



**STAFF REPORT  
ACTION REQUIRED**

**Inclusion on the City of Toronto's Heritage Register,  
Intention to Designate under Part IV, Section 29 of the  
Ontario Heritage Act, and Authority to Enter into a  
Heritage Easement Agreement – King Adelaide  
Properties**

<b>Date:</b>	March 4, 2015
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 20
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\TEYCC\TE15036

**SUMMARY**

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This report recommends that City Council include the properties listed in Recommendation Nos. 1-12 below on the City of Toronto's Heritage Register. The report further recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties identified in Recommendations Nos. 13-25 and authorize the entering into of a Heritage Easement Agreement with the owners of the property at 602 King Street West.

The property at 602 King Street West, which is listed on the City's Heritage Register, is part of a development application affecting a series of properties along King Street West, Portland Street, Adelaide Street West and Adelaide Place. The properties identified in the Recommendations, with the exceptions of those at 497, 507, 509 and 511 Adelaide Street West and 3, 5, 7 and 9 Adelaide Place, are part of the application. In reviewing the sites included in the proposed development, staff have researched and evaluated the adjoining properties and recommend several for inclusion on the Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act to ensure that all of the heritage values and attributes are identified and preserved.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council include the property at 497 Adelaide Street West on the City of Toronto's Heritage Register.
2. City Council include the property at 499 Adelaide Street West on the City of Toronto's Heritage Register.
3. City Council include the property at 505 Adelaide Street West on the City of Toronto's Heritage Register.
4. City Council include the property at 507 Adelaide Street West on the City of Toronto's Heritage Register.
5. City Council include the property at 509 Adelaide Street West on the City of Toronto's Heritage Register.
6. City Council include the property at 511 Adelaide Street West on the City of Toronto's Heritage Register.
7. City Council include the property at 1 Adelaide Place on the City of Toronto's Heritage Register.
8. City Council include the property at 3 Adelaide Place on the City of Toronto's Heritage Register.
9. City Council include the property at 5 Adelaide Place on the City of Toronto's Heritage Register.
10. City Council include the property at 7 Adelaide Place on the City of Toronto's Heritage Register.
11. City Council include the property at 9 Adelaide Place on the City of Toronto's Heritage Register.
12. City Council include the property at 11 Adelaide Place on the City of Toronto's Heritage Register.

13. City Council state its intention to designate the property at 602 King Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 602 King Street West (Reasons for Designation) attached as Attachment No. 5 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division
14. City Council state its intention to designate the property at 497 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 497 and 499 Adelaide Street West (Reasons for Designation) attached as Attachment No. 6 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
15. City Council state its intention to designate the property at 499 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 497 and 499 Adelaide Street West (Reasons for Designation) attached as Attachment No. 6 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
16. City Council state its intention to designate the property at 505 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 505 and 507 Adelaide Street West (Reasons for Designation) attached as Attachment No. 7 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
17. City Council state its intention to designate the property at 507 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 505 and 507 Adelaide Street West (Reasons for Designation) attached as Attachment No.7 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
18. City Council state its intention to designate the property at 509 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 509 and 511 Adelaide Street West (Reasons for Designation) attached as Attachment No. 8 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
19. City Council state its intention to designate the property at 511 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 509 and 511 Adelaide Street West (Reasons for Designation) attached as Attachment No. 8 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
20. City Council state its intention to designate the property at 1 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1-11 Adelaide Place (Reasons for Designation) attached as

- Attachment No. 9 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
21. City Council state its intention to designate the property at 3 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1-11 Adelaide Place (Reasons for Designation) attached as Attachment No. 9 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
  22. City Council state its intention to designate the property at 5 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1-11 Adelaide Place (Reasons for Designation) attached as Attachment No. 9 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
  23. City Council state its intention to designate the property at 7 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1-11 Adelaide Place (Reasons for Designation) attached as Attachment No. 9 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
  24. City Council state its intention to designate the property at 9 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1-11 Adelaide Place (Reasons for Designation) attached as Attachment No. 9 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
  25. City Council state its intention to designate the property at 11 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1-11 Adelaide Place (Reasons for Designation) attached as Attachment No. 9 to the report (March 4, 2015) from the Director, Urban Design, City Planning Division.
  26. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
  27. If there are objections in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

28. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 602 King Street West.
29. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the Heritage Easement Agreement.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

At its meeting of November 19, 2013, the Toronto and East York Community Council adopted Item TE28.36 "602-622 King Street West, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place – Zoning Amendment Application – Preliminary Report": <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.36>

The application proposes to permit the development of a mixed use commercial and residential development incorporating a number of properties along King Street West, Portland Street, Adelaide Street West and Adelaide Place. The proposed development retains the property at 602 King Street West, known historically as the Parisian Laundry Company Building, which was listed on the City of Toronto's Heritage Register in 2006.

### **ISSUE BACKGROUND**

Several of the properties identified in Recommendation Nos. 1-25 of this report are part of a proposed development site and the others are adjoining properties that are historically and physically linked to one another. Apart from the former factory building at 602 King Street West, none of the properties are recognized on the City of Toronto's Heritage Register (formerly known as the Inventory of Heritage Properties). In 2005, City Council recommended that the properties at 505-511 Adelaide Street West not be included on the Inventory of Heritage Properties. However, since this decision was made, Ontario Regulation 9/06 was adopted as the provincial criteria prescribed for municipal designation that the City of Toronto applies when considering properties for inclusion on the City's Heritage Register after a detailed review of their values and attributes.

Staff have examined all of the properties affected by or immediately adjoining the proposed development site and following research and evaluation identified those in Recommendations Nos. 1-25 above for inclusion on the Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act to ensure that all of the cultural heritage values and attributes of the sites are identified and protected. The owner of the property at 602 King Street has agreed to enter into a Heritage Easement Agreement with the City of Toronto for the former factory building, which is also recommended for designation under Part IV, Section 29 of the Ontario Heritage Act.

## **COMMENTS**

Location maps with photographs of all the properties identified in the recommendations above are attached as Attachments Nos. 1-4.

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachments Nos. 10-13) and determined that the properties identified in the recommendations above meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The properties on Adelaide Street West and Adelaide Place contain late 19<sup>th</sup> century semi-detached houses and row houses that have design, associative and contextual values as surviving house form buildings with period detailing that retain their integrity, provide an understanding of the historical development of this area as a residential community in the 19<sup>th</sup> century, and contribute to the historical character of the King-Spadina neighbourhood to which they are historically and visually linked. The design, associative and contextual values of the property at 602 King Street West relate to its significance as an early 20<sup>th</sup> century industrial complex with well-crafted Edwardian Classical detailing by architect Henry Simpson that is associated with the transformation of the King-Spadina neighbourhood as the city's manufacturing centre, and contributes contextually to the character of the area from its highly visible setting at King and Portland Streets.

The Statements of Significance (Attachments Nos.5-9) comprise the Reasons for Designation, which are the Public Notices of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Harold Madi  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

- Attachment No. 1 – Location Map and Photograph, 602 King Street West
- Attachment No. 2 – Location Map and Photograph, 497 and 499 Adelaide Street West
- Attachment No. 3 – Location Map and Photograph, 505-511 Adelaide Street West
- Attachment No. 4 – Location Map and Photograph, 1-11 Adelaide Place
- Attachment No. 5 – Statement of Significance, 602 King Street West
- Attachment No. 6 – Statement of Significance, 497 and 499 Adelaide Street West
- Attachment No. 7 – Statement of Significance, 505 and 507 Adelaide Street West
- Attachment No. 8 – Statement of Significance, 509 and 511 Adelaide Street West
- Attachment No. 9 – Statement of Significance, 1-11 Adelaide Place
- Attachment No. 10 - Heritage Property Research and Evaluation Report, 602 King Street West
- Attachment No. 11 - Heritage Property Research and Evaluation Report, 497 and 499 Adelaide Street West
- Attachment No. 12 – Heritage Property Research and Evaluation Report, 505-511 Adelaide Street West
- Attachment No. 13 - Heritage Property Research and Evaluation Report, 1-11 Adelaide Place