

TORONTO STAFF REPORT

April 23, 2006

To: Toronto Preservation Board
Toronto & East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 570 King Street West (Toronto Silver Plate Building) -- Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement.
Trinity-Spadina - Ward 20

Purpose:

This report recommends that Council state its Intention to Designate the property at 570 King Street West (Toronto Silver Plate Building) under Part IV of the Ontario Heritage Act, that the proposed alterations to the heritage building be approved, and that authority be granted to enter into a Heritage Easement Agreement.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of Intention to Designate in the daily newspaper is included in the approved 2006 City Planning Division budget.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 570 King Street West (Toronto Silver Plate Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;

- (4) the alterations to the heritage building at 570 King Street West, be approved substantially in accordance with the plans by Climans Green Liang Architects Inc. as identified in Attachment No. 3, on file with the Manager of Heritage Preservation Services, subject to the owner:
 - (a) prior to final site plan approval:
 - (i) entering into a Heritage Easement Agreement with the City for the Toronto Silver Plate Building;
 - (ii) providing a Conservation Plan for the restoration of the Toronto Silver Plate Building, satisfactory to the Manager, Heritage Preservation Services;
 - (iii) providing a landscape plan for the subject property;
 - (b) prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property:
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (ii) providing a record of the as-found condition of all buildings currently location on the subject property;
 - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
 - (c) prior to release of the Letter of Credit:
 - (i) providing and implementing an Interpretation Program for the Toronto Silver Plate Building satisfactory to the Manager of Heritage Preservation Services;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 570 King Street West (Toronto Silver Plate Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Background:

The subject property is located at 570 King Street West and consists of a number of low-rise industrial buildings. The building fronting King Street West is known as the Toronto Silver Plate Building and was constructed in 1882 for the Toronto Silver Plating Company. With the Gurney Stove Factory (1873) at 500-520 King Street West, the factory is one of the earliest surviving industrial complexes in the area.

The Toronto Silver Plate Building is architecturally significant for its orientation and design that distinguish it from other factories in the area. Historically, the building is notable as one of the earliest surviving factory complexes in King-Spadina. It contributes contextually to the character of the King-Spadina neighbourhood as it evolved from a residential to an industrial district at the end of the 19th century.

The Toronto Silver Plate Building was included on the City of Toronto's Inventory of Heritage Properties as part of the King-Spadina Area Study by City Council at its June 14, 15, 16, 2005 meeting.

Proposal:

The applicant is proposing to construct a new 12 storey condominium at the rear of the Toronto Silver Plate Building as shown in Attachment Number 4. The Toronto Silver Plate Building will function as the entrance to the new condominium and contain commercial units at the ground level, residential units on the second and third level, and amenity space on the fourth floor level. The existing one-storey addition on the front of the Toronto Silver Plate Building will be removed and a new storefront will be inserted with a public courtyard in front of the building. The central hipped roof ventilator will be reinstalled and a full-height atrium will separate the existing building from the new building and each level will connect via a bridge across the atrium space.

Comments:

Community Planning will be resolving the built-form, height, and massing of the new condominium building. This report only addresses the alterations to the heritage building and associated conditions.

The proposed development plan represents an excellent example of the adaptive reuse and incorporation of a heritage building as the focal point of a development project. In addition to the restoration of the Toronto Silver Plate Building, the site plan proposes a series of alleys and mews that will allow pedestrians access through the site (subject to review by Community Planning and Urban Design staff.)

A Conservation Plan, prepared by a reputable heritage architect, is required to be submitted for the review and approval of the Manager of Heritage Preservation Services prior to the issuance of final Site Plan approval. The Conservation Plan will include a description of all proposed

alterations to the building and summarise the conservation approach undertaken by the applicant. It must also include final plans for the heritage building, including the proposed storefront where the existing one-storey addition is located, and must be secured by a letter of credit in an amount agreed to by the Chief Planner.

Staff are also requiring as condition of approval that the owner enter into a Heritage Easement Agreement to ensure the long term protection of the Toronto Silver Plate Building.

Reasons for Designation

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3), which describe the cultural heritage value and the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The property at 570 King Street West is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Built in 1882, the Toronto Silver Plate Building has design or physical value, historical value and contextual value as one of the oldest industrial buildings in the King-Spadina neighbourhood that is distinguished by its orientation on the site and its design elements.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Policy and Research Section, City Planning Division, City of Toronto.

Conclusions:

Staff recommends that Council state its intention to designate the Toronto Silver Plate Building under Part IV of the Ontario Heritage Act, approve the proposed alterations, and grant authority to enter into a Heritage Easement Agreement. The proposed development plan for 570 King Street West represents an excellent example of the adaptive reuse and restoration of a heritage building as the focal point of a development plan and staff recommends approval of the project subject to the conditions contained in this report.

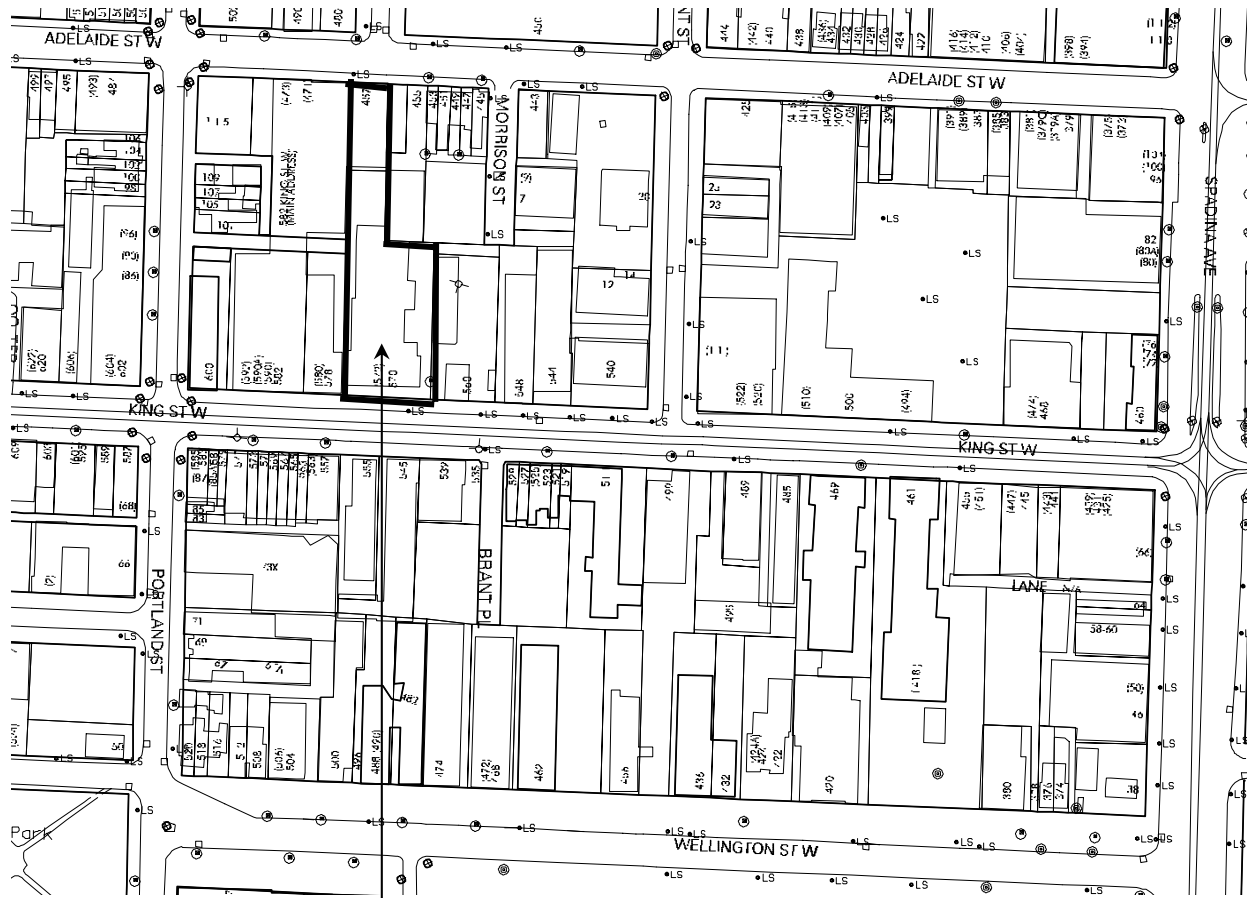
Contact:

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Tel: 416-338-1075
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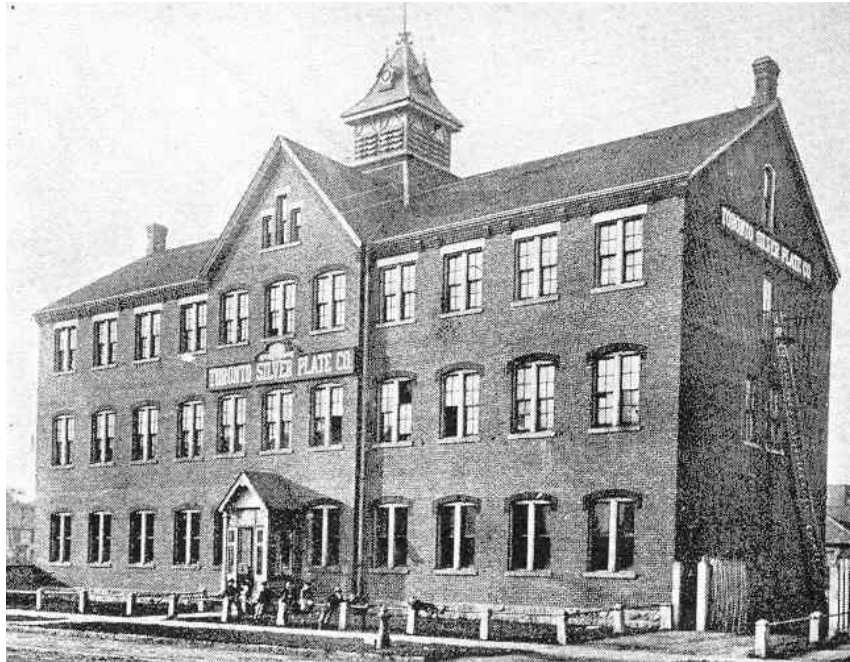
Barbara Leonhardt
Director, Policy and Research

List of Attachments:

Attachment No. 1 Location Map (570 King Street West)
Attachment No. 2 Photographs (570 King Street West)
Attachment No. 3 Reasons for Designation (570 King Street West)
Attachment No. 4 Proposed Development Plan (570 King Street West)



Subject Property:
570 King Street West



South Elevation facing King Street West (Date Unknown)



South Elevation facing King Street West (Current Conditions)

570 King Street West: Toronto Silver Plate Building

Description:

The property at 570 King Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value. Located on the north side of King Street West, east of Portland Street, the building was constructed in 1882 for the Toronto Silver Plate Company. The property was included on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value:

The cultural heritage value of the Toronto Silver Plate Building is related to its design or physical value as a representative example of a late 19th century industrial building, which is distinguished from other factories in the area by its design. The rectangular plan is aligned on the site so that the long south wall is parallel to King Street West, while the gable roof with a central gable peak and a ventilator is an unusual feature on an industrial building in the area.

The cultural heritage value of the Toronto Silver Plate Building also relates to its historical value as one of the earliest surviving factory complexes in the King-Spadina neighbourhood. The neighbouring Gurney Stove Factory (1872) at 500 and 520 King Street West is the only identified industrial building in the area that predates the construction of the Toronto Silver Plate Building and is recognized on the City's Inventory of Heritage Properties.

The cultural heritage value of the Toronto Silver Plate Building is also connected to its contextual value as it defines, maintains and supports the industrial appearance and character of the King-Spadina neighbourhood. Its construction in the late 19th century preceded the development of the area as the City's manufacturing centre after the Great Fire of 1904.

Heritage Attributes:

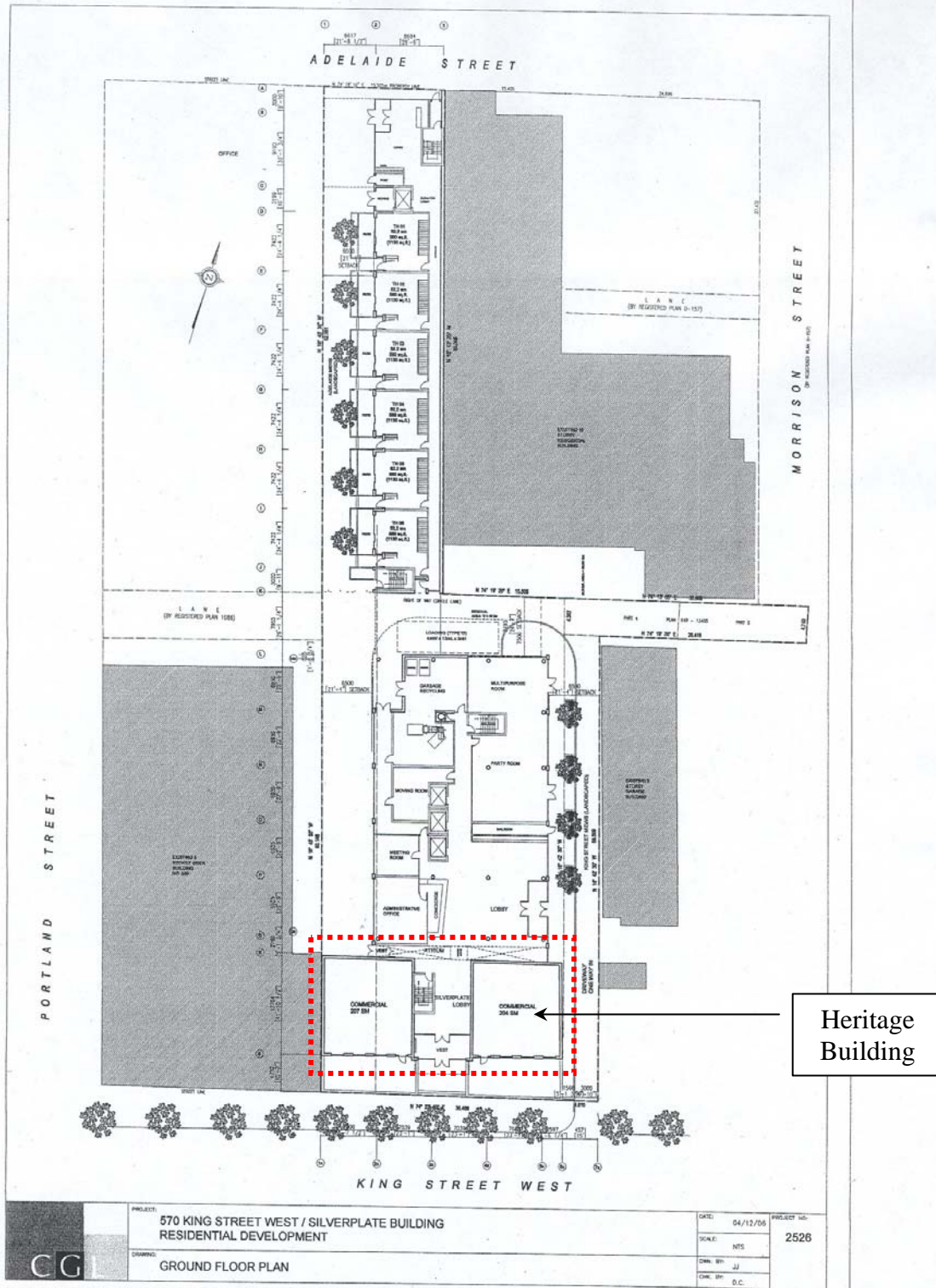
The heritage attributes of the Toronto Silver Plate Building related to its cultural heritage value as a representative example of a late 19th century industrial building are found on the exterior walls and roof, with attention focused on the principal (south) façade and the side (east and west) walls of the original (south) building, consisting of:

- The red brick cladding with brick and stone trim
- The 3½ storey rectangular-shaped plan, oriented so that the long south wall forms the principal façade
- The gable roof with brick end chimneys (the chimneys have been altered)
- The brick and wood-clad base of the central roof ventilator (the hipped roof ventilator, shown in historical images, has been removed)

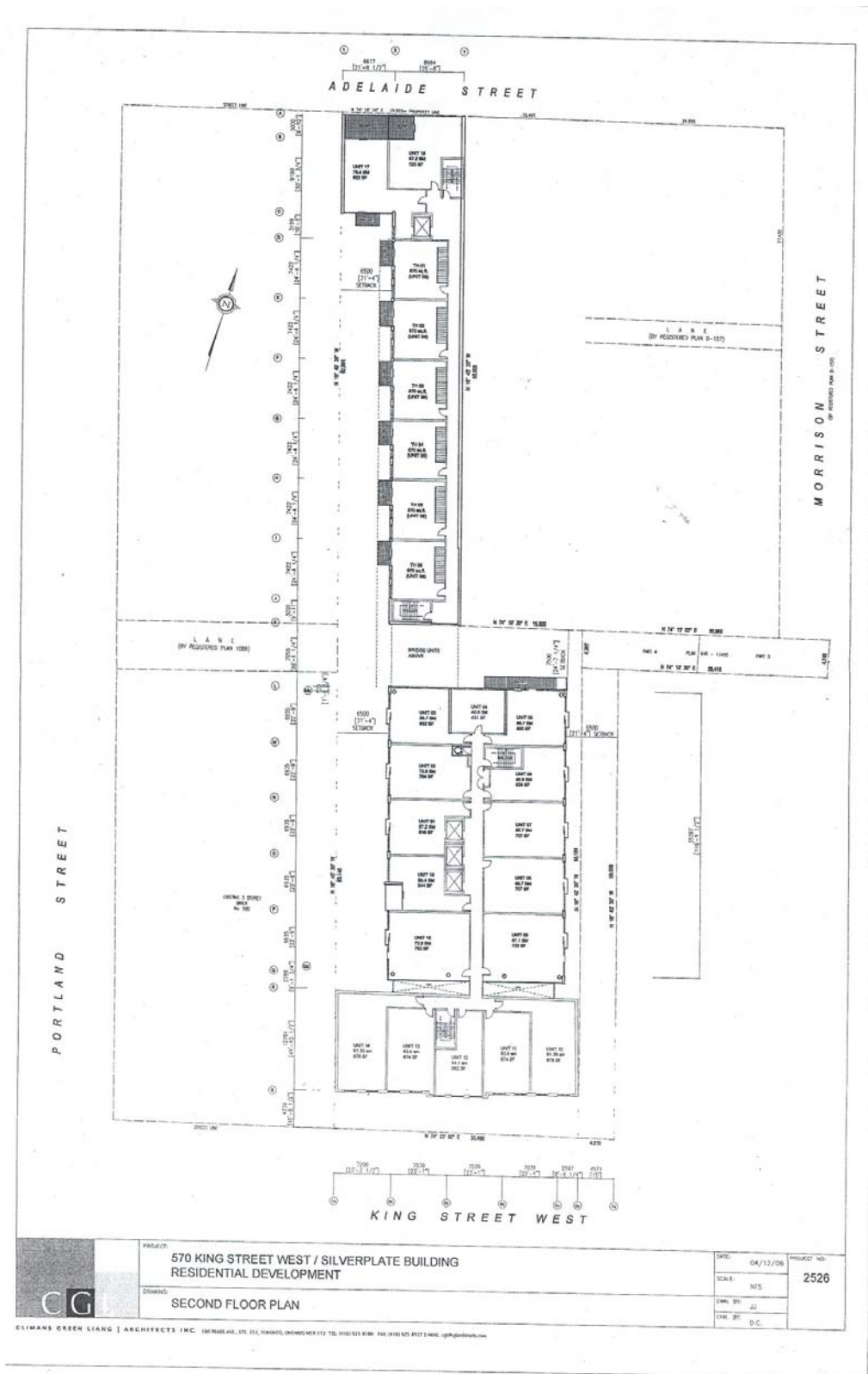
- The organization of the south façade into 11 bays with a central three-bay frontispiece beneath a gable that contains a trio of round-arched window openings
- The fenestration on the south façade, where segmental-arched window openings with brick voussoirs are placed in the lower two stories, and flat-headed window openings with lintels and sills are positioned in the third floor
- The side (east and west) elevations, where the shape of the fenestration is continued from the south façade (the west wall is partially concealed by the neighbouring building)
- The Reasons for Designation do not include the single-storey flat-roofed addition on the south façade, the rear (north) wall, or the rear (north) attachments to the original building

Plans Depicting Proposed Alterations for 570 King Street West:

Drawing By:	Description:	Dated:
Climans Green Laing Architects Inc.	Ground Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Second Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Third Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Fourth Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Fifth and Sixth Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Seventh and Eighth Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Ninth Floor Plan	April 12, 2006
Climans Green Laing Architects Inc.	Tenth Floor Plan	March 1, 2006
Climans Green Laing Architects Inc.	Eleventh Floor Plan	March 1, 2006
Climans Green Laing Architects Inc.	Twelfth and Thirteenth Floor Plan	March 1, 2006
Climans Green Laing Architects Inc.	South Elevation	March 31, 2006
Climans Green Laing Architects Inc.	West Elevation	March 31, 2006

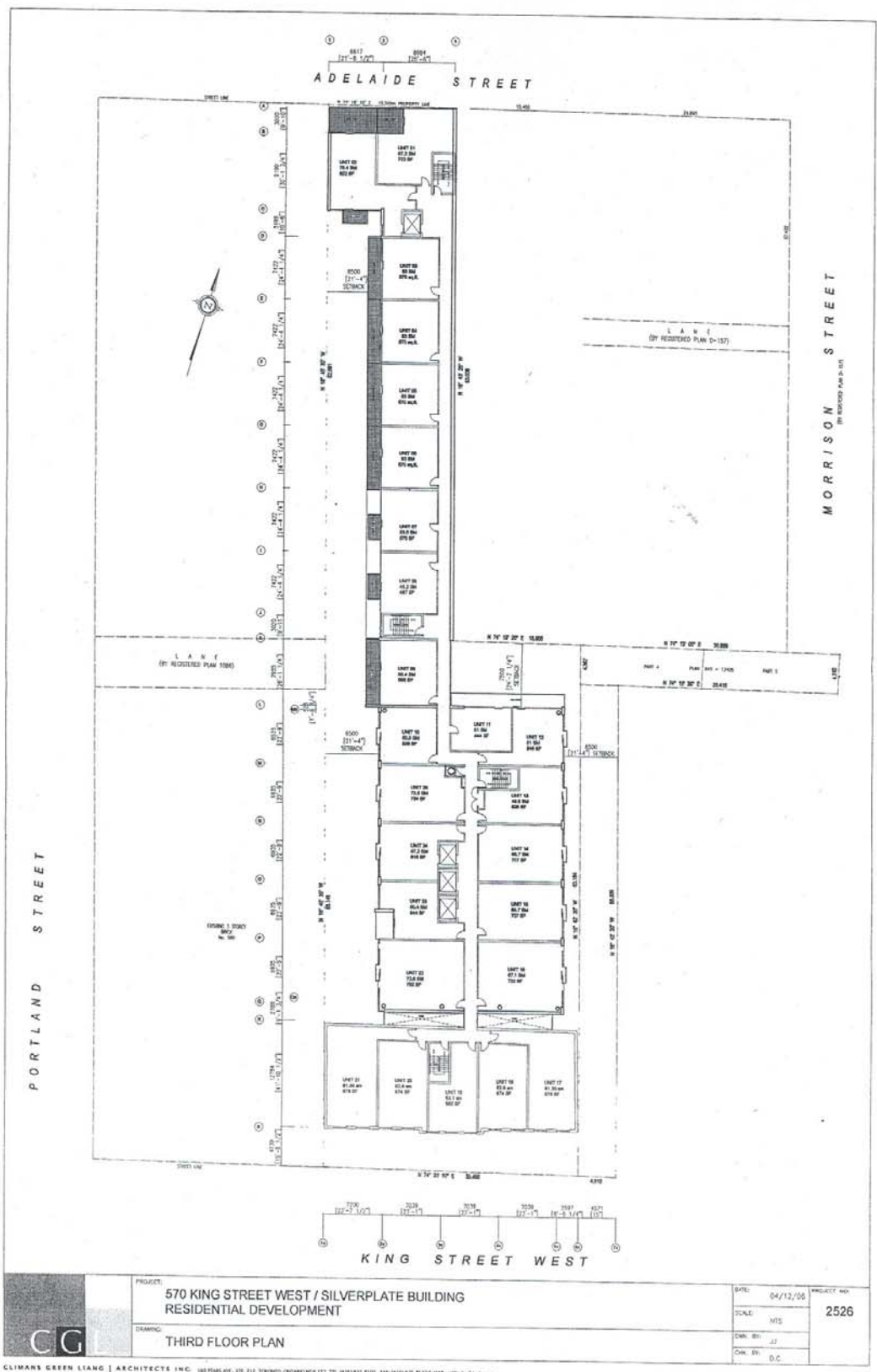


Ground Floor Plan
as shown in the plans by Climans Green Laing Architects Inc. dated April 12, 2006



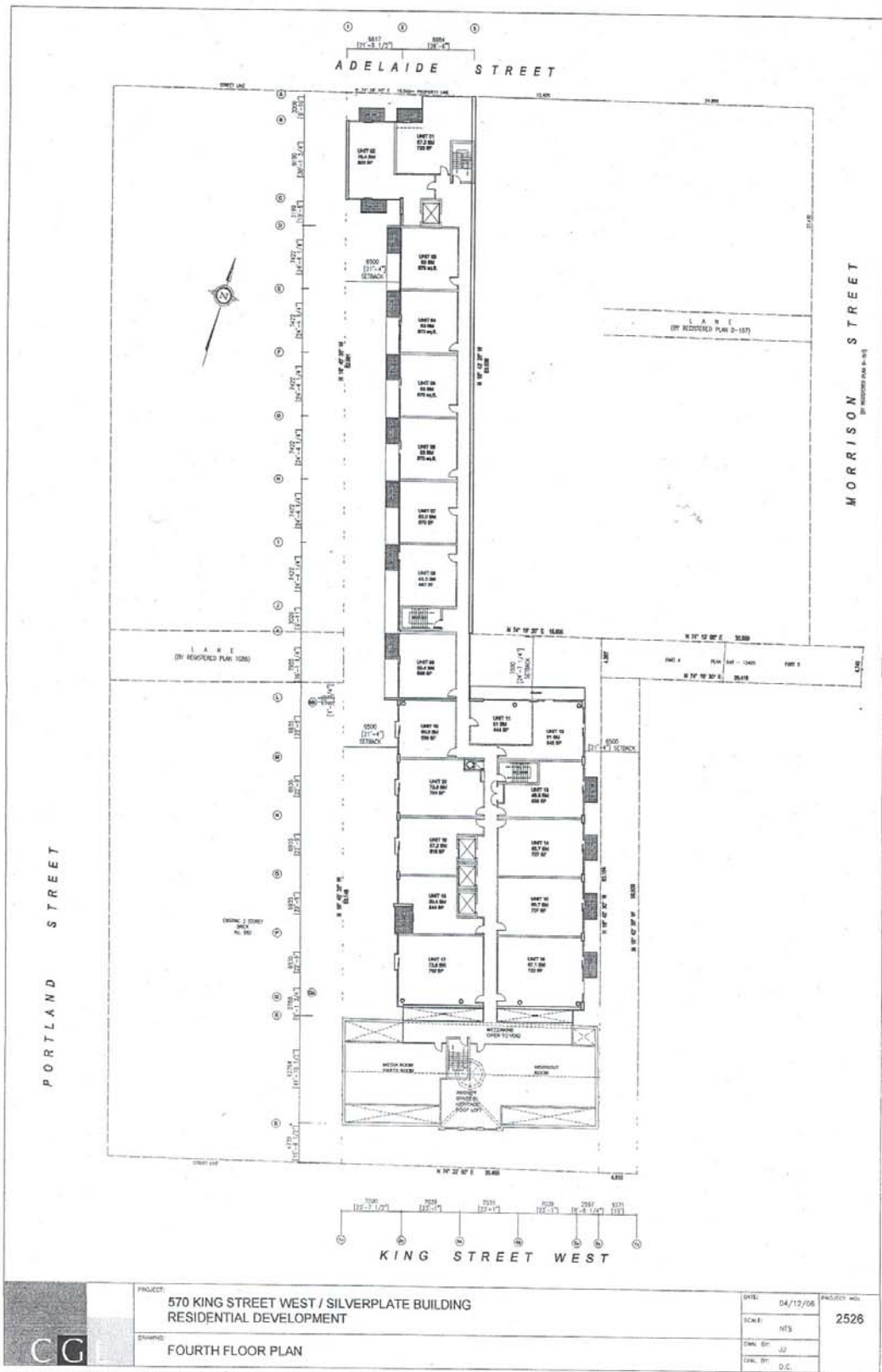
Second Floor Plan

as shown in the plans by Climans Green Laing Architects Inc. dated April 12, 2006



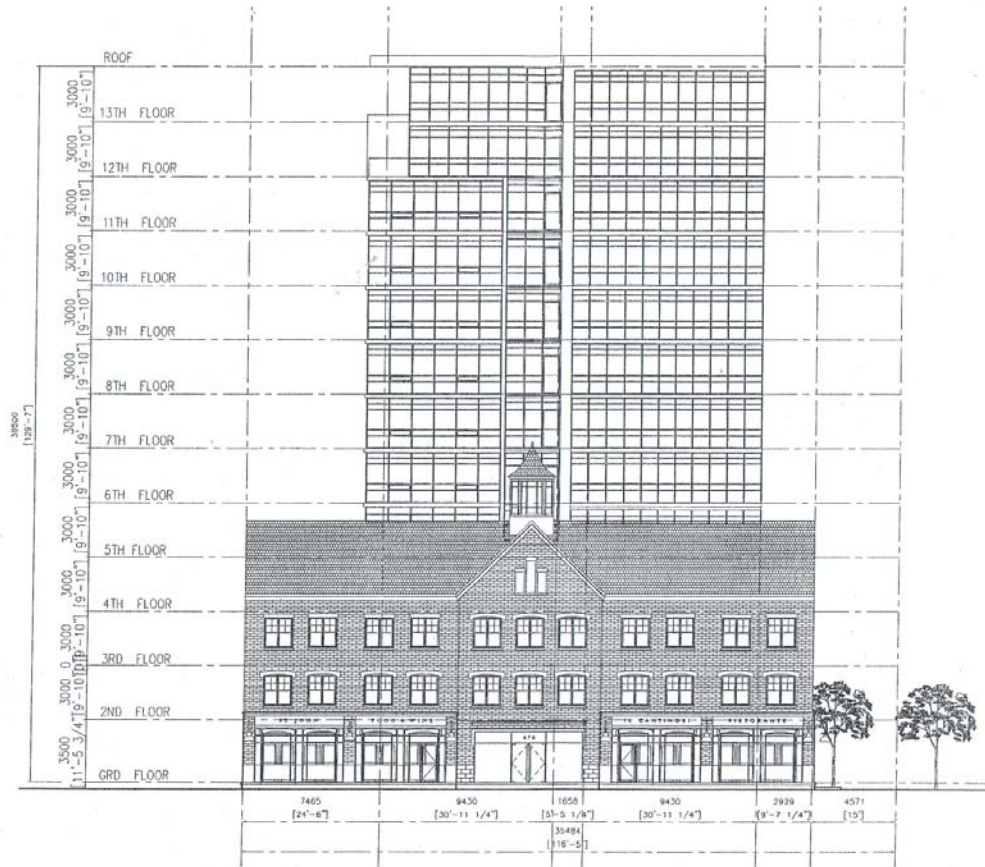
Third Floor Plan


as shown in the plans by Climans Green Laing Architects Inc. dated April 12, 2006



Fourth Floor Plan

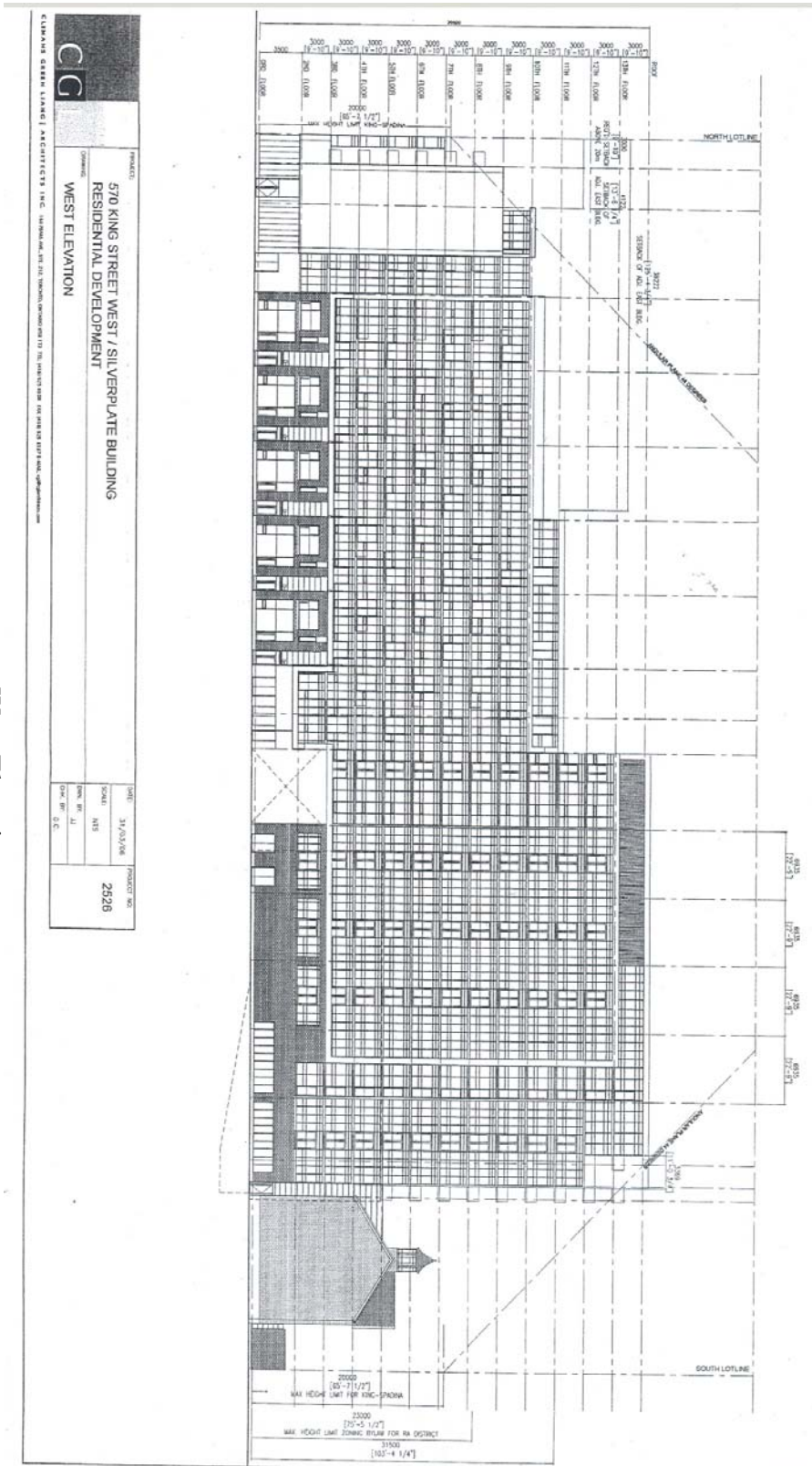
as shown in the plans by Climans Green Laing Architects Inc. dated April 12, 2006



	PROJECT: 570 KING STREET WEST / SILVERPLATE BUILDING RESIDENTIAL DEVELOPMENT	DATE: 31/03/06	PROJECT NO.: 2526
	DRAWING: SOUTH ELEVATION	SCALE: NTS	DRAWN BY: JJ

CLIMANS GREEN LIANG ARCHITECTS INC. 142 POND AVE., STE 212, THORNHILL, ONTARIO M2H 1Y2 TEL: (416) 882 8100 FAX: (416) 882 8127 E MAIL: cgl@climansgreenliang.com

South Elevation
 as shown in the plans by Climans Green Laing Architects Inc. dated March 31, 2006



West Elevation
 as shown in the plans by Climans Green Laing Architects Inc. dated March 31, 2006