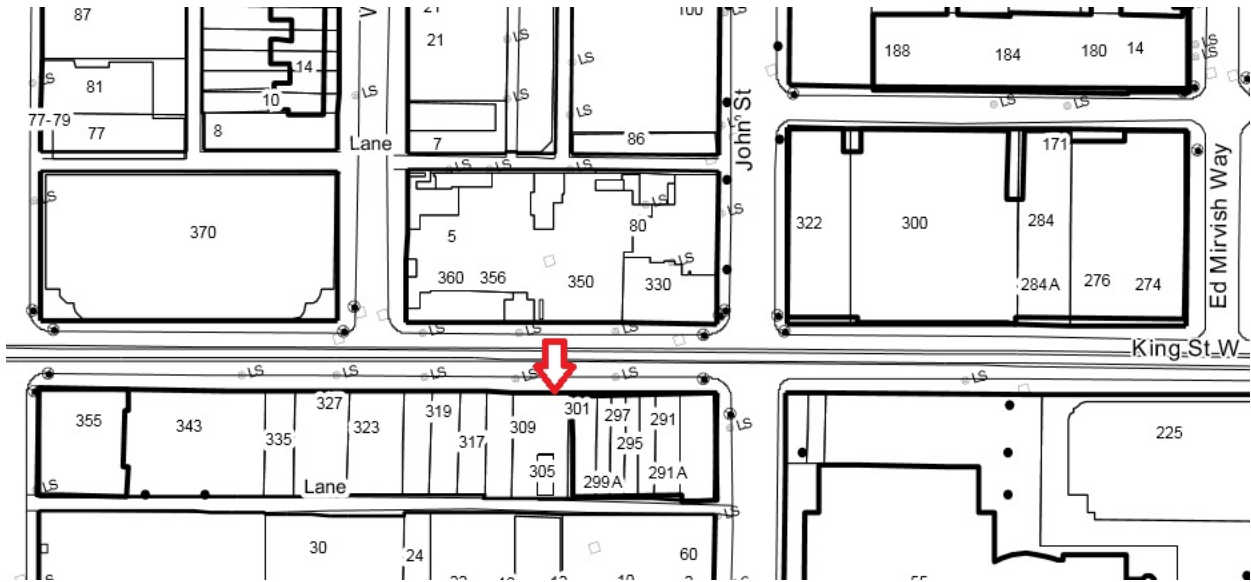


KING STREET WEST PROPERTIES

Location maps, photographs and Statements of Significance (Reasons for Inclusion) are provided for the following addresses on King Street West in King-Spadina:

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)

LOCATION MAP AND PHOTOGRAPH: 305 KING STREET WEST



1972 Photograph (right): City of Toronto Archives, Fonds 2043, Series 1587, Item 143

STATEMENT OF SIGNIFICANCE: 305 KING STREET WEST (REASONS FOR INCLUSION)

The property at 305 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 305 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between John Street and Blue Jays Way, the property at 305 King Street West contains a commercial building that was originally constructed in the late 1880s and, while substantially rebuilt after a fire in 1956, retains part of the original roof detailing.

Statement of Significance

Contextually, the property at 305 King Street West is valued for the role of the commercial row building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row building at 305 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, with its scale form and setback it complements the adjoining properties at 291-301 and 315-321 King Street West, which are recognized on the City's Heritage Register.

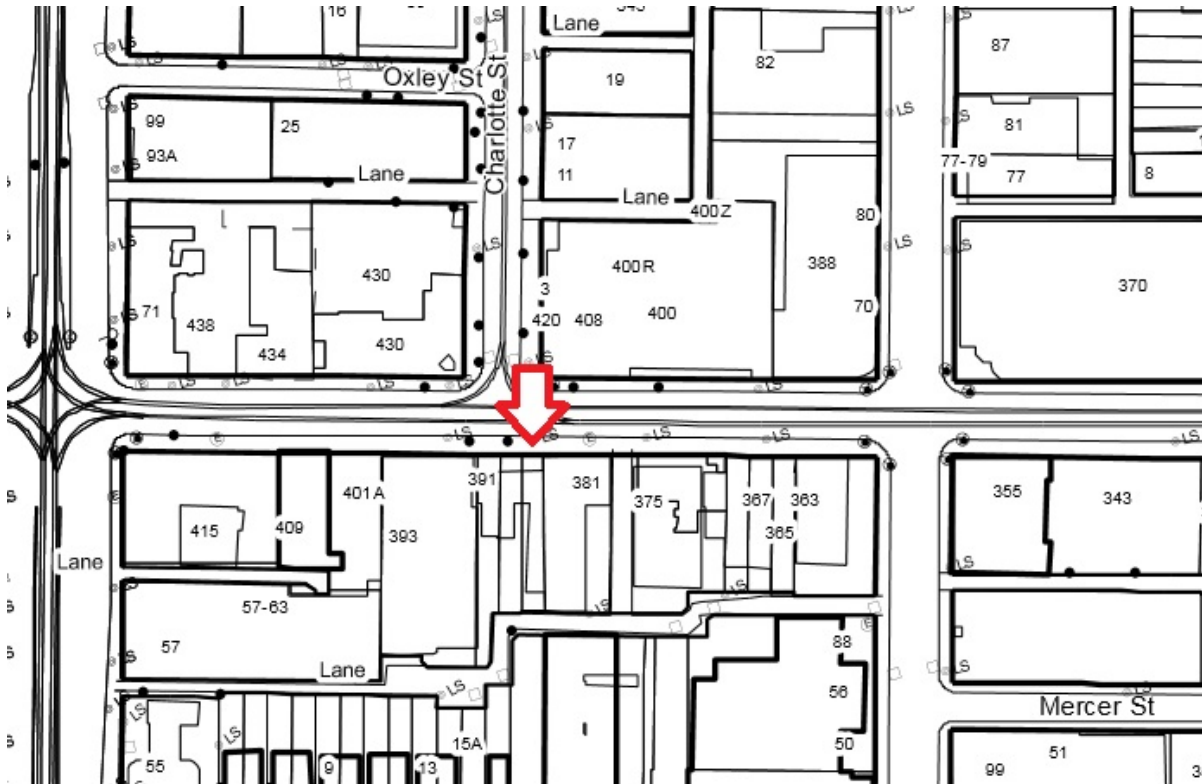
Heritage Attributes

The heritage attributes of the building at 305 King Street West are:

- The setback, placement and orientation of the building on the south side of King Street West between John Street and Blue Jays Way
- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the bracketed cornice
- The materials, with the brown brick cladding and the brick and stone detailing
- The principal (north) elevation, where the first (ground) floor storefront has a large flat-headed window opening flanked by flat-headed entrances (the storefront has been altered)
- On the north elevation, the second storey with the double and tripartite flat-headed window openings, all of which share a continuous stone sill and display brick flat arches

Note: The east side elevation, which is viewed from King Street West, has flat-headed window openings. The west side elevation adjoins the neighbouring building at 315 King Street West. The rear (south) elevation and wings are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 387-391 KING STREET WEST



1973 Photograph (right): City of Toronto Archives, Fonds 2043, Series 1587, File 143

STATEMENT OF SIGNIFICANCE: 387, 389 and 391 KING STREET WEST (REASONS FOR INCLUSION)

The properties at 387, 389 and 391 King Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 387, 389 and 391 King Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street, east of Spadina Avenue, the properties at 387, 389 and 391 King Street West contain a trio of house form buildings dating to 1880 in the King Spadina HCD Plan (2017) and represent the surviving units of an extended row.

Statement of Significance

The properties at 387, 389 and 391 King Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. Converted to commercial uses, the subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 387, 389 and 391 King Street West are distinguished by their Second Empire design, particularly the prototypical mansard roofs with the round-arched dormers and the pattern brickwork.

Contextually, the properties at 387, 389 and 391 King Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As surviving 19th-century residential buildings, the row houses at 387, 389 and 391 King Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they terminate the vista south on Charlotte Street and, to the south, adjoin the contiguous row houses at 5-16 Clarence Square with their complementary Second Empire styling.

Heritage Attributes

The heritage attributes of the buildings at 387, 389 and 391 King Street West are:

- The setback, placement and orientation of the trio of buildings on the south side of the street, east of Spadina Avenue
- The scale, form and massing of the 2½-storey rectangular-shaped plans
- The mansard roofs with the pairs of segmental-arched dormers with the wood detailing on the north slopes, and the firebreak separating the units at 387 and 389 King
- The materials, with the red brick cladding, the contrasting buff brick detailing, and the stone and wood trim
- The principal (north) elevations of the buildings at 389 and 391 King, which are organized as mirror images with the entrances placed side-by-side in the first (ground) floor (the openings have been altered) and flanked by bay windows with segmental-arched openings, brick flat arches and stone sills (the first floor of the building at 391 King has been altered for commercial use)
- On all three buildings, the segmental-arched openings in the second stories with the brick and stone detailing

Note: The east elevation of the building at 387 King Street West and the west elevation of the building at 391 King Street West adjoin the neighbouring buildings. No heritage attributes are identified on the rear (south) elevations.

LOCATION MAP AND PHOTOGRAPH: 388 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 388 KING STREET WEST (REASONS FOR INCLUSION)

The property at 388 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 388 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northwest corner of Peter Street, the property at 388 King Street West contains a two-storey commercial building dating to 1940 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 388 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 388 King Street West is distinguished by its Art Moderne design, particularly the prototypical rounded (southeast) corner incorporating a stepped parapet and stone detailing.

Contextually, the property at 388 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 388 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the northwest corner of Peter Street and adjoins the early-20th century warehouses at 77 and 82 Peter Street.

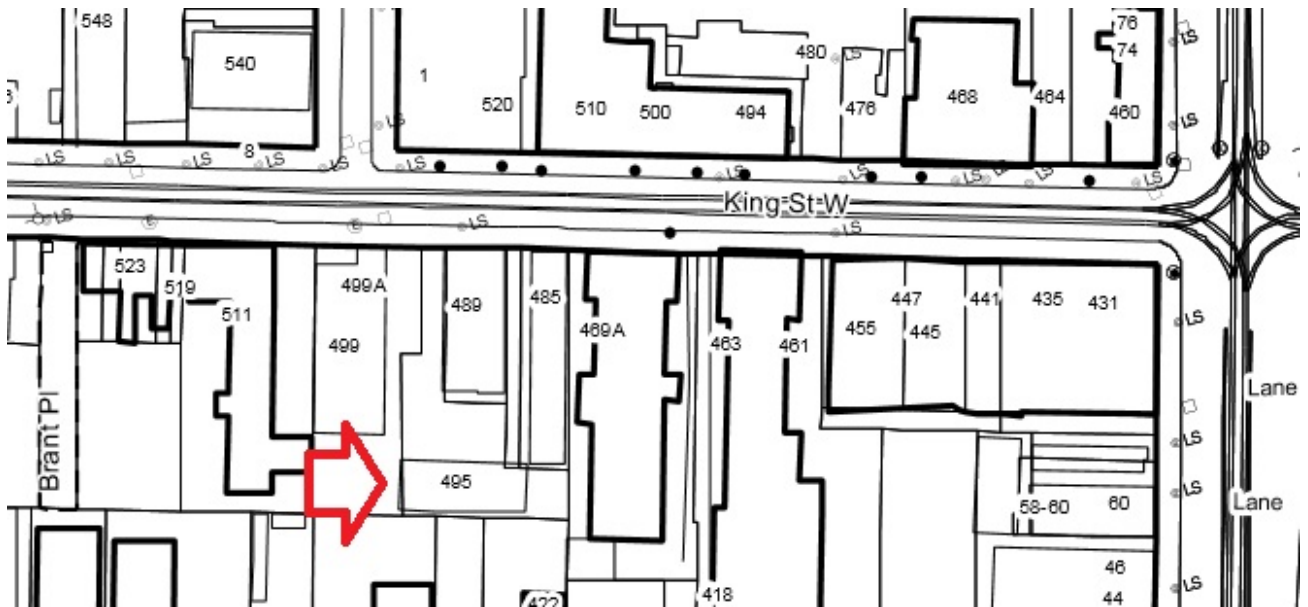
Heritage Attributes

The heritage attributes of the building at 388 King Street West are:

- The setback, placement and orientation of the building on the northwest corner of Peter Street
- The scale, form and massing of the two-storey plan above the raised base with the flat-headed window openings
- The flat roofline with the coping and, on the rounded southeast corner, the triangular pediment with the octagonal motif
- The materials, with the buff brick cladding and the brick and stone detailing
- The main entrance, which is placed on the southeast corner and has been altered
- On the south elevation on King Street West and the east elevation on Peter Street, which extend midway along the respective blocks, the division of the stories with stone band courses linking the flat-headed tripartite window openings with the stone sills (some of the openings have been altered)
- The rear (north) elevation, which is viewed from Peter Street, with the stone grid and the flat-headed window openings

Note: the west side elevation adjoins the neighbouring building.

LOCATION MAP AND PHOTOGRAPH: 495 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 495 KING STREET WEST (REASONS FOR INCLUSION)

The property at 495 King Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 495 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street, at the south end of the property and behind the adjoining building at 485 King, 495 King Street West contains a two-storey commercial building dating to 1900 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 495 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 495 King Street West is distinguished by its classical design, particularly the corbelled brickwork.

Contextually, the property at 495 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 495 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a collection of early 20th century warehouses, including the adjoining Conboy Carriage Company Building (1885) at 485 King Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the building at 495 King Street West are:

- The setback, placement and orientation of the building on the south side of King Street where it is found at the south end of the property, behind the building at 489 King Street West
- The scale, form and massing of the three-storey rectangular-shaped plan
- The flat roofline with the coping along the south elevation
- The materials, with the red brick cladding and the brick and stone detailing (the brickwork on the north elevation has been painted)
- The south elevation, where brick piers organize the six bays containing pairs of segmental-arched window openings with brick flat arches, stone sills and, in the upper storey, corbelled brickwork (some of the openings have been altered)
- The north elevation, which repeats the fenestration and detailing from the south elevation (some of the openings have been altered)
- The west side elevation, which is blank

Note: no heritage attributes are identified on the east elevation (which has been altered).

LOCATION MAP AND PHOTOGRAPH: 519-529 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 519, 521, 523, 527 and 529 KING STREET WEST (REASONS FOR INCLUSION)

The properties at 519, 521, 523, 527 and 529 King Street West (including the entrance address at 525 King Street West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 519, 521, 523, 527 and 529 King Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street, south of Adelaide Street West, the properties at 519, 521, 523, 527 and 529 King Street West contain a row of six three-storey commercial buildings dating to 1880 in the King-Spadina HCD Plan (2017).

Statement of Significance

The properties at 519, 521, 523, 527 and 529 King Street West have cultural heritage value for their design as commercial row buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. They represent a key building typology in King-Spadina when they were among the low-rise commercial buildings located on the main thoroughfares (particularly King Street West) and some of the side streets to support the residential and institutional enclave that emerged in the 1800s. The subject properties survived the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre and many of the earlier buildings were replaced. The buildings at 519, 521, 523, 527 and 529 King Street West are distinguished by their well-crafted classical designs, particularly the oversized arches with the decorative brick and stone detailing.

Contextually, the properties at 519, 521, 523, 527 and 529 King Street West are valued for the role of the commercial row buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row building at 519, 521, 523, 527 and 529 King Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are rare surviving examples of their type along the thoroughfare west of Spadina Avenue.

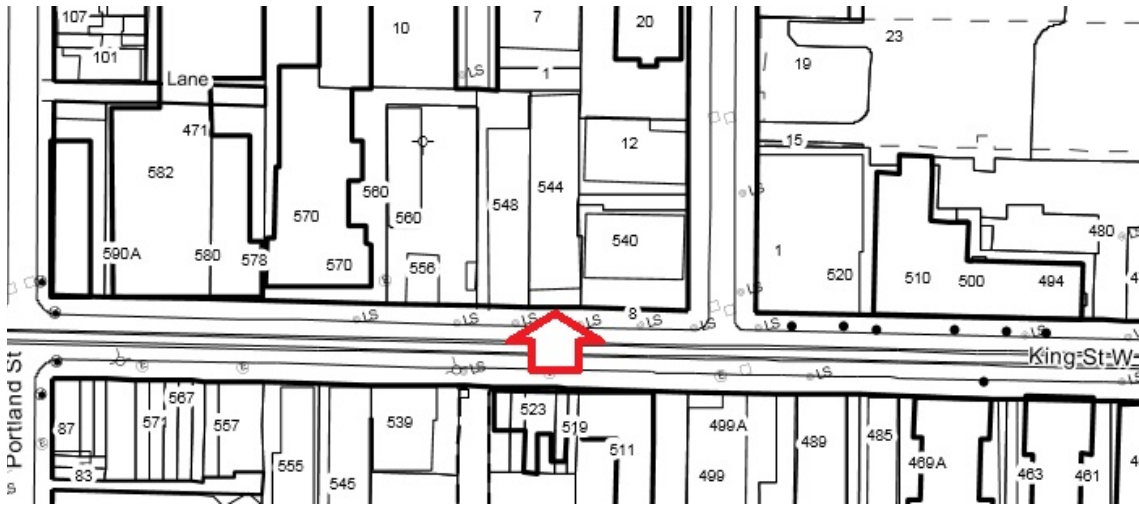
Heritage Attributes

The heritage attributes of the buildings at 519, 521, 523, 527 and 529 King Street West are:

- The setback, placement and orientation of the row of six contiguous buildings on the southeast corner of King Street West and Brant Place
- The scale, form and massing of the three-storey buildings with the rectangular shaped plans
- The flat rooflines with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (north) elevations where, above the first (ground) floor storefronts (which have been altered), the fenestration is symmetrically organized by the incised brick piers with the stone coping
- On the north elevations, the fenestration in the second and third stories, with the pairs of segmental-arched window openings with the brick flat arches and keystones and the stone sills, which are surmounted by oversized arches connected by stone keystones

Note: The east side wall of the unit at 519 King Street West adjoins the neighbouring building. The west side wall of the unit at 529 King Street West, which is viewed from Brant Place, has flat-headed window openings with stone lintels and sills (which are alterations). No heritage attributes are identified on the rear (south) elevations and wings.

LOCATION MAP AND PHOTOGRAPH: 544 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 544 KING STREET WEST (REASONS FOR INCLUSION)

The property at 544 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 544 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Brant and Portland streets, the property at 544 King Street West contains a two-storey commercial building dating to 1925 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 544 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 544 King Street West is distinguished by its well-crafted classical design, particularly the stone embellishments along the roofline and on the south entrances.

Contextually, the property at 544 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 544 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses on the street. Its setback in relation to the adjoining buildings reflects that of the neighbouring Toronto Silverplate Building (1880) at 579 King Street West, one of the earliest industrial edifices in the community that is designated under Part IV, Section 29 of the Ontario Heritage Act.

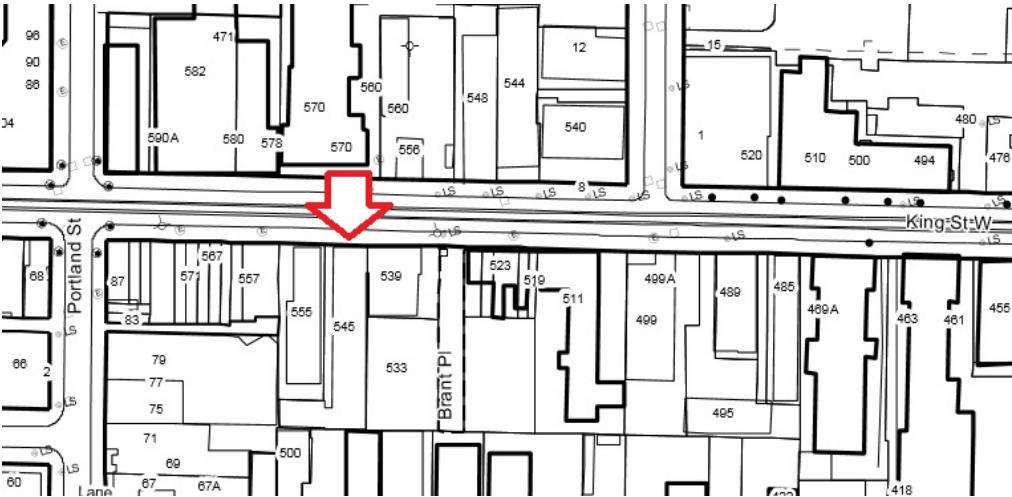
Heritage Attributes

The heritage attributes of the building at 544 King Street West are:

- The setback, placement and orientation of the building on the north side of the street between Brant and Portland streets
- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the coping
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into five bays with brick piers that extend above the roofline and have decorative stonework
- On the south elevation in the outer bays, the entrances, which are placed in stone surrounds beneath stone panels
- The fenestration on the south elevation, with the flat-headed window openings in both stories

Note: the west side elevation adjoins the neighbouring building, and the east side elevation is partially viewed from King Street West. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 545 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 545 KING STREET WEST (REASONS FOR INCLUSION)

The property at 545 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 545 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street, east of Portland Street, the property at 545 King Street West contains a four-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 545 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 545 King Street West is distinguished by its well-crafted classical design, particularly the stone piers on the base and the stone cartouche above the north entrance.

Contextually, the property at 545 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 545 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of early 20th century warehouses on the street, which includes the neighbouring Canadian Kodak Buildings (1902 and 1904) on the opposite side of the thoroughfare, which are listed on the City's Heritage Register.

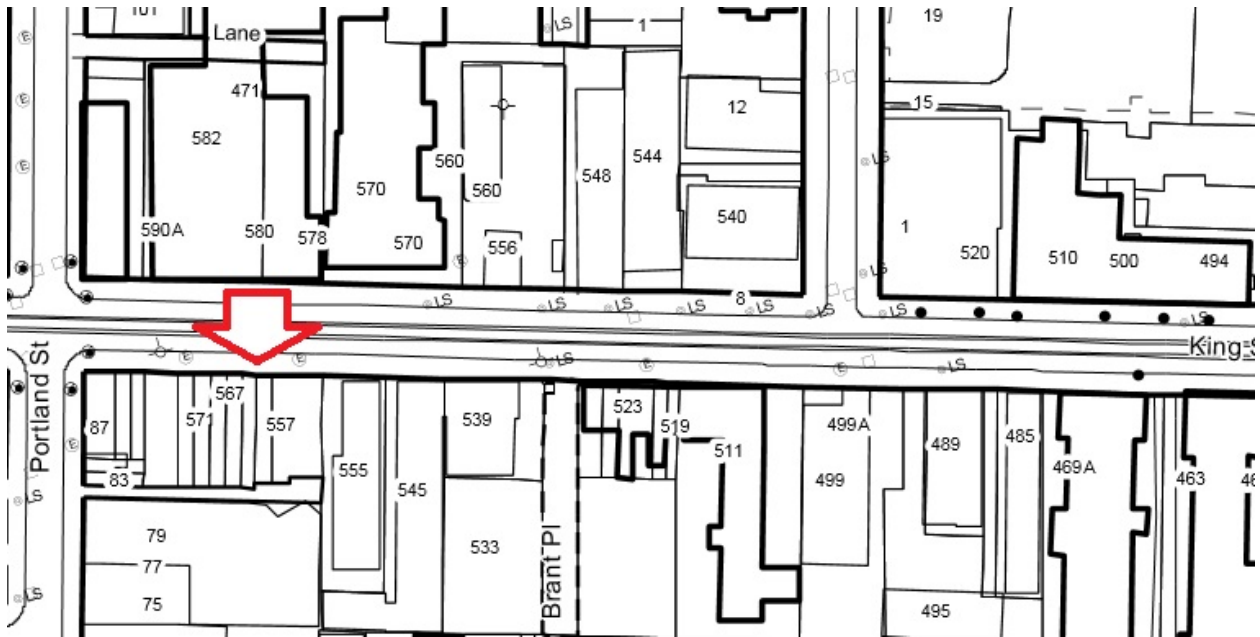
Heritage Attributes

The heritage attributes of the building at 545 King Street West are:

- The setback, placement and orientation of the building on the south side of the street, east of Portland Street
- The scale, form and massing of the five-storey rectangular-shaped plan above the raised base with the flat-headed window openings
- The flat roofline with the coping
- The materials, with the buff brick and stone cladding and detailing
- The principal (north) elevation, with the two-storey base organized by piers with classical detailing, the raised entrance in the right (west) bay with the flat-headed surround beneath a decorative panel (the door has been replaced), and the flat-headed door and window openings
- On the north elevation, the symmetrically-organized flat-headed window openings in the upper three stories with the brick detailing and the stone sills
- The west side elevation, which is viewed from King Street, with the flat-headed window openings

Note: the east side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH: 557-573 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 557, 565, 567, 569, 571 AND 573 KING STREET WEST (REASONS FOR INCLUSION)

The properties at 557, 565, 567, 569, 571 and 573 King Street West (including the entrance address at 563 King Street West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 557, 565, 567, 569, 571 and 573 King Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street, east of Portland Street, the properties at 557, 565, 567, 569, 571 and 573 King Street West contain a row of 9 three-storey commercial buildings dating to 1885 in the King-Spadina HCD Plan (2017).

Statement of Significance

The properties at 557, 565, 567, 569, 571 and 573 King Street West have cultural heritage value for their design as commercial row buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. They represent a key building typology in King-Spadina when it was among the low-rise commercial buildings located on the main thoroughfares (particularly King Street West) and some of the side streets to support the residential and institutional enclave that emerged in the 1800s. The subject properties survived the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre and many of the earlier buildings were replaced. The buildings at 579, 581 and 583 King Street West distinguished by the breadth of the contiguous row, as well as their classical design with the decorative corbelled brickwork.

Contextually, the properties at 557, 565, 567, 569, 571 and 573 King Street West are valued for the role of the commercial row buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row buildings at 557, 565, 567, 569, 571 and 573 King Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they remain rare surviving examples of their type along the thoroughfare west of Spadina Avenue.

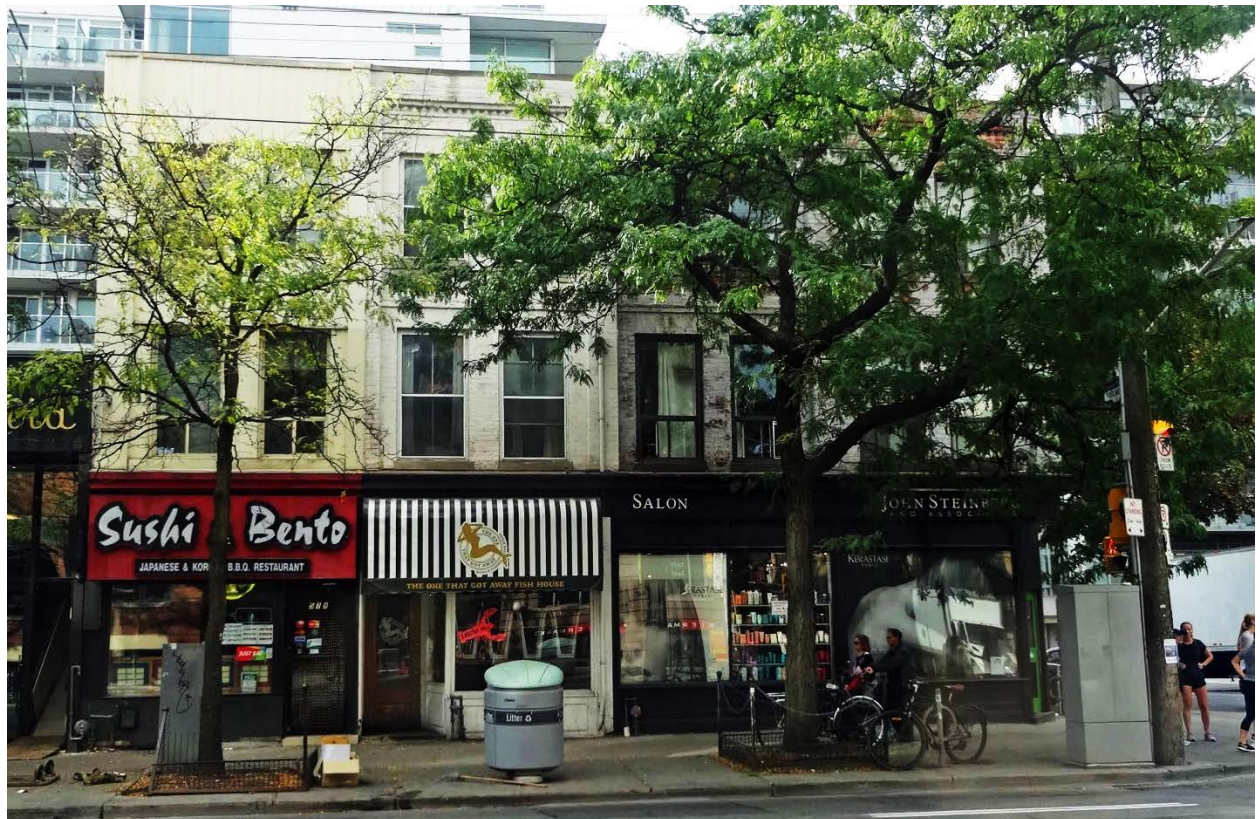
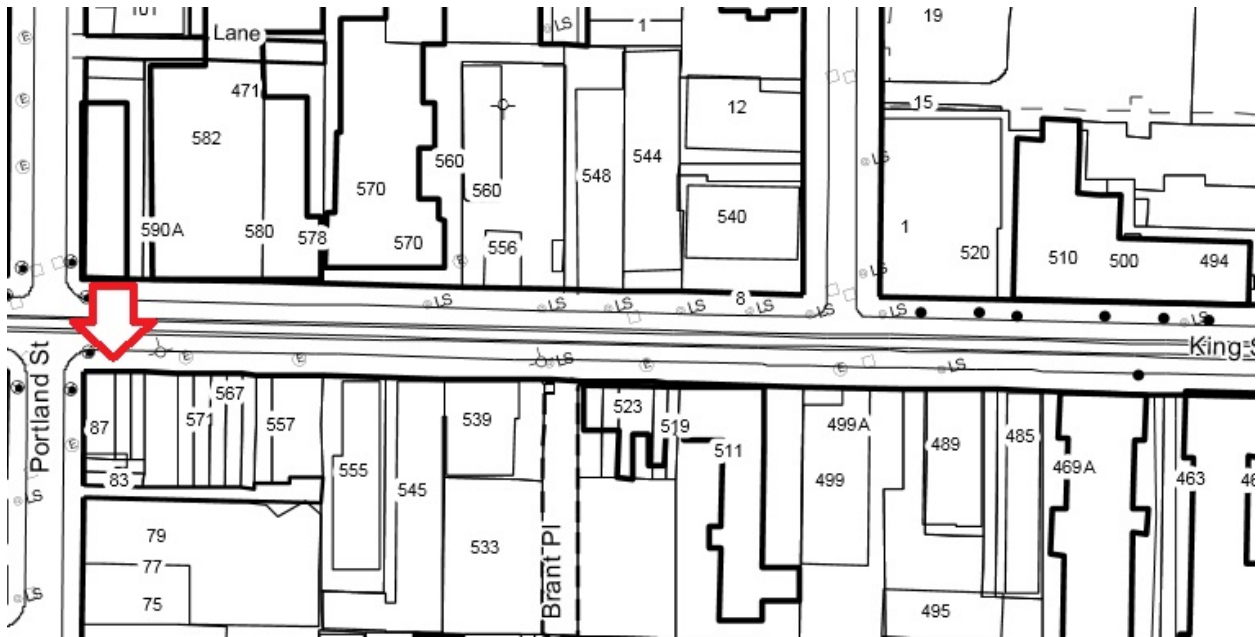
Heritage Attributes

The heritage attributes of the buildings at 557, 565, 567, 569, 571 and 573 King Street West (including the building with the entrance address at 563 King Street West) are:

- The setback, placement and orientation of the group of buildings on the south side of the street, east of Portland Street
- The scale, form and massing of the row of nine three-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork
- The materials, with the red brick cladding and detailing (the brickwork has been painted on the four easterly units at 557-563 King)
- On the principal (north) elevations, above the first (ground) floor shopfronts (which have been altered), each unit has piers organized the pair of round-arched window openings with brick surrounds in the second storey and the trio of flat-headed window openings with continuous corbeled brick sills in the third storey

Note: No heritage attributes are identified on the east and west side elevations, parts of which are viewed above the adjoining buildings. The rear (south) elevations and the south wings have no heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 579-583 KING STREET WEST
(INCLUDING 585 KING STREET WEST AND 85A AND 87 PORTLAND STREET)



STATEMENT OF SIGNIFICANCE: 579, 581 AND 583 KING STREET WEST (REASONS FOR INCLUSION)

The properties at 579, 581 and 583 King Street West (including the entrance addresses at 585 King Street West and 85A and 87 Portland Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 579, 581 and 583 King Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southeast corner of King and Portland streets, the properties at 579, 581 and 583 King Street West contain a row of four three-storey commercial buildings dating to 1885 in the King-Spadina HCD Plan (2017).

Statement of Significance

The properties at 579, 581 and 583 King Street West have cultural heritage value for their design as commercial row buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. They represent a key building typology in King-Spadina when it was among the low-rise commercial buildings located on the main thoroughfares (particularly King Street West) and some of the side streets to support the residential and institutional enclave that emerged in the 1800s. The subject properties survived the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre and many of the earlier buildings were replaced. The buildings at 579, 581 and 583 King Street West are distinguished by their classical design, particularly the decorative corbelled brickwork.

Contextually, the properties at 579, 581 and 583 King Street West are valued for the role of the commercial row buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row buildings at 579, 581 and 583 King Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they anchor the southeast corner of Portland Street and remain rare surviving examples of their type along the thoroughfare west of Spadina Avenue.

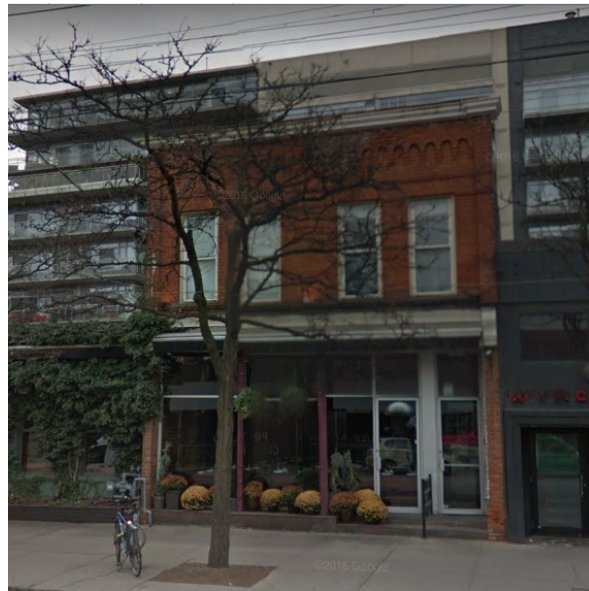
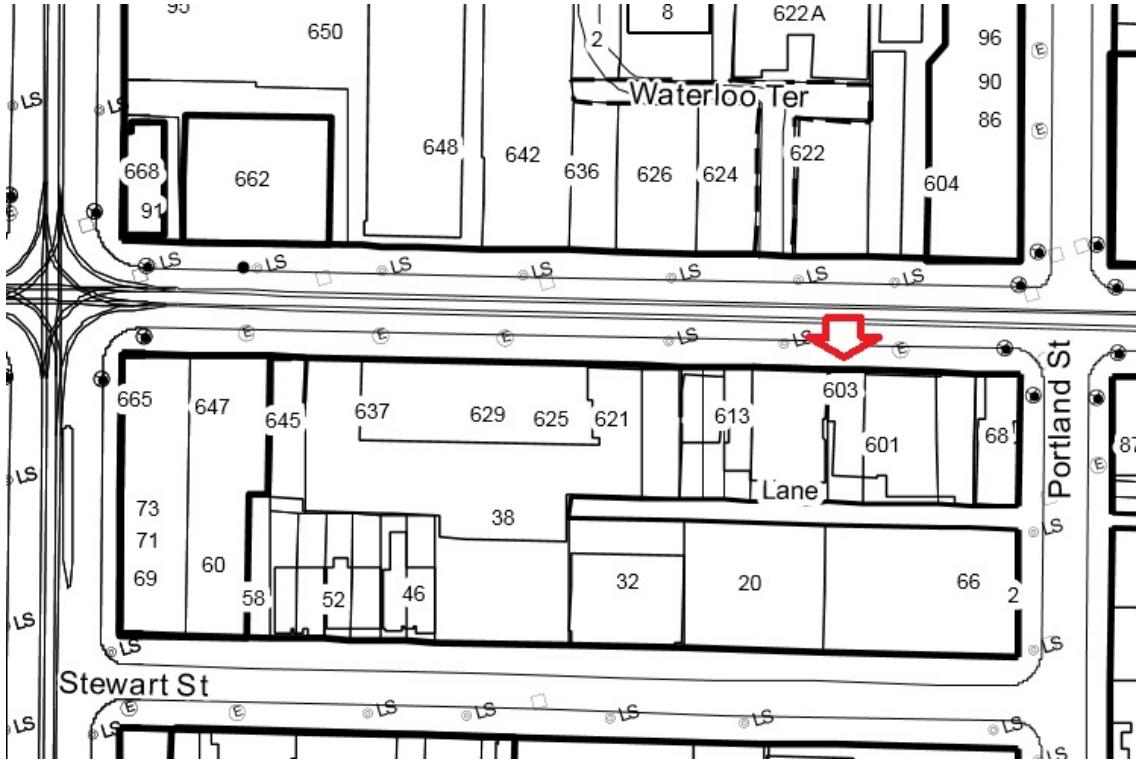
Heritage Attributes

The heritage attributes of the row of commercial buildings at 579, 581 and 583 King Street West (including the building with the entrance address at 585 King Street West) are:

- The setback, placement and orientation of the row of four buildings on the southeast corner of King and Portland streets
- The scale, form and massing of the three-storey buildings with the rectangular shaped plans
- The flat rooflines with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing (the brickwork has been painted on three of the units, and the building at 579 King has been overclad)
- On the principal (where) elevation, above the first (ground) floor shopfronts (which have been altered), the brick piers that organize the symmetrically-placed flat-headed window openings with the brick flat arches and the stone piers, and the brick string courses above the second- and third-floor openings
- The west side elevation, which is viewed on Portland Street and continues the fenestration and detailing from the north elevation

Note: No heritage attributes are identified on the east and rear (south) elevations. The rear (south) wing is not included as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH: 603 KING STREET WEST



2014 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 603 KING STREET WEST (REASONS FOR INCLUSION)

The property at 603 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 603 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Portland and Bathurst streets, the property at 603 King Street West contains a two-storey commercial building dating to 1900 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 603 King Street West has cultural heritage value for its design as a commercial row building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. It represents a key building typology in King-Spadina when it was among the low-rise commercial buildings located on the main thoroughfares (particularly King Street West) and some of the side streets to support the residential and institutional enclave that emerged in the 1800s. The subject property survived the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre and many of the earlier buildings were replaced. The building at 603 King Street West is distinguished by its classical design, particularly the decorative corbelled brickwork.

Contextually, the property at 603 King Street West is valued for the role of the commercial row building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row building at 603 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is a rare example of its type on the thoroughfare between Spadina Avenue and Bathurst Street.

Heritage Attributes

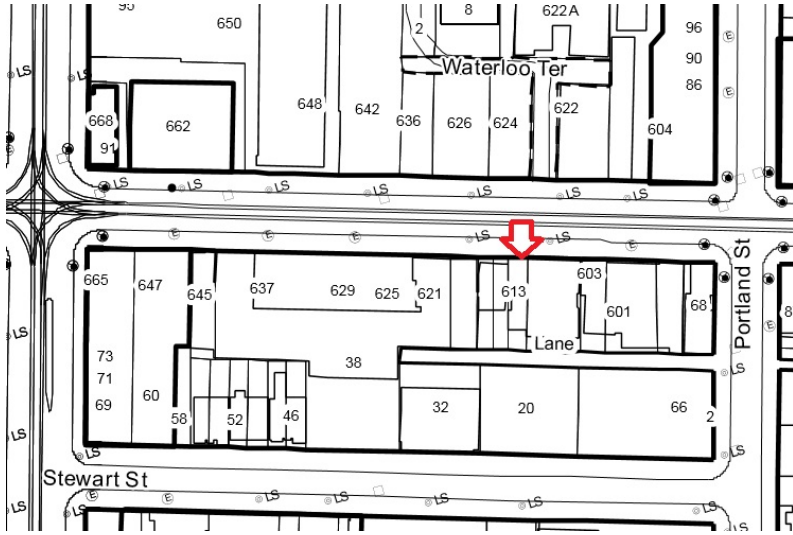
The heritage attributes of the building at 603 King Street West are:

- The setback, placement and orientation of the building on the south side of King Street West between Portland and Bathurst streets

- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the corbelled brickwork
- The materials, with the red brick cladding the brick, stone and wood detailing
- On the principal (north) elevation, above the first (ground) floor storefront (which has been altered) and the cornice with brackets, the two pairs of flat-headed window openings with the brick flat arches

Note: the east and west side elevations and the rear (south) elevation are adjoined by the neighbouring buildings.

LOCATION MAP AND PHOTOGRAPH: 613 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 613 KING STREET WEST (REASONS FOR INCLUSION)

The property at 613 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 613 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Portland and Bathurst streets, the property at 613 King Street West contains a two-storey commercial building dating to 1919 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 613 King Street West has cultural heritage value for its design as a commercial row building typically associated with the first wave of development in the King-Spadina neighbourhood in the 19th century, but which continued to appear in limited numbers in the early 20th century. It represents a key building typology in King-Spadina where low-rise commercial buildings were constructed on the main thoroughfares (particularly King Street West) and some of the side streets to support the residential and institutional enclave that emerged in the 1800s. The subject property dates the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre and many of the earlier buildings were replaced. The building at 613 King Street West is distinguished by its Spanish Revival design, which was popularized during the World War I era and is identified by its prototypical tiled roof with the brackets and the decorated piers.

Contextually, the property at 613 King Street West is valued for the role of the commercial row building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The commercial row building at 613 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a group of low-rise buildings at 613, 615-617 and 619 King that complement one another with their scale and setback.

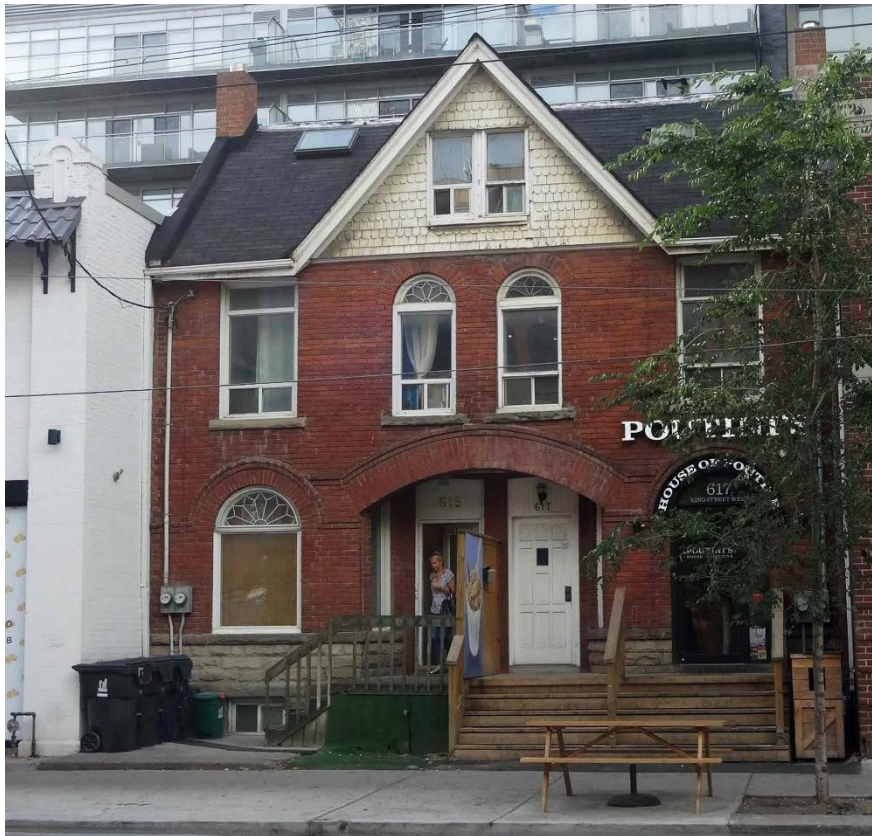
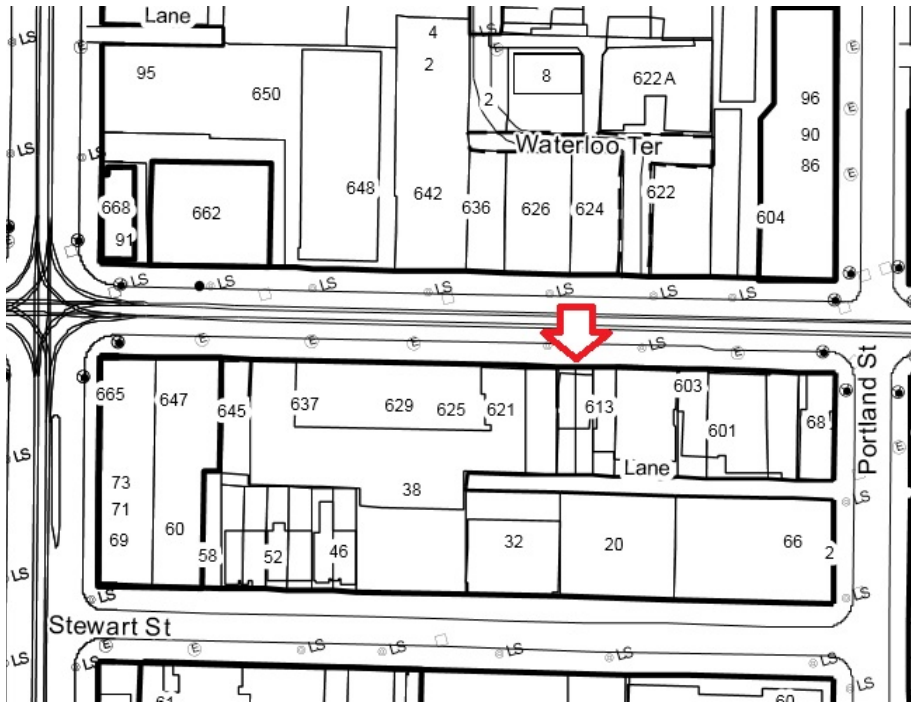
Heritage Attributes

The heritage attributes of the building at 613 King Street West are:

- The setback, placement and orientation of the building on the south side of King Street West between Portland and Bathurst streets
- The scale, form and massing of the two-storey rectangular-shaped plan
- The tiled roof with the brackets
- The materials, with the buff brick cladding and the brick, stone and wood detailing
- On the principal (north) elevation, above the first (ground) floor storefront (which has been altered), the decorated brick piers that extend above the roofline, and the pair of segmental-arched window openings with the brick flat arches and stone sills

Note: the east and west side elevations and the rear (south) elevation are adjoined by the neighbouring buildings.

LOCATION MAP AND PHOTOGRAPH: 615-617 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 615 AND 617 KING STREET WEST (REASONS FOR INCLUSION)

The properties at 615 and 617 King Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage values, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 615 and 617 King Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as a contributing property in the King-Spadina HCD Plan (2017) of the proposed District.

Located on the south side of the street between Portland and Bathurst streets, the properties at 615 and 617 King Street West contain a pair of 2½-storey semi-detached houses dating to 1880 in the King-Spadina Heritage Conservation District Plan (2017). They were first illustrated on the 1910 update to Goad's Atlas.

Statement of Significance

The properties at 615 and 617 King Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 615 and 617 King Street West are distinguished by their late Victorian design, particularly the inset entrance porch with the oversized brick arch and the fish-scale shingles in the oversized gable.

Contextually, the properties at 615 and 617 King Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As surviving 19th-century residential buildings, the semi-detached houses at 615 and 617 King Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are adjoined by commercial buildings at 613 King (1919) and 619 King (1930) dating to the second wave of development of area, but complement the subject properties in scale and setback.

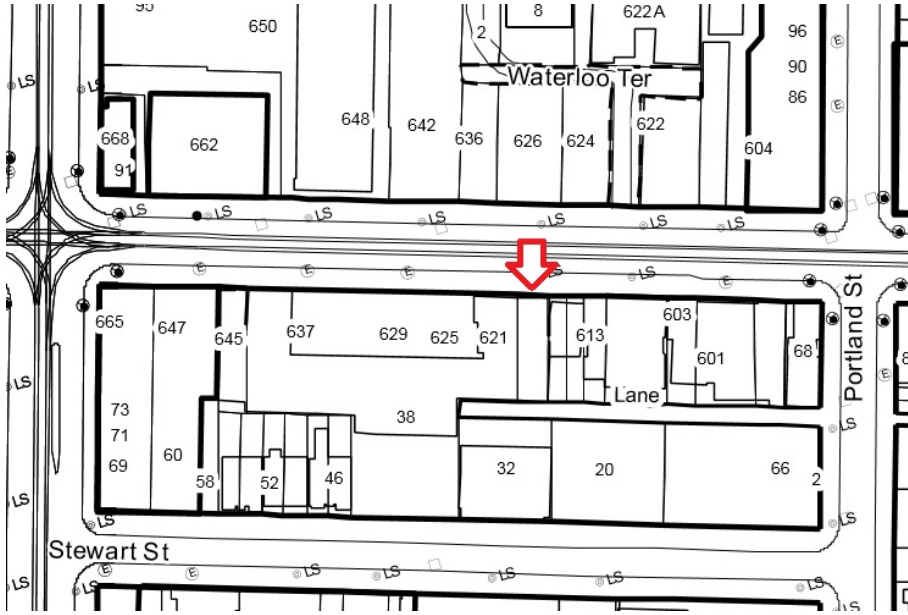
Heritage Attributes

The heritage attributes of the buildings at 615 and 617 King Street West are:

- The setback, placement and orientation of the pair of buildings on the south side of the street between Portland and Bathurst streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans above the stone bases with window openings
- The cross-gable roof with the central gable on the south slope that contains a single flat-headed window opening and fish-scale shingles
- The materials with the red brick cladding and the brick, stone and wood detailing
- The principal (north) elevations, which are organized as mirror images with elevated entrances that are placed side-by-side in flat-headed surrounds with transoms and recessed behind an oversized brick arch
- The fenestration on the north elevations, with the single round-arched openings flanking the entrances, the round-arched and flat-headed window openings in the second stories, and the transoms, corbelled brick detailing and stone sills

Note: The east and west side elevations adjoin the neighbouring buildings. The rear (south) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 619 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 619 KING STREET WEST (REASONS FOR INCLUSION)

The property at 619 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 619 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street, east of Portland Street, the property at 619 King Street West contains a two-storey commercial building dating to 1930 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 619 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 619 King Street West is distinguished by its well-crafted classical design with its diminutive form and the stone and brick embellishments that include corner quoins and the north entrance surround.

Contextually, the property at 619 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 619 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses on the street, including the early-20th century examples at 624 and 624 King, opposite.

Heritage Attributes

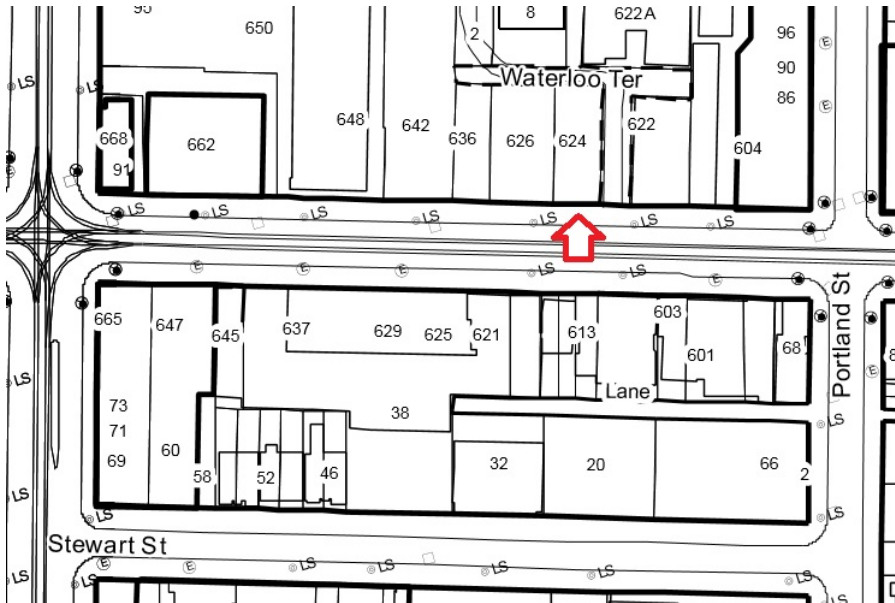
The heritage attributes of the building at 619 King Street West are:

- The setback, placement and orientation of the building on the south side of the street, east of Portland Street

- The scale, form and massing of the two-storey rectangular-shaped plan above the raised base with the window openings (which have been altered)
- The flat roofline with the coping
- The materials, with the red brick cladding and the brick and stone detailing, including the stone band courses above the first and second stores and the brick quoins
- The principal (north) elevation, where the main entrance is placed in a round-arched surround with brick detailing, stone keystones and impost blocks (the wood door is not original)
- On the north elevation, the organization of the second storey into three bays by brick piers with stone coping that are connected by stone band courses
- The fenestration on the north elevation, with the flat-headed openings with the brick flat arches and stone sills

Note: the east side elevation adjoins the neighbouring buildings. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH: 624 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 624 KING STREET WEST (REASONS FOR INCLUSION)

The property at 624 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 624 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Brant and Portland streets, the property at 624 King Street West contains a three-storey commercial building dating to 1915 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 624 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 624 King Street West is distinguished by its classical design, particularly the corbelled brickwork and the arcades of round-arched openings on the south elevation.

Contextually, the property at 624 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 624 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of 20th-century warehouses on the street, including the adjoining building at 626 King, which it complements in scale, setback and classically-inspired detailing.

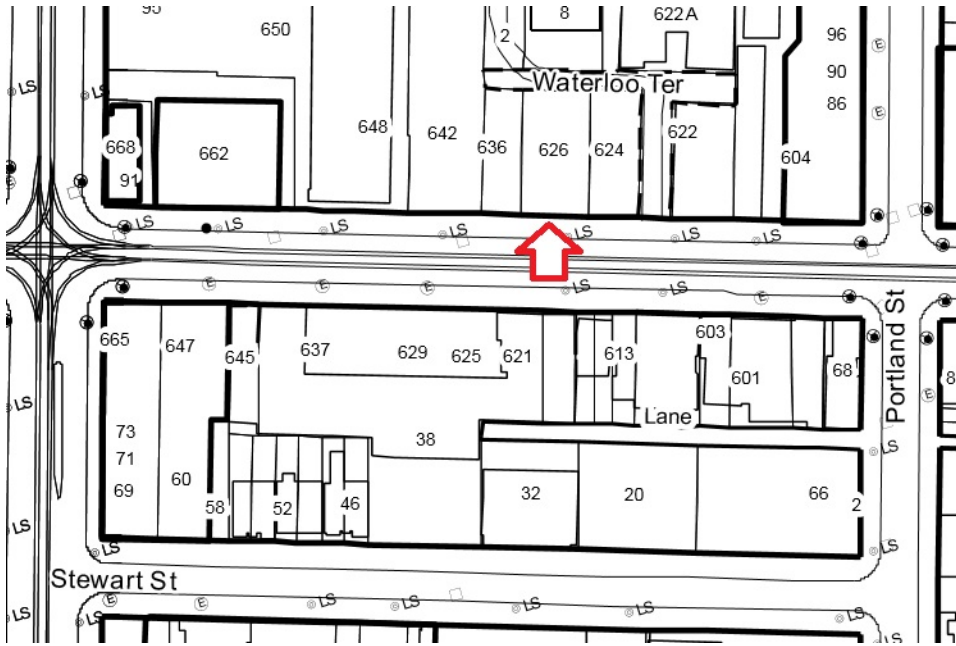
Heritage Attributes

The heritage attributes of the building at 624 King Street West are:

- The setback, placement and orientation of the building on the north side of the street between Portland and Bathurst streets
- The scale, form and massing of the three-storey rectangular-shaped plan above the raised base with the flat-headed window openings
- The flat roofline with the corbelled brickwork and the inset brick panels
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into three bays by brick piers
- On the south elevation, the main entrance, which is placed in the left (west) bay in a round-arched surround with exaggerated voussoirs, a stone keystone and brick banding (the door has been replaced)
- The fenestration on the south elevation, with the oversized round-arched openings with the brick detailing in the first (ground) floor, and the trios of round-arched openings with the brick voussoirs, stone keystones and continuous sills in the upper stories (the third storey has been altered by the large flat-headed window opening in the westernmost bay)
- The east side elevation, which is viewed from King Street West, has symmetrically-placed flat-headed window openings

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 626 KING STREET WEST



STATEMENT OF SIGNIFICANCE: 626 KING STREET WEST (REASONS FOR INCLUSION)

The property at 626 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 626 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Brant and Portland streets, the property at 626 King Street West contains a three-storey commercial building dating to 1925 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 626 King Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 626 King Street West is distinguished by its classical design, particularly the roof parapets, the stone piers that extend above the roofline, and the geometrical stone motifs.

Contextually, the property at 626 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 626 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of early-20th century warehouses, including the adjoining building at 624 King, which it complements in scale, setback and classically-inspired detailing.

Heritage Attributes

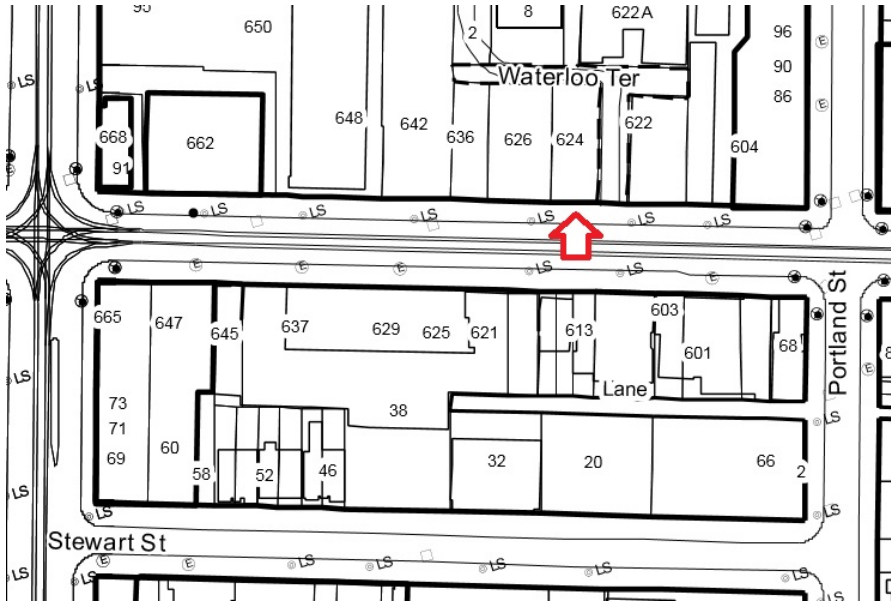
The heritage attributes of the building at 626 King Street West are:

- The setback, placement and orientation of the building on the north side of the street between Portland and Bathurst streets

- The scale, form and massing of the three-storey rectangular-shaped plan
- The flat roofline with the gabled parapets and the stone detailing
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into five bays by brick piers with stone diamond motifs that extend above the roofline and are separated by stone motifs in the third storey
- On the south elevation, the entrances, which are placed in oversized flat-headed stone surrounds in the end bays in the first (ground) floor (the doors have been replaced)
- The fenestration on the south elevation, with the flat-headed openings with the brick detailing and the stone sills and corner blocks

Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 642 KING STREET WEST
(INCLUDING 2-4 ADELAIDE PLACE)



STATEMENT OF SIGNIFICANCE: 642 KING STREET WEST (REASONS FOR INCLUSION)

The property at 642 King Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 642 King Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Brant and Portland streets, the property at 642 King Street West contains a four-storey commercial building dating to 1885 in the King-Spadina HCD Plan (2017). Archival records indicate that the first building was completed in 1879 for the Mason and Risch Piano Manufacturing Company, with the second factory dating to 1904 and designed by Toronto architects Bond and Smith.

Statement of Significance

The property at 642 King Street West has cultural heritage value for its design as a detached commercial building dating to the late 1800s, but of the type associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina when the area was the city's main industrial district in the 20th century and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 642 King Street West is distinguished by its well-crafted classical design, particularly the contrasting brick applied for the quoins, the door and window trim, and along the roofline.

Contextually, the property at 642 King Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 642 King Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of late-19th and early-20th century warehouses on the street that include, to the east, the Gurney Stove Factory (1872) at 520 King, which has similar pattern brick embellishments.

Heritage Attributes

The heritage attributes of the building at 642 King Street West are:

- The setback, placement and orientation of the building on the north side of the street between Portland and Bathurst streets
- The scale, form and massing of the four-storey rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding, the contrasting buff brick detailing, and the brick and stone trim
- The principal (south) elevation, where the stories are divided horizontally by brick band courses and vertically into two bays by quoins
- On the south elevation, the first (ground) floor has segmental-arched openings with brick hood moulds in the west bay and flat-headed openings in the east bay (which have been altered)
- The fenestration in the upper stories on the south elevation, with the segmental-arched openings with the brick hood moulds and stone sills

Note: part of the east side elevation is viewed above the adjoining building. The west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.