

Authority: Toronto and East York Community Council
Item TE9.10, as adopted by City of Toronto Council on
October 29 and 30, 2019

CITY OF TORONTO

BY-LAW 75-2020

To designate the property at 96 Spadina Avenue 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 96 Spadina Avenue as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 96 Spadina Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 96 Spadina Avenue, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property 96 Spadina Avenue at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website 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 29, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
96 SPADINA AVENUE**Reasons for Designation

The property at 96 Spadina Avenue (including the entrance addresses at 100 and 104 Spadina) 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 all three categories of design, associative and contextual value.

Description

The property at 96 Spadina Avenue is located on the southwest corner of Adelaide Street West in the King-Spadina neighbourhood and contains an 8-storey warehouse that was constructed in 1907 according to the designs of Toronto architects Gordon and Helliwell. Andrew Darling commissioned the Darling Building for his women's apparel company and offered the remaining space to tenants identified with the printing, lithography and clothing trades, as well as the supply warehouse for the Tamblyn's drugstore chain. Following Darling's untimely death in 1910, his executors retained the property and subsequent occupants included the Robert Darling and Company's woollens business.

The property at 96 Spadina Avenue was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005. Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act by By-law 1111-2017, which was amended by By-law 1241-2017. The King-Spadina HCD Plan (2017) identifies 96 Spadina Avenue as a contributing heritage property. In 2019, the HCD was under appeal.

Statement of Cultural Heritage Value

The property at 96 Spadina Avenue has design value as a well-crafted early-20th century warehouse in the King-Spadina neighbourhood. The design of the Darling Building is particularly distinguished as an early example in Toronto of the Kahn system for reinforced concrete construction and stands out with its exposed concrete cladding and the Gothic-inspired crenellations on two corners of the roof.

The cultural heritage value of 96 Spadina Avenue is also through its role in the development and evolution of the King-Spadina neighbourhood in the early 1900s when the area changed from an institutional and residential enclave to Toronto's new industrial centre following the Great Fire of 1904. During the first half of the 20th century, the Darling Building contributed to Toronto's economic prosperity as part of the new collection of warehouses in the manufacturing district, replacing earlier residential and commercial buildings at the southwest corner of Spadina and Adelaide.

The Darling Building is also valued for its historical association with the Toronto architects Gordon and Helliwell. In a partnership that began in 1879 and lasted for five decades, Henry Bauld Gordon and Grant Helliwell completed projects for a variety of building types, but with a particular focus on churches and buildings sponsored by religious organizations (including YMCAs and the Upper Canada Bible and Tract Society) that reflected Gordon's participation in

missions in China and Korea. The Darling Building was the firm's first documented commission in King-Spadina.

Contextually, the value of the property at 96 Spadina Avenue is through its support for the historical character of the King-Spadina neighbourhood where it contributes to the important collection of former warehouses and factories that changed the area from its origins as an institutional and residential enclave to Toronto's manufacturing sector after the Great Fire of 1904. The Darling Building is historically, visually and physically linked to its setting anchoring the southwest corner of Spadina Avenue and Adelaide Street West where it is adjoined to the south and west by warehouses (1905 and 1912) associated with the W. J. Gage Publishing Company, while the landmark Tower Building (1927) and Balfour Building (1930) were recognized on the City's Heritage Register in the 1980s and mark two other corners of this important intersection in King-Spadina. With the neighbouring warehouse and commercial building at 379 and 383 Adelaide Street West, the Darling Building forms a trio of recognized heritage buildings that reflect the evolution of King-Spadina.

Heritage Attributes

The heritage attributes of the Darling Building at 96 Spadina Avenue are:

- The placement, setback and orientation of the building on the southwest corner of Spadina Avenue and Adelaide Street West
- The scale, form and massing of the eight-storey building above the raised base with the flat-headed openings
- The materials, with the concrete construction, cladding and detailing
- The flat roofline with the concrete crenellations and banding at the northeast and southeast corners
- The east and north elevations facing Spadina Avenue and Adelaide Street West, respectively, which are organized into five bays by piers that are banded in the base and the first (ground) floor
- The flat-headed openings on the east and north elevations, which are wider in the centre three bays (the original entrance on the east elevation was relocated from the southernmost bay)
- The west side and rear (south) elevations, which are viewed from Adelaide Street West and Spadina Avenue, respectively, and feature symmetrically placed flat-headed openings that are separated by regularly spaced bays

The fire escapes on the north elevation are not identified as heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21239-0326 (LT)
PART OF LOT 1, SECTION E, MILITARY RESERVE
DESIGNATED AS PART 9, PLAN 66R-27714

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