

Authority: Toronto and East York Community Council Item TE27.20, adopted as amended, by City of Toronto Council on November 7, 8 and 9, 2017

CITY OF TORONTO

Bill 495

BY-LAW -2018

To designate the properties at 350 and 352 Adelaide Street West and 118 Peter Street as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 350 Adelaide Street West (Hollinger Building), 352 Adelaide Street West (Alexander Engraving Co) and 118 Peter Street (John Holdford House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 350 and 352 Adelaide Street West and 118 Peter Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The properties and 350 and 352 Adelaide Street West and 118 Peter Street, more particularly described in Schedule B attached to this by-law, are designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the properties described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties at 350 and 352 Adelaide Street West and 118 Peter Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on April , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

350 Adelaide Street West

The property at 350 Adelaide Street West (Hollinger Building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 350 Adelaide Street West contains the Hollinger Building, completed in 1941, a two storey, store and warehouse building with a raised basement and brick cladding. The property is located in the King-Spadina area.

Statement of Cultural Heritage Value

The Hollinger building at 350 Adelaide Street West has design value as a fine representative of a mid-century commercial warehouse building in the Style Moderne style. The combination of traditional materials such as yellow brick and stone with modern materials such as structural glass brick and alumite along with the composition and detailing of the principal elevation on Adelaide Street displays a high degree of artistic merit.

The Hollinger building has historic value as it is associated with the King-Spadina neighbourhood's history as a commercial and industrial district which supported a range of commercial interests including small family-run businesses. Originally associated with the fur and garment industry, it has been occupied by a variety of businesses including those of the Kirshenbaum family who as Kern Stationers occupied the building for over 50 years until the property was sold for redevelopment. The building also has value as it demonstrates the work of the architect Benjamin Swartz who was well-known for his factory and residential commissions but is especially remembered as the architect of the Royal Theatre (originally known as the Pylon) on College Street.

Situated on the north side of Adelaide Street between Peter Street and Spadina Avenue, the building has contextual value as it maintains a mid-century low-rise commercial warehouse building character which is part of the diverse historic built form of the neighbourhood. As part of the continuing evolving character of the King-Spadina neighbourhood it is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the Hollinger Building are:

- The setback, placement and orientation of the building on the north side of Adelaide Street West between Peter Street and Spadina Avenue

- The scale, form and massing of the two-storey store and warehouse building with a raised basement and a flat roof
- The principal (south) elevation with its brick, glass brick, stone and alumite cladding
- The yellow brick cladding of the west, north and east elevations
- The yellow brick details on the south and west elevations the band of vertical headers above the second floor windows on the south façade and the vertical headers above the windows on the west elevation
- The arrangement of openings on the south elevation with the recessed entry and recessed stair window above located towards the east and the large window openings of the basement, first and second floors located towards the west side of the elevation
- The pattern of window mullions in the transom lights above the fixed glass panels in the windows on the south elevation at the first and second floors
- The arrangement of window openings in a grid with and the pattern of mullions in the windows on the west elevation
- The stone details including the decorative tooled stone cladding on the south elevation at the basement and first floor levels including the entry recess, the stone cornice between the first and second floors, the stone sills on the south and west elevations and the decorative square panel with the reliefs of stone circles' centred above the entry and stair openings
- The structural glass brick in the window opening for the stair
- The fluted alumite band currently covered with panels that appear in the architects drawings and were located between the basement and ground floors and the alumite canopy (as shown on the architect's drawings if it survives beneath the current vinyl canopy)
- The terrazzo floor at the recessed entrance

352 Adelaide Street West

The property at 352 Adelaide Street West (Alexander Engraving Co) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 352 Adelaide Street West contains the Alexander Engraving Co. building, completed in 1909, a three storey, commercial warehouse building with brick cladding. The property is located in the King-Spadina area.

Statement of Cultural Heritage Value

The Alexander Engraving Co. building has design value as a representative of the commercial warehouse type with mill construction which is evident in the regular disposition of the windows reflective of the internal structural grid and the departure with the large ground floor window designed for display and advertising.

The building has historic value as it is associated with the evolution of the King-Spadina neighbourhood's history as a commercial and industrial district which supported a range of commercial interests including small family-run businesses. Originally associated with the

Alexander Engraving Company, from as early as 1920 the building was occupied by the Zuckerman family who operated the Novelty Embroidery Company, later known as Toronto Quilting and Embroidery Ltd. which by 1982 was known as Doubletex Inc. which now has branches in numerous Canadian and American cities. The building is also valued for its association with the Toronto architect George R. Harper.

Situated on the north side of Adelaide Street West, between Peter Street and Spadina Avenue and adjacent to the building at 350 Adelaide Street West, the Alexander Engraving Company building has contextual value as it maintains an early twentieth-century low-rise commercial warehouse building character which is part of the diverse historic built form of the neighbourhood. As part of the continuing evolving character of the King-Spadina neighbourhood it is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the Alexander Engraving Co. building are:

- The setback, placement and orientation of the building on the north side of Adelaide Street West between Peter Street and Spadina Avenue
- The scale, form and massing of the three storey commercial warehouse building built on a rectangular plan with a flat roof
- The principal (south) elevation with its red brick cladding and decorative corbelled bricks at the cornice
- The east (side) elevation with its red brick cladding and regular grid of window openings on three levels
- The yellow brick cladding of the west (side) elevation
- The arrangement of openings on the principal (south) elevation with the entry located at the west side of the elevation and the large display window located towards the east side, and at the second and third floors the three regularly spaced windows (Note the original design for the entrance as a double-leafed, partly glazed door with a transom light above)
- The segmental arched openings of the doors and windows and the stone window sills on the south, east, north and west elevations
- On the principal (south) elevation, the pattern of divisions of windows with a transom light in the first floor window, and for the second and third floor windows, as shown in the original architect's drawings, the double-hung sash featuring two lights over one
- The windows on the east (side) elevation which feature six-over-six double hung sash

118 Peter Street

The property at 118 Peter Street (John Holdford house) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 118 Peter Street contains the John Holdford house, completed in 1885, a two-and-a-half-storey, semi-detached house with a mansard roof and raised basement with brick cladding on its principal elevation. The property is located in the King-Spadina area.

Statement of Cultural Heritage Value

The John Holdford house has design value as a representative example of a Victorian row house in the Second Empire style, featuring characteristic complex massing including a bay window, a stepped mansard roof and decorative wood brackets and string course details at the cornice.

The Holdford house has historic value as it is associated with the King-Spadina neighbourhood's period of development when in response to the advent of the railways and the growth of industry, houses were provided for area's growing middle and working class population. Its late 20th century repurposing as a commercial property with a residential unit is indicative of the social and economic changes in the neighbourhood.

Situated on the west side of Peter Street between Adelaide and Richmond Streets the house-form character and scale of the Holdford house has contextual value as it maintains a late 19th century residential character which is part of the diverse historic built form of the neighbourhood. It is physically functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the John Holdford house are:

- The setback, placement and orientation of the house on the west side of Peter Street between Adelaide and Richmond streets
- The scale, form and massing of the two-and-a-half storey semi-detached house with a raised basement with a mansard roof and dormers, projecting bay and at the basement and first floor level a polygonal bay window
- The principal (east) elevation with its red brick cladding and stone-clad basement level
- The south(side) elevation with stucco cladding
- The openings on the principal (east) elevation with the principal entry located at the north side of the elevation, the basement window, the first floor polygonal bay window, the two window openings on the second floor which correspond in height but are different in width and the two attic dormer windows.
- The details of the windows including the ground floor bay window with its double hung sash with transom lights above, the second floor windows with transom lights, the framing of the dormers with triangular pediments and pilasters with corbel brackets

SCHEDULE B
LEGAL DESCRIPTION

350 ADELAIDE STREET WEST

PIN 21412-0366 (LT)

PART LOT 1-3 PL 1B TORONTO PART 4, PLAN 66R28977; CITY OF TORONTO

352 ADELAIDE STREET WEST

PIN 21412-0365 (LT)

PART LOT 1-3 PLAN 1B TORONTO PART 3, PLAN 66R28977; CITY OF TORONTO

118 PETER STREET, TORONTO

PIN 21412-0369 (LT)

PART LOT 5 PLAN 1B TORONTO PART 7, PLAN 66R28977; CITY OF TORONTO