



## STAFF REPORT ACTION REQUIRED

### 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

<b>Date:</b>	January 26, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Trinity Spadina – Ward 20
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16023

#### SUMMARY

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This report recommends that City Council state its intention to designate the property at 485 King Street West, under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and include the property on the City of Toronto Heritage Register. The property contains a three-storey warehouse, originally known as the Conboy Carriage Company Ltd., dating from 1884, and located on the south side of King Street West between Portland Street and Spadina Avenue.

Following research and evaluation, staff have determined that the property at 485 King Street West meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also used by the City when evaluating properties for inclusion on the Heritage Register.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council include the property at 485 King Street West on the City of Toronto's Heritage Register.

2. 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 Statement of Significance: 485 King Street West (Reasons for Designation) attached as Attachment No. 3 to the report (January 26, 2016) from the Chief Planner & Executive Director, City Planning Division.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, 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 property.

### **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>

### **ISSUE BACKGROUND**

The property at 485 King Street West contains the three-storey, Conboy Carriage Company Ltd. factory-warehouse building dating to 1884. The property was sold in 2014 and is now vacant. A site plan application has been submitted.

Designation under Part IV of the Ontario Heritage Act, Section 29 and inclusion on the Heritage Register will help to ensure that the cultural heritage value and heritage attributes of the property are identified and conserved.

### **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Research and Evaluation Summary (Attachment No. 4).

Staff have determined that the property at 485 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and

meets the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The design value of the former Conboy Carriage Company Ltd., constructed in 1884 is evident as an early representative example of the factory-warehouse building type, constructed in the King-Spadina neighbourhood between 1870 and 1920. The design values are further evident in its utilitarian simplicity and minimal Neo-Classical style. The property is also valued for its historical association with Daniel Conboy and the Conboy Carriage Company Ltd., 1884-1918. Located on the south side of King Street West between Spadina and Bathurst, the Conboy Carriage Company Ltd. building is a distinctive early warehouse which contributes to an understanding of the historic evolution of the neighbourhood and maintains the heritage character created by the assembly of warehouses with their adjacent laneways.

The Statement of Significance (Attachment No. 3) for the property at 485 King Street West comprises the Reasons for Designation, which is the Public Notice 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 Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation) 485 King St.W.  
Attachment No. 4 – Heritage Property Research and Evaluation Report