

Authority: Toronto and East York Community Council Item TE11.12, as adopted by City of Toronto Council on November 29, 30 and December 1, 2011

CITY OF TORONTO

BY-LAW No. 497-2015

To designate the property at 315 King Street West (Joseph Devlin 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 315 King Street West (Joseph Devlin 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 315 King 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Whereas all objections to the notice of intention to designate have been withdrawn; and

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

The Council of the City of Toronto enacts:

1. The property at 315 King 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 315 King Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Joseph Devlin Building

The property at 315 King Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and contextual values.

Description

The Joseph Devlin Building (1884) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009 and City Council stated its intention to designate the site under Part IV, Section 29 of the *Ontario Heritage Act* in 2011.

Statement of Cultural Heritage Value

The Joseph Devlin Building has design significance as a representative example of a late 19th century building that displays architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this era. The building is distinguished by its red brick cladding with contrasting buff brick and stone applied for the window detailing, and the decorative basketweave brickwork in the blind transoms. With these features and its three-storey profile that rises above the adjoining buildings, the Joseph Devlin Building stands out in the block between John Street and Blue Jays Way on King Street West.

Contextually, the property at 315 King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the Joseph Devlin Building, is of special interest for its surviving collection of properties included on the City's Heritage Register in close proximity to the theatres in the City's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The scale, form and massing of the three-storey commercial building, including the storefront
- The materials, with brick cladding and brick (red and buff brick) and stone detailing
- The principal (north) three-bay façade beneath the flat roofline
- In the second storey, the segmental-arched window openings with brick flat arches

- Divided by brick piers with capitals, the flat-headed window openings in the third storey with corbelled stone sills, stone labels, round-arched blind transoms with basketweave brickwork, and buff brick hood moulds

The rear (south) additions are not identified as heritage attributes.

SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 21413-0094 (LT)

Part of Lot 17 on the south side of King Street on Plan 57 designated as PART 1 on Plan 63R 2638

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-2014-033 dated April 3, 2014, as set out in Schedule "C".

SCHEDULE "C"

KING STREET WEST	
 <p>7.9m ±</p> <p>29.8m ±</p> <p>29.7m ±</p> <p>8.1m ±</p> <p>321 319 317 315 (JOSH DEVLIN BUILDING) 311 309 303 305 301 299 299A 297</p> <p>•LS •LS</p>	
<p>24</p>	
<p>Toronto ENGINEERING AND CONSTRUCTION SERVICES ENGINEERING SERVICES LAND AND PROPERTY SURVEYS</p> <p>NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS, IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK</p> <p>CHECKED BY: JOHN HOUSE PREPARED BY: DWAYNE PITT</p>	<p>PROPERTY INFORMATION SHEET</p> <p>NO. 315 KING STREET WEST (JOSH DEVLIN BUILDING)</p> <p>LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST</p> <p>(NOT TO SCALE)</p> <p>WARD 20 - TRINITY-SPADINA DATE: APRIL 03, 2014</p> <p>SKETCH No. PS-2014-033</p>