

Authority: Toronto and East York Community Council  
Item TE11.7, as adopted by City of Toronto Council on  
December 17 and 18, 2019

## CITY OF TORONTO

### BY-LAW 114-2020

#### **To designate the property at 445 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 445 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 445 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 445 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 445 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 445 ADELAIDE STREET WEST

#### Reasons for Designation

The property at 445 Adelaide 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 all three categories of design, associative and contextual value.

#### Description

The property at 445 Adelaide Street West is located on the southwest corner of Adelaide and Morrison streets in the King-Spadina neighbourhood. It contains a detached house form building that was completed in 1880 for realtor John P. Jackson and first occupied by Herbert Hamilton, a veterinary surgeon. Jackson also owned the adjacent properties to the west where his sister, Eliza Jackson Lennox commissioned the extant row houses (1904) at 447-453 Adelaide Street West.

The property at 445 Adelaide Street West was listed on the City of Toronto's Heritage Register in December 2017. The King-Spadina HCD Plan (2017) identifies 445 Adelaide Street West as a contributing heritage property. Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in October 2017 by By-law 1111-2017, which was amended by By-law 1241-2017. In 2019, the HCD was under appeal.

#### Statement of Significance

The John P. Jackson House has cultural heritage value for its design as one of the few surviving examples of a detached Toronto Bay-n-Gable house in the King-Spadina neighbourhood, which displays the prototypical bay window beneath a gable with wood detailing and is further distinguished by its pattern brickwork. It is part of a small collection of extant residential buildings from the 19<sup>th</sup> and early 20<sup>th</sup> century in King-Spadina.

The property at 445 Adelaide Street West is valued historically for its contribution to the understanding of the development, evolution and regeneration of the King-Spadina neighbourhood from its origins as military land that was conveyed to the City of Toronto and stood opposite the municipality's "West Market" (renamed St. Andrew's Market and later replaced by St. Andrew's Playground and the adjoining City Waterworks Building). When the City sold the subject site to realtor John P. Jackson in the late 1800s, it was developed during the residential growth of King-Spadina prior to the area's transformation to a manufacturing district in the 20<sup>th</sup> century. Historically linked to the adjoining group of row houses at 447-453 Adelaide Street West (1904), which were commissioned by Jackson's sister, the John P. Jackson House is an important surviving reminder the late-19<sup>th</sup> century residential appearance of this area.

Contextually, the property at 445 Adelaide Street West has value through its support for the historical character of the King-Spadina neighbourhood as it was initially developed as a residential and institutional enclave before the transformation of the area as an industrial district after the Great Fire of 1904. The John P. Jackson House is historically, visually and physically related to its surroundings adjoining the southwest corner of Adelaide and Morrison streets,

beside the Eliza Lennox Houses (1904) at 447-453 Adelaide Street West and opposite St. Andrew's Playground.

Heritage Attributes

The heritage attributes of the John P. Jackson House on the property at 445 Adelaide Street West are:

- The placement, setback and orientation of the building on the southwest corner of Morrison Street
- The scale, form and massing of the 2½-storey building with the rectangular-shaped plan and the raised base with the flat-headed window openings
- The materials, with the red brick cladding and the red and buff brick and stone detailing on the principal (north) and east side elevations, including the quoins (most of the brickwork on the north elevation has been painted)
- The gable roof with the returned eaves (east) and the gable on the north elevation with the carved wood bargeboard
- The principal (north) elevation, which is organized into two bays with the main entrance in the first (ground) storey of the right (west) bay where it is set in a segmental-arched surround with a transom and a brick hood mould
- The fenestration on the north elevation, with the single-storey bay window with the segmental-arched openings in the first storey, the pair of segmental-arched openings with the brick hood moulds in the second storey, and the round-arched opening with the brick hood mould in the attic storey (the flat-headed opening in the second storey above the entrance is an alteration following the removal of the two-storey porch that is documented in archival images)
- The east (side) elevation with the segmental-arched window openings with the hood moulds in the first, second and attic stories

The west (side) elevation adjoins the neighbouring building at 455 Adelaide Street West. Viewed from Morrison Street, no heritage attributes are identified on the rear (south) elevation or the south additions.

**SCHEDULE B**  
LEGAL DESCRIPTION

PIN 21239-0220 (LT)  
PART OF LOT 1, S/S ADELAIDE STREET, REGISTERED PLAN D157, DESIGNATED AS  
PART 1, PLAN 63R-644

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