

Authority: Toronto and East York Community Council
Item TE28.94, as adopted by City of Toronto Council on
December 5, 6, 7 and 8, 2017

CITY OF TORONTO

Bill 962

BY-LAW -2019

To designate the property at 281-289 College 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 281-289 College Street 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 lands and premises known as 281-289 College 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Whereas one notice of objection was served upon the Clerk of the municipality which has since been withdrawn; and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 property at 281-289 College Street, more particularly described in Schedule B attached to this by-law, is 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 property 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 property 281-289 College Street at 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 June , 2019.

Frances Nunziata,
Speaker
(Seal of the City)

Ulli S. Watkiss,
City Clerk

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The properties at 281-289 College Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

Located on the south side of the street, west of Spadina Avenue, the properties at 281-289 College Street contain five units of the original six-part row of commercial buildings that were developed in 1887 by Toronto builder Robert Sweet Crabb and his business associate, James Hewlett. According to archival records, the buildings were first referred to as the "Alexandrina Block" in the City Directory of 1912, and the westernmost unit of the group was removed during the interwar period. The properties at 281-289 College Street were identified as having potential heritage value in the College Street Study Official Plan Amendment (OPA), which was adopted by City Council in May 2017.

Statement of Cultural Heritage Value

The properties at 281-289 College Street have cultural heritage value as well-crafted examples of late-19th century commercial buildings designed with elements from the popular architectural styles of the era, including the Italianate and Renaissance Revival. The Alexandrina Block is particularly distinguished by its triangular-shaped pediment and corbelled brick detailing, the symmetrical placement of the round-arched and flat-headed openings with the elaborate stone and brick trim, and the distinctive decorative detailing that includes bartizans at the east end and in the centre of the principal (north) elevation.

The Alexandrina Block has associative value for the role of the buildings in the evolution of College Street, adjoining Spadina Avenue. Following the development of the late-18th century "Park Lots" for the country estates of government administrator, Peter Russell, and his relative, Dr. William Warren Baldwin, their descendants subdivided the acreage for residential subdivisions adjoining the circular-shaped Spadina Crescent, the distinctive urban design feature north of the intersection of College Street and Spadina Avenue (formerly Brock Street). College Street was extended west from the present-day University of Toronto to Spadina Avenue and beyond as the setting of highly visible institutional and commercial buildings that served the adjoining residential neighbourhoods and included the subject properties at 281-289 College Street.

Contextually, the properties at 281-289 College Street support the historical character of College Street adjoining Spadina Avenue as it developed in the late 19th century as an important "Main Street" serving the adjoining residential neighbourhoods of present-day Harbord Village (north) and Kensington Market (south). Identified by its landmark institutional buildings, including at Bellevue Avenue the heritage designated St. Stephen's-in-the-Fields Church (1858) and No. 8 Hose Station (1878, which was reconstructed a century later), College Street was the setting of highly-decorated commercial edifices that included the Alexandrina Block. The commercial buildings at 281-289 College Street are historically, visually and physically linked to their setting on College Street, west of Spadina Avenue, where they adjoin the complementary Steward Block (1890) at 271 College Street.

Heritage Attributes

The heritage attributes of the Alexandrina Block at 281-289 College Street are:

- The placement, setback and orientation of the buildings on the south side of College Street, west of Spadina Avenue
- The scale, form and massing of the group of five three-storey buildings, with all rectangular-shaped plans
- Covering the buildings, the flat roofline with the cornices, the corbelled brickwork, the modillion blocks and, over the units at 285 and 287 College, the triangular pediment that incorporates the stone nameplate inscribed "Alexandrina Block 1887"
- The materials, with the red brick cladding and the brick and stone detailing (the brickwork has been painted)
- The principal (north) elevations where the five units are organized by brick piers with stone corbels, with the decorative bartizans at the east end and near the centre
- On the north elevations, above the first (ground) floor storefronts (which have been altered), the fenestration with the pairs of round-arched openings in the second storey with the brick hood moulds with the stone keystones, corner blocks and sills, and the pairs of flat-headed openings in the third storey with the brick flat arches and string course and the continuous stone sills
- The east side elevation of the building at 281 College, which is viewed from College Street and has flat-headed window openings

Note

- (a) There are no heritage attributes on the west side elevation (blank wall) of the building at 289 College Street, a wall that formerly adjoined the end unit at 291 College Street (now demolished).
- (b) There are no heritage attributes on the rear (south) elevations (walls) of the originally built (in 1887) buildings at 281 – 289 College Street.

- (c) There are no heritage attributes on the rear (south) wings, which were added after 1887, and are attached to the rear (south) walls of the said original buildings, and are lower in height.

SCHEDULE B

LEGAL DESCRIPTION

PIN 21235-0086 (LT)
PART OF LOTS 5 AND 6, REGISTERED PLAN 631, AS IN WA51688

PIN 21235-0087 (LT)
PART OF LOTS 3, 4 AND 5, REGISTERED PLAN 631, AS IN CA755356

PIN 21235-0088 (LT)
PART OF LOTS 3 AND 4, REGISTERED PLAN 631, AS IN CT921410

PIN 21235-0089 (LT)
LOT 2, REGISTERED PLAN 631

PIN 21235-0090 (LT)
LOT 1, REGISTERED PLAN 631

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)