

Authority: Toronto and East York Community Council Item 26.27,  
as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

**CITY OF TORONTO**

**BY-LAW No. 81-2014**

**To designate the property at 317 Adelaide Street West (Commodore Building) as being of cultural heritage value or interest.**

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

Whereas authority was granted by Council to designate the property at 317 Adelaide Street West (Commodore Building) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 317 Adelaide Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

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

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

The Council of the City of Toronto enacts:

1. The property at 317 Adelaide Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 317 Adelaide Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on January 30, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**  
**STATEMENT OF SIGNIFICANCE**

Description

The property at 317 Adelaide Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the southeast corner of Adelaide Street West and Peter Street, the Commodore Building (1929) is a ten-storey warehouse that was listed on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

From a design perspective, the Commodore Building is valued as a well-crafted early 20<sup>th</sup> century warehouse that is distinguished by its Art Deco detailing. The prominent tower that is viewed from many vantage points in the King-Spadina neighbourhood is a highlight of its design.

The Commodore Building stands out as part of the impressive portfolio of large-scale warehouses in the King-Spadina neighbourhood credited to Toronto architect Benjamin Brown, including the landmark Tower Building and Balfour Building on Spadina Avenue. Historically significant as the first practicing Jewish architect in Toronto, Brown was the well-regarded designer of Kensington Market's Beth Jacob Synagogue (1922), one of the largest synagogues in Toronto, and the famous Standard Theatre (1921), Canada's first purpose-built Yiddish theatre on Spadina Avenue.

Contextually, the Commodore Building supports the character of King-Spadina, which developed after 1904 as Toronto's manufacturing district. As one of the largest warehouses in the area, the Commodore Building is significant as a highly visible member of a substantial collection of early 20<sup>th</sup> century industrial buildings that gives the King and Spadina cross-roads and the adjoining neighbourhood its distinctive character.

The Commodore Building is valued for its historical and visual links to its surroundings in the King-Spadina neighbourhood. Anchoring a corner lot on Adelaide Street West, east of Spadina Avenue it stands out in a streetscape of early 20<sup>th</sup> century warehouses, many of which are recognized heritage properties.

Heritage Attributes

The heritage attributes of the property at 317 Adelaide Street West are:

- The building known historically as the Commodore Building
- The placement and setback of the building at the southwest corner of Adelaide Street West and Peter Street
- The scale, form and massing on a 10-storey rectangular-shaped plan
- The materials, with buff brick and stone cladding and trim

- On the principal (north) façade on Adelaide Street West, the stone-clad base with the main entrance
- The north entry, which is symmetrically placed in a two-storey round-arched surround with buttresses and reed moulding
- The Art Deco detailing above the north entrance, with floral motifs and a name plate reading "Commodore Building"
- On the north façade and west elevation on Peter Street, the large window openings in the first floor (some of the openings have been altered) and the paired flat-headed window openings in the second storey, which are separated by buttresses beneath a frieze
- On the north and west elevations, the upper-storey windows, which are divided horizontally by recessed panels and vertically by piers and pilasters of varied widths
- The decorative elements on the north and west elevations, with the rib-like buttresses that extend to the tenth floor and terminate in stylized crenelles along the flat roofline
- Extending above the north façade, the central tower
- The fenestration on the east and south elevations
- On the interior, the lobby inside the north entrance with the coloured coffered ceiling mouldings.

**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

PIN 21412-0166 (LT)

LT 24 PL 84 TORONTO; PT LT 23 PL 84 TORONTO; PT TOWNLT  
12 S/S ADELAIDE ST PL TOWN OF YORK TORONTO FORMERLY NEWGATE ST AS IN  
CA726736

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-100  
dated November 22, 2013, as set out in Schedule "C".

## SCHEDULE "C"

