

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

Date: October 25, 2017
To: Toronto Preservation Board
 Toronto and East York Community Council
From: Acting Chief Planner and Executive Director, City Planning Division
Wards: Ward 20 - Trinity-Spadina

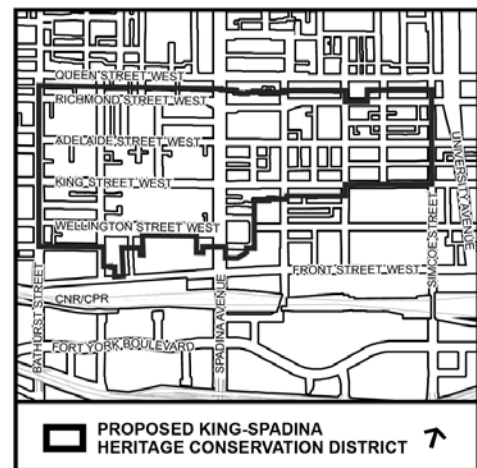
SUMMARY

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

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

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

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



RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning recommends that:

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

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

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

305 King Street West
387-391 King Street West
388 King Street West
495 King Street West
519-529 King Street West
544 King Street West
545 King Street West
557-573 King Street West
579-583 King Street West
603 King Street West
613 King Street West
615-617 King Street West
619 King Street West
624 King Street West
626 King Street West
642 King Street West (including entrance addresses at 2 and 4 Adelaide Place)

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

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

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

129-131 Bathurst Street
133-135 Bathurst Street
137-139 Bathurst Street
141 Bathurst Street
159-161 Bathurst Street
25 Brant Street
8 Camden Street
12 Camden Street
18 Camden Street
20 Camden Street
35 Camden Street
38 Camden Street
45 Camden Street
47 Camden Street
19 Charlotte Street
11 Duncan Street
30 Duncan Street
122 John Street
133 John Street
20 Maud Street
77 Peter Street

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

Note: Some addresses contain more than 1 property

FINANCIAL IMPACT

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

DECISION HISTORY

On October 2, 3 and 4, 2012, City Council directed staff to initiate the King-Spadina Heritage Conservation District study as a result of the application of prioritization criteria. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

On May 23, 2014, the Toronto Preservation Board endorsed the King-Spadina Heritage Conservation District Study to proceed to district designation
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB31.2>

On November 23, 2016, the Toronto Preservation Board received for information an update on the proposed King-Spadina Heritage Conservation District Plan
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB18.4>

On December 15, 2016, City Council enacted the King-Spadina Heritage Conservation District Study Area by-law:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.MM23.41>

On October 2, 2017, City Council adopted TE26.14, designating the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act, and adopted by by-law the King-Spadina HCD Plan as the district plan for the District: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

ISSUE BACKGROUND

On December 15, 2016, City Council enacted the King-Spadina Heritage Conservation District Study Area By-law 1186-2016, preventing for a period of one year the demolition or removal of buildings or structures on properties that have the potential to contribute to the cultural heritage value of the District. This by-law will expire on December 16, 2017.

The 94 properties identified as contributing properties in the King-Spadina Heritage Conservation District (HCD) Plan (2017) have no heritage protection until the Part V designation and HCD Plan comes into force. Including the contributing properties on the City's Heritage Register will ensure their interim protection until the City-adopted HCD comes into force.

COMMENTS

The 94 properties listed in Recommendations 1- 4 of this report are identified as contributing properties in the King-Spadina Heritage Conservation District (HCD) Plan, which was adopted by City Council at its meeting of October 2, 2017.

A map showing the contributing properties in the King-Spadina HCD is appended as Attachment 1. Separate attachments provide the Statements of Significance (Reasons for Listing) identifying the cultural heritage values and attributes, along with location maps and photographs for the properties on Adelaide Street West (Attachment 2), King Street West (Attachment 3), Richmond Street West (Attachment 4), and streets in King-Spadina with addresses beginning with the letters B to M (Attachment 5) and the letters P to W (Attachment 6). The photographs included in the attachments date to October 2017 except where indicated in the captions, and some attachments include archival images with the sources identified.

The properties identified in Recommendations 1- 4 are categorized according to three typologies: Residential, Commercial Row and Commercial Detached, which are identified in the King-Spadina HCD Plan. An overview of the historical development of the King-Spadina neighbourhood and the building typologies is provided in Attachment 7.

The assessment of the properties and the preparation of the Statements of Significance (Reasons for Inclusion) are in keeping with the City's new abbreviated approach for the inclusion of properties on the Heritage Register, which is designed to achieve an

informed, timely listing of groups of properties within specific areas or neighbourhoods in Toronto. While shortening the time it takes to research and evaluate properties for listing, this approach still applies provincial criteria as required in the Official Plan, but sets out a preliminary, not exhaustive, set of values. In this report, an understanding and articulation of contextual value is prioritized and, where information is readily available, additional values are identified.

The properties in Recommendations 1- 4 have been evaluated according to Ontario Regulation 9//06, the provincial criteria prescribed for Part IV designation under the Ontario Heritage Act, which the City also applies when considering properties for its Heritage Register. All of the properties meet the criteria under contextual value, and the majority of them also have design value (exceptions are the properties at 224 Adelaide Street West and 18 Camden Street, which have been altered). Detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects. The dates of construction cited in the Statements of Significance were taken from the Statements of Contribution in the HCD Plan (Attachment 5, Appendix D, pages 155-198).

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map, Proposed King-Spadina Heritage Conservation District
Attachment 2: Adelaide Street West - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 3: King Street West - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)
Attachment 4: Richmond Street West - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)

Attachment 5: King-Spadina Properties (Streets B-M) - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)

Attachment 6: King-Spadina Properties (Streets P-W) - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)

Attachment 7: Historical Overview