

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 115-2020

**To designate the property at 447-453 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 447-453 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 447-453 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 447-453 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 447-453 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 447-453 ADELAIDE STREET WEST

#### Reasons for Designation

The properties at 447-453 Adelaide Street West are 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 properties at 447-453 Adelaide Street West are located on the south side of the street, west of Morrison Street in King-Spadina neighbourhood. They contain a group of four row houses that were constructed in 1904 for Eliza Jackson Lennox, whose brother, John P. Jackson commissioned the adjoining detached house form building at 445 Adelaide Street West. By the mid-20<sup>th</sup> century, commercial uses were introduced to parts of the sites.

The properties at 447-453 Adelaide Street West were listed on the City of Toronto's Heritage Register in December 2017. The King-Spadina HCD Plan (2017) identifies 445-453 Adelaide Street West as contributing heritage properties. 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 Eliza Lennox Houses have cultural heritage value for their design as a surviving group of row houses in the King-Spadina neighbourhood that are distinguished from earlier examples in the district with the Edwardian Classical styling. As a group, the row houses have distinctive detailing with, on the principal (north) elevations, the brick parapet that extends across all four units and incorporates a central segmental-arched pediment and terra cotta panels in the centre and on the ends.

The associative value of the Eliza Lennox Houses at 447-453 Adelaide Street West is through their contribution to an understanding of the development and evolution of the King-Spadina neighbourhood where they occupy former military reserve lands that were granted to the City of Toronto and located opposite the municipality's West Market site (renamed St. Andrew's Market and later replaced by St. Andrew's Playground and the adjoining City Waterworks complex). Linked historically to the adjoining John P. Jackson House (1880) at 445 Adelaide Street West, which was commissioned by Eliza Lennox's brother, subject properties are part of an important surviving collection of house form buildings in King-Spadina and, with their construction in 1904, reflect the period when the neighbourhood was undergoing a major transformation from a residential and institutional enclave to Toronto's manufacturing centre.

Contextually, the properties at 447-453 Adelaide Street West have value through their support for the historical character of the King-Spadina neighbourhood as it 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 Eliza Lennox Houses are historically, visually and physically related to their surroundings adjoining the southwest corner of Adelaide and Morrison streets, beside the John P. Jackson House (1880) at 445 Adelaide Street West and opposite St. Andrew's Playground.

#### Heritage Attributes

The heritage attributes of the Eliza Lennox Houses on the properties at 447-453 Adelaide Street West are:

- The placement, setback and orientation of the group of row houses on the south side of the street, west of Morrison Street
- The scale, form and massing of the group of two-storey buildings with the rectangular-shaped plans
- The raised bases with the stone cladding and the segmental-arched window openings with the brick flat arches
- The materials, with the red brick cladding and, on the principal north elevations of the group of row houses, the brick, stone and terra cotta detailing
- The flat roofs and, across the north elevations of the group of row houses, the continuous stepped parapet with the stone coping that incorporates the central segmental-arched pediment and, in the centre and on the ends, the terra cotta panels
- The principal (north) elevations of the group of row houses, where the units at 447-449 and 451-453 are designed as mirror images with the raised entrances placed side-by-side in the first (ground) floor in segmental-arched surrounds with brick detailing and panelled wood doors with glass inserts
- On the north elevations of the group of row houses, the fenestration with the segmental-arched openings with the brick flat arches and stone sills, with the individual openings placed beside the entrance in the first (ground) storey of each building and in pairs in the second storey

The east (side) elevation of 447 Adelaide Street West adjoins the neighbouring building at 445 Adelaide Street West. The west (side) elevation of 453 Adelaide Street West, which is partially concealed by the adjoining building, is devoid of openings. No heritage attributes are identified on the south (rear) elevations or additions.

**SCHEDULE B**  
**LEGAL DESCRIPTION**

447 Adelaide Street West  
PIN 21239-0221 (LT)  
PART OF LOTS 1 AND 2, S/S ADELAIDE STREET, REGISTERED PLAN D157, AS IN  
CA687526

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

449 Adelaide Street West  
PIN 21239-0222 (LT)  
PART OF LOTS 2 AND 3, S/S ADELAIDE STREET, REGISTERED PLAN D157,  
DESIGNATED AS PART 3, PLAN 63R-644

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

451 Adelaide Street West  
PIN 21239-0223 (LT)  
PART OF LOT 3, S/S ADELAIDE STREET, REGISTERED PLAN D157, AS IN CA528462

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

453 Adelaide Street West  
PIN 21239-0224 (LT)  
PART OF LOT 3, LOT 4, S/S ADELAIDE STREET, REGISTERED PLAN D157, AS IN  
CA628283

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