

Address	Contributing Status	Alterations Requiring Assessment/Review
217 Adelaide St W	Non-contributing	not applicable
260 Adelaide St W	Non-contributing	1, 2, 5 (from north or south), 6
266 Adelaide St W	Contributing	1, 2, 6
268 Adelaide St W	Contributing	1, 2, 6
270 Adelaide St W	Contributing	1, 2, 6
280 Adelaide St W	Non-contributing	1, 2, 6
302 Adelaide St W	Contributing	1, 2, 6
304 Adelaide St W	Contributing	1, 2, 6
306 Adelaide St W	Contributing	1, 2, 6
308 Adelaide St W	Contributing	1, 2, 6
342 Adelaide St W	Contributing	1, 2, 6
350 Adelaide St W	Contributing	1, 2, 6
352 Adelaide St W	Contributing	1, 2, 6
353 Adelaide St W, 46 Charlotte St	Non-contributing	not applicable (Stage 1 if redeveloped)
354 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
363 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
424 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
450 Adelaide St W	Contributing	1, 2, 3, 4, 5, 6
480 Adelaide St W	Non-contributing	not applicable (Stage 1 if redeveloped)
487 Adelaide St W	Contributing	(Stage 1 if redeveloped)
501 Adelaide St W	Non-contributing	1, 2, 6
504 Adelaide St W	Contributing	1, 2, 6
505 Adelaide St W	Contributing	1, 2, 6
506 Adelaide St W	Contributing	1, 2, 6 (Stage 1 if redeveloped)
507 Adelaide St W	Contributing	1, 2, 6
508 Adelaide St W	Non-contributing	1, 2, 6
509 Adelaide St W	Contributing	1, 2, 6
510 Adelaide St W	Non-contributing	1, 2, 6 (St. Mary's/Cholera Cemetery)
511 Adelaide St W	Contributing	1, 2, 6
512 Adelaide St W	Contributing	1, 2, 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern		
Address	Contributing Status	Alterations Requiring Assessment/Review
514 Adelaide St W	Contributing	1, 2, 6
64 Bathurst St	Contributing	1, 2, 6
66 Bathurst St	Contributing	1, 2, 6
68 Bathurst St	Non-contributing	1, 2, 6 (Stage 1 if redeveloped)
70 Bathurst St	Non-contributing	1, 2, 6
74 Bathurst St	Non-contributing	1, 2, 6
125 Bathurst St	Contributing	2, 5, 6
141 Bathurst St	Contributing	1, 2, 5, 6
147 Bathurst St	Non-contributing	1, 2, 6
149 Bathurst St	Non-contributing	1, 2, 6
151 Bathurst St	Non-contributing	1, 2, 6
152 Bathurst St	Non-contributing	1, 2, 6
153 Bathurst St	Non-contributing	1, 2, 6
155 Bathurst St	Non-contributing	1, 2, 6
157 Bathurst St	Non-contributing	1, 2, 6
159 Bathurst St	Contributing	1, 2, 6
160 Bathurst St	Non-contributing	1, 2, 6
161 Bathurst St	Contributing	1, 2, 6
162 Bathurst St	Contributing	1, 2, 6
164 Bathurst St	Contributing	1, 2, 6
20 Brant St	Contributing	1, 2, 5 (from south, north), 6
13-19 Camden St	Non-contributing	not applicable (Stage 1 if redeveloped)
18 Camden St	Contributing	1, 2, 6 (Stage 1 if redeveloped)
23 ½ Camden St	Non-contributing	1, 2, 6
23.5 Camden St	Non-contributing	1, 2, 6
15 Duncan St	Contributing	1, 2, 5 (from east), 6
19 Duncan St	Contributing	1, 2, 5 (from east), 6
122 John St	Contributing	2, 6
220 King St W	Contributing	1, 2, 5 (from north), 6
369 King St W	Non-contributing	not applicable
387 King St W	Contributing	1, 2, 6

Address	Contributing Status	Alterations Requiring Assessment/Review
389 King St W	Contributing	1, 2, 6
391 King St W	Contributing	1, 2, 6
460 King St W	Contributing	1, 2, 6
461 King St W	Contributing	1, 2, 6
464 King St W	Non-contributing	not applicable (Stage 1 if redeveloped)
495 King St W	Contributing	1, 2, 6
499 King St W	Non-contributing	1, 2, 6
533 King St W	Non-contributing	not applicable (Stage 1 if redeveloped)
582 King St W	Contributing	Not applicable (stage 1 if redeveloped)
20 Maud St	Contributing	1, 2, 5 (from south), 6
30 Maud St	Non-contributing	1, 2, 5 (from east), 6
10 Niagara St (Victoria Memorial Square)	Contributing	1, 2, 3, 4, 5, 6
30 Niagara St	Non-contributing	not applicable (Stage 1 if redeveloped)
16 Oxley St	Non-contributing	not applicable (Stage 1 if redeveloped)
158 Pearl St	Contributing	1, 2, 5 (from east), 6
82 Peter St	Contributing	1, 2, 6
81-87 Peter St	Non-contributing	not applicable
118 Peter St	Contributing	2, 6
120 Peter St	Contributing	2, 6
122 Peter St	Contributing	2, 6
124 Peter St	Contributing	2, 6
128 Peter St	Non-contributing	2, 6 (Stage 1 if redeveloped)
115 Portland St	Non-contributing	not applicable (Stage 1 if redeveloped)
120 Portland St	Non-contributing	2, 6
121 Portland St	Non-contributing	2, 6
122 Portland St	Non-contributing	2, 6
123 Portland St	Non-contributing	2, 6
124 Portland St	Contributing	2, 6
125 Portland St	Non-contributing	not applicable(Stage 1 if redeveloped)
126 Portland St	Contributing	2, 6

Table 2: Properties with Generalized Archaeological Potential and Impact Categories of Concern		
Address	Contributing Status	Alterations Requiring Assessment/Review
127 Portland St	Contributing	1, 2, 3, 6
128 Portland St	Contributing	2, 6
130 Portland St	Contributing	2, 6
132 Portland St	Non-contributing	2, 6
9 Portugal Sq	Contributing	1, 2, 3, 4, 5, 6
229, 233 Richmond St W, 76, 78, 86 Nelson St	Non-contributing	not applicable
260 Richmond St W	Contributing	1, 2, 5 (from north), 6
269 Richmond St W	Contributing	1, 2, 6
275 Richmond St W	Contributing	1, 2, 6
300 Richmond St W	Non-contributing	1, 2, 6
304 Richmond St W	Contributing	1, 2, 6
401 Richmond St W	Contributing	1, 2, 6
451 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
465 Richmond St W	Non-contributing	not applicable (Stage 1 if redeveloped)
542 Richmond St W	Contributing	1, 2, 6
544 Richmond St W	Contributing	1, 2, 6
555 Richmond St W	Non-contributing	1, 2, 5 (from east), 6 (Stage 1 if redeveloped)
589 Richmond St W	Non-contributing	1, 2, 6
591 Richmond St W	Non-contributing	1, 2, 6
592 Richmond St W	Non-contributing	1, 2, 6
594 Richmond St W	Non-contributing	1, 2, 6
596 Richmond St W	Non-contributing	1, 2, 6
598 Richmond St W	Non-contributing	1, 2, 6
600 Richmond St W	Contributing	1, 2, 6
602 Richmond St W	Contributing	1, 2, 6
604 Richmond St W	Non-contributing	1, 2, 6
604R Richmond St W	Non-contributing	1, 2, 6
25 Spadina Ave (Clarence Square)	Contributing	1, 2, 3, 4, 5, 6

Address	Contributing Status	Alterations Requiring Assessment/Review
78 Spadina Ave	Non-contributing	not applicable (Stage 1 if redeveloped)
126 Spadina Ave	Contributing	not applicable (Stage 1 if redeveloped)
129 Spadina Ave	Contributing	Stage 1 if redeveloped
374 Wellington St W	Contributing	1, 2, 5 (from south), 6
376 Wellington St W	Contributing	1, 2, 5 (from south), 6
432 Wellington St W	Non-contributing	1, 2, 6
436 Wellington St W	Contributing	1, 2, 6
462 Wellington St W	Contributing	1, 2, 6
485 Wellington St W	Non-contributing	1, 2, 6
489 Wellington St W	Non-contributing	1, 2, 6
488 Wellington St W	Contributing	1, 2, 6
517 Wellington St W	Contributing	1, 2, 6
535 Wellington St W	Non-contributing	not applicable (Stage 1 if redeveloped)



Archaeological & Cultural Heritage Services
530 BATHURST ST TORONTO, ONTARIO M5S 2P9
416-966-0869 | 416-966-9723 | ish@toronto.ca

ASI
Archaeological & Cultural Heritage Services

BASE: See Also: City of Toronto, City of Toronto
Data & Reports: 14SP-037

King & Spadina HCD
Archaeological Potential (Garrison-Humber Bay Settlement Centre)

Archaeologically Sensitive Area
Building Footprint

0 150
Metres

ASI PROJECT NO: 14SP-037
DATE: 07/2017
DRAWN BY: JF
FILE: 14SP-036_ASI_HCD_June2017

14SP-036 - King and Spadina HCD (Archaeological Potential)

10.2 TORONTO GENERAL HOSPITAL ARCHAEOLOGICALLY SENSITIVE AREA

The Toronto General Hospital was constructed on the northwest corner of King Street West and John Street in 1819-1820 within a reserve that extended from John Street to Peter Street and Adelaide Street West to King Street West. The greatest public health crisis the hospital faced was the typhus epidemic in the summer and fall of 1847, when between 1,200 and 1,400 patients, mostly Irish Catholics, were admitted to the hospital. Accommodating such large numbers of patients required the construction of around a dozen large frame fever sheds on the grounds of the hospital. The hospital was closed in 1854. The building was used to house government offices between 1856 and 1858, but was demolished around 1862 when the reserve was subdivided for residential development. Large scale archaeological

projects were completed between 2006 and 2010 prior to the redevelopment of three properties within the former hospital reserve (the Festival Tower, the Pinnacle on Adelaide, and the Cinema Tower). The results of this work led to the definition of the Toronto General Hospital Archaeologically Sensitive Area, encompassing all lands within the former reserve. The extent of the Archaeologically Sensitive Area has since been reduced on the basis of additional archaeological assessments and analysis completed for this HCD Plan.

Nine properties (seven *contributing* and two *non-contributing*) are located within the Toronto General Hospital Archaeologically Sensitive Area (Table 3), which is included as a *heritage attribute* of the District.

Table 3: Properties within the Toronto General Hospital Archaeologically Sensitive Area

Address	Contributing or Non-contributing	Alterations Requiring Assessment/Review
8 Widmer St	Non-contributing	1, 2, 3, 4, 5, 6
10 Widmer St	Contributing	1, 2, 3, 4, 5, 6
11 Widmer St	Non-contributing	1, 2, 3, 4, 5, 6
12 Widmer St	Contributing	1, 2, 3, 4, 5, 6
14 Widmer St	Contributing	1, 2, 3, 4, 5, 6
16 Widmer St	Contributing	1, 2, 3, 4, 5, 6
18 Widmer St	Contributing	1, 2, 3, 4, 5, 6
20 Widmer St	Contributing	1, 2, 3, 4, 5, 6
86 John St	Contributing	1, 2, 3, 4, 5, 6

10.3 VICTORIA MEMORIAL SQUARE ARCHAEOLOGICALLY SENSITIVE AREA

Victoria Memorial Square is Toronto's first European cemetery, opened in 1793 as the military cemetery for Fort York. The last burial in Victoria Memorial Square occurred in 1863, and since the 1880s the site has been maintained by the City as a public park. As many as 400 burials may have been made at the site before it was closed. An archaeological assessment carried out within the park in advance of its recent revitalization demonstrated that human burials and scattered human remains were to be found as little as 20cm below the ground surface at that time. The revitalization involved raising the grade of the cemetery area in order to provide greater protection for the remains as well as archaeological monitoring of all park installations that would result in subsurface impacts in order to ensure no damage to any remains. Given the ongoing sensitivities posed by the cemetery, it has been designated as an Archaeologically Sensitive Area by the City of Toronto Archaeological Management Plan. It may also be noted that Victoria Memorial Square forms part of the Fort York National Historic Site.

11.0 Procedures

- 11.1 Heritage Permits Deemed to be Issued
- 11.2 Heritage Permit Process
- 11.3 Heritage Impact Assessment
- 11.4 Archaeological Assessment



11.1 HERITAGE PERMITS DEEMED TO BE ISSUED

Applications for the erection, demolition, alteration, or removal of a building or structure within the District require a heritage permit. In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of alterations are considered minor in nature and may be carried out without applying for a heritage permit. These include:

- Painting of wood, stucco or metal finishes
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired in kind
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (ie. 'sale' sign in a window display)
- Maintenance of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- Repair of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

Although a heritage permit is not required for the above classes of alterations, property owners and tenants are encouraged to conform to the spirit and intent of the Plan for all work undertaken on their properties.

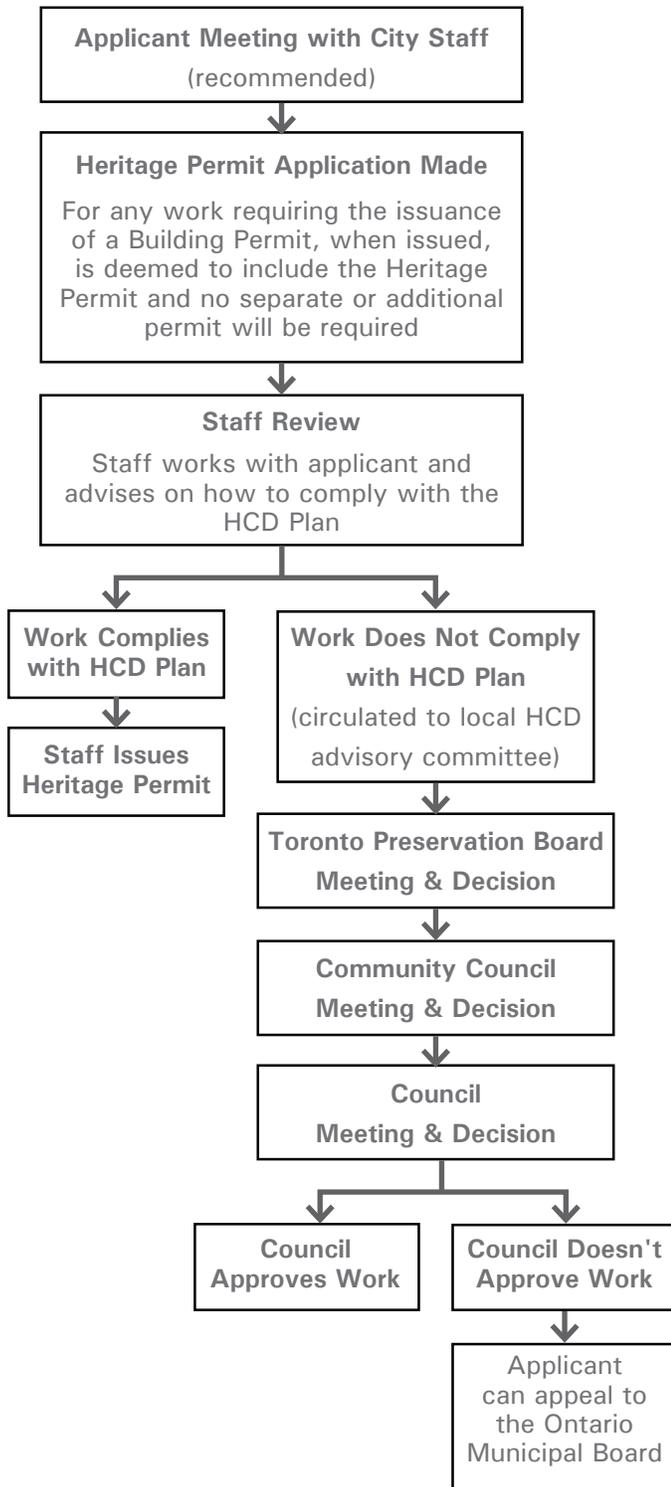
11.2 HERITAGE PERMIT PROCESS

Owners of property within the District are required to submit a heritage permit application for alterations that are visible from the public realm. Proposed alterations are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the public realm, this Plan does not apply to the alteration of interiors or to exteriors that cannot be seen from the public realm.

Section 11.1 of this Plan includes a list of minor alterations that do not require a heritage permit within the District.

11.3 HERITAGE IMPACT ASSESSMENT

Heritage Permit Process



The City of Toronto’s Official Plan states that a Heritage Impact Assessment may be requested for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. The Heritage Impact Assessment must be prepared by a qualified heritage professional. The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the restoration and reuse of the heritage resource, and how the proposed alteration or development conserves the heritage resource.

For additions to contributing and non-contributing properties:

“The City of Toronto may require heritage impact assessments for additions to contributing (also for non) properties to determine the impact of the addition on the cultural heritage value and [heritage] attributes of the district.”

For demolitions:

“A heritage impact assessment will be required to determine the impact of replacement buildings on the cultural heritage value and [heritage] attributes of the district.”

For new development:

“A heritage impact assessment may be required to determine the impact of new buildings and structures on the cultural heritage value and [heritage] attributes of the district.”

11.4 ARCHAEOLOGICAL ASSESSMENT

11.4.1 General Archaeological Potential Areas

For contributing and non-contributing properties within areas of general archaeological potential, soil disturbance activities associated with large scale development, such as applications under the Planning Act, will be subject to archaeological review by City staff and an archaeological assessment will be required prior to any on-site work.

Furthermore, proposed small-scale alterations to contributing properties and non-contributing properties will be subject to archaeological review by City staff and an archaeological assessment may be required prior to any on-site work that involves:

- Additions to existing structures requiring subsurface disturbances
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation repair/alteration to existing buildings
- New service hook ups or repairs to a building frontage with a minimal setback and originating from the adjacent right-of-way
- New service hook ups or repairs to a building setback from the right-of-way of origin
- Landscape alterations requiring subsurface excavation/grade changes.

Not all properties necessarily require review and/or assessment for all types of identified alterations (see Section 10.1).

11.4.2 Toronto General Hospital Archaeologically Sensitive Area

As a heritage attribute of the District, any actions that will affect the Toronto General Hospital Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the OHA. As laid out by the City of Toronto's HCDs in Toronto, actions within the Archaeologically Sensitive Area that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site alteration also includes any construction activities requiring permits or approvals under provincial legislation, such as the Planning Act or the Building Code Act.

In addition to obtaining a permit under Part V of the OHA for any archaeological sites or resources identified as heritage attributes of a District, the procedures for archaeology identified within the Archaeological Management Plan must also be adhered to where they apply.

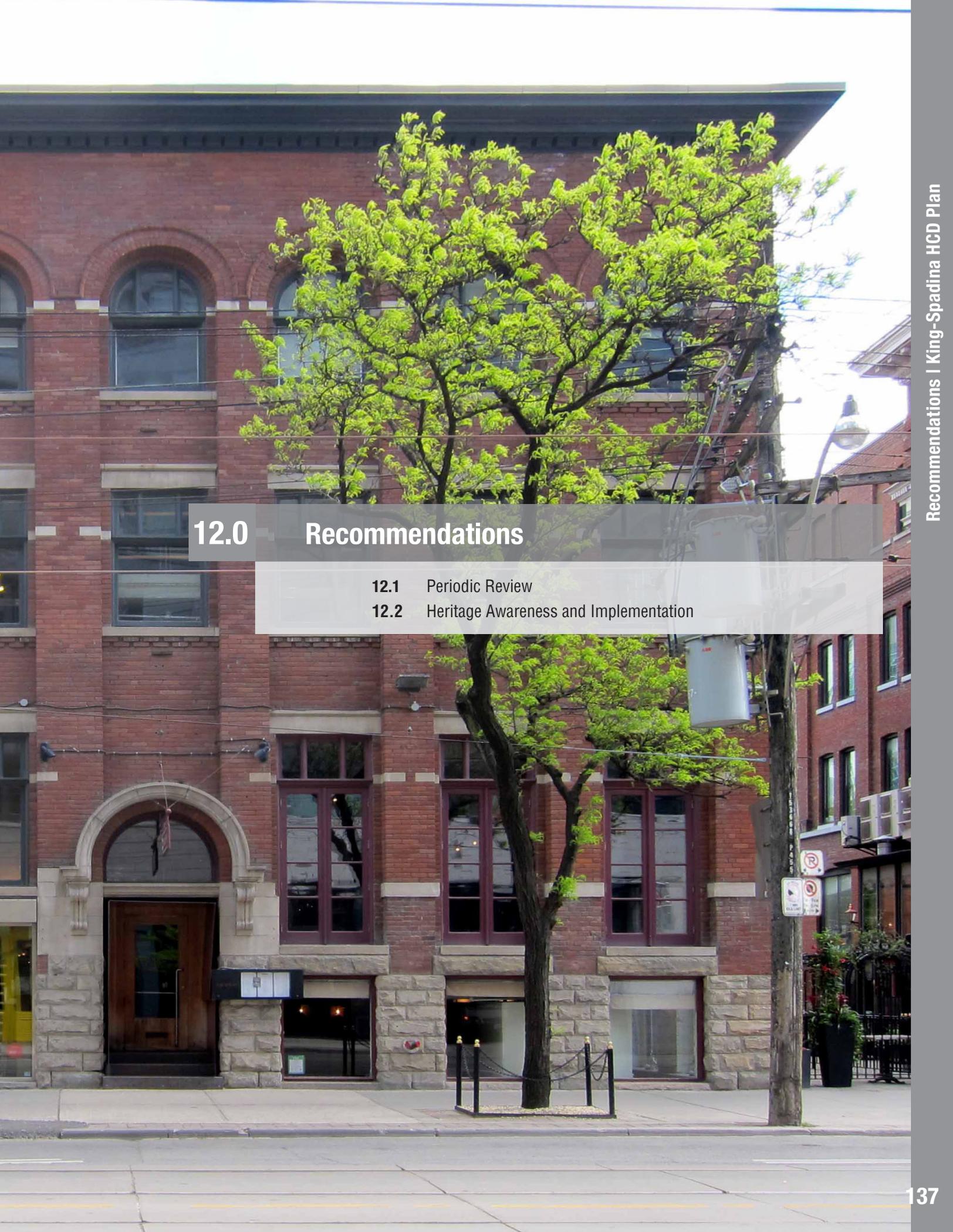
11.4.3 Victoria Memorial Square Archaeologically Sensitive Area

As a heritage attribute of the District, any actions that will affect the Victoria Memorial Square Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the OHA. As laid out by the City of Toronto's HCDs in Toronto, actions within the ASA that require a heritage permit include, but are not limited to:

- Installation of patios and deck footings, fences, pools, sheds and other outbuildings
- Major landscaping, including all soil disturbances beyond minor gardening
- Excavation for below grade utilities
- Site grading
- Work on new driveways and sidewalks

Site alteration also includes any construction activities requiring permits or approvals under provincial legislation, such as the Planning Act or the Building Code Act.

In addition to obtaining a permit under Part V of the OHA for any archaeological sites or resources identified as attributes of a District, the procedures for archaeology identified within the Archaeological Management Plan must also be adhered to where they apply.



12.0 Recommendations

- 12.1 Periodic Review
- 12.2 Heritage Awareness and Implementation

12.1 PERIODIC REVIEW

It is recommended that the City undertake a review of the King-Spadina Heritage Conservation District Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, who will initiate the review in coordination with the local HCD advisory committee, if applicable. If the preliminary review determines that changes to the Plan are required then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of a complete the intensive review.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of conservation which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

12.2 HERITAGE AWARENESS AND IMPLEMENTATION

It is recommended that, following the approval of this Plan, City staff and the community meet to discuss the potential creation of an HCD Advisory Committee. The Advisory Committee will serve as a conduit for community based feedback to the City regarding the consistency of heritage permit applications with the policies and guidelines of this Plan, and may also assist owners in understanding how to follow the policies and guidelines when planning alterations to properties within the District. The Advisory Committee will provide valuable input in decisions under the OHA, however it will not have the authority to issue permits or exemptions to the HCD Plan requirements, or to override decisions made by City staff or Council.

The City will provide a draft terms of reference for the Advisory Committee based upon that provided in HCDs in Toronto, and modified as appropriate to reflect the unique stakeholder and community interests within the District.

The enactment of this Plan is an opportunity to facilitate heritage awareness within the District as it relates to heritage conservation. City staff will work with BIAs, residents associations, the councillor's office, and other community members to increase awareness of the benefits of heritage conservation within the District, and to facilitate access to incentives available to owners of contributing properties. City staff may use the Plan to inform other City initiatives, including but not limited to culture and economic development.

Appendices

- A. Definitions
- B. **Heritage** Incentives
- C. Index of Contributing Properties
- D. Statements of Contribution
- E. List of Non-Contributing Properties

A. DEFINITIONS

Accessibility: The degree to which an historic place is easy to access by as many people as possible, including people with disabilities.

Addition: New construction that extends an existing building's envelope in any direction, and which increases the building's existing volume.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the Heritage Register.

Alteration: To change a property on the Heritage Register in any manner, including restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property that may result in any change to a property on the Heritage Register. Alteration and alter have corresponding meanings.

Archaeological Resources: Artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources is based upon archaeological field work undertaken in accordance with the Ontario Heritage Act.

Character Sub-Area: A geographic area within the District that is a component part of the District and that contributes to the District's cultural heritage value while retaining unique heritage attributes that reflects a distinct character.

Combined Property: A property that contains both contributing and non-contributing properties due to the consolidation of two properties, or a contributing property that contains significant vacant space, in addition to buildings or structures.

Complement: To physically and visually conserve or enhance the cultural heritage value and heritage attributes of the District in regard to alterations, additions and new development. To be physically complementary refers to the use of materials and construction methods that do not detract from or damage heritage attributes. To be visually complementary refers to the selection of materials and design, massing, proportions and details so as to conserve and enhance the District's cultural heritage value. Complementary and complement have corresponding meanings.

Conservation: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value is retained under the Ontario Heritage Act. Conservation can include preservation, rehabilitation, restoration, or a combination of these conservation treatments. Conservation and conserve have corresponding meanings.

Conservation Process: As defined by the Standards and Guidelines, the sequential process of understanding, planning and intervening required when undertaking conservation projects.

Conservation Treatments: The actions of preservation, rehabilitation, and restoration as defined by the Standards and Guidelines to be used individually or in combination when undertaking conservation projects.

Contributing Property: A property, structure, landscape element or other feature of an HCD that supports the identified significant cultural heritage value, heritage attribute and integrity of the District.

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its heritage attributes and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Demolition: The complete destruction of a heritage structure or property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. Demolition and demolish have corresponding meanings.

Guideline: Recommended methods of achieving an associated policy.

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value. These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of an historic place, which must be retained to preserve its cultural heritage value. They also includes the elements, features and building components that hold up, support or protect the heritage values and attributes and without which the heritage values and attributes may be at risk.

Integrity: A measure of the wholeness and intactness of the cultural heritage value and heritage attributes of a contributing property or the District.

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations and the replacement of damaged or deteriorated materials that are impractical to save. Maintenance and maintain have corresponding meanings.

Monitoring: The systematic and regular inspection or measurement of the condition of the materials and elements of an historic place to determine their behaviour, performance, and rate of deterioration over time. Monitoring and monitor have corresponding meanings.

Network of Laneways: The historic and existing system of service access, pedestrian and mid-block connections within the District.

New Development: new construction and/or additions to existing buildings or structures.

Non-Contributing Property: A property, structure, landscape element or feature of the District that does not reflect the District's cultural heritage value, heritage attributes and integrity.

Policy: A rule for managing change on properties in order to conserve the District's cultural heritage value and heritage attributes.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. Preservation and preserve have corresponding meanings.

Primary Structure: The main structure of a contributing property, in three dimensions, notwithstanding additions that are not visible from the public realm or that are unrelated to the property's Statement of Contribution.

Property: real property, including all buildings and structures thereof.

Public realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, and privately owned publically-accessible open spaces, walkways or easements.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its cultural heritage value.

Removal: The complete and permanent dislocation of a building or structure from its property to another property.

Relocation: The dislocation of a building from one portion of a property and placement on to another part of the property.

Repair: Maintenance-type work that does not require a significant material change and that has no negative impact on the property's integrity.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its cultural heritage value. Restoration and restore have corresponding meanings.

Setback: A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.

Step back: the measure by which a portion of a building mass above grade level is recessed from the wall of the building directly below.

Streetwall: The streetwall is the portion(s) of a building immediately fronting onto a street, forming a built form edge to the adjacent right-of-way.

Three-Dimensional Integrity: A building in three dimensions, on all of its sides including its roof planes.

B. HERITAGE INCENTIVES

Incentive programs from all levels of government are critical conservation tools. They can provide funding support for property owners who are conserving their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest conservation standards possible for their projects.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work to owners of properties that are designated under Part IV or Part V of the OHA. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as attributes in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts. This update included revisions that recalculate rebates to provide matching funds for eligible conservation work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

C. INDEX OF CONTRIBUTING PROPERTIES

#	Primary Address	Character Sub-Area	Heritage Status
1	1 Adelaide Place	St. Andrew's	Intention to designate
2	3 Adelaide Place	St. Andrew's	Intention to designate
3	5 Adelaide Place	St. Andrew's	Intention to designate
4	7 Adelaide Place	St. Andrew's	Intention to designate
5	9 Adelaide Place	St. Andrew's	Intention to designate
6	11 Adelaide Place	St. Andrew's	Intention to designate
7	200 Adelaide Street West		Listed
8	208 Adelaide Street West		
9	212 Adelaide Street West		
10	224 Adelaide Street West		
11	244 Adelaide Street West	Duncan Street	
12	257 Adelaide Street West		
13	263 Adelaide Street West		Listed
14	266 Adelaide Street West		Part IV
15	268 Adelaide Street West		Part IV
16	270 Adelaide Street West		Part IV
17	295 Adelaide Street West		Part IV
18	302 Adelaide Street West		
19	304 Adelaide Street West		
20	306 Adelaide Street West		
21	308 Adelaide Street West		
22	312 Adelaide Street West		
23	317 Adelaide Street West		Part IV
24	331 Adelaide Street West		Listed
25	342 Adelaide Street West		Listed
26	345 Adelaide Street West		Listed
27	350 Adelaide Street West		
28	352 Adelaide Street West		
29	355 Adelaide Street West		
30	358 Adelaide Street West		Listed
31	366 Adelaide Street West		Listed
32	379 Adelaide Street West		Listed
33	380 Adelaide Street West		

#	Primary Address	Character Sub-Area	Heritage Status
34	383 Adelaide Street West	St. Andrew's	
35	384 Adelaide Street West		Listed
36	445 Adelaide Street West	St. Andrew's	
37	447 Adelaide Street West	St. Andrew's	
38	449 Adelaide Street West	St. Andrew's	
39	450 Adelaide Street West	St. Andrew's	
40	451 Adelaide Street West	St. Andrew's	
41	453 Adelaide Street West	St. Andrew's	
42	487 Adelaide Street West	St. Andrew's	
43	490 Adelaide Street West	St. Andrew's	
44	497 Adelaide Street West	St. Andrew's	Part IV
45	499 Adelaide Street West	St. Andrew's	Part IV
46	504 Adelaide Street West	St. Andrew's	
47	505 Adelaide Street West	St. Andrew's	Intention to designate
48	506 Adelaide Street West	St. Andrew's	
49	507 Adelaide Street West	St. Andrew's	Intention to designate
50	509 Adelaide Street West	St. Andrew's	Intention to designate
51	511 Adelaide Street West	St. Andrew's	Intention to designate
52	512 Adelaide Street West	St. Andrew's	
53	514 Adelaide Street West	St. Andrew's	
54	47 Bathurst Street		Listed
55	51 Bathurst Street		Part IV
56	125 Bathurst Street		Part IV
57	129 Bathurst Street		
58	131 Bathurst Street		
59	133 Bathurst Street		
60	135 Bathurst Street		
61	137 Bathurst Street		
62	139 Bathurst Street		
63	141 Bathurst Street		
64	159 Bathurst Street		
65	161 Bathurst Street		
66	20 Brant Street	St. Andrew's	Listed

Index of Contributing Properties

#	Primary Address	Character Sub-Area	Heritage Status
67	25 Brant Street		
68	8 Camden Street		
69	12 Camden Street	St. Andrew's	
70	18 Camden Street	St. Andrew's	
71	20 Camden Street	St. Andrew's	
72	35 Camden Street	St. Andrew's	
73	38 Camden Street	St. Andrew's	
74	45 Camden Street	St. Andrew's	
75	47 Camden Street	St. Andrew's	
76	19 Charlotte Street		
77	5 Clarence Square	Wellington Place	Listed
78	6 Clarence Square	Wellington Place	Listed
79	7 Clarence Square	Wellington Place	Listed
80	8 Clarence Square	Wellington Place	Listed
81	9 Clarence Square	Wellington Place	Listed
82	10 Clarence Square	Wellington Place	Listed
83	11 Clarence Square	Wellington Place	Listed
84	12 Clarence Square	Wellington Place	Listed
85	13 Clarence Square	Wellington Place	Listed
86	14 Clarence Square	Wellington Place	Listed
87	15 Clarence Square	Wellington Place	Listed
88	16 Clarence Square	Wellington Place	Listed
89	11 Duncan Street	Duncan Street	
90	14 Duncan Street	Duncan Street	Listed
91	15 Duncan Street	Duncan Street	Listed
92	19 Duncan Street	Duncan Street	Part IV
93	20 Duncan Street	Duncan Street	Listed
94	30 Duncan Street	Duncan Street	
95	109 John Street		Part IV
96	111 John Street		Part IV
97	113 John Street		Part IV
98	115 John Street		Part IV
99	117 John Street		Part IV

#	Primary Address	Character Sub-Area	Heritage Status
100	119 John Street		Part IV
101	121 John Street		Part IV
102	122 John Street		
103	123 John Street		Part IV
104	125 John Street		Part IV
105	127 John Street		Part IV
106	129 John Street		Part IV
107	133 John Street		
108	212 King Street West		Part IV
109	214 King Street West		Part IV
110	220 King Street West		Part IV
111	260 King Street West		Part IV
112	266 King Street West	Duncan Street	Part IV
113	276 King Street West	Duncan Street	Part IV
114	284 King Street West		Part IV
115	287 King Street West		Part IV
116	291 King Street West		Part IV
117	293 King Street West		Part IV
118	295 King Street West		Part IV
119	297 King Street West		Part IV
120	299 King Street West		Part IV
121	300 King Street West		Part IV
122	301 King Street West		Part IV
123	305 King Street West		
124	315 King Street West		Part IV
125	319 King Street West		Part IV
126	321 King Street West		Part IV
127	322 King Street West		Part IV
128	325 King Street West		Part IV
129	327 King Street West		Part IV
130	355 King Street West		Part IV
131	387 King Street West		
132	388 King Street West		

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#	Primary Address	Character Sub-Area	Heritage Status
133	389 King Street West		
134	391 King Street West		
135	401 King Street West		Listed
136	431 King Street West	Spadina Avenue	Listed
137	441 King Street West		Listed
138	445 King Street West		Listed
139	455 King Street West		Listed
140	460 King Street West	Spadina Avenue	Listed
141	461 King Street West		Listed
142	468 King Street West		Listed
143	469 King Street West		Listed
144	485 King Street West		Intention to designate
145	489 King Street West		Part IV
146	495 King Street West		
147	500 King Street West		Listed
148	511 King Street West		Part IV
149	519 King Street West		
150	521 King Street West		
151	523 King Street West		
152	527 King Street West		
153	529 King Street West		
154	544 King Street West		
155	545 King Street West		
156	557 King Street West		
157	565 King Street West		
158	567 King Street West		
159	569 King Street West		
160	570 King Street West		Part IV
161	571 King Street West		
162	573 King Street West		
163	578 King Street West		Listed
164	579 King Street West		
165	581 King Street West		

#	Primary Address	Character Sub-Area	Heritage Status
166	582 King Street West		Listed
167	583 King Street West		
168	600 King Street West		Listed
169	602 King Street West		Part IV
170	603 King Street West		
171	613 King Street West		
172	615 King Street West		
173	617 King Street West		
174	619 King Street West		
175	624 King Street West		
176	626 King Street West		
177	642 King Street West		
178	662 King Street West		Listed
179	663 King Street West		Listed
180	668 King Street West		Listed
181	20 Maud Street	St. Andrew's	
182	29 Nelson Street	Duncan Street	Listed
183	10 Niagara Street	Wellington Place	Listed
184	158 Pearl Street		Listed
185	77 Peter Street		
186	82 Peter Street		
187	118 Peter Street		
188	120 Peter Street		
189	122 Peter Street		Intention to designate
190	124 Peter Street		Intention to designate
191	134 Peter Street		
192	67 Portland Street		
193	98 Portland Street	St. Andrew's	
194	102 Portland Street	St. Andrew's	
195	105 Portland Street	St. Andrew's	
196	107 Portland Street	St. Andrew's	
197	124 Portland Street	St. Andrew's	
198	126 Portland Street	St. Andrew's	

Index of Contributing Properties

#	Primary Address	Character Sub-Area	Heritage Status
199	127 Portland Street	St. Andrew's	
200	128 Portland Street	St. Andrew's	
201	130 Portland Street	St. Andrew's	
202	135 Portland Street	St. Andrew's	
203	139 Portland Street	St. Andrew's	
204	141 Portland Street	St. Andrew's	
205	143 Portland Street	St. Andrew's	
206	145 Portland Street	St. Andrew's	
207	205 Richmond Street West	Duncan Street	
208	221 Richmond Street West	Duncan Street	
209	240 Richmond Street West	Duncan Street	
210	241 Richmond Street West		
211	250 Richmond Street West	Duncan Street	
212	259 Richmond Street West		Part IV
213	260 Richmond Street West		Part IV
214	269 Richmond Street West		
215	275 Richmond Street West		
216	277 Richmond Street West		
217	296 Richmond Street West		
218	304 Richmond Street West		
219	340 Richmond Street West		
220	357 Richmond Street West		Intention to designate
221	359 Richmond Street West		Intention to designate
222	364 Richmond Street West		
223	372 Richmond Street West		
224	401 Richmond Street West		Part IV
225	457 Richmond Street West	St. Andrew's	
226	460 Richmond Street West		
227	474 Richmond Street West		
228	476 Richmond Street West		
229	478 Richmond Street West		
230	497 Richmond Street West	St. Andrew's	Part IV
231	530 Richmond Street West		

#	Primary Address	Character Sub-Area	Heritage Status
232	532 Richmond Street West		
233	534 Richmond Street West		
234	536 Richmond Street West		
235	538 Richmond Street West		
236	540 Richmond Street West		Listed
237	542 Richmond Street West		Listed
238	544 Richmond Street West		
239	579 Richmond Street West	St. Andrew's	
240	600 Richmond Street West		
241	602 Richmond Street West		
242	620 Richmond Street West		
243	100 Simcoe Street		Listed
244	24 Spadina Avenue	Wellington Place	Listed
245	25 Spadina Avenue	Wellington Place	Intention to designate
246	46 Spadina Avenue	Wellington Place	Listed
247	49 Spadina Avenue	Wellington Place	Listed
248	57 Spadina Avenue	Spadina Avenue	
249	82 Spadina Avenue	Spadina Avenue	Listed
250	96 Spadina Avenue	Spadina Avenue	Listed
251	99 Spadina Avenue	Spadina Avenue	
252	110 Spadina Avenue	Spadina Avenue	Listed
253	116 Spadina Avenue	Spadina Avenue	
254	117 Spadina Avenue	Spadina Avenue	Listed
255	126 Spadina Avenue	Spadina Avenue	Listed
256	129 Spadina Avenue	Spadina Avenue	
257	147 Spadina Avenue	Spadina Avenue	
258	46 Stewart Street		
259	48 Stewart Street		
260	50 Stewart Street		
261	52 Stewart Street		
262	54 Stewart Street		
263	56 Stewart Street		
264	60 Stewart Street		

Index of Contributing Properties

#	Primary Address	Character Sub-Area	Heritage Status
265	374 Wellington Street West	Wellington Place	
266	376 Wellington Street West	Wellington Place	
267	420 Wellington Street West	Wellington Place	
268	422 Wellington Street West	Wellington Place	Listed
269	424 Wellington Street West	Wellington Place	Listed
270	436 Wellington Street West	Wellington Place	Part IV
271	462 Wellington Street West	Wellington Place	Listed
272	467 Wellington Street West	Wellington Place	
273	468 Wellington Street West	Wellington Place	Listed
274	482 Wellington Street West	Wellington Place	Listed
275	488 Wellington Street West	Wellington Place	Listed
276	517 Wellington Street West	Wellington Place	Part IV
277	518 Wellington Street West	Wellington Place	Listed
278	520 Wellington Street West	Wellington Place	Listed
279	10 Widmer Street		Listed
280	12 Widmer Street		Listed
281	14 Widmer Street		Listed
282	16 Widmer Street		Listed
283	18 Widmer Street		Listed
284	20 Widmer Street		Listed

Total	284
Heritage Register	139
- Listed	70
- Part IV	53

D. STATEMENT OF CONTRIBUTION

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	1 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	3 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	5 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	7 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	9 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	11 Adelaide Place	Intention to designate	Design Contextual	1885	St. Andrew's	Residential	Second Empire
	200 Adelaide Street West	Listed	Design Historical Contextual	1913		Commercial Detached	Commercial

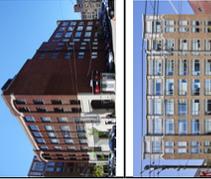
Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	208 Adelaide Street West (including 210 Adelaide Street West)		Design Historical Contextual	1923		Commercial Detached	Edwardian Classical
	212 Adelaide Street West		Design Contextual	1855		Commercial Detached	Altered
	224 Adelaide Street West		Design Contextual	1880		Residential	High Victorian Gothic
	244 Adelaide Street West (including 24 Duncan Street)		Design Historical Contextual	1910	Duncan Street	Commercial Detached	Commercial
	257 Adelaide Street West (including 255, 259 and 261 Adelaide Street West)		Design Historical Contextual	1910		Commercial Detached	Commercial
	263 Adelaide Street West (including 263-267 Adelaide Street West)	Listed	Design Historical Contextual	1915		Commercial Detached	Commercial
	266 Adelaide Street West	Part IV	Design Contextual	1892		Residential	Queen Anne Revival

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	268 Adelaide Street West	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	270 Adelaide Street West	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	295 Adelaide Street West	Part IV	Design Contextual	1868		Residential	Gothic Revival
	302 Adelaide Street West		Design Contextual	1889		Residential	Toronto Bay-n-Gable
	304 Adelaide Street West		Design Contextual	1889		Residential	Toronto Bay-n-Gable
	306 Adelaide Street West (including 306A Adelaide Street West)		Design Contextual	1889		Residential	Toronto Bay-n-Gable
	308 Adelaide Street West (including 308B, 310 Adelaide Street West)		Design Contextual	1889		Residential	Toronto Bay-n-Gable

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	312 Adelaide Street West (including 316, 320 Adelaide Street West)		Design Historical Contextual	1929		Commercial Detached	Commercial
	317 Adelaide Street West (including 325 Adelaide Street West)	Part IV	Design Historical Contextual	1929		Commercial Detached	Commercial
	331 Adelaide Street West (including 333 Adelaide Street West)	Listed	Design Historical Contextual	1912		Commercial Detached	Commercial
	342 Adelaide Street West (including 342 1/2 Adelaide Street West)	Listed	Design Historical Contextual	1858		Residential	Second Empire
	345 Adelaide Street West (including 349 Adelaide Street West)	Listed	Design Historical Contextual	1914		Commercial Detached	Commercial
	350 Adelaide Street West		Design Historical Contextual	1940		Commercial Detached	Art Moderne

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	352 Adelaide Street West		Design Historical Contextual	1930		Commercial Detached	Conservative Renaissance Revival
	355 Adelaide Street West		Design Historical Contextual	1920		Commercial Detached	Commercial
	358 Adelaide Street West (including 360 Adelaide Street West)	Listed	Design Historical Contextual	1925		Commercial Detached	Commercial
	366 Adelaide Street West	Listed	Design Historical Contextual	1920		Commercial Detached	Commercial
	379 Adelaide Street West (including 379A, 379C and 381 Adelaide Street West)	Listed	Design Historical Contextual	1912		Commercial Detached	Commercial
	380 Adelaide Street West		Design Historical Contextual	1929		Commercial Detached	Art Moderne

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	383 Adelaide Street West (including 385 Adelaide Street West)		Design Contextual	1945	St. Andrew's	Commercial Detached	Art Moderne
	384 Adelaide Street West	Listed	Design Historical Contextual	1922		Commercial Detached	Edwardian Classical
	445 Adelaide Street West		Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	447 Adelaide Street West		Design Contextual	1905	St. Andrew's	Residential	Altered
	449 Adelaide Street West		Design Contextual	1906	St. Andrew's	Residential	Altered
	450 Adelaide Street West (St. Andrew's Playground)		Historical Contextual Social/Community	1909	St. Andrew's		
	451 Adelaide Street West		Design Contextual	1906	St. Andrew's	Residential	Altered

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	453 Adelaide Street West		Design Contextual	1906	St. Andrew's	Residential	Altered
	487 Adelaide Street West (including 493 Adelaide Street West)		Design Contextual	1951	St. Andrew's	Commercial Detached	Mid-Century Modern
	490 Adelaide Street West		Design Contextual	1910	St. Andrew's	Commercial Detached	Conservative Renaissance Revival
	497 Adelaide Street West	Part IV	Design Contextual	1905	St. Andrew's	Residential	Toronto Bay-n-Gable
	499 Adelaide Street West	Part IV	Design Contextual	1905	St. Andrew's	Residential	Toronto Bay-n-Gable
	504 Adelaide Street West (including 116 Portland Street)		Design Contextual	1880	St. Andrew's	Commercial Row	Altered
	505 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	506 Adelaide Street West		Design Contextual	1870	St. Andrew's	Residential	Altered
	507 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	509 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	511 Adelaide Street West	Intention to designate	Design Contextual	1880	St. Andrew's	Residential	High Victorian Gothic
	512 Adelaide Street West		Design Contextual	1880	St. Andrew's	Residential	Queen Anne Revival
	514 Adelaide Street West		Design Contextual	1880	St. Andrew's	Residential	Queen Anne Revival
	47 Bathurst Street (including 49 Bathurst Street)	Listed	Design Historical Contextual	1912		Commercial Detached	Conservative Renaissance Revival

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	51 Bathurst Street	Part IV	Design Contextual	2013		Commercial Detached	Contemporary
	125 Bathurst Street	Part IV	Design Contextual	1869		Residential	Edwardian Classical
	129 Bathurst Street		Design Contextual	1890		Residential	Queen Anne Revival
	131 Bathurst Street		Design Contextual	1890		Residential	Queen Anne Revival
	133 Bathurst Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	135 Bathurst Street		Design Contextual	1890		Residential	Toronto Bay-n-Gable
	137 Bathurst Street		Design Contextual	1890		Residential	Second Empire
	139 Bathurst Street		Design Contextual	1890		Residential	Second Empire

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	141 Bathurst Street (Including 581 Richmond Street West)		Design Historical Contextual	1910		Commercial Detached	Conservative Renaissance Revival
	159 Bathurst Street		Design Contextual	1870		Residential	Toronto Bay-n-Gable
	161 Bathurst Street		Design Contextual	1870		Residential	Toronto Bay-n-Gable
	20 Brant Street	Listed	Design Contextual	1926	St. Andrew's	N/A	Edwardian Classical
	25 Brant Street		Design Historical Contextual	1920		Commercial Detached	Conservative Renaissance Revival
	8 Camden Street		Design Historical Contextual	1950		Commercial Detached	Mid-Century Modern
	12 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	18 Camden Street		Design Historical Contextual	1900	St. Andrew's	Residential	Altered

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	20 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	35 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	38 Camden Street (including 40 Camden Street)		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	45 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	47 Camden Street		Design Historical Contextual	1950	St. Andrew's	Commercial Detached	Mid-Century Modern
	19 Charlotte Street		Design Historical Contextual	1909		Commercial Detached	Conservative Renaissance Revival
	5 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	6 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire

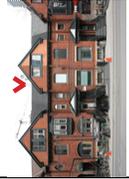
Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	7 Clarence Square	Listed	Historical Contextual	1880	Wellington Place	Residential	Second Empire
	8 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	9 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	10 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	11 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	12 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	13 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	14 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	15 Clarence Square (including 15A Clarence Square)	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	16 Clarence Square	Listed	Design Historical Contextual	1880	Wellington Place	Residential	Second Empire
	11 Duncan Street		Design Historical Contextual	1925	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	14 Duncan Street (including 180, 184 and 188 Pearl Street)	Listed	Design Historical Contextual	1899	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	15 Duncan Street (including 166 Pearl Street)	Listed	Design Historical Contextual	1900	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	19 Duncan Street (including 219 and 223 Adelaide Street West)	Part IV	Design Historical Contextual	1908	Duncan Street	Commercial Detached	Commercial
	20 Duncan Street (including 18 and 22 Duncan Street)	Listed	Design Historical Contextual	1833	Duncan Street	Commercial Detached	Conservative Renaissance Revival
	30 Duncan Street (including 34 Duncan Street)		Design Historical Contextual	1926	Duncan Street	Commercial Detached	Commercial

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	109 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	111 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	113 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	115 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	117 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	119 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	121 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	122 John Street (including 118 John Street and 284 Adelaide Street West)		Design Contextual	1885		Residential	Second Empire

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	123 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	125 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	127 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	129 John Street	Part IV	Design Contextual	1892		Residential	Queen Anne Revival
	133 John Street		Design Contextual	1879		Residential	Second Empire
	212 King Street West		Design Contextual	1907		Commercial Detached	Commercial
	214 King Street West (including 218 King Street West)	Part IV	Design Contextual	1917		Commercial Detached	Commercial

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	220 King Street West	Part IV	Design Historical Contextual	1909		Commercial Detached	Edwardian Classical
	260 King Street West	Part IV	Design Historical Contextual Social/Community	1907			Classical Revival
	266 King Street West (including 268-270 King Street West)	Part IV	Design Contextual	1904	Duncan Street	Commercial Detached	Commercial
	276 King Street West (including 274 King Street West and 8 Duncan Street)	Part IV	Design Contextual	1907	Duncan Street	Commercial Detached	Edwardian Classical
	284 King Street West (including 284A King Street West, 171 and 173 Pearl Street)	Part IV	Design Contextual	1915		Commercial Detached	Commercial
	287 King Street West (including 289 King Street West)	Part IV	Design Contextual	1880		Commercial Detached	Second Empire

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	291 King Street West (including 291A King Street West)	Part IV	Design Contextual	1875		Commercial Row	Renaissance Revival
	293 King Street West	Part IV	Design Contextual	1875		Commercial Row	Renaissance Revival
	295 King Street West	Part IV	Design Contextual	1876		Commercial Row	Renaissance Revival
	297 King Street West	Part IV	Design Contextual	1876		Commercial Row	Renaissance Revival
	299 King Street West (including 299A King Street West)	Part IV	Design Contextual	1876		Commercial Row	Renaissance Revival
	300 King Street West	Part IV	Design Contextual Social/Community	1993			Contemporary
	301 King Street West (including 303 King Street West)	Part IV	Design Contextual	1886		Commercial Row	Renaissance Revival
	305 King Street West (including 309 and 311 King Street West)		Design Contextual	1940		Commercial Row	Mid-Century Modern

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	315 King Street West	Part IV	Design Contextual	1884		Commercial Row	Renaissance Revival
	319 King Street West	Part IV	Design Contextual	1858		Commercial Row	Conservative Renaissance Revival
	321 King Street West	Part IV	Design Contextual	1858		Commercial Row	Conservative Renaissance Revival
	322 King Street West	Part IV	Design Historical Contextual	1903		Commercial Detached	Edwardian Classical
	325 King Street West (including 323 and 325A King Street West)	Part IV	Design Contextual	1858		Commercial Row	Conservative Renaissance Revival
	327 King Street West (including 333 King Street West)	Part IV	Design Contextual	1886		Commercial Detached	Renaissance Revival
	355 King Street West	Part IV	Design Historical Contextual	1927		Commercial Detached	Commercial

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	387 King Street West		Design Contextual	1880		Residential	Second Empire
	388 King Street West (including 70 and 80 Peter Street)		Design Contextual	1940		Commercial Detached	Art Moderne
	389 King Street West		Design Contextual	1880		Residential	Second Empire
	391 King Street West		Design Contextual	1880		Residential	Second Empire
	401 King Street West (including 407 and 409 King Street West)	Listed	Design Historical Contextual	1905		Commercial Detached	Commercial
	431 King Street West (including 425, 433, 435 and 439 King Street West)	Listed	Design Historical Contextual	1908	Spadina Avenue	Commercial Detached	Commercial

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	441 King Street West (including 443 King Street West)	Listed	Design Historical Contextual	1906		Commercial Detached	Edwardian Classical
	445 King Street West (including 447 King Street West)	Listed	Design Historical Contextual	1906		Commercial Detached	Edwardian Classical
	455 King Street West	Listed	Design Historical Contextual	1904		Commercial Detached	Edwardian Classical
	460 King Street West (including 72, 74 and 76 Spadina Avenue)	Listed	Design Contextual	1875	Spadina Avenue	Commercial Detached	Second Empire
	461 King Street West (including 463 King Street West and 418 Wellington Street West)	Listed	Design Historical Contextual	1901		Commercial Detached	Edwardian Classical
	468 King Street West (including 474 King Street West)	Listed	Design Historical Contextual	1913		Commercial Detached	Commercial
	469 King Street West (including 469A and 469B King Street West)	Listed	Design Historical Contextual	1907		Commercial Detached	Edwardian Classical

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	485 King Street West	Intention to designate	Design Historical Contextual	1882		Commercial Detached	Renaissance Revival
	489 King Street West	Part IV	Design Historical Contextual	1920		Commercial Detached	Commercial
	495 King Street West		Design Historical Contextual	1900		Commercial Detached	Conservative Renaissance Revival
	500 King Street West (including 1 and 11 Brant Street, 494, 510, 520 and 522 King Street West)	Listed	Design Historical Contextual	1872		Commercial Detached	Renaissance Revival
	511 King Street West	Part IV	Design Historical Contextual	1893		Commercial Detached	Renaissance Revival
	519 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	521 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	523 King Street West (including 525 King Street West)		Design Contextual	1885		Commercial Row	Renaissance Revival
	527 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	529 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	544 King Street West		Design Historical Contextual	1925		Commercial Detached	Conservative Renaissance Revival
	545 King Street West		Design Historical Contextual	1920		Commercial Detached	Conservative Renaissance Revival
	557 King Street West (including 563 King Street West)		Design Contextual	1885		Commercial Row	Renaissance Revival
	565 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	567 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	569 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	570 King Street West (including 572 King Street West)	Part IV	Design Contextual	1882		Commercial Detached	Georgian
	571 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	573 King Street West		Design Contextual	1885		Commercial Row	Renaissance Revival
	578 King Street West (including 580 King Street West)	Listed	Design Historical Contextual	1904		Commercial Detached	Period Revival
	579 King Street West		Design Contextual	1885		Commercial Row	Conservative Renaissance Revival
	581 King Street West		Design Contextual	1910		Commercial Row	Conservative Renaissance Revival

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Listed	Design Contextual	1910		Commercial Detached	Edwardian Classical
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Listed	Design Contextual	1945		Commercial Detached	Art Moderne
	582 King Street West (including 471 and 473 Adelaide Street West, 590, 590A and 592 King Street West)	Listed	Design Historical Contextual	1902		Commercial Detached	Conservative Renaissance Revival
	583 King Street West (including 585 King Street West and 87 Portland Street)		Design Contextual	1910		Commercial Row	Conservative Renaissance Re-vival
	600 King Street West	Listed	Design Historical Contextual	1900		Commercial Detached	Edwardian Classical
	602 King Street West (including 604 and 606 King Street West, 86, 90 and 96 Portland Street)	Part IV	Design Historical Contextual	1904		Commercial Detached	Period Revival
	603 King Street West		Design Contextual	1900		Commercial Detached	Renaissance Revival

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	613 King Street West		Design Contextual	1919		Commercial Detached	Altered
	615 King Street West		Design Contextual	1880		Residential	Queen Anne Revival
	617 King Street West		Design Contextual	1880		Residential	Queen Anne Revival
	619 King Street West		Design Contextual	1930		Commercial Detached	Edwardian Classical
	624 King Street West		Design Historical Contextual	1915		Commercial Detached	Renaissance Revival
	626 King Street West (including 628 King Street West)		Design Historical Contextual	1925		Commercial Detached	Conservative Renaissance Revival
	642 King Street West (including 2 and 4 Adelaide Place)		Design Historical Contextual	1885		Commercial Detached	Renaissance Revival

Statement of Contribution

KEY IMAGE	ADDRESS	STATUS	CONTRIBUTION	BUILT	CHARACTER SUB-AREA	BUILDING TYPOLOGY	STYLE
	662 King Street West	Listed	Design Historical Contextual	1904		Commercial Detached	Renaissance Revival
	663 King Street West (including 69, 71 and 73 Bathurst Street, 663 King Street West)	Listed	Design Historical Contextual	1900		Commercial Detached	Edwardian Classical
	668 King Street West (including 91 Bathurst Street)	Listed	Design Contextual	1902		Commercial Detached	Edwardian Classical
	20 Maud Street (including 30 Maud Street)		Design Historical Contextual	1920	St. Andrew's	Commercial Detached	Conservative Renaissance Revival
	29 Nelson Street	Listed	Design Historical Contextual	1910	Duncan Street	Commercial Detached	Edwardian Classical
	10 Niagara Street (Victoria Memorial Square)	Listed	Design Historical Contextual Social/Community	1793	Wellington Place		Park
	158 Pearl Street (including 154 Pearl Street)	Listed	Design Historical Contextual	1900		Commercial Detached	Conservative Renaissance Revival