

Alterations to Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 482 and 488 Wellington Street West

Date: March 22, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 10 – Spadina - Fort York

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage properties at 482 and 488 Wellington Street West, in connection with the proposed redevelopment of the site and per the settlement offer submitted to the City by Davies Howe Land Development Advocacy and Litigation on March 20, 2019, in conjunction with an appeal to the Local Planning Appeals Tribunal ("LPAT") of the application for Zoning By-law Amendment. This report also recommends that City Council state its intention to designate both 482 and 488 Wellington Street West under Part IV, Section 29 of the *Ontario Heritage Act* and give authority to enter into a Heritage Easement Agreement for these properties.

As part of the project scope, the existing properties at both 482 and 488 Wellington Street West will be conserved and incorporated into the redevelopment. The new development, proposing office and ground related retail uses, will be stepped back 10.5 metres from the front façade of the heritage properties at the roof level. The conservation strategy would not significantly impact the building's three dimensional form as viewed from the public realm, and the front and side street facing façades would be retained and restored to a depth of 10.5 metres. On the western portion of the development site, the heritage property at 488 Wellington Street West, will have the floors replaced with new construction aligned with both the existing window openings and the floor levels of the new building. To the east, the floors at 482 Wellington Street West will be removed to provide for an open five-storey atrium. The sixth storey 1990s roof addition, visible from the street, will also be removed. A new heavy timber frame retention structure will be provided within the new atrium to reference former floor levels and to reflect the original timber structural system.

Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into a Heritage Easement Agreement to ensure the long-term protection of the heritage properties.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, City Planning recommends that: should City Council decide to accept the settlement offer for the Zoning By-law Amendments dated March 20, 2019, it is recommended that City Council take the following actions to secure the following matters:

1. City Council approve the settlement offer which comprises the alterations to the designated heritage properties at 482 and 488 Wellington Street West, in accordance with Section 33 of the *Ontario Heritage Act*, for the construction of a new 14-storey office building and podium with alterations to the designated buildings at 482 and 488 Wellington Street West in conjunction with an appeal to the Local Planning Appeals Tribunal ("LPAT") and in accordance with the settlement offer from the Applicant comprised of the plans and drawings prepared by Architects Alliance, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2019, all on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following conditions:

a. Prior to issuance of an LPAT Order in connection with the Zoning By-law Amendment appeal for the properties at 482 and 488 Wellington Street West, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 482 and 488 Wellington Street West substantially in accordance with plans and drawings prepared by Architects Alliance, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2019, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 482 and 488 Wellington Street West, prepared by ERA Architects Inc. dated March 6, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into and register on the properties at 482 and 488 Wellington Street West one or more agreements with the City pursuant to Section 37 of the *Planning Act*, all to the satisfaction of the City Solicitor and the Senior Manager, Heritage Preservation Services, with such facilities,

services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations, including amongst other matters, securing the preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide for the withdrawal of the appeal of the King Spadina Heritage Conservation District plan which was approved by Council for intent to designate under Part V of the *Ontario Heritage Act*.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 482 and 488 Wellington Street West, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have come into full force and effect.

3. Provide an Interpretation Plan for the subject properties to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

6. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the properties at 482 and 488 Wellington Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide a Letter of Credit, including provision for upwards indexing in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan.

4. Provide full documentation of the existing heritage properties at 482 and 488 Wellington Street West, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the release of the Letter of Credit required in Recommendation 1.d.3. the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 482 Wellington Street West under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the Statement of Significance: 482 Wellington Street West (Reasons for Designation) attached as Attachment 4 to the report March 22, 2019 from the Senior Manager, Heritage Preservation Services.

3. City Council state its intention to designate the property at 488 Wellington Street West under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the Statement of Significance: 488 Wellington Street West (Reasons for Designation)

attached as Attachment 5 to the report dated March 22, 2019 from the Senior Manager, Heritage Preservation Services.

4. If there are no objections to the designations in accordance with the *Ontario Heritage Act*, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the *Ontario Heritage Act*.

5. If there are objections in accordance with the *Ontario Heritage Act*, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

6. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

7. City Council authorize the entering into of a Heritage Easement Agreement(s) under Section 37 of the *Ontario Heritage Act* with the owner of 474 - 488 Wellington Street for the properties at 482 and 488 Wellington Street West in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorizes the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the properties at 482 and 488 Wellington Street West.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 488 Wellington Street West was included on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

The property at 482 Wellington Street was listed on the Heritage Register by City Council in 2005.

King-Spadina Heritage Conservation District

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act*.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the

Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The properties at 482 and 488 Wellington Street West are identified as contributing heritage properties in the King-Spadina HCD Plan based upon their design, associative and contextual values.

This plan is not currently in force and effect as it is the subject of appeal(s) to the LPAT.

ISSUE BACKGROUND

Development Proposal

The original proposal for the Site was for a zoning by-law amendment to develop a 16-storey building with approximately 272 square metres of retail and service commercial uses on the ground floor and 18,226 square metres of office space. Outdoor amenity space was proposed on the roof of the existing heritage buildings within the step back area facing Wellington Street West. The overall height of the building would be approximately 72.4 metres, including the mechanical penthouse.

The proposal included the retention in situ of all façades and building fabric to 10 metres in depth for both of the heritage properties on the site. The properties would have then been integrated with the new development. All existing building fabric beyond the retained 10 metre portion would be demolished and replaced with the new building.

The owner of the site at 482-488 Wellington Street West appealed its Zoning By-law Amendment application to the Ontario Municipal Board (OMB) citing Council's failure to make a decision within the time allotted by the Planning Act. A pre-hearing conference was scheduled on May 8, 2018 with a nine day hearing scheduled to begin at the LPAT on May 14, 2019.

On December 12, 2018, the applicant submitted a revised HIA to modify the conservation strategy. Since the original application the development site has been enlarged to include the property at 474 Wellington Street West, itself a non-heritage property, but adjacent to a listed property, abutting to the east at 468-470 Wellington Street West. The change to the accepted conservation strategy was focused upon the eastern heritage property on the site at 482 Wellington Street West. Instead of full conservation of the property to 10 metres of depth, only the front façade was to be retained in situ with the 10.5 metres of side wall proposed to be dismantled and then rebuilt. The interior floor plates were proposed for removal in order to create an open 5-storey atrium. HPS staff was not supportive of this revised proposal from a conservation perspective and discussion with the applicant ensued in order to explore acceptable conservation strategies.

On March 20, 2019, the applicant submitted a without prejudice settlement offer (the "Revised Proposal") to the City to settle their rezoning appeals on the basis of a revised, consolidated proposal for a single 14-storey (58.95m) office building with a 5-storey podium.

Heritage Context

482 and 488 Wellington Street West

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 7) and determined that the properties at 482 and 488 Wellington Street West are consistent with Ontario Regulation 9/06 and meet the criteria under all three categories of design, associative and contextual values.

Located on the north side of the street between Spadina Avenue and Portland Street, the properties contain two adjoining warehouses that were commissioned in 1907 (482 Wellington) and 1918 (488 Wellington) by Mandel Granatstein, who is identified as a prominent Jewish businessman in the early 20th century and as a co-founder of the Henry Street Shul (afterward the Beth Jacob Synagogue). The buildings are complementary and well-crafted examples of Edwardian Classical styling applied to early-20th century warehouses, and individually distinguished by their distinctive brickwork (1907) and artificial stone detailing (1918).

Designed by the notable Toronto architectural firms of J. A. Harvey (1907) and Hynes, Feldman and Watson (1918), the warehouses are associated with the historical development of the King-Spadina neighbourhood that, following the Great Fire of 1904, became Toronto's main manufacturing district where former residential buildings were replaced by industrial edifices, including the Granatstein Buildings.

Contextually, from their setting on Wellington Street West, the Granatstein Buildings support, maintain and define the historical character of the street between Clarence and Victoria Squares as it was redeveloped in the early 20th century with industrial complexes that are recognized on the City's Heritage Register.

The Statements of Significance comprise the Reasons for Designation for the properties at 482 Wellington Street West (Attachment 5) and 488 Wellington Street West (Attachment 6). The Notices of Intention to Designate will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the *Ontario Heritage Act*.

Adjacent Heritage Context

The project site is adjacent to the following designated and listed properties also identified as contributing in the King Spadina HCD:

Designated under Part IV of the Ontario Heritage Act:

495-517 Wellington Street West, across the street and east of the site, was designated under Part IV of the *Ontario Heritage Act* (By-law 758-79) in 1979 for its architectural significance. It was built in 1909 for the Copp Clark Publishing Company and designed by Wickson & Gregg Architects.

Listed Property

468-470 Wellington Street West, adjacent to the east of the site, was listed in May 2005. The property was built in 1915 and is known as the Butterick Publishing Building.

Provincial Framework

Provincial Policy Statement and Planning Act

The *Planning Act* and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the *Planning Act* provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The *Planning Act* requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, will be conserved in order to foster a sense of place and benefit communities. Both the PPS and the Growth Plan outline that built heritage resources are generally located on a property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the *Ontario Heritage Act* and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Assessment of Heritage Impacts

Heritage staff has reviewed the Heritage Impact Assessment submitted in support of the Settlement proposal prepared by ERA Architects Inc., for conformity with the *Planning Act*, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Proposed Conservation Strategy

The current Conservation Strategy proposed as a component of the Settlement package will retain in situ the front façades and 10.5 metres of return side walls at both heritage properties at 482 and 488 Wellington Street West. It should be noted that the interstitial space between the two heritage properties has been infilled by a 1990s development and the properties have been conjoined (a 1998 roof addition at 482 Wellington Street West has also altered its roof profile). Thus, these heritage side walls no longer extend the depth of the properties (east side wall of 488 Wellington Street West and west side wall of 482 Wellington Street West).

At 488 Wellington Ave West, the existing floors will be replaced with new floor plates and will be reconstructed to align with both the existing window openings at the heritage façade and adjusted to align with the new office building floor plates. Thus, the new floor plates would require only minimal adjustment from existing.

At 482 Wellington Street West, the floors would be removed to provide a 5-storey atrium. The roof profile of this property, previously altered by the 1990s sixth floor addition, would also be removed. As a mitigation strategy, a new heavy timber frame interior retention structure will be provided within the atrium. This structure is proposed to be constructed to reference former floor levels and location of such floor levels (relative to existing window openings at the façades) and also to reflect the original warehouse timber structural system. The heritage consultant has maintained that the internal structural system in conjunction with a lighting strategy will "enable the building to be legible as a complete building from the exterior".

Façade Retention and Building Integrity

The revised HIA of December 12, 2018 proposed that the property at 488 Wellington Street West will have all of its façades, front and side elevations, retained in situ to 10.5 metres in depth. Though retention of existing floor plates is most desirable, the reinstatement of the floor plates as proposed will still result in the building retaining the function and appearance of a structure with differentiated use occupancies by floor level and perceptually retains value as an integral building.

However, the revised HIA proposed that 482 Wellington Street West only retain the front façade in situ. The return walls on the west and east elevations were proposed to be dismantled and rebuilt. In general, fire code and storm water management issues were cited as driving this change in strategy. Staff responded to the applicant that façade retention alone was not satisfactory. Through negotiation and study by the applicant's engineering team, the applicant will now employ a micro-pile foundation system in order

to secure retention in situ of all the façades (front and side walls) to 10.5 metres in building depth.

At 482 Wellington Street West, the retention strategy previously proposed was for all floor plates to retain a 10-metre depth. The revised strategy removes the floor plates to provide for a 5 storey open atrium. Staff were concerned with this change and as a result the applicant has explored various alternative solutions. Though the floor plates will not be reinstated, the applicant has provided a mitigation strategy designed to interpret and reference the existing floor levels that also will reflect the original warehouse timber structural system as described previously. To enhance the heritage attributes externally and internally, a lighting strategy will be incorporated into the atrium and timber retention structure to animate the atrium and façade.

The specific method of façade retention will be determined in consultation with a structural engineer. Preliminary investigations have explored bracing options in order to secure in situ retention of façades during the construction period.

Project Design and Scale, Form, and Massing

The proposed development will have a visual impact on the scale, form, and massing relating to the perception of the heritage buildings from surrounding public rights of way. However, this impact is greatly reduced by the proposed 10.5 metre step back from the street wall façades of the retained heritage properties (above the heritage roof) to the sixth floor façade of the new development. The impact is also mitigated by the removal of the 1990s sixth floor addition above the property at 482 Wellington Street West, thereby restoring its perceived roof form for the depth of the step back.

At the seventh floor of the new development, the massing of the project would project forward 1.5 metres (from the 10.5 metre step back above the properties at the sixth floor) so that it is stepped back a total of 9 metres from the heritage street wall façades, up to and including the eleventh floor. At the twelfth floor, the step back would be increased to 14 metres.

In summary, the massing of the project is articulated and mitigated by the sequential step backs as described. Above the sixth floor, with its 10.5 metre step back, the built form consists of just 5 additional stories and employs a 9 metre step back above which the step back is increased to 14 metres from the street wall. In addition, the podium of the adjacent new base building, east of 482 Wellington Street West is proposed to respond to the architectural elements of the heritage properties in terms of height, scale, vertical articulation, void to solid ratio and cladding.

The design of the proposed tower is consistent with the City's Heritage Policies 3.1.5.5 and 3.1.5.26 as the location, massing, and design of the development will mitigate for the visual impact of the proposal relative to perception of the heritage properties from the public realm and compatibility or "fit" of the new development along the Wellington Street West frontage.

474 Wellington Street West - Removal

The property at 474 Wellington Street is proposed for removal and replacement with a new five storey base building component. The property is not listed in the City's Heritage Register nor is it identified as contributing within the under appeal King Spadina HCD.

Though the building was constructed in 1936 and originally had a design consistent with the heritage character along the street frontage, its original architectural and heritage integrity has been significantly altered through intensive renovations in 1983 and 1992. Therefore, staff concurs with the heritage consultant's conclusion that the property does not warrant further consideration for its heritage potential.

Restoration Details

Determining the details of the conservation scope will require further research to uncover potential sources of archival information from which to base restoration details. Should archival photographs and/or drawings become available, the restoration strategy would rely on these sources of information. In the event that no additional archival information is available, the building façades will be conserved in accordance with best practices in heritage masonry, including the removal of all non-original components, masonry cleaning, repair and replacement in-kind as necessary. Stone components will be cleaned and repaired as required. The existing windows will be replaced with new units to match the design and profile of existing units; the viability of providing wood units (if applicable) as replacements will be explored during energy modelling.

Staff will also work with the applicant to ensure development of any new entries and storefront bays are complementary and sensitive relative to the façade wall. Staff will also ensure that any railing at the rooftop of the heritage properties is recessed and minimized from view.

Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

New Adjacent Base Building

The property at 474 Wellington Street West will be replaced with a contemporary podium or base building that is separated from the east wall of the heritage property at 482 Wellington Street by approximately 3.6 metres. This discrete building form at the street frontage will be designed to continue the rhythm and character of the existing Wellington Street West street wall. The base building height, scale and massing references the existing heritage properties at 482 and 488 Wellington Street West. Moreover, the approximately 10 metre step back from the top of the base building street wall façade to the development perceptually supports the scale, form and massing of the project relative to the heritage character at the Wellington Street West frontage. The design of the façade will also reference the existing architectural elements at adjacent heritage properties (including 468-470 Wellington Street West) by employing a grid like pattern of prominent vertical elements and punched openings. The base building façade will utilize a black metal grid and glass with integrated planter boxes and greenery.

The design of the base will be clearly contemporary and distinguishes the new building while relating to the heritage property. Staff will continue to work with the applicant with regard to design of this base building component in conjunction with other aspects of design of the base building where it abuts the heritage properties.

Adjacent Heritage Resources

There are individual heritage resources as indicated adjacent to the subject development site within the council approved King Spadina HCD and along all of the project site street frontages.

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative impact on these adjacent heritage properties. In fact, restoration and rehabilitation of all visible façades of the heritage properties, based on archival documents, will enhance the heritage fabric within this portion of the King Spadina HCD.

King Spadina Heritage Conservation District Plan

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (The HCD Plan). The proposal satisfies certain policies of the HCD Plan but falls short on others. For example, the plan identifies commercial detached buildings as an important typology.

The HCD Plan states that "Additions to contributing commercial properties shall only be permitted when the addition conserves the whole building". Though the project will conserve all street facing façades at 482 and 488 Wellington Street West and through proposed step backs will retain three dimensional perception as viewed from public rights of ways, "whole building conservation" has not been strictly achieved. However, within the context of a settlement the conservation strategy goes some way toward retaining the form of the two heritage properties.

The HCD Plan also requires that cantilevered portions of "additions to contributing properties shall not be permitted above any required step back or setback". The proposed development contains five floor levels from the seventh through the eleventh floor levels that project or cantilever 1.5 metres into the 10.5 metre step back. However, the extent and sequence of the step back provides reasonable breaking of the project massing above the heritage property in order to clearly define its built form legibility. In the absence of an enforce HCD plan this strategy is acceptable.

While staff would prefer to see the policies of the adopted HCD Plan adhered to, the proposal is responsive to many of the heritage issues raised, and complies with the City of Toronto Heritage Official Plan policies. In the overall context of a Council approved Settlement, staff are able to support the proposal.

Conservation Plan

Prior to the LPAT order issuing for the proposed development at 482 and 488 Wellington Street West, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 482 and 488 Wellington Street West will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 482 and 488 Wellington Street West, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 482 and 488 Wellington Street West will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Urban Design/Heritage, City Planning Division. This plan will provide details of how the heritage property will be lit to enhance heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Signage Plan

Given the grade related commercial uses proposed for the development site, staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage properties. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage property at 482 and 488 Wellington Street West and is satisfied the proposal meets the intent of the *Planning Act*, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structure will be conserved.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 7) for the properties at 482 and 488 Wellington Street West and determined that they meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Located on the north side of the street between Spadina Avenue and Portland Street, the properties contain two adjoining warehouses that were commissioned in 1907 (482 Wellington) and 1918 (488 Wellington) by Mandel Granatstein, who is identified as a prominent Jewish businessman in the early 20th century and as a co-founder of the Henry Street Shul (afterward the Beth Jacob Synagogue).

The buildings are complementary and well-crafted examples of Edwardian Classical styling applied to early-20th century warehouses, and individually distinguished by their distinctive brickwork (1907) and artificial stone detailing (1918). Designed by the notable Toronto architectural firms of J. A. Harvey (1907) and Hynes, Feldman and Watson (1918), the warehouses are associated with the historical development of the King-Spadina neighbourhood that, following the Great Fire of 1904, became Toronto's main manufacturing district where former residential buildings were replaced by industrial edifices, including the Granatstein Buildings. Contextually, from their setting on Wellington Street West, the Granatstein Buildings support, maintain and define the historical character of the street between Clarence and Victoria Squares as it was redeveloped in the early 20th century with industrial complexes that are recognized on the City's Heritage Register.

The Statement of Significance (Attachment 5) for 482 Wellington Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the *City of Toronto Act* provision and served on the Ontario Heritage Trust according to the provisions of the *Ontario Heritage Act*.

The Statement of Significance (Attachment 6) for 488 Wellington Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the *City of Toronto Act* provision and served on the Ontario Heritage Trust according to the provisions of the *Ontario Heritage Act*.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
City Planning

ATTACHMENTS

Attachment 1 – Location Plan

Attachment 2 – Photographs

Attachment 3 – Proposal Drawings

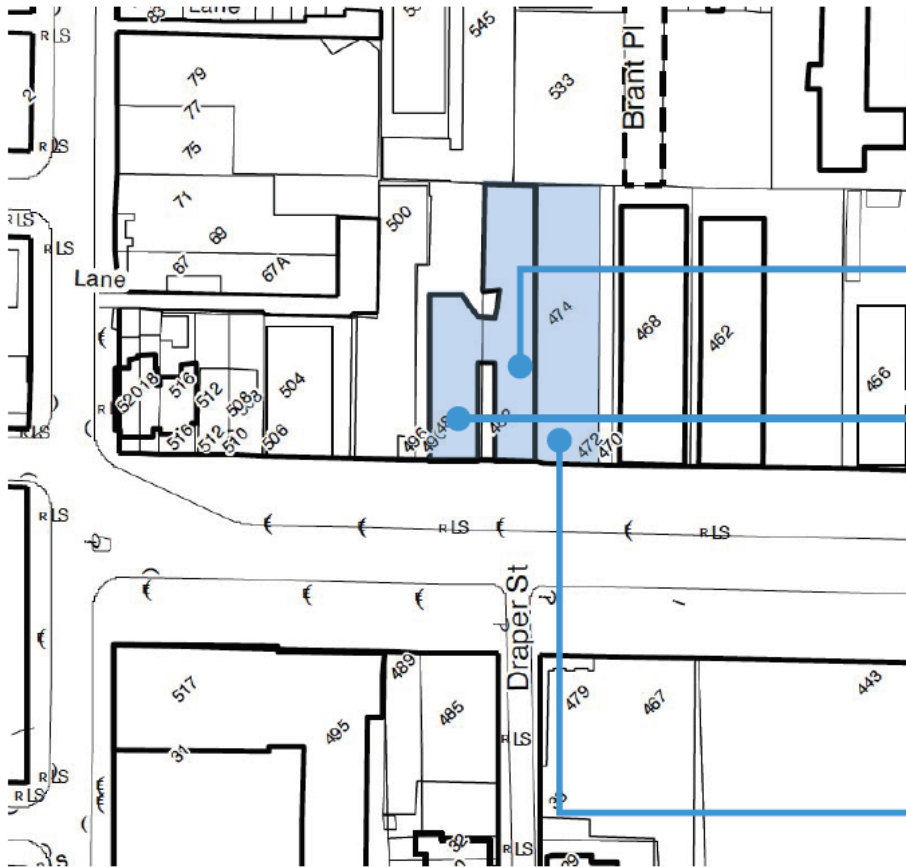
Attachment 4 - Settlement Letter

Attachment 5 - Statement of Significance (Reasons for Designation) – 482 Wellington Street West

Attachment 6 - Statement of Significance (Reasons for Designation) – 488 Wellington Street West

Attachment 7 - Heritage Property Research and Evaluation Report – 482 and 488 Wellington Street West

LOCATION MAP
482 and 488 Wellington Street West



Property data map with Site in blue (City of Toronto, 2016. Annotated by ERA, 2018.).

Location Map showing the properties at the development site at 482 and 488 Wellington Street West



482 Wellington Street West (right side) and 488 Wellington Street West (left side) Note the infill between heritage properties that has conjoined the two buildings in the 1990's.

PHOTOS
482 and 488 Wellington Street West



488 Wellington Street West – South/primary façade

PHOTOS
482 and 488 Wellington Street West

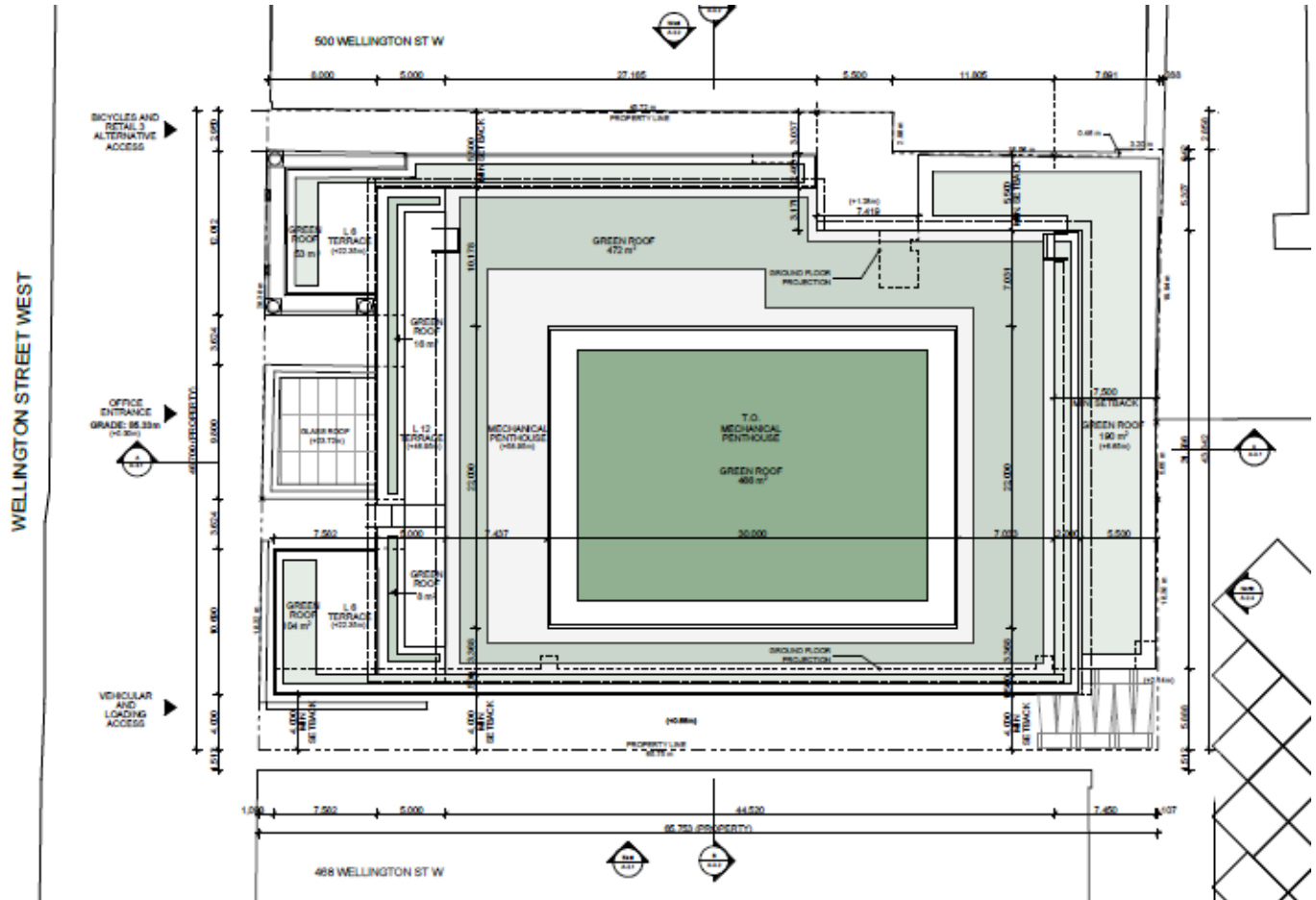


482 Wellington Street West – South/primary façade. Note 1998 rooftop addition.

PHOTOS
482 and 488 Wellington Street West



Looking west along Wellington Street West towards the two heritage properties at the right of the photo.

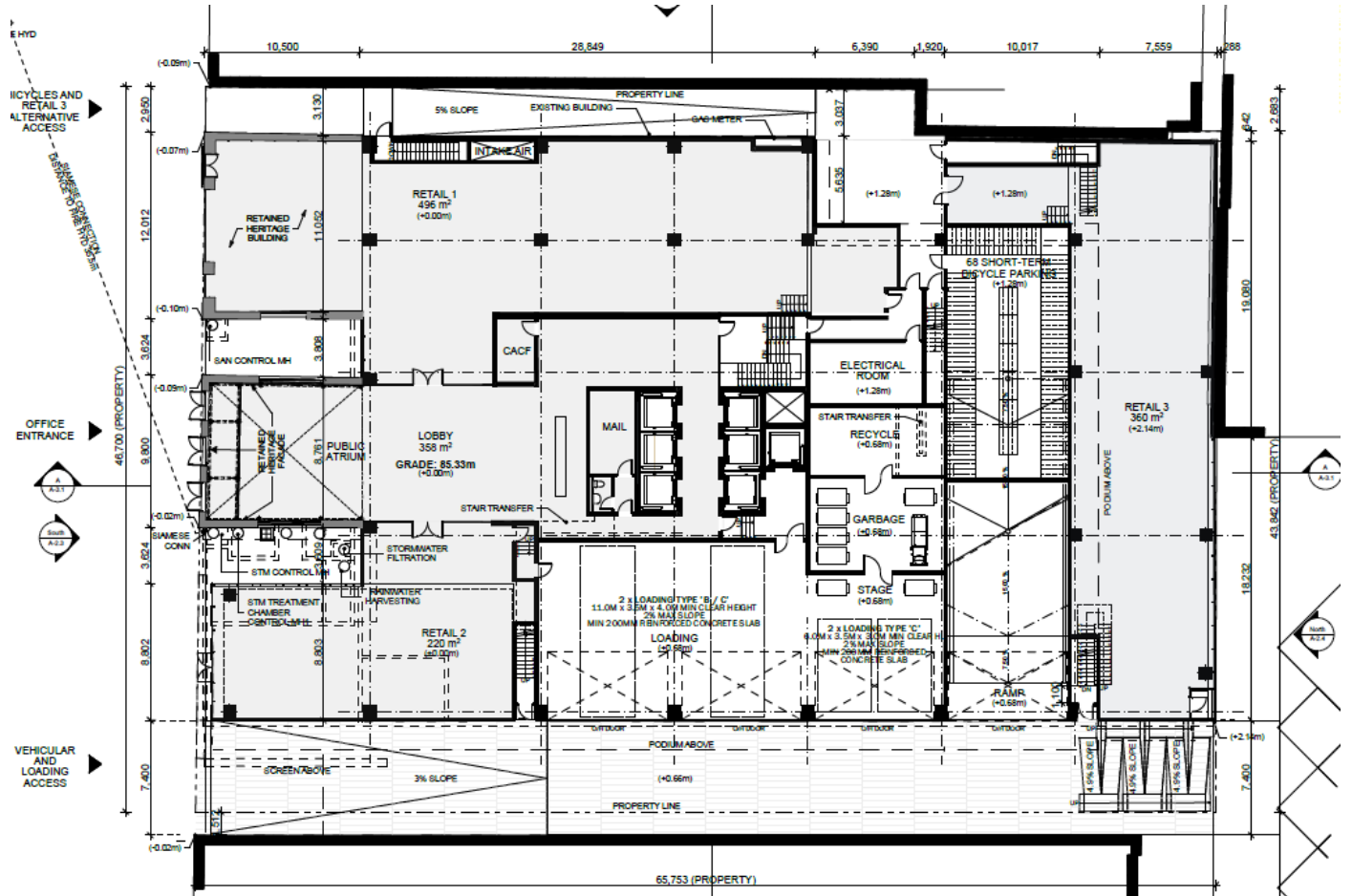


Site Plan

– Note step back from 7th to 11th floor level has been increased from 8 to 9 metre step back from heritage front façades from the time of this drawing submission

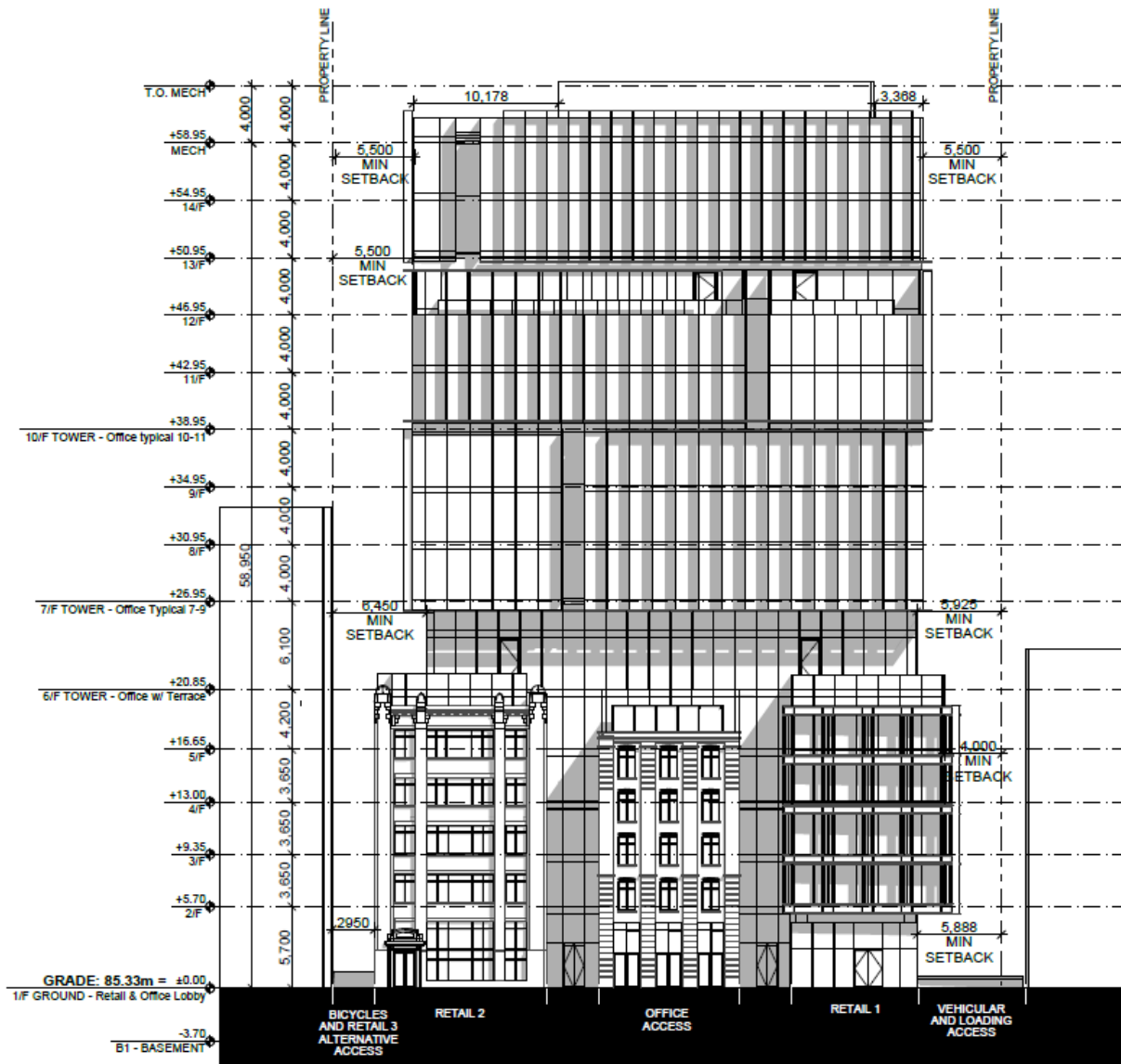
DRAWINGS

482 and 488 Wellington Street West



First Floor level

DRAWINGS
482 and 488 Wellington Street West



South Elevation

Note; Staff will work with the applicant to minimize visibility of glass rails that would be installed at the roof of the heritage structures in order to service the rooftop amenity space.

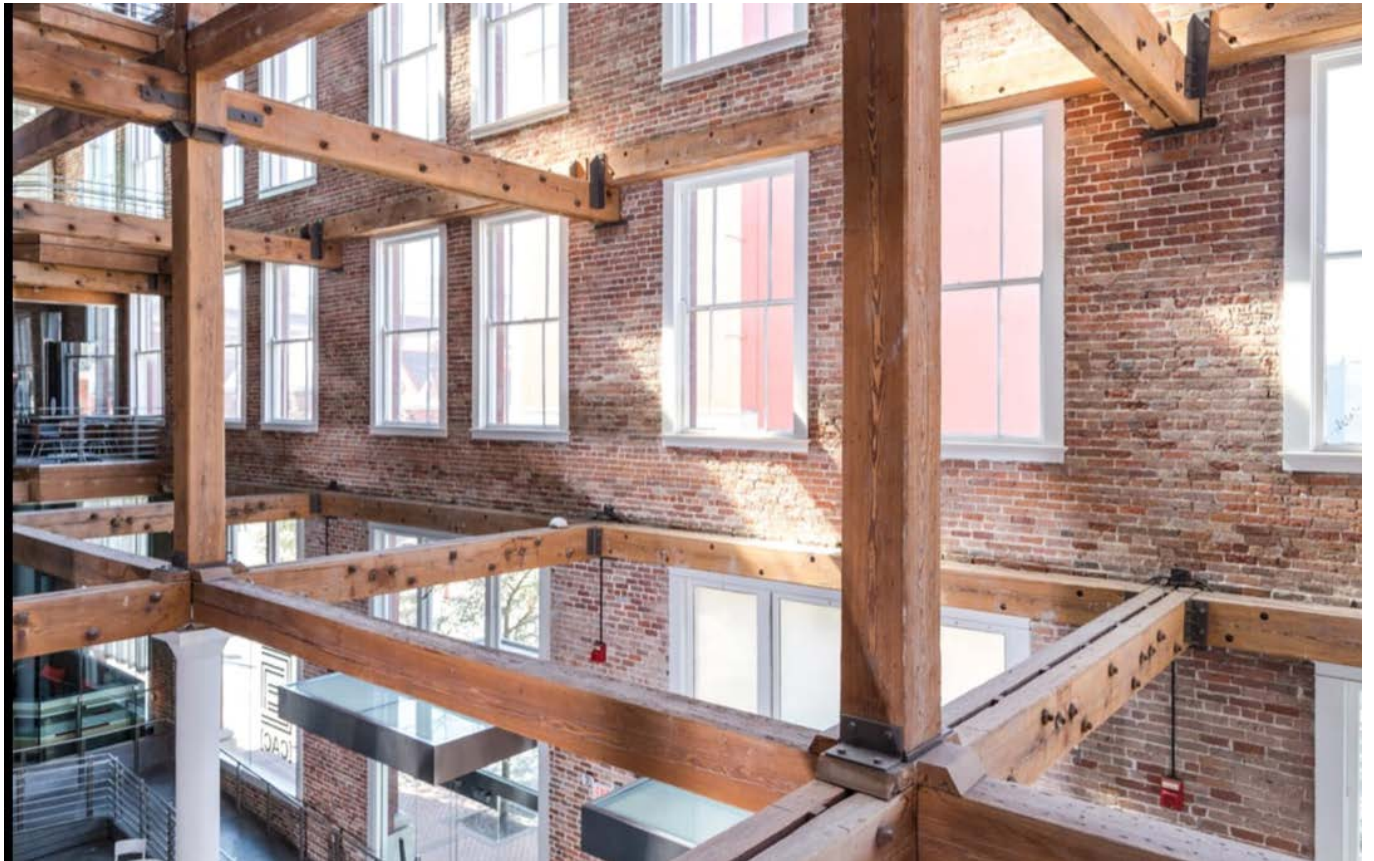
Note: Since submission of this drawing, certain step backs have been revised and the overall height of the development has been lowered.

DRAWINGS
482 and 488 Wellington Street West



Rendering of the proposed South Elevation, includes heritage properties at 482 and 488 Wellington Street west and the new base building at 474 Wellington street West

DRAWINGS
482 and 488 Wellington Street West



Example, Heavy timber frame interior retention structure will be provided within the atrium. This structure is proposed to be constructed to reference former floor levels and location of such floor levels (relative to existing window openings at the façades) and also to reflect the original warehouse timber structural system.



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File No. 703209

March 20, 2019

**By E-Mail Only to alex.suriano@toronto.ca &
sarah.oconnor@toronto.ca**

City of Toronto
Legal Services Division
Planning and Administrative Tribunal Law
Metro Hall
55 John Street, 26th Floor
Toronto, ON M5V 3C6

Attention: Alexander J. Suriano and Sarah O'Connor

Dear Sirs/Mesdames:

**Re: Offer to Settle Rezoning Appeals for lands known municipally as
470-474 Wellington St. West and 482 - 488 Wellington St. West
(LPAT Case Nos. PL170893 and PL171231)**

We are writing as counsel for Doubledown Holdings Inc. ("Doubledown") and on behalf of Mark Noskiewicz, counsel for Hullmark (474 Wellington) LP ("Hullmark" and together with Doubledown, the "Owners"). This letter is further to my letter to you of February 28, 2019 wherein we, on behalf of the Owners, confirmed our client's *with prejudice* offer to settle based on the terms contained in that letter.

As you are aware, Doubledown is the owner of the property municipally known as 482-488 Wellington Street West and Hullmark is the owner of the property municipally known as 470-474 Wellington Street West. Doubledown's lands and Hullmark's lands are hereafter referred to as the "Combined Hullmark/Doubledown Property".

While each of the Owners had originally submitted *independent* applications for the redevelopment of their respective lands, by Mark Noskiewicz's letter to the City dated December 3, 2018, the Owners made a without prejudice offer to the City to settle their rezoning appeals on the basis of a revised, consolidated proposal for a single 14-storey (58.95m) office building with a 5-storey podium (the "Combined Proposal").

By Mr. Noskiewicz's letter of January 30, 2019, he advised the City and the other parties to the above-noted LPAT proceedings that the Revised Proposal was the Owners' "*with prejudice*" position. As a result of further cooperative work with the City's staff, the

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Combined Proposal was further revised to reflect several issues that remained of concern to staff.

The Combined Proposal was further revised to reflect the continuing efforts of the Owners and staff which revisions were reflected in our aforementioned letter of the February 28, 2019.

Subsequent to the transmission of that letter, as a result of additional comments from staff, the Owners agreed to *further* refinements to the Owners' proposal (the "Revised Proposal").

This letter serves to confirm the complete terms of the Owners' *with prejudice* offer to settle including the attached plans reflecting the Revised Proposal. However, in addition to this offer, Schedule "A" to this letter contains a *without prejudice* supplement to that offer.

On a *with prejudice* basis, the Owners are refining their offer to the City to settle their rezoning appeals on the following *with prejudice* basis:

1. The Owners and the City will both support the Local Planning Appeal Tribunal ("LPAT") allowing the Owners' zoning appeals, by approving a zoning amendment that permits the redevelopment of the Combined Hullmark/Doubledown Property in accordance with the Revised Proposal, including the matters outlined below.
2. The height of the proposed office building, to the main roof line, will be reduced to 55m, with allowance for a mechanical penthouse above the 55m height, as illustrated on the attached plans.
3. The front setback at grade *up to and including* the 11th floor, shall be increased to +/- 9m with a *further increase* to 14m at the 12th floor.
4. The Conservation & Mitigation Strategy proposed in Section 8 of the Heritage Impact Assessment prepared by ERA Architects dated December 12, 2018 will be refined as follows:
 - a. there will be *in situ* retention of +/- 10.5m return walls of the east building of 488 Wellington St. West, rather than dismantling and rebuilding of such return walls;
 - b. the floors in the west building of 488 Wellington St. West will be replaced with new construction, and the floor levels will be adjusted to align with the new building;

SETTLEMENT LETTER
482 and 488 Wellington Street West



Page 3

- c. the floors in the east building of 488 Wellington St. West will be removed to provide a 5 storey atrium. A new timber frame interior retention structure will be provided within the atrium. This structure will be constructed to reference former floor levels and reflect the original warehouse timber structural system; and
 - d. a proposed lighting strategy will be incorporated into the atrium and retention structure, to both animate the atrium and façade.
5. The zoning amendment will provide for a Section 37 contribution in the amount of \$1,000,000, with such contribution allocated as follows:
 - a. \$800,000 for enhanced streetscape improvements similar to the enhanced streetscape improvements associated with "The Well"; and
 - b. \$200,000 as an affordable housing contribution.
6. If the Owners connect to Enwave District Heating/Cooling System, they will further reduce the size of the mechanical penthouse. Such commitment will be included in the aforementioned Section 37 Agreement as a legal convenience.
7. Our clients' obligations vis-à-vis parkland conveyance for the proposal shall be satisfied through a payment of cash-in-lieu pursuant to section 42 of the *Planning Act* and associated City Parkland Dedication By-law.
8. The Owners and the City will request that the LPAT withhold its Order allowing the Owners' zoning appeals until the following matters have been addressed:
 - a. the LPAT has been provided with the proposed zoning by-law amendment(s) in a form satisfactory to the City;
 - b. the Owners have entered into a Section 37 Agreement with the City, securing the matters outlined in item 5 above; and
 - c. the Owners have entered into a Heritage Easement Agreement with the City, securing the Conservation & Mitigation Strategy as outlined above.

As noted above, **on a without prejudice basis** in the event the City of Toronto accepts this offer, the Owners also agree to augment this offer as identified in Schedule "A" to the is letter.

Should you have any questions regarding this offer, please do not hesitate to contact the undersigned or Mark Noskiewicz. My contact information is set-out above and Mark may be reached at (416) 597-4136 or mnoskiewicz@goodmans.ca.


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SETTLEMENT LETTER
482 and 488 Wellington Street West



Page 4

Yours truly,
DAVIES HOWE LLP


per: Aaron I. Platt

AIP:AP
encls.:

copy: Mark Noskiewicz, *Goodmans LLP*
Clients

STATEMENT OF SIGNIFICANCE: 482 WELLINGTON STREET WEST
(REASONS FOR DESIGNATION)

The property at 482 Wellington Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets 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 north side of the street between Spadina Avenue (east) and Portland Street (west) in the King-Spadina neighbourhood, the property at 482 Wellington Street West contains a five-storey warehouse dating to 1907 that was commissioned by Mandel Granatstein for his rag processing and junk dealing businesses and designed by Toronto architect J.A. Harvey. The property, along with the adjoining site at 488 Wellington Street West (which contains a complementary warehouse built in 1918), was retained by M. Granatstein and Sons of Toronto Limited until 1982.

The property at 482 Wellington Street West was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005. The King-Spadina HCD Plan (2016) identifies 482 Wellington Street West as a contributing heritage property. Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in October 2017 by By-law 1111-2017, which was amended by By-law 1241-2017. In 2019, the HCD was under appeal.

Statement of Significance

The property at 482 Wellington Street West has design value as a well-crafted example of Edwardian Classicism applied to an early-20th century warehouse. The Granatstein Building displays the hallmarks of the style with the tripartite organization of the principal (south) elevation, the sombre red brick cladding, the symmetrical placement of the openings, and the modest classical detailing with the banded brick pilasters and the brick corbelling beneath the south roofline.

The associative value of the property at 482 Wellington Street West is through its connection with Mandel Granatstein, who commissioned the warehouse as part of a complex of industrial buildings. Granatstein was a Polish emigrant who established rag processing and junk dealing enterprises in The Ward, the Toronto neighbourhood that was the centre of the Jewish community in the late-19th and early-20th centuries. By 1907 when Granatstein unveiled his first custom-built warehouse in King-Spadina, he was regarded as one of the most successful Jewish businessmen in the city.

Granatstein was noted for commissioning Benjamin Brown, Toronto's first practicing Jewish architect, to design his family residence on St. George Street (which included a retractable roof for Sukkoth observances), as well as for his role as a co-founder and supporter of the Henry Street Shul, the forerunner to the Beth Jacob Synagogue.

Until his death in 1945, Granatstein operated his businesses with his three sons, who retained the adjoining warehouses at 482 and 488 Wellington Street West until 1982.

The Granatstein Building at 482 Wellington Street West is valued for its association with Toronto architect J. A. (James Arthur) Harvey, who was particularly noted for his solo practice that began in the late-19th century and focused on residential buildings in Toronto's up-and-coming residential neighbourhoods, as well as the first generation of walk-up apartment blocks in the city. The property at 482 Wellington Street West contains one of Harvey's rare documented commissions for an industrial building.

The property at 482 Wellington Street West has additional associative value for its contribution to the understanding of the historical development and evolution of the King-Spadina neighbourhood, which originated as part of the Military Reserve that was established in the late 1700s west of the Town of York and afterward subdivided and sold in the early-19th century to support the westward expansion of the community. The plan of subdivision incorporated two significant public spaces (Clarence Square and Victoria Memorial Square, the latter with a military burial ground) that were linked by an unusually wide boulevard named Wellington Place. As the area changed from a residential precinct to Toronto's main industrial centre after the Great Fire of 1904, most of the estate houses were replaced by large-scale factories and warehouses, including the Granatstein Building at 482 Wellington Street West. It was among the earliest warehouses constructed on the north side of the street.

Contextually, the Granatstein Building at 482 Wellington Street West supports and maintains the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the property at 482 Wellington Street reflects the second phase of development of the former Wellington Place from a 19th-century residential enclave to an extension in the early 20th century of the industrial district where warehouses including the Granatstein Building lined most of the street. The subject building is historically and visually linked to its surroundings where it is adjoined by the Granatstein Building (1918) at 488 Wellington Street West.

Heritage Attributes

The heritage attributes of the Granatstein Building on the property at 482 Wellington Street West are:

- The setback, placement and orientation of the building on the north side of the street, east of Portland Street
- The scale, form and massing of the five-storey rectangular-shaped plan
- The materials, with the red brick cladding and detailing
- The flat roofline with the corbelled brickwork on the south end
- The principal (south) elevation, which is organized into three bays by the pilasters with brick banding
- On the south elevation, above the first (ground) floor (which has been altered), the symmetrically-placed segmental-arched window openings with the brick and stone detailing

- The east and west side elevations, with the flat-headed window openings that are viewed from Wellington Street West

The glazed rooftop addition, dating to the 1990s, and the ground-floor link to the adjoining building at 488 Wellington Street West are not identified as heritage attributes.

STATEMENT OF SIGNIFICANCE: 488 WELLINGTON STREET WEST (REASONS FOR DESIGNATION)

The property at 488 Wellington Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets 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 north side of the street between Spadina Avenue (east) and Portland Street (west) in the King-Spadina neighbourhood, the property at 488 Wellington Street West contains a five-storey warehouse dating to 1918 that was commissioned by Mandel Granatstein for his rag processing and junk dealing businesses and designed by Toronto architect J.A. Harvey. The property, along with the adjoining site at 482 Wellington Street West (which contains a complementary warehouse built in 1907), was retained by M. Granatstein and Sons of Toronto Limited until 1982.

The property at 488 Wellington Street West was included on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973. The King-Spadina HCD Plan (2016) identifies 488 Wellington Street West as a contributing heritage property. Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in October 2017 by By-law 1111-2017, which was amended by By-law 1241-2017. In 2019, the HCD was under appeal.

Statement of Significance

The property at 488 Wellington Street West has design value as a well-crafted example of Edwardian Classicism applied to an early-20th century warehouse. The Granatstein Building displays the hallmarks of the style with the tripartite organization of the principal (south) elevation with the extended centre bay, the sombre red brick cladding, and the symmetrical placement of the openings. It is particularly distinguished by the artificial stone applied for the base (south), the classically-detailed south entrance, the extended lintels and sills on the flat-headed window openings on the south elevation (that extend to the southerly bays on the east and west side walls), and the cornice with the dome-shaped finials at the south end of the flat roofline. The Granatstein Building (1918) was noted at the time of its construction for its innovative (at that time) concrete structure that was exposed on the side walls with the grid-like placement of the fenestration.

The associative value of the property at 488 Wellington Street West is through its connection with Mandel Granatstein, who commissioned the warehouse as part of a complex of industrial buildings. Granatstein was a Polish emigrant who established rag processing and junk dealing enterprises in The Ward, the Toronto neighbourhood that was the centre of the Jewish community in the late-19th and early-20th centuries. By 1907 when Granatstein unveiled his first custom-built warehouse in King-Spadina, he was regarded as one of the most successful Jewish businessmen in the city.

Granatstein was noted for commissioning Benjamin Brown, Toronto's first practicing Jewish architect, to design his family residence on St. George Street (which included a retractable roof for Sukkoth observances), as well as for his role as a co-founder and supporter of the Henry Street Shul, the forerunner to the Beth Jacob Synagogue. Until his death in 1945, Granatstein operated his businesses with his three sons, who retained the adjoining warehouses at 482 and 488 Wellington Street West until 1982.

The Granatstein Building at 488 Wellington Street West is also valued for its association with the Toronto architectural firm of Hynes, Feldman and Watson, which had a short but notable practice beginning in 1915 that was headed by architect J. P. (James Patrick Hynes) and interrupted by the untimely death in 1919 of Isadore Feldman and the subsequent departure to New York City of Albert Edward Watson. While working together, the architects designed three venues for the Allen Theatre chain (including the extant building now known as the Danforth Music Hall), additions to St. Michael's Hospital and a small number of industrial edifices, including the Granatstein Building at 488 Wellington Street West.

The property at 488 Wellington Street West has additional associative value for its contribution to the understanding of the historical development and evolution of the King-Spadina neighbourhood, which originated as part of the Military Reserve that was established in the late 1700s west of the Town of York and afterward subdivided and sold in the early-19th century to support the westward expansion of the community. The plan of subdivision incorporated two significant public spaces (Clarence Square and Victoria Memorial Square, the latter with a military burial ground) that were linked by an unusually wide boulevard named Wellington Place. As the area changed from a residential precinct to Toronto's main industrial centre after the Great Fire of 1904, most of the estate houses were replaced by large-scale factories and warehouses, including the Granatstein Building at 488 Wellington Street West that, with the earlier (1907) warehouse at 482 Wellington, formed a small-scale manufacturing complex in the block.

Contextually, the Granatstein Building at 488 Wellington Street West supports and maintains the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the property at 488 Wellington Street reflects the second phase of development of the former Wellington Place from a 19th-century residential enclave to an extension in the early 20th century of the industrial district where warehouses including the Granatstein Building lined most of the street. The subject building is historically and visually linked to its surroundings where it is adjoined by the original Granatstein Building (1907) at 482 Wellington Street West.

Heritage Attributes

The heritage attributes of the Granatstein Building on the property at 488 Wellington Street West are:

- The setback, placement and orientation of the building on the north side of the street, east of Portland Street
- The scale, form and massing of the five-storey rectangular-shaped plan above the raised base with the window openings (south) and the artificial stone facing
- The materials, with the red brick cladding and the brick and artificial stone detailing
- The flat roofline with the artificial stone cornice and dentils at the south end
- The principal (south) elevation, which is organized into three bays, with an extended centre bay, by the pilasters that are surmounted by artificial stone dome-shaped finials
- On the south elevation, the placement of the main entrance in the left (west) bay of the first (ground) floor in a classically-detailed surround, and the symmetrically-placed flat-headed window openings with the continuous artificial stone lintels and sills
- The east and west side elevations, where the grid-work pattern of flat-headed window openings in artificial stone surrounds is continued in the southerly bays

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



GRANATSTEIN BUILDINGS

482 and 488 WELLINGTON STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2019

1. DESCRIPTION



Cover: aerial view (www.google.ca/maps); above: current photograph with the 1907 (right) and 1918 (left) Granatstein Buildings (Heritage Preservation Services, 2019)

482 and 488 Wellington Street West: Granatstein Buildings	
ADDRESS	482 and 488 Wellington Street West (north side, east of Portland Street)
WARD	Ward 10 (Trinity-Fort York)
LEGAL DESCRIPTION	Military Reserve, Section F, part Lots 13-14; Plan D45, Part Lot 13
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Granatstein Buildings
CONSTRUCTION DATE	482 Wellington Street West: 1907 488 Wellington Street West: 1918
ORIGINAL OWNER	Mandel Granatstein, businessman
ORIGINAL USE	Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	482 Wellington Street West: J. A. Harvey, architect; 488 Wellington Street West: Hynes, Feldman & Watson, architects
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick and stone trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 482 and 488 Wellington Street West and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of the Town of York (Toronto), the area west of the town site is set aside as the Military Reserve
1797	The municipality is extended to Peter Street as "New Town" where the west boundary adjoins the Military Reserve
1837	The subdivision of the east section of the Military Reserve is shown on Bonnycastle's Plan, with Wellington Place laid out as a wider than usual street connecting Clarence Square (east) and Victoria Square (west) (Image 2a)
1844	Lots 13 and 14 in Section F of the Military Reserve on the north side of Wellington Place are patented to F. H. Thomson (Image 2b) and remain vacant when Boulton's Atlas is published in 1858 (Image 2c)
1869	Thomson's executors begin selling his allotments, which are developed in the 1870s as residential estates
1884	The first Goad's Atlas illustrating the area shows the residential buildings on and adjoining the subject sites on Lots 13 and 14 (Image 2d)
1907 Mar	Mandel Granatstein purchases part of Lots 13 and 14 from Samuel Harris and is issued a building permit for a warehouse identifying J. A. Harvey as the architect
1907 Aug	An "unfinished building" owned by Granatstein is recorded at "482 and 486" Wellington Place on the tax assessment rolls and advertised in the <i>Toronto Star</i> as the pending location of the "Granatstein Rag and Metal Company"
1907	Following the renaming of Wellington Place as the extension of Wellington Street West, the firm of M. Granatstein and Sons, junk dealers, is listed at 482 Wellington in the City Directory of 1908 (reflecting information from the previous year)
1908 July	Granatstein acquires part of Lot 13, west of his building at 482 Wellington, from William Fountain (which contains a late-19 th century house form building, where according to the city directories, Granatstein later resides ¹)

¹ The city directories and tax assessment rolls indicate that Mandel Granatstein left The Ward in 1907 to reside at 24 Draper Street, near his new warehouse. He is identified as the resident at 488 Wellington in 1917, a year prior to the redevelopment of that site and before commissioning a custom-built house at 42 St. George Street (where he was first recorded in 1919). Granatstein also owned innumerable residential properties in downtown Toronto, which he tenanted through advertisements in city newspapers

1908 Aug	The next tax assessment roll values Granatstein's warehouse at 482 Wellington at \$15,000
1910	The 1907 warehouse is illustrated on Goad's Atlas (Image 3a)
1914 Aug	On the tax assessment rolls, Granatstein owns the adjoining properties at 482 and 488 Wellington, with buildings valued at \$15,000 and \$4000, respectively
1915 Aug	Granatstein is issued a building permit for a second warehouse at 482 Wellington, which is constructed behind (north of) the 1907 building
1916 July	Mandel Granatstein transfers his holdings on Wellington Street West to "M. Granatstein and Sons of Toronto Limited"
1916 Aug	The value of Granatstein's buildings at 482 Wellington increases to \$29,000, reflecting the addition of the new warehouse at the north end of the site
1918 Jan	Hynes, Feldman and Watson prepare plans and specifications for a warehouse at 488 Wellington, including a site plan showing the complex of buildings on Granatstein's properties (Image 4a)
1918 Aug	The tax assessment rolls indicate that Granatstein's "unfinished" building at 488 Wellington is valued at only \$1000 (suggesting that construction has recently begun)
1919 Jan	Granatstein's new warehouse is profiled in <i>Construction</i> magazine (Images 4b-4c)
1919 Aug	The next assessment roll indicates that the warehouse at 488 Wellington houses the Acme Waste Company and Woolstox Limited (sic), both owned by Granatstein, and is separately valued at \$60,000
1919	The City Directory for 1920 (with information dating to the previous year) records M. Granatstein and Sons at 482-488 Wellington Street West
1923	The update to Goad's Atlas (Volume 1) shows the components of Granatstein's complex (Image 3b)
1941	An application is made for a garage at "486" Wellington (which is shown on Image 3c)
1943	Following the illustration of the buildings at 482-488 Wellington on the update to the Underwriters' Survey Bureau atlas (Image 3c), M. Granatstein and Sons buy and sell additional parts of Lot 13 in the late 1940s
1964	The subject buildings are illustrated on revisions to the Underwriters' Survey Bureau Atlas (Image 3d)
1973	The property at 488 Wellington Street West (containing the 1918 warehouse) is listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) and captured in archival photographs (including Images 4d and 4e)
1982	Granatstein's Wellington Street properties are acquired by Lee-Mar Developments, which retains the site until 1998
1993	An application is made for the rooftop addition to 482 Wellington and the link to 488 Wellington (as shown in Images 5d-5e)
2005	The property at 482 Wellington Street West with the 1907 warehouse is included on the Heritage Register

2017 June	Toronto City Council adopts the King-Spadina Heritage Conservation District (HCD), which identifies 482 and 488 Wellington Street West as a contributing heritage properties
2017 Oct	The King-Spadina HCD is designated under Part V of the Ontario Heritage Act ²

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The properties at 482 and 488 Wellington Street West are in the King-Spadina neighbourhood, which was named for the major cross-roads of King Street West and Spadina Avenue. The area originated as part of the Military Reserve that was established west of the Town of York (Toronto) after its founding in 1793. Four years later, the community’s rapid population growth led to its westward expansion from the original 10-block town site toward the Military Reserve where present-day Peter Street marked the boundary of the “New Town.” King Street was extended from Old Town as the main commercial thoroughfare where shops and services were adjoined by major institutional landmarks (including the Province’s Third Parliament Buildings and York’s first General Hospital), as well as residential buildings that ranged from high-end estates near the waterfront to more modest row housing on the side streets.

The transformation of the King-Spadina neighbourhood from an institutional and residential enclave began after the inaugural steam railways ran their tracks through the area in the 1850s. Industries began congregating in the vicinity to take advantage of this new method of shipping, a situation that intensified after the Great Fire of 1904 when the city’s manufacturing district relocated to King-Spadina. With its large-scale factories and warehouses replacing much of the earlier building stock, King-Spadina remained an active industrial centre until after World War II when businesses moved to Toronto's suburbs where large tracts of land were developed and serviced by new highways. While part of King-Spadina was dubbed the "Fashion District" for the clothing producers that remained, the revitalization of the area for non-industrial uses began in the 1960s when entrepreneur Edwin "Honest Ed" Mirvish restored the Royal Alexandra Theatre on King Street West and converted the neighbouring industrial buildings to offices and restaurants. The renaissance of King-Spadina as a popular mixed-used community continued in the late 20th century with the removal of the area's restrictive industrial zoning. Featuring an important collection of surviving heritage buildings from all periods of its development, the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act in 2017.³

2 The proposed HCD is under appeal at the time of the writing of this report:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE236.14>

3 In 2017, the King-Spadina HCD was designated under By-law 1111-2017, as amended by By-law 1241-2017: <https://www.toronto.ca/legdocs/bylaws/2017/law1111.pdf> and <https://www.toronto.ca/legdocs/bylaws/2017/law1241.pdf>

482 and 488 Wellington Street West

The historical evolution of the properties at 482 and 488 Wellington Street West is traced on the timeline above, as well as through the archival maps and images attached in Section 6 of this report.⁴ In the early 1830s when Toronto was incorporated as a City, the subdivision of the east section of the Military Reserve opened the area for further residential development. Separate plans prepared in 1837 by Bonnycastle and Hawkins illustrated the layout of the streets and building lots (Images 2a-2b). West of Brock Street (present-day Spadina Avenue), Wellington Place was laid out according to British planning principles as a broad boulevard linking two public spaces named Clarence Square (east) and Victoria (Memorial) Square (west, and incorporating the Military Reserve's burial ground of 1794). Throughout the 19th century, residential estates were unveiled along both sides of the street.

On the north side of Wellington Place, Lots 13 and 14 were patented to Tannatt Huston Thomson, Deputy Commissary-General, in 1841. The allotments remained vacant until the early 1870s when his executors sold separate portions of Lot 13 to Thomas Devine, Ontario's Chief Surveyor (west) and businessman James Michie (east). Devine commissioned a house on his land, which was redeveloped following its sale to John Hamilton Kane seven years later (the latter residence was illustrated on Goad's Atlas in 1884, as shown in Image 2d). Directly east of Kane's property, Michie completed an expansive estate on the east part of Lot 13, all of adjoining Lot 14 and additional land to the east, which was retained by his family until 1907.

The portions of Lots 13 and 14 that comprise the subject properties were acquired by businessman Mandel Granatstein in 1907 and 1908, respectively.⁵ Granatstein (ca. 1856-1945) was a Polish immigrant who, following his arrival in Toronto in the late-19th century, lived in the Ward. The founder in 1895 of a junk dealing and rag processing company, "by the early 20th century he had become one of the most prosperous Jews in Toronto."⁶ Granatstein commissioned a five-storey brick warehouse on Lot 14 (present-day 482 Wellington), which was under construction in August 1907 and, according to the *Toronto Star*, scheduled to open the following month. After the issuance of a building permit in 1915, Granatstein added a second structure, described as a "six-storey brick and steel warehouse," to the rear (north) of the earlier building (as shown on the site plan attached as Image 3a). The business was renamed M. Granatstein and Sons of Toronto Limited in 1916, with John Samuel, Israel and Joseph Granatstein named as the firm's vice-president, secretary-treasurer and office manager, respectively. The growth of the family's manufacturing interests resulted in the addition of a third warehouse on the west end of the tract (part of Lot 13 and now identified as 488 Wellington), which was under construction in 1918. This edifice was profiled in the January 1919 edition of *Construction* magazine, which described it as "being built according to the revised Toronto by-law as adopted after the Chicago code" [regarding materials and fireproofing] in a design that "provides for the addition of extra floors to

⁴ Other maps are available at <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

⁵ Granatstein's name is also spelled "Mendel" in some archival records, although land records, tax assessment rolls and city directories use "Mandel"

⁶ <http://search.ontariojewisharchives.org/Permalink/descriptions282578>

the present five storeys.”⁷ According to the tax assessment rolls, the new structure housed Woolstox Limited (sic), “shoddy manufacturers” (of new fabric from old remnants) and the Acme Waste Company, both of which were headed by Mandel Granatstein.

While developing his businesses on Wellington Street West, Mandel Granatstein assembled a real estate portfolio in central Toronto, which included many of the city’s new low-rise apartment houses. Following the completion of the warehouse at 488 Wellington, Granatstein commissioned his new family residence on St. George Street that was noted for its design by Benjamin Brown, Toronto’s first practicing Jewish architect, and incorporated a retractable roof for Sukkoth observances. Granatstein is recognized as a co-founder of the Henry Street Shul, which held services in the Ward beginning in 1899 before unveiling the custom-built Beth Jacob Synagogue (1922) on Henry Street (where it is included on the City of Toronto’s Heritage Register). The latter edifice was originally known as “The Great Synagogue” for its connection to “the Polish Jews, formerly the fewest in number, the poorest and the least visible,” who represented the first Jewish congregation in the 20th century to locate their place of worship outside the boundaries of the Ward as part of the westward shift of the community.⁸

Following Mandel Granatstein’s death in 1945, his businesses continued to operate on Wellington Street West and his family retained the subject properties until 1982. A decade later, the 1907 building was extended with a rooftop addition and a link at ground level to the 1918 warehouse (Images 5d and 5e).

The property at 488 Wellington Street West was included on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973, with 482 Wellington Street West added in 2005. When Toronto City Council adopted the King-Spadina Heritage Conservation District (HCD) in 2017, 482 and 488 Wellington Street West were identified as contributing heritage properties.

Architects for the Granatstein Buildings: J. A. Harvey (1907) and Hynes, Feldman and Watson (1918)

The Granatstein Buildings are associated with notable Toronto architects. The 1907 warehouse at 482 Wellington Street West was designed by J. A. (James Arthur) Harvey (1870-1935), a solo practitioner since 1893. While much of his portfolio focused on commissions for house form buildings, “he can be numbered among the first of Toronto’s architects to develop the prototype for the two- and three-storey walk-up apartment block.”⁹ The Granatstein Building (1907) is among Harvey’s few documented non-residential projects.¹⁰

The Toronto firm of Hynes, Feldman and Watson prepared the plans for the adjoining 1918 warehouse at 488 Wellington Street West. The practice was founded by J. P. (James Patrick) Hynes (1868-1953), who began a solo career in the mid-1890s and accepted commissions for house form buildings, small-scale apartment blocks, hotels

⁷ *Construction*, January 1919, 27

⁸ Speisman, 304

⁹ Entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, unpagged

¹⁰ *ibid*

and warehouses, including examples in King-Spadina after the Great Fire. In 1915, Hynes formed a partnership with his former apprentice, Isadore Feldman (1887-1919) and Albert Edward Watson (1885-1973) that became best known for designing three venues for the Allen Theatre chain, including the extant complex now known as the Danforth Music Hall (1919) at 147 Danforth Avenue, which is recognized on the City's Heritage Register. Following Feldman's untimely death and Watson's departure to work with the notable New York City firm of Warren and Wetmore, Hynes practiced alone, designing St. Peter's Roman Catholic Church (1926) on Bathurst Street as his final documented commission in Toronto (the latter is listed on the Heritage Register under 659 Markham Street).

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 482 and 488 Wellington Street West are found on the cover and in Sections 2 and 6 of this report. The Granatstein Buildings complement one another in their World War I era vintage, as well as their scale and setback on the street and Edwardian Classical detailing. The latter style was embraced during this period for most building types and identified by the usual choice of somber red brick, the symmetrical placement of the door and window openings, and the incorporation of classical features. When applied to factories and warehouses, Edwardian Classical designs typically featured the tripartite organization of the principal elevation, mimicking a classical column with a base, shaft and cornice, which is evident on the subject buildings.

The earlier 1907 warehouse is a more modest version of Edwardian Classicism. The building has a five-storey rectangular-shaped plan. The principal (south) elevation is organized into three bays by brick pilasters with banding and corbelled brickwork beneath the flat roofline. In the first (ground) floor, the openings have been altered, including the relocation of the main entrance from the left (west) bay to the centre of the wall. The upper stories have segmental-arched window openings with stone sills, while the side elevations (east and west) visible from Wellington Street West display regularly-placed flat-headed openings.

The adjoining 1918 warehouse features a complementary design in its scale, but its rectangular-shaped plan is truncated at the northeast corner to allow access to the rear of the property. Rising five stories above an extended base with window openings and artificial stone cladding, the building is covered by a flat roof. The principal (south) elevation is symmetrically organized into three bays by brick pilasters, with the main entrance placed at ground level in the west (left) bay. The building is particularly distinguished by the organization of the south elevation with a wide centre bay, and the application of artificial stone for the classical detailing on the south doorway, the lintels and sills on the flat-headed window openings and the distinctive dome-shaped finials surmounting the pilasters. The grid-like pattern created by the fenestration and artificial stone trim is continued in the southerly bays on the east and west side elevations.

iv. CONTEXT

The map attached as Image 1 shows the location of the properties at 482 and 488 Wellington Street West. It is part of a collection of warehouses along the street that

includes the Monarch Building (1915) at 436 Wellington, the Butterick Publishing Building (1915) at 468 Wellington and the Copp-Clark Publishing Company's complex (1909 ff.) at 495-517 Wellington. To the south, the Granatstein Buildings face the

entrance to Draper Street where the collection of late-19th century residential buildings is designated as a Heritage Conservation under Part V of the Ontario Heritage Act. Directly west of the subject sites, this section of Wellington Street West terminates at Victoria (Memorial) Square, an important public space in the neighbourhood and city, which contains the military burial ground of 1794 and is individually designated under Part IV, Section 29 of the Ontario Heritage Act.

The properties at 482 and 488 Wellington Street West and many of their neighbours along the street between Spadina Avenue (east) and Portland Street (west), comprising both house form and commercial buildings, are individually recognized on the Heritage Register and identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 482 and 488 Wellington Street West have design value as well-crafted examples of Edwardian Classicism applied to early-20th century warehouses. Both of the Granatstein Building displays the hallmarks of the style with the tripartite organization of the principal (south) elevations, the sombre red brick cladding, and the symmetrical placement of the openings. The 1907 warehouse features modest classical detailing with the banded brick pilasters and the brick corbelling beneath the south roofline, while the 1918 edifice (with its extended centre bay on the south elevation) is particularly distinguished by the artificial stone applied for the base (south), the classically-detailed south entrance, the extended lintels and sills on the flat-headed window openings on the south elevation (that extend to the southerly bays on the east and west side walls), and the cornice with the dome-shaped finials at the south end of the flat roofline. The Granatstein Building (1918) was noted at the time of its construction for its innovative (at that time) concrete structure that was exposed on the side walls with the grid-like placement of the fenestration.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The associative value of the properties at 482 and 488 Wellington Street West is through their connection with Mandel Granatstein, who commissioned the warehouses as part of a complex of industrial buildings. Granatstein was a Polish emigrant who established rag processing and junk dealing enterprises in The Ward, the Toronto neighbourhood that was the centre of the Jewish community in the late-19th and early-20th centuries. By 1907 when Granatstein unveiled his first custom-built warehouse in King-Spadina, he was regarded as one of the most successful Jewish businessmen in the city. Granatstein was noted for commissioning Benjamin Brown, Toronto's first practicing Jewish architect, to design his family residence on St. George Street (which included a retractable roof for Sukkoth observances), as well as for his role as a co-founder and supporter of the Henry Street Shul, the forerunner to the Beth Jacob Synagogue. Until his death in 1945, Granatstein operated his businesses with his three sons, who retained the adjoining warehouses at 482 and 488 Wellington Street West until 1982.

The Granatstein Buildings at 482 and 488 Wellington Street West are also valued for their association with the architects who designed them. The 1907 warehouse is linked to Toronto architect J. A. (James Arthur) Harvey, who was particularly noted for his solo practice that began in the late-19th century and focused on residential buildings in Toronto's up-and-coming residential neighbourhoods, as well as the first generation of walk-up apartment blocks in the city. The property at 482 Wellington Street West contains one of Harvey's rare documented commissions for an industrial building. The neighbouring 1918 warehouse is associated with the Toronto architectural firm of Hynes, Feldman and Watson, which had a short but notable practice beginning in 1915 that was headed by architect J. P. (James Patrick Hynes) and interrupted by the untimely death in 1919 of Isadore Feldman and the subsequent departure to New York City of Albert Edward Watson. While working together, the architects designed three venues for the Allen Theatre chain (including the extant building now known as the Danforth Music Hall), additions to St. Michael's Hospital and a small number of industrial edifices, including the Granatstein Building at 488 Wellington Street West.

The properties at 482 and 488 Wellington Street West have additional associative value for its contribution to the understanding of the historical development and evolution of the King-Spadina neighbourhood, which originated as part of the Military Reserve that was established in the late 1700s west of the Town of York and afterward subdivided and sold in the early-19th century to support the westward expansion of the community. The plan of subdivision incorporated two significant public spaces (Clarence Square and Victoria Memorial Square, the latter with a military burial ground) that were linked by an unusually wide boulevard named Wellington Place. As the area changed from a

residential precinct to Toronto's main industrial centre after the Great Fire of 1904, most of the estate houses were replaced by large-scale factories and warehouses, including the Granatstein Buildings that formed a small-scale manufacturing complex in the block.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the Granatstein Buildings at 482 and 488 Wellington Street West support and maintain the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the properties at 482 and 488 Wellington Street reflect the second phase of development of the former Wellington Place from a 19th-century residential enclave to an extension in the early 20th century of the industrial district where warehouses including the Granatstein Buildings lined most of the street. The subject buildings are historically and visually linked to their surroundings with their placement side-by-side on Wellington Street West.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 482 and 488 Wellington Street West have cultural heritage value for their design, historical associations and context. Located on the north side of the street between Spadina Avenue and Portland Street, the properties contain two adjoining warehouses that were commissioned in 1907 (482 Wellington) and 1918 (488 Wellington) by Mandel Granatstein, who is identified as a prominent Jewish businessman in the early 20th century and as a co-founder of the Henry Street Shul (afterward the Beth Jacob Synagogue). The buildings are complementary and well-crafted examples of Edwardian Classical styling applied to early-20th century warehouses, and individually distinguished by their distinctive brickwork (1907) and artificial stone detailing (1918). Designed by the notable Toronto architectural firms of J. A. Harvey (1907) and Hynes, Feldman and Watson (1918), the warehouses are associated with the historical development of the King-Spadina neighbourhood that, following the Great Fire of 1904, became Toronto's main manufacturing district where former residential buildings were replaced by industrial edifices, including the Granatstein Buildings. Contextually, from their setting on Wellington Street West, the Granatstein Buildings support, maintain and define the historical character of the street between Clarence and Victoria Squares as it was redeveloped in the early 20th century with industrial complexes that are recognized on the City's Heritage Register.

5. SOURCES

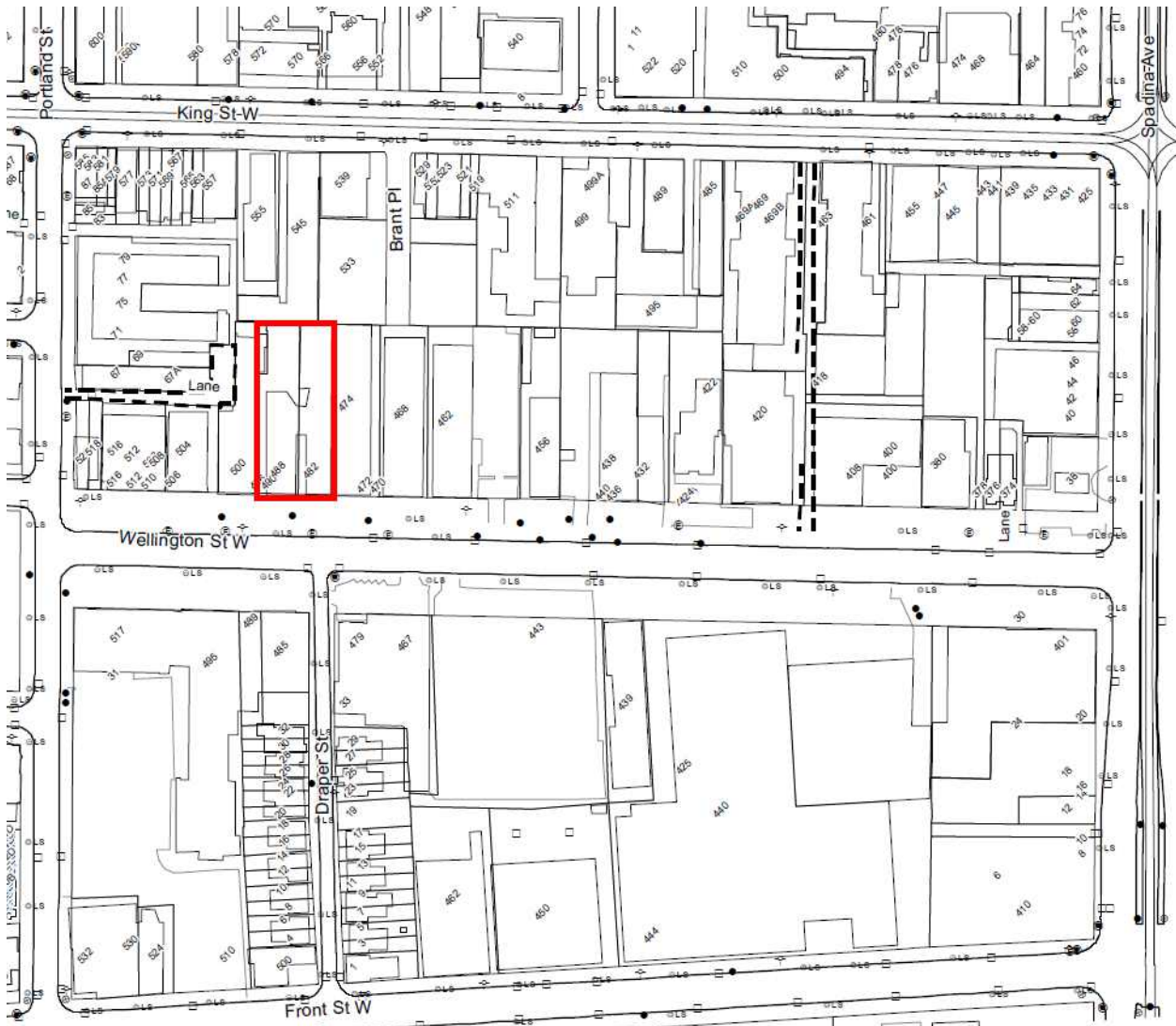
Archival Sources:

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Archival Photographs, City of Toronto Archives (individual citations in Section 6)
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Building Records, Toronto and East York, 1918-1993, including plans and specifications for the 1918 building (File 15818) and additions to the 1907 building (File 417495)
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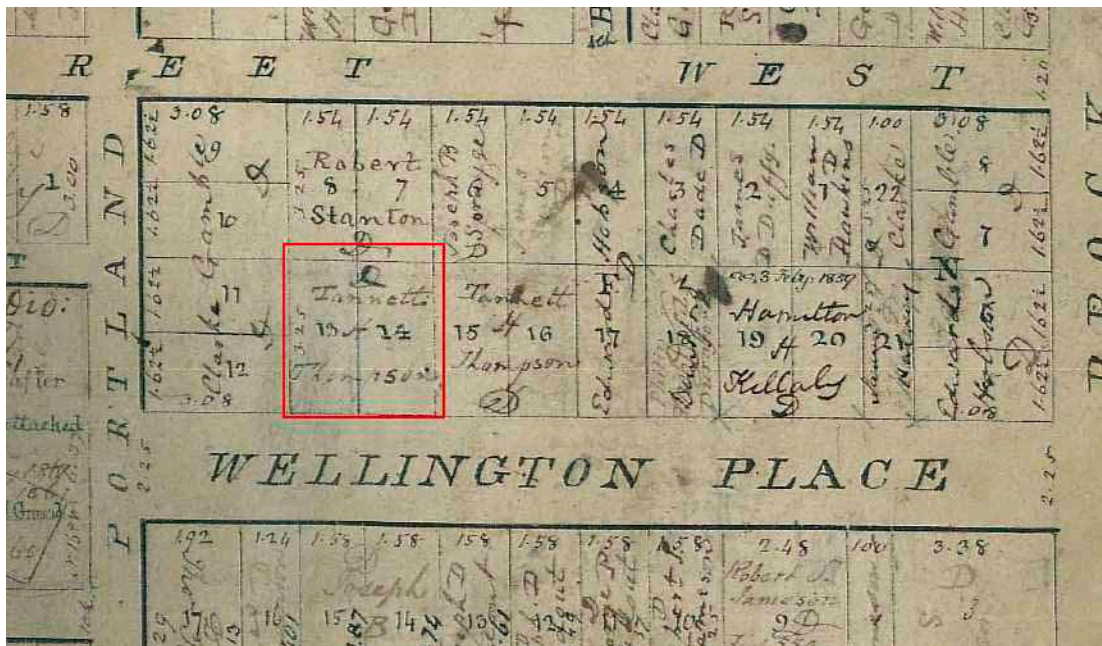
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows or outlines mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



1. City of Toronto Property Data Map: showing the location of the properties on the north side of Wellington Street West, east of Portland Street.



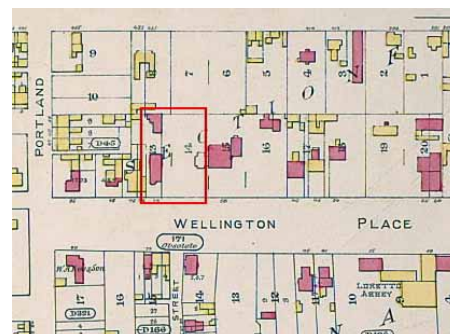
2a. 1837, Bonnycastle's Plan of the Military Reserve, showing the subdivided section between Clarence Square (east) and Victoria Square (west)



2b. 1837, Hawkin's Plan of the Military Reserve, annotated with the names of the patentees on present-day Wellington Street West

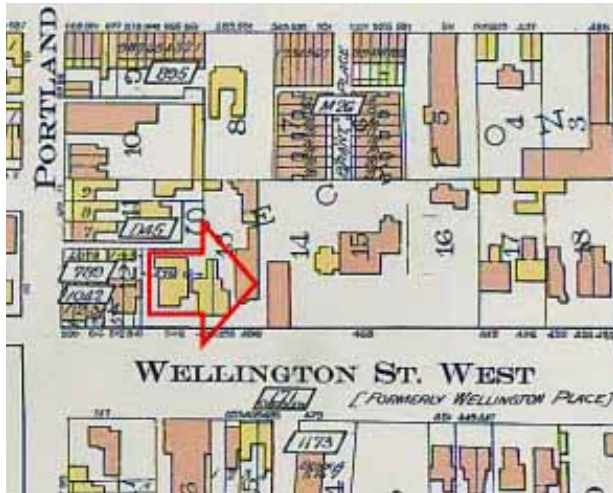


2c. 1858, Boulton's Atlas

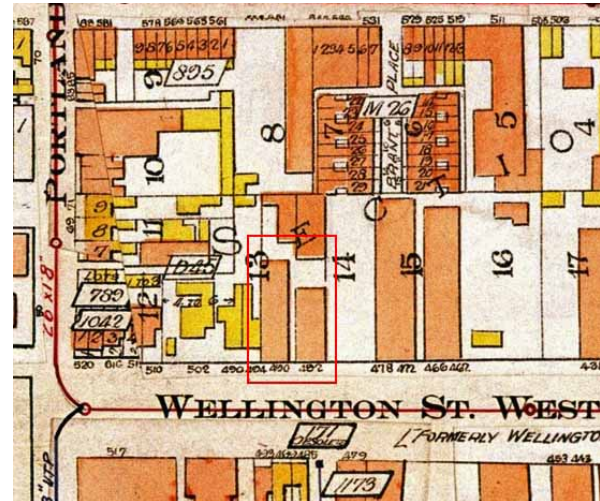


2d. 1884, Goad's Atlas

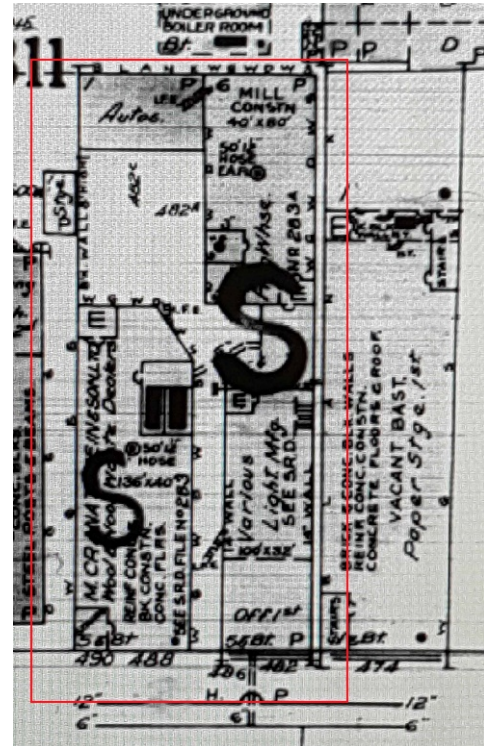
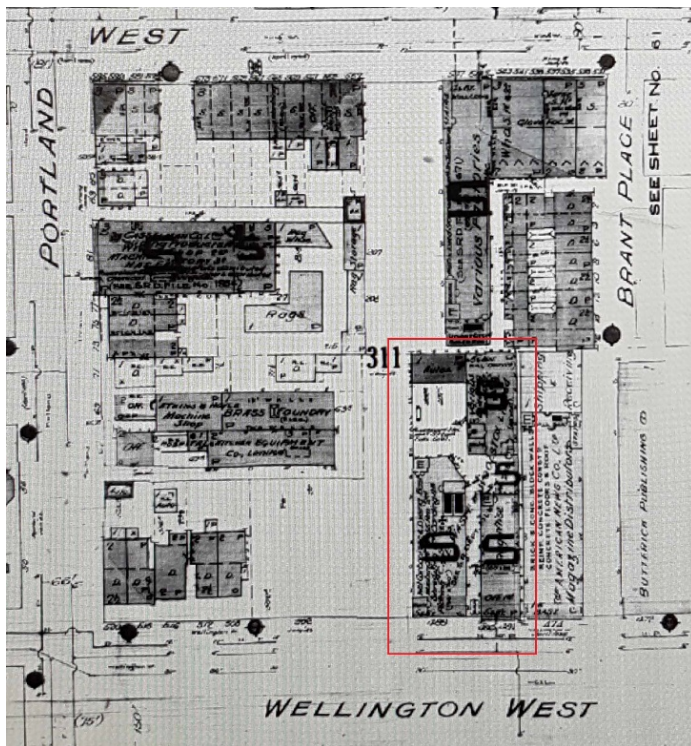
2. Archival Images: plans and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>



3a. Goad's Atlas, 1910

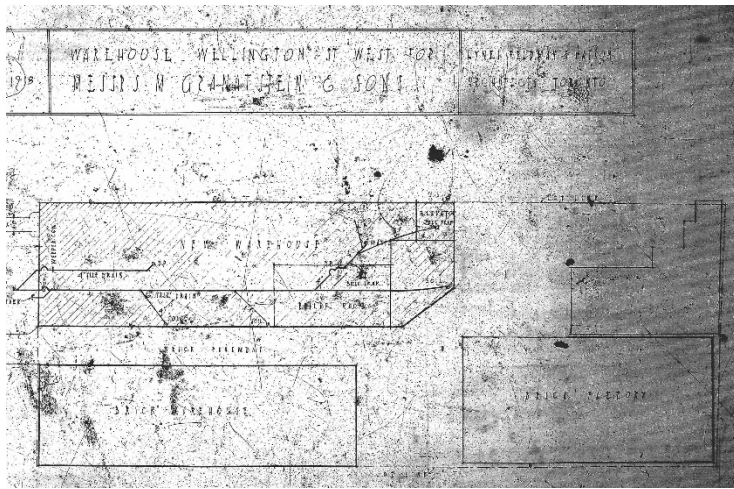


3b. Goad's Atlas, 1923, Volume 1

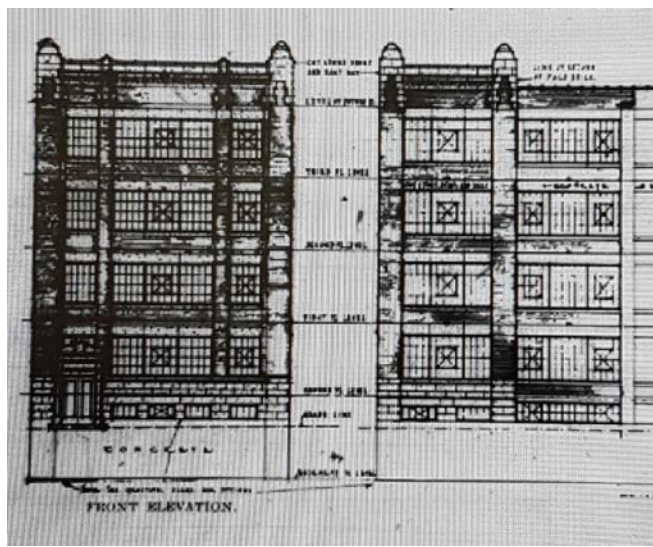


3c. and 3d. Underwriters' Survey Bureau Atlases, revised to 1943 (left) and 1964 (right)

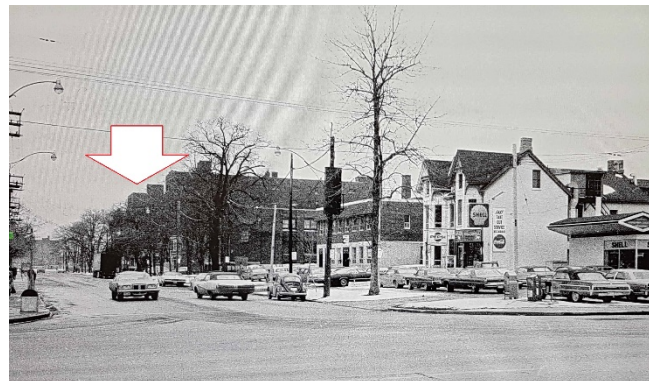
3. Archival Plans and Atlases, 488 Wellington Street West: Goad's Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Underwriters' Survey Bureau Atlases, City of Toronto Archives.



4a. site plan, 1918 (oriented with north on the right)



4b. archival photograph, 1919; 4c. drawings, 1919, south (left) and east (part) elevations of the 1918 warehouse at 488 Wellington Street West



4d. archival photograph, 1973; 4e. archival photograph, Wellington west from Spadina, 1973

4. Archival Images: site plan, 1918, City of Toronto Building Records, File 15818; archival photograph and drawings, *Construction*, January 1919; and 1973 photographs, City of Toronto Archives, Fonds 2043, File 293.



5a. and 5b. archival photographs, 1991, showing the 1907 (left) and 1918 buildings



5c. archival photograph, 1991, from the east



5d. and 5e. archival photographs, 2001, showing the 1990s rooftop addition to the 1907 warehouse (right) and the ground-level link between the two buildings

5. Archival Photographs, City of Toronto Archives, Fonds 2043, File 1339.



6a. 1907 (right) and 1918 Granatstein Buildings



6b. Contextual view to the west



6c. contextual view to the east

6. Current Photographs, 488 Wellington Street West: Heritage Preservation Services, 2019.