

Authority: Toronto and East York Community Council Item TE34.14, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 604-2015

To designate the property at 489 King Street West (Hart Building, 1918) 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 489 King Street West, (the Hart Building, 1918), as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 489 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 the reasons for designation are set out in Schedule "A" to this by-law; and

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

The Council of the City of Toronto enacts:

1. The property at 489 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 489 King Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on June 12, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

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

Description

The property at 489 King Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located mid-block on the south side of King Street West between Spadina Avenue and Portland Street, the site contains the building historically known as the Hart Building (1918). The building is a four-and-a-half storey, brick-clad warehouse.

Statement of Significance

The property at 489 King Street West contains the Hart Building which is valued as a rare example of a warehouse dating to 1918, within the significant collection of warehouses on King Street West between Spadina Avenue and Portland Street. The Hart Building is an excellent example of the warehouse type with its long, narrow, rectangular low-rise form and wide structural bays permitting large windows on the north, east and south facades. Although utilitarian in function the Hart Building displays the dignified embellishments often found on the principal street facades of warehouses in this area. The building features an eclectic mix of Classical and Gothic stylistic elements, but in contrast to the more exuberant features of the adjacent Victorian and Edwardian warehouses, the later date of the Hart Building is indicated in the restrained quality of the details and especially by cladding its principal face in an orange shade of brick instead of the standard red.

The Hart Building is historically significant because its presence and location on this section of King Street West yield information about the evolution of this neighbourhood as an important commercial manufacturing area which contributed to the economic growth and development of the local community and the city as a whole. Constructed in 1918, it is one of the last in a series of warehouse buildings completed as early as 1872 as well as a distinctive addition to this section of King Street West whose character was transformed by the warehouses and factories following the arrival of the railways in the mid-nineteenth century.

Contextually, the value of the Hart Building comes from its role as a significant contributor to maintaining the consistent warehouse character and scale of this section of King Street West while providing variation in its details. The Hart Building's distinctive design and materials contributes to the urban and architectural quality of the area.

Heritage Attributes

The heritage attributes of the property at 489 King Street West are:

- The building known historically as the Hart Building
- The scale, form and massing of the building
- The four-and-a-half storey structure with a long, narrow, rectangular-shaped plan
- The principal (north) facade on King Street West and the east facade

- The materials including the orange-coloured brick on the north facade, mixed buff and red brick on the east, south and west facades and the stone details
- On the principal (north) facade on King Street West, the asymmetrical placement of the main entrance at the west corner
- The fenestration with its flat headed openings with stone lintels and sills on the main north facade and its shallow arched-headed openings with brick voussoirs on the east facades
- On the north facade the brick piers terminating in arches detailed with stone and adjacent stone shield motifs
- On the east facade the regular alternating pattern of stepped buttresses with stone caps and segmental-arched headed window openings
- The stone base of the front facade with its alternating height courses of smooth ashlar and the moulded belt courses
- The main entry with its stone surround, Classical shouldered architrave trim and pediment
- The windows on the north and facade with their stone lintels and sills and tripartite window glazing divisions with a wider central bay and narrow upper windows
- The location of the building on its lot with a narrow alleyway on the east adjacent to 485 King Street West (the Daniel Conboy Building, c1884)

SCHEDULE "B"
LEGAL DESCRIPTION

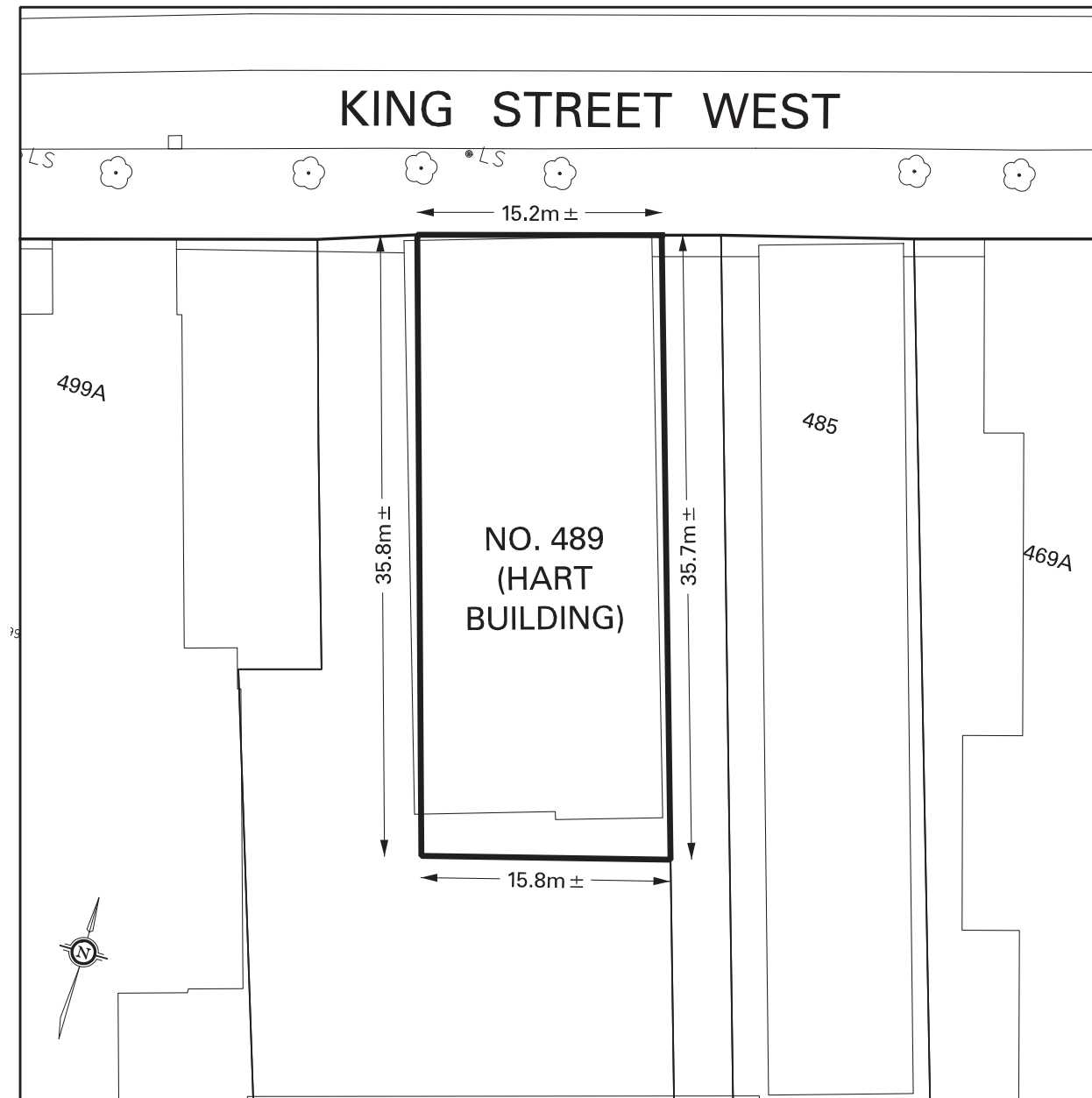
PIN 21240-0141(LT)

PT LT 3 SEC F PL MILITARY RESERVE TORONTO
AS IN CT886284

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-2015-002 dated January 12, 2015, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 489 KING STREET WEST (HART BUILDING)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 20 – TRINITY-SPADINA)
DATE: JANUARY 12, 2015

SKETCH No. PS-2015-002