

Authority: MM10.32, by Councillor Joe Cressy, seconded by Councillor Mike Layton, as adopted by City of Toronto Council on October 2 and 3, 2019

CITY OF TORONTO

Bill 1714

BY-LAW -2019

To designate the property at 139, 141 and 143 Portland 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 139, 141 and 143 Portland 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 139, 141 and 143 Portland 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 property at 139, 141 and 143 Portland 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 139, 141 and 143 Portland 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 December , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

139, 141 and 143 Portland Street

Reasons for Designation

The properties at 139, 141 and 143 Portland 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

The properties at 139, 141 and 143 Portland Street are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017).

Located on the east side of the street between Adelaide and Richmond streets, the properties at 139, 141 and 143 Portland Street contain a row of two pairs of 2½-storey house form buildings that date to 1881 in the King Spadina HCD Plan (2017). All of the subject properties are also listed on the City of Toronto's Heritage Register (2017).

Statement of Significance

The properties at 139, 141 and 143 Portland Street have cultural heritage value for their design as residential buildings with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. These row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 139, 141 and 143 Portland Street are distinguished by their late Victorian designs with Gothic Revival styling, particularly the centrally-placed gable on each pair with their decorative wood bargeboard.

The properties at 139, 141 and 143 Portland Street are valued for their association with the local builder/speculator, Francis Phillips, who built the subject properties along with the abutting heritage property directly to the north at 145 Portland Street.

Contextually, the properties at 139, 141 and 143 Portland Street are valued for the role of these residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community. The row houses at 139, 141 and 143 Portland Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among the

small group of surviving late-19th century residential buildings, including the adjacent examples at 124-130 Portland, which are also included on the City's Heritage Register.

Heritage Attributes

The heritage attributes of the buildings at 139, 141 and 143 Portland Street are:

- The setback, placement and orientation of the buildings on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular shaped plans
- The cross-gable roofs covering the buildings, where each pair has a central gable on the west slope with brackets and decorative wood bargeboard
- The materials, with the red brick cladding, the contrasting buff brick detailing for the string course beneath the west rooflines and on the window openings, and the stone and wood trim (the brickwork is currently painted, apart from the building at 139 Portland Street)
- The principal (west) elevations, which are designed as mirror images with the main entrances placed side-by-side in segmental-arched surrounds with transoms (the open porches on the buildings at 141 and 143 Portland are not original)
- On the west elevations, the single-storey bay windows with the segmental-arched openings and the roofs, the segmental-arched window openings in the second stories, the single round-arched attic opening under the cross-gable in each pair, and the brick segmental arches and stone sills

SCHEDULE B
LEGAL DESCRIPTION

PIN 21239-0195 (LT)
PART OF LOTS 6 AND 7, REGISTERED PLAN 64, AS IN CA195130
PIN 21239-0194 (LT)
PART OF LOT 6, REGISTERED PLAN 64, AS IN CA371715
PIN 21239-0193 (LT)
PART OF LOTS 5 AND 6, REGISTERED PLAN 64, AS IN CA254248
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)