



STAFF REPORT ACTION REQUIRED

Supplementary Report – Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 485 King Street West

Date:	February 25, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Trinity Spadina – Ward 20
Reference Number:	P:\2016\Cluster B\PLN\City Council\CC16031

SUMMARY

At its meeting of February 10, 2016, the Toronto Preservation Board adopted PB12.4 and recommended that City Council state its intention to designate the property at 485 King Street West (the former Conboy Carriage Company building) under Part IV, Section 29, of the Ontario Heritage Act. The Board, however, recommended that the Toronto and East York Community Council request the Senior Manager, Heritage Preservation Services, to review the exterior of the building since recent renovations have revealed the original openings at the ground floor which are not mentioned in the report. If revisions to the heritage attributes are appropriate, then a supplementary report go directly to City Council for its meeting to be held on March 10, 2016 recommending revisions to the Statement of Significance and heritage attributes of the property.

Following a supplementary review of the building, this report recommends that City Council adopt a revised Statement of Significance to include the three segmental-arched openings at the ground floor of the north elevation as heritage attributes.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 485 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Revised Statement of Significance (February 23, 2016): (Reasons for Designation) - 485 King Street West, attached as Attachment 2 to the supplementary report (February 25, 2016) from the Chief Planner and Executive Director, City Planning.

Financial Impact

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

DECISION HISTORY

The property is located within the current King-Spadina Heritage Conservation District Study area. At their meeting of October 2, 2012, City Council adopted the report recommending the area be given prioritization and a study initiated.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

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<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB12.4>

ISSUE BACKGROUND

The property at 485 King Street West contains the three-storey, Conboy Carriage Company Ltd. factory-warehouse building dating to 1884. Following Toronto and East York Community Council request, staff undertook a supplementary review of the property to confirm that the three historic segmental-arched openings at the ground floor of the principal (north) elevation have recently been revealed during rehabilitation of the original masonry walls.

Additionally the Toronto Preservation Board queried whether or not a large chimney to the south of the building at 485 King Street West should be included in the heritage attributes.

COMMENTS

As the principal (north) elevation at ground floor, including the central door and two flanking windows had been concealed with mosaic cladding in 1958, these features were not originally included as heritage attributes in the Statement of Significance in the January 26, 2016 staff report.

Although the building has been concealed by scaffolding and tarpaulins since December to the present, staff have ascertained during a site visit that the original segmental-arched openings at the ground floor have recently been revealed and restored. On this basis, these openings are worthy of inclusion in the list of heritage attributes.

Staff have verified that the free-standing chimney is not part of the property at 485 King Street but belongs to the adjacent property at 495 King Street West.

It is recommended that the Revised Statement of Significance (Reasons for Designation) Attachment 2, which includes the segmental-arched door opening at the ground floor on the principal (north) elevation as a heritage attribute, replace the original Statement of Significance (Reasons for Designation) Attachment 3 in the report (January 26, 2016) from the Chief Planner and Executive Director.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Photographs
Attachment No. 2 – Revised Statement of Significance (February 23, 2016) (Reasons for Designation)