

Authority: Toronto and East York Community Council
Item TE34.31, adopted as amended, by City of Toronto
Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

Bill 974

BY-LAW -2019

To designate the property known in 2018 as 527 King Street West 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 known as 527 King Street West 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 527 King Street West 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 property known in 2018 as 527 King Street West, 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 known in 2018 as 527 King Street West 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

527 King Street West

Reasons for Designation

The property at 527 King Street West (part of the J. C. Musson Block) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

Description

The property at 527 King Street West is part of a group of five properties located on the south side of King Street West, between Spadina Avenue and Portland Place comprised of the J. C. Musson Block which was constructed by John C. Musson in 1885 as part of his development of Plan M26. The building is a three-storey commercial row originally containing six units with residential accommodation on the upper two floors and is distinguished by the craftsmanship evident in the detailing of the brick cladding.

Statement of Cultural Heritage Value

As part of the J. C. Musson block located at 519-529 King Street West, the property at 527 King Street West has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of (originally) six units including residential accommodation. The three-storey, rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which, in its expression of structure with the brick piers, segmental arches and stone imposts and without any reference to a historic architectural style, is a fine representation of the Neo-Grec style.

The property at 527 King Street West, as part of the J.C Musson Block, has historical value for its potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The Block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The Block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Constructed in 1885, as part of a three-storey commercial block with brick and stone cladding, the property at 527 King Street West contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with a more residential neighbourhood and therefore representative of the 1880-1900 period of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

Heritage Attributes

The heritage attributes of the property at 527 King Street West are:

- The setback, placement and orientation of the building as part of the J. C. Musson Block on the south side of King Street West
- The scale, form and massing of the three-storey structure
- The brick cladding with stone impost blocks and window sills
- The brick detailing the striations in the piers, the sawtooth pattern of bricks in the segmental arches, the fine mouldings and keystones in the segmental arches over the paired window and the sawtooth decoration and corbelled piers at the cornice level
- The recessed door entrance
- The use of wood at the first-floor level on the principal (north) elevation

SCHEDULE B

LEGAL DESCRIPTION

527 King Street West, Toronto

Part of PIN 21240-0269 comprising Lot 9 Plan M26, City of Toronto