



Decision Letter

Toronto Preservation Board

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|---------------------|-----------------------------|----------------|--|
| Meeting No. | 27 | Contact | Lourdes Bettencourt, Committee Secretary |
| Meeting Date | Thursday, November 30, 2017 | Phone | 416-392-7033 |
| Start Time | 9:30 AM | E-mail | teycc@toronto.ca |
| Location | Committee Room 2, City Hall | Chair | Jennifer Rieger |

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|--------|--------|---------|--|---------|
| PB27.2 | ACTION | Adopted | | Ward:20 |
|--------|--------|---------|--|---------|

Inclusion on the City of Toronto's Heritage Register - King-Spadina Properties

Board Recommendations

The Toronto Preservation Board recommends that:

1. City Council include the following 17 properties on Adelaide Street West on the City of Toronto's Heritage Register:

208 Adelaide Street West
 212 Adelaide Street West
 224 Adelaide Street West
 244 Adelaide Street West
 257 Adelaide Street West
 302-308 Adelaide Street West
 312 Adelaide Street West
 355 Adelaide Street West
 380 Adelaide Street West
 383 Adelaide Street West
 445 Adelaide Street West
 447-453 Adelaide Street West
 487 Adelaide Street West
 490 Adelaide Street West
 504 Adelaide Street West
 506 Adelaide Street West
 512-514 Adelaide Street West

2. City Council include the following 16 properties on King Street West on the City of Toronto's Heritage Register:

305 King Street West
 387-391 King Street West
 388 King Street West
 495 King Street West
 519-529 King Street West
 544 King Street West

545 King Street West
557-573 King Street West
579-583 King Street West
603 King Street West
613 King Street West
615-617 King Street West
619 King Street West
624 King Street West
626 King Street West
642 King Street West (including entrance addresses at 2 and 4 Adelaide Place)

3. City Council include the following 19 properties on Richmond Street West on the City of Toronto's Heritage Register:

205 Richmond Street West
221 Richmond Street West
240 Richmond Street West
241 Richmond Street West
250 Richmond Street West
269-277 Richmond Street West
296 Richmond Street West
304 Richmond Street West
340 Richmond Street West
364 Richmond Street West
372 Richmond Street West
457 Richmond Street West
460 Richmond Street West
474-478 Richmond Street West
530-538 Richmond Street West
544 Richmond Street West
579 Richmond Street West
600-602 Richmond Street West
620 Richmond Street West

4. City Council include the following 42 properties on Bathurst Street, Brant Street, Camden Street, Charlotte Street, Duncan Street, John Street, Maud Street, Peter Street, Portland Street, Spadina Avenue, Stewart Street and Wellington Street West on the City of Toronto's Heritage Register:

129-131 Bathurst Street
133-135 Bathurst Street
137-139 Bathurst Street
141 Bathurst Street
159-161 Bathurst Street
25 Brant Street
8 Camden Street
12 Camden Street
18 Camden Street
20 Camden Street
35 Camden Street
38 Camden Street
45 Camden Street
47 Camden Street
19 Charlotte Street

11 Duncan Street
30 Duncan Street
122 John Street
133 John Street
20 Maud Street
77 Peter Street
82 Peter Street
120 Peter Street
134 Peter Street
67 Portland Street
98 and 102 Portland Street
105-107 Portland Street
124-126 Portland Street
127 Portland Street
128-130 Portland Street
135 Portland Street
139-145 Portland Street
57 Spadina Avenue
99 Spadina Avenue
116 Spadina Avenue
129 Spadina Avenue
147 Spadina Avenue
46-56 Stewart Street
60 Stewart Street
374-376 Wellington Street West
420 Wellington Street West
467 Wellington Street West

Note: Some addresses contain more than 1 property

Origin

(October 25, 2017) Report from the Acting Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council include 94 properties listed in Recommendations 1-4 of this report on the City of Toronto's Heritage Register. The properties are identified as contributing properties in the King-Spadina Heritage Conservation District (HCD) Plan (2017).

On December 15, 2017, the King-Spadina HCD Study Area By-law (1186-2016) enacted by City Council, which prohibits the demolition or removal of buildings or structures on the properties for a period of one year, will expire.

All of the properties identified in Recommendations 1- 4 meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Background Information

(October 25, 2017) Report from the Acting Chief Planner and Executive Director, City Planning - Inclusion on the City of Toronto's Heritage Register - King-Spadina Properties

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109195.pdf>

Attachments 1 - 2

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109196.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109197.pdf>

Attachment 4

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109198.pdf>

Attachment 5

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109199.pdf>

Attachments 6 - 7

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109220.pdf>

Communications

(November 27, 2017) Letter from Mark Cowan, Bercow Inc. (PB.Supp.TE27.2.1)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74064.pdf>

(November 29, 2017) Letter from Eileen P. K. Costello, Aird and Berlis (PB.Supp.PB27.2.2)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74241.pdf>

(November 29, 2017) Letter from Eileen P. K. Costello, Aird and Berlis (PB.Supp.PB27.2.3)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74242.pdf>

(November 29, 2017) Letter from Eileen P. K. Costello, Aird and Berlis (PB.Supp.PB27.2.4)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74243.pdf>

(November 29, 2017) Letter from Eileen P. K. Costello, Aird and Berlis (PB.Supp.PB27.2.5)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74244.pdf>

(November 29, 2017) Letter from Eileen P. K. Costello, Aird and Berlis (PB.Supp.PB27.2.6)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74245.pdf>

(November 29, 2017) Letter from Eileen P. K. Costello, Aird and Berlis (PB.Supp.PB27.2.7)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74246.pdf>

(November 29, 2017) Letter from Kim Beckman, Davies Howe (PB.Supp.PB27.2.8)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74247.pdf>

(November 30, 2017) Letter from Kim Beckman, Davies Howe (PB.Supp.TE27.2.9)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74250.pdf>

(November 30, 2017) Letter from Susan Rosenthal, Davies Howe (PB.Supp.TE27.2.10)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74251.pdf>