

Authority: Toronto and East York Community Council  
Item TE9.12, as adopted by City of Toronto Council on  
October 29 and 30, 2019

## **CITY OF TORONTO**

### **BY-LAW 76-2020**

#### **To designate the property at 145 Portland Street 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 145 Portland Street 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 145 Portland Street 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 145 Portland Street, 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 145 Portland Street 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 145 PORTLAND STREET

#### Reasons for Designation

The property at 145 Portland Street 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 145 Portland Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street between Adelaide and Richmond streets, the property at 145 Portland Street comprises the northern anchor of a row of two pairs of 2½-storey house-form buildings that date to 1881 in the King-Spadina HCD Plan (2017).

#### Statement of Significance

The property at 145 Portland Street has cultural heritage value for its design as a residential building with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. As part of a row of four house-form buildings, the property at 145 Portland Street represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 145 Portland Street is distinguished by its late Victorian design with Gothic Revival styling, particularly the centrally-placed gable with its decorative wood bargeboard.

The property at 145 Portland Street is valued for its association with the local builder/speculator, Francis Phillips, who built the subject property along with the heritage properties directly to the south at 139, 141 and 143 Portland Street.

Contextually, the house-form building at 145 Portland Street is valued for its role in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community. The house at 145 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among the small group of surviving late-19th century residential buildings, including the adjacent examples at 139, 139-143 Portland Street and 124-130 Portland on the west side of the street, all of which are also included on the City's Heritage Register.

Heritage Attributes

The heritage attributes of the building at 145 Portland Street are:

- The setback, placement and orientation of the building on the east side of the street between Adelaide and Portland streets
- The scale, form and massing of the 2½-storey rectangular shaped plan
- The cross-gable roof covering the building, where a central gable is shared on the west slope with the attached property to the south, containing brackets and decorative wood bargeboard
- The materials, with the red brick cladding (currently painted), the contrasting buff brick detailing for the string course beneath the west rooflines and on the window openings, and the stone and wood trim
- The principal (west) elevation, which is designed as a mirror image of the attached property to the south, with the main entrances placed side-by-side in segmental-arched surrounds with transoms (the open porch is not original)
- On the west elevation, the single-storey bay window with the segmental-arched openings and the roof, the segmental-arched window openings in the second storey, the single round-arched attic opening under the central cross-gable, and the brick segmental arches and stone sills

**SCHEDULE B**  
LEGAL DESCRIPTION

PIN 21239-0192 (LT)  
PART OF LOT 5, REGISTERED PLAN 64, AS IN CA549525

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