2022, https://ptbohousingcorp.ca/affordable_housing/136-anson-street-anson-house/.

⁴ Peterborough Housing Corporation, “293 London Street (Bradburn House),” accessed 10 November 2022, https://ptbohousingcorp.ca/affordable_housing/293-london-street-bradburn-house/.

⁵ Kawartha Now, “Grand Opening Held for Affordable Townhouse Development in Lindsay,” last updated 4 May 2019, accessed 18 April 2022, <https://kawarthanow.com/2019/05/04/grand-opening-held-for-affordable-townhouse-development-in-lindsay/>.

13-15 and 17-19 Winchester Street, Toronto, ON

The Winchester Street supportive housing project, located in the Cabbagetown Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, is funded through Ontario's Home for Good supportive housing program and is operated by Margaret's Housing and Community Support Services, an organization dedicated to helping women with mental illness and substance abuse. The land was transferred to Margaret's Housing and Community Support Services by the City of Toronto. This project will create 35 self-contained units including seven with barrier-free access, and five common areas on the ground floor (kitchen, dining room, and three lounging areas). Restoration of the buildings' heritage attributes as well as landscaping are also a part of the project. It was projected that the restoration would be complete by spring 2021; however, there have been no updates to indicate if it has been completed.⁶



<https://www.theglobeandmail.com/real-estate/toronto/article-mouldering-cabbagetown-heritage-homes-find-a-higher-purpose/>

Figure 3: Supportive Housing Project by Margaret's Housing and Community Support Services

⁶ Quon, "Mouldering Cabbagetown Heritage Homes."

Cranfield House, 450 Pape Avenue, Toronto, ON

The Cranfield House, designated under Part IV of the *Ontario Heritage Act*⁷, is being renovated to become the new home for Nellie's Shelter for Women and Children. This redevelopment will provide 40 additional beds for the shelter and will be accessible.⁸ It was set to be open in fall of 2020; however, Google Streetview from September 2021 seems to indicate that it is still under restoration.

Other examples of a former residence converted to residences for organizations dedicated to those in need include the Local Women's Council House in Halifax⁹ and the Abiwin Co-Operative in Ottawa.¹⁰



<https://urbantoronto.ca/news/2016/08/redevelopment-plan-re-emerges-storied-east-end-mansion>

Figure 4: Shelter for Women and Children Experiencing Violence, Poverty, and Homelessness

⁷ Ontario Heritage Trust, "William Harris House – Cranfield House," accessed 18 April 2022, https://www.heritagetrust.on.ca/en/oha/details?id=25793&backlinkslug=search-results&fields%5Bproperty_name%5D=450+pape.

⁸ Joanna Lavoie, "Nellie's Shelter for Women Will Soon Have A New Home In Riverdale," last updated 16 July 2019, accessed 18 April 2022, https://www.toronto.com/news/nellies-shelter-for-women-will-soon-have-a-new-home-in-riverdale/article_01bafbe0-369c-53c4-9b2e-2116e438eff3.html.

⁹ Historic Places Canada, "Local Women's Council House," accessed 18 April 2022, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109>.

¹⁰ Abiwin Co-Operative, "About Us," accessed 18 April 2022, <https://abiwincooperativeinc.wildapricot.org/>.

Fairground Lofts, Vaughan, ON

Fairground Lofts is a loft townhouse project in Vaughan (located next to the Woodbridge Fairgrounds¹¹) that will be comprised of 65 loft townhouses in three- and four-storey blocks situated around a landscaped courtyard. The entrance to the site will be flanked by two Part IV designated houses (Thomas P. Wright house and McGillivray-Shore house) that will be relocated to these locations from elsewhere on the property and restored. The architecture of the townhouses will be inspired by the heritage houses and the industrial history of the area.¹²



https://www.thestar.com/life/homes/2012/08/17/fairground_lofts_wrap_hip_style_up_in_victorian_heritage_in_heart_of_vaughan.html

Figure 5: Concept Drawing of Fairground Lofts Including the Heritage Buildings

¹¹ Wycliffe Homes, "Fairground Lofts in Old Woodbridge Village," accessed 18 April 2022, <http://wycliffehomes.com/communities/fairground-lofts/>.

¹² Hanes, "Fairground Lofts Wrap Hip Style Up."

Morris House, Halifax, NS

The Morris House was constructed in 1764 and is one of Canada's oldest buildings. It was originally intended to be demolished but was purchased by the Heritage Trust of Nova Scotia and relocated to Creighton Street instead. Significant restoration efforts were required and there were periods of uncertainty¹³; however, the restoration was completed, and the building is now operated by Phoenix Youth Programs as a home for young families.¹⁴



<https://atlantic.ctvnews.ca/plan-to-turn-halifax-s-historic-morris-house-into-home-for-at-risk-youth-in-jeopardy-1.4484495>

Figure 6: Morris House After Relocation and Some Restoration

Dr. Hawkins Public School (The Pines of Port Hope), Port Hope, ON

The school board sold the property in 2001 to Eastwood Developments, who began the process of converting the building into eighteen condominium units of varying sizes. The discovery of

¹³ CTV Atlantic, "Plan to Turn Halifax's Historic Morris House into Home for At-Risk Youth in Jeopardy."

¹⁴ Dorothy Grant, "Morris House's Rebirth," *Unravel*, last updated 22 October 2021, accessed 18 April 2022, <https://unravelhalifax.ca/morris-houses-rebirth/>.

human remains on the northwest corner of the property delayed the conversion and the construction of five single-family dwellings; however, it has since been completed. The property is not designated under Part IV or Part V of the *Ontario Heritage Act*, nor is it listed under Section 27. It was the developer's desire to maintain the school building.¹⁵



<https://www.erinbrown.ca/Properties.php/Details/111>

Figure 7: The Pines of Port Hope, Formerly Dr. Hawkins Public School

¹⁵ Northumberland News, "Port Hope School is Foundation for New Condominiums," accessed 6 November 2003, <https://www.northumberlandnews.com/news-story/3768991-port-hope-school-is-foundation-for-new-condominiums/>; Royal Service Real Estate Inc., "305 72 Pine St., North, Port Hope, ON."

Dr. Powers Public School, 64 Ward Street, Port Hope, ON

The municipality purchased the property from the Kawartha Pine Ridge District School Board for \$1 in exchange for municipal funding to repair and improve Port Hope High School's track and field facilities. The property was then sold to TVM Group Inc. for \$2 and converted into twenty-four affordable housing units. A section of land along Harcourt Street was sold to Habitat for Humanity for \$2 to construct additional affordable housing. The land along Hope Street was placed under a municipal easement as a public park. The property is not designated under Part IV or Part V of the *Ontario Heritage Act*, nor is it listed under Section 27.¹⁶



<https://www.northumberlandnews.com/news-story/3761157-new-affordable-housing-planned-for-port-hope-s-dr-powers-school-site/>

Figure 8: Dr. Powers Public School Before Conversion into Affordable Housing Units

¹⁶ Northumberland News, "New Affordable Housing Planned."

Connaught Public Elementary School, 400 Maple Street, Collingwood, ON

Designated under Part IV of the *Ontario Heritage Act*¹⁷, the Connaught Public School in Collingwood, which closed in 2001, was to be converted into four condominium units that would have been renamed Duke Lofts. Two of the condominiums would have been in the original school building and would have included the original wood staircases and tin ceilings. The other two units were to be constructed as an addition.¹⁸ In 2019, Georgian Communities purchased the property and changed the development plan. Now called the Victoria Annex, the development will consist of four single-detached dwellings, ten semi-detached dwellings, three townhouse units, a coach house with parking and three apartments, and the conversion of the schoolhouse into two semi-detached dwellings.¹⁹

Other examples of designated schools and institutional buildings that have been converted into residences includes the Stinson School Lofts in Hamilton²⁰, the Gibson Loft Rentals in

¹⁷ Ontario Heritage Trust, "East Ward/Connaught Public Elementary School," accessed 18 April 2022, https://www.heritagetrust.on.ca/en/oha/details?id=6733&backlinkslug=search-results&fields%5Bproperty_name%5D=connaught.

¹⁸ Roberta Avery, "Two Different Approaches to Four-Season Living," *Toronto Star*, last updated 11 January 2013, accessed 18 April 2022, https://www.thestar.com/life/homes/2013/01/11/two_different_approaches_to_fourseason_living.html.

¹⁹ Jessica Owen, "The Victoria Annex: Past, Present and Future (7 Photos)," *Collingwood Today*, last updated 14 January 2022, accessed 18 April 2022, <https://www.collingwoodtoday.ca/local-news/the-victoria-annex-past-present-and-future-7-photos-4946216>.

²⁰ Stinson Hospitality Real Estate, "Stinson School Lofts," accessed 18 April 2022, <https://stinsonproperties.com/past-projects/stinson-school-lofts/>.

Toronto²¹, the House of Industry in Toronto²², St. Peter's Elementary School in Peterborough²³, and St. Joseph's Hospital in Peterborough.²⁴



<https://www.ontarioabandonedplaces.com/ontario/collingwood/connaught-public-school>

Figure 9: Connaught Public School Before Restoration

²¹ Stinson Hospitality Real Estate, "Gibson Loft Rentals," accessed 18 April 2022, <https://stinsonproperties.com/current-projects/gibson-school-lofts/>.

²² "Toronto's House of Industry," accessed 18 April 2022, <https://houseofindustry.wordpress.com/the-building/>.

²³ Canada Mortgage and Housing Corporation, "Peterborough Celebrates New Affordable Housing," last updated 9 September 2009, accessed 10 November 2022, <https://www.newswire.ca/news-releases/peterborough-celebrates-new-affordable-housing-538592291.html>.

²⁴ Jaimie Steel, "Peterborough's Former St. Joseph's Hospital Converted into Luxury Suites," last updated 22 February 2016, accessed 10 November 2022, <https://www.mykawartha.com/news-story/6328351-peterborough-s-former-st-joseph-s-hospital-converted-into-luxury-suites/>.

Northern Rubber Company, 120 Huron Street, Guelph, ON

Now known as the Alice Block Condos, the former Northern Rubber Company is being converted into 86 residential units ranging from one to three bedrooms. This site is designated under Part IV of the *Ontario Heritage Act*. It is under development by Momentum Developments.²⁵

Other examples of designated and listed industrial and institutional buildings being converted into residential units include the Cannon Knitting Mills in Hamilton²⁶, the Peterborough Post Office²⁷, the Woollen Mill in Peterborough²⁸, and the Westclox Factory in Peterborough.²⁹

²⁵ GTA Homes, "Alice Block Condos," accessed 18 April 2022, <https://www.gta-homes.com/guelph-condos/alice-block/>; Guelph Today Staff, "City Moves to Designate Former Factory."

²⁶ Bobby Hristova, "Developer Pledges Condos at Cannon Knitting Mills will be Done in Next 3 Years," last updated 18 January 2021, accessed 18 April 2022, <https://www.cbc.ca/news/canada/hamilton/developer-pledges-condos-at-cannon-knitting-mills-will-be-done-in-next-3-years-1.5869684>.

²⁷ Erik Hanson, "Second Chances for Peterborough's Priceless Heritage," last updated 11 September 2008, accessed 18 April 2022, <https://www.heritage-matters.ca/articles/second-chances-for-peterboroughs-priceless-heritage>.

²⁸ Peterborough Housing Corporation, "526 McDonnell Street (the Woollen Mill)," accessed 10 November 2022, https://ptbohousingcorp.ca/affordable_housing/526-mcdonnel-street-the-woollen-mill/.

²⁹ Clifford Skarstedt, "Approval sought for demolition of offices wing behind Time Square to make way for more apartments," last updated 15 July 2022, accessed 2 November 2022, <https://www.thepeterboroughexaminer.com/news/council/2022/07/15/approval-sought-for-demolition-of-offices-wing-behind-time-square-to-make-way-for-more-apartments.html>; Skyline Living, "Time Square," access 2 November 2022, <https://www.skylineliving.ca/en/apartments/ontario/peterborough/201-and-211-hunter-st-e-peterborough-on>.



<https://www.guelphtoday.com/local-news/city-moves-to-designate-former-factory-in-the-ward-as-a-heritage-building-2597770>

Figure 10: Northern Rubber Factory Before Restoration and Conversion

The Spire, 87 Mann Avenue, Ottawa, ON

The Spire, located at 87 Mann Avenue, is a former church that was converted to residential uses after it was deconsecrated in 2011. It contains 56 units and is a sustainable residential building. The property is not designated under the *Ontario Heritage Act*.³⁰

³⁰ Robertson Martin, "The Spire," accessed 18 April 2022, <https://robertsonmartin.com/project/the-spire-at-87-mann-avenue/>; Smart Living Properties, "The Spire," accessed 18 April 2022, <https://www.smartlivingproperties.ca/properties/the-spire>.



<https://robertsonmartin.com/project/the-spire-at-87-mann-avenue>

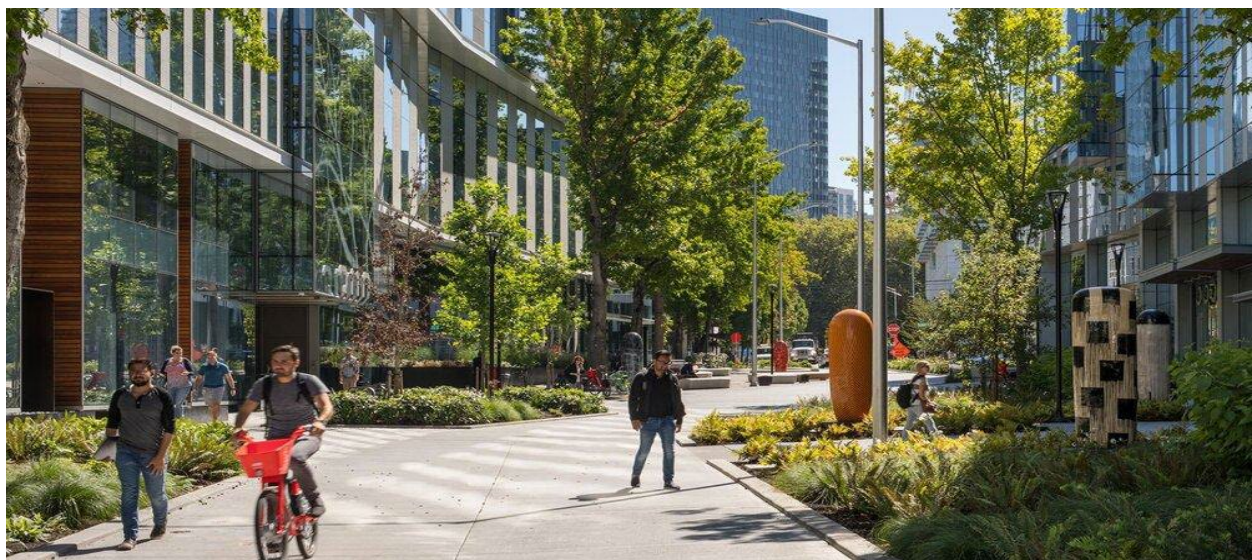
Figure 11: The Spire After Development

Tyndale Green, 3377 Bayview Avenue, North York, ON

Tyndale Green is a project by Markee Developments in collaboration with Tyndale University and the community to develop affordable housing in a sustainable environment while taking into consideration heritage preservation and the ravine system. The property was originally developed in 1960 as a Catholic seminary for the Sisters of St. Joseph and was later expanded into a Catholic Secondary School. In 2013, Tyndale University acquired the property. The proposal is to retain the existing University buildings, which will remain in operation by the University, and develop the area around it to add 1,504 residential units (752 will be affordable rents), indoor and outdoor community amenity spaces and underground parking for 1,165 vehicles and 1,527 bicycles. Amenity areas, including the daycare, café, and flexible use

spaces, will be accessible to the University. The design of the new buildings is intended to compliment the existing University buildings. The University will retain land ownership.³¹

Another similar example of this kind of a development is 405 Shelbourne Street, Toronto, ON. It is a property located in the Cabbagetown Heritage Conservation District that is currently a parking lot and is proposed to be turned into a 22-storey mixed income and mixed-use building with 216 rental units, 108 affordable units, 75 parking spaces and 216 short-term bicycle parking spaces. The importance to the community as a parking area and a walkway between Bleecker Street and Shelbourne Street will be maintained and the new building will be designed to be in keeping with the character of the HCD.³²



<https://www.tyndalegreen.com/>

Figure 12: Rendering of a Streetscape within the Development

³¹ Stephanie Calvet, “Markee Developments Launches with Tyndale Green,” last updated 28 June 2021, accessed 25 April 2022, <https://urbantoronto.ca/news/2021/06/markee-developments-launches-tyndale-green>.

³² Housing Now, “405 Shelbourne Street – Information Street,” last updated November 2020, accessed 25 April 2022, <https://createto.ca/housingnow/wp-content/uploads/sites/2/2020/11/Info-Sheet-405-Sherbourne-FINAL-for-web-1.pdf>.