

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 79-2020

To designate the property at 383 Adelaide Street West 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 383 Adelaide Street West 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 383 Adelaide Street West 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 383 Adelaide Street West, 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 383 Adelaide Street West 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
383 ADELAIDE STREET WEST****Reasons for Designation**

The property at 383 Adelaide Street West (including the entrance address at 385 Adelaide) 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 383 Adelaide Street West is located on the south side of the street, west of Spadina Avenue in the King-Spadina neighbourhood and contains a two-storey commercial building that was completed in 1945 according to the designs of Toronto architect Benjamin Swartz. Known historically as the Lorne Building, it was originally owned by Samuel Hollinger, founder of Empire Textiles, who had previously commissioned the neighbouring Hollinger Building (1941) at 350 Adelaide Street West.

The property at 383 Adelaide Street West was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2017. 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 383 Adelaide Street West as a contributing heritage property. In 2019, the HCD was under appeal.

Statement of Cultural Heritage Value

The Lorne Building has design value as a well-crafted commercial building in the King-Spadina neighbourhood, which is distinguished by its Art Moderne styling, particularly its diminutive scale, restrained brick and stone detailing, and distinctive signage. It complements in style and vintage the neighbouring Hollinger Building at 350 Adelaide Street West.

The cultural heritage value of the property at 383 Adelaide Street West 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. With its location in the manufacturing district that contributed to Toronto's economic prosperity, the Lorne Building was part of the ongoing development of King-Spadina during the interwar and World War II eras when properties with remaining late-19th century housing stock were redeveloped with modest commercial buildings adjoining the earlier large-scale warehouses.

The Lorne Building is also valued for its historical association with Toronto architect Benjamin Swartz, who is best known as the designer of several landmark buildings associated with the Jewish community, among them the Kiever Synagogue (also known as the First Russian Synagogue) in Kensington Market in 1927, followed by the first Mount Sinai Hospital (for which he modified an existing Yorkville building that survives in altered form). Beginning in the

1930s, Swartz's design aesthetic turned to the Art Moderne, as exemplified by the Pylon Theatre on College Street and the Hollinger and Lorne Buildings on Adelaide Street West.

Contextually, the value of the property at 383 Adelaide Street West is through its support for the historical character of the King-Spadina neighbourhood as it continued to evolve during the interwar and World War II eras when smaller commercial buildings were introduced, with most accommodating the garment trade that maintained its presence in the area. The Lorne Building is historically, visually and physically linked to its setting on Adelaide Street West near Spadina Avenue where it is the westernmost of a trio of recognized heritage buildings, with the Darling Building (1907) at the southwest corner of the intersection and the neighbouring Gage Building (1912) at 379 Adelaide Street West.

Heritage Attributes

The heritage attributes of the Lorne Building at 383 Adelaide Street West are:

- The placement, setback and orientation of the building on the south side of Adelaide Street West, west of Spadina Avenue
- The scale, form and massing of the building with the two-storey rectangular-shaped plan
- The materials, with the buff brick cladding and the brick and stone detailing
- The flat roofline with the shaped parapet with the stone coping at the north end and, beneath, the vintage sign reading "Lorne Building"
- The principal (north) elevation, with the incised stone lintel and piers in the first (ground) floor (where the openings have been altered)
- On the north elevation, the contrasting brick and stone band courses in the second storey where the pair of flat-headed window openings have stone sills
- Viewed from Adelaide Street, the east and west side elevations with the flat-headed window openings (the first-storey windows on the west side elevation are concealed by the neighbouring building)

SCHEDULE B
LEGAL DESCRIPTION

PART OF PIN 21239-0475 (LT)
PART OF LOT 3, SECTION E, MILITARY RESERVE
DESIGNATED AS PART 3, PLAN 66R-27714

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