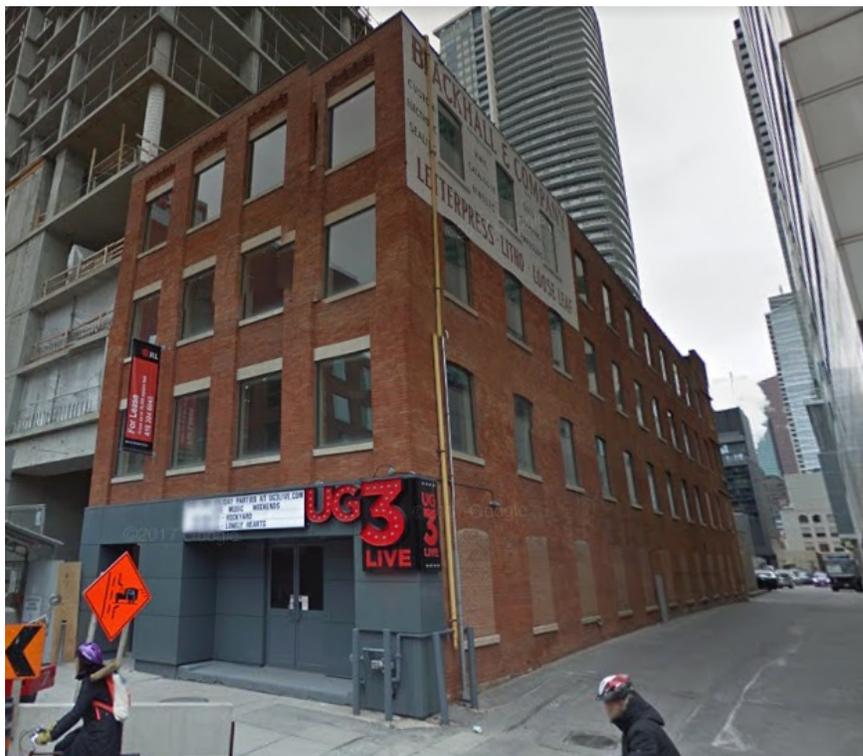


KING-SPADINA PROPERTIES (STREETS P-W)

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

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

LOCATION MAP AND PHOTOGRAPH: 77 PETER STREET



2016 Photograph: www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 77 PETER STREET (REASONS FOR INCLUSION)

The property at 77 Peter 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 77 Peter Street 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 east side of the street between King and Adelaide streets, the property at 77 Peter Street contains a four-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017). Archival records indicate that it was known historically as the Yolles Building.

Statement of Significance

The property at 77 Peter Street 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 commercial building at 77 Peter Street is distinguished by its classical design, particularly the corbelled brickwork and stone detailing.

Contextually, the property at 77 Peter Street 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 77 Peter Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a collection of important warehouses that include the adjoining buildings at 388 King Street West (1940, on the northwest corner of Peter) and 82 Peter Street (1929), which it faces.

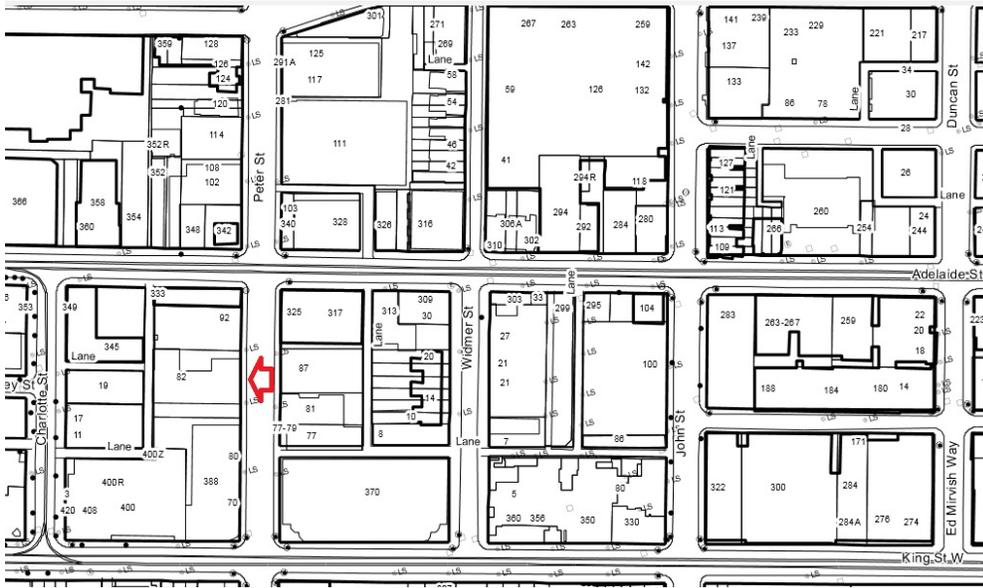
Heritage Attributes

The heritage attributes of the building at 77 Peter Street are:

- The setback, placement and orientation of the building on the east side of the street between King and Adelaide streets
- The scale, form and massing of the four-storey plan
- The flat roofline with the corbelled brickwork on the west end
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, above the first (ground) floor (which has been reclad), the symmetrical division of the wall into four bays by the brick piers
- On the west elevation, the fenestration with the flat-headed openings with the stone lintels and sills
- On the south side elevation, which is viewed from Peter Street, the symmetrically-placed flat-headed window openings with the brick and stone detailing (the first-floor openings have been altered)

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

LOCATION MAP AND PHOTOGRAPH: 82 PETER STREET



STATEMENT OF SIGNIFICANCE: 82 PETER STREET (REASONS FOR INCLUSION)

The property at 82 Peter 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 82 Peter Street 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 west side of the street between King and Adelaide streets, the property at 82 Peter Street contains a five-storey commercial building dating to 1929 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 82 Peter Street 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 commercial building at 82 Peter Street is distinguished by its classical design, particularly the stone detailing.

Contextually, the property at 82 Peter Street 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 82 Peter Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses that include the adjoining buildings at 388 King Street West (1940, on the northwest corner of Peter) and 77 Peter Street (1920).

Heritage Attributes

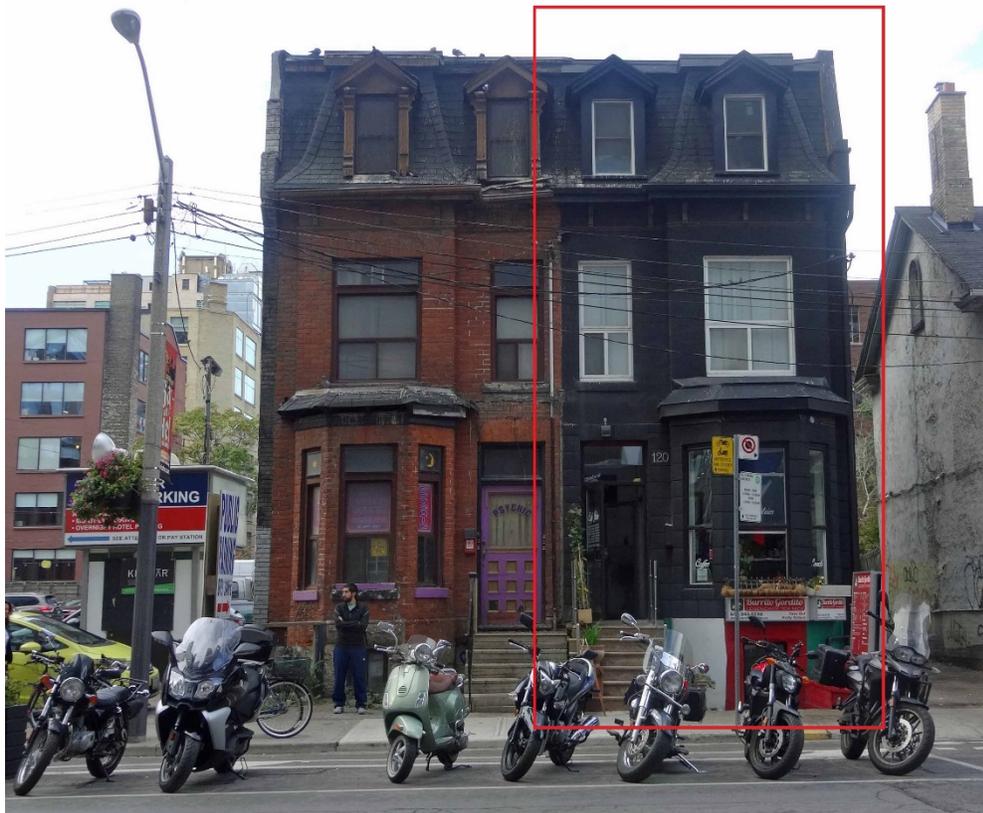
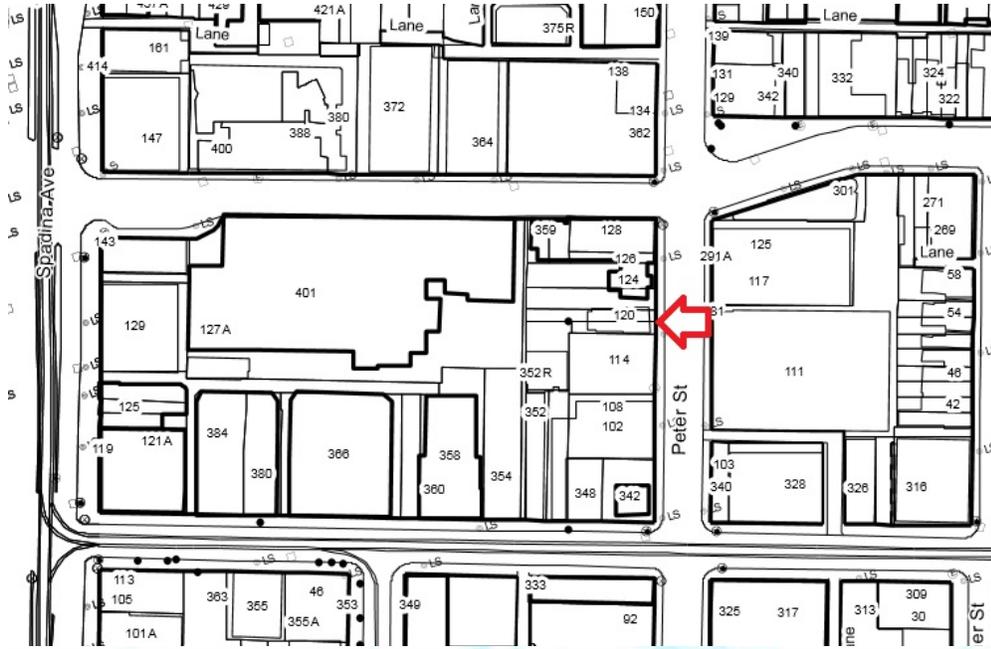
The heritage attributes of the building at 82 Peter Street are:

- The setback, placement and orientation of the building on the west side of the street between King and Adelaide streets
- The scale, form and massing of the five-storey plan

- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (east) elevation, which is organized into eight bays above the first (ground) floor with the brick and stone detailing and the stone cornice (the door and window openings have been altered)
- On the east elevation, the fenestration in the upper stories with the flat-headed openings with the brick flat arches and the stone sills
- The north and south side elevations, which are viewed from Peter Street and have symmetrically-placed flat-headed window openings

Note: No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 120 PETER STREET



STATEMENT OF SIGNIFICANCE: 120 PETER STREET (REASONS FOR INCLUSION)

The property at 120 Peter 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 120 Peter Street 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 west side of the street between Adelaide and Richmond streets, the property at 120 Peter Street contains the north half of a pair of 2½-storey semi-detached house form building dating to 1879 in the King-Spadina Heritage Conservation District Plan (2017). The south half of the pair, at 118 Peter Street, is listed on the City of Toronto's Heritage Register.

Statement of Significance

The property at 120 Peter Street has cultural heritage value for its design as a residential building with Second Empire styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached house represents 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 property 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 building at 120 Peter Street is distinguished by its Second Empire design, particularly the prototypical mansard roof with the pedimented dormers.

Contextually, the property at 120 Peter Street is valued for the role of the residential 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.

As a surviving 19th century residential building, the semi-detached house at 120 Peter Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, with the other half of the pair at 118 Peter Street, it adjoins the semi-detached houses at 122-124 Peter Street (1871), which are recognized on the City's Heritage Register.

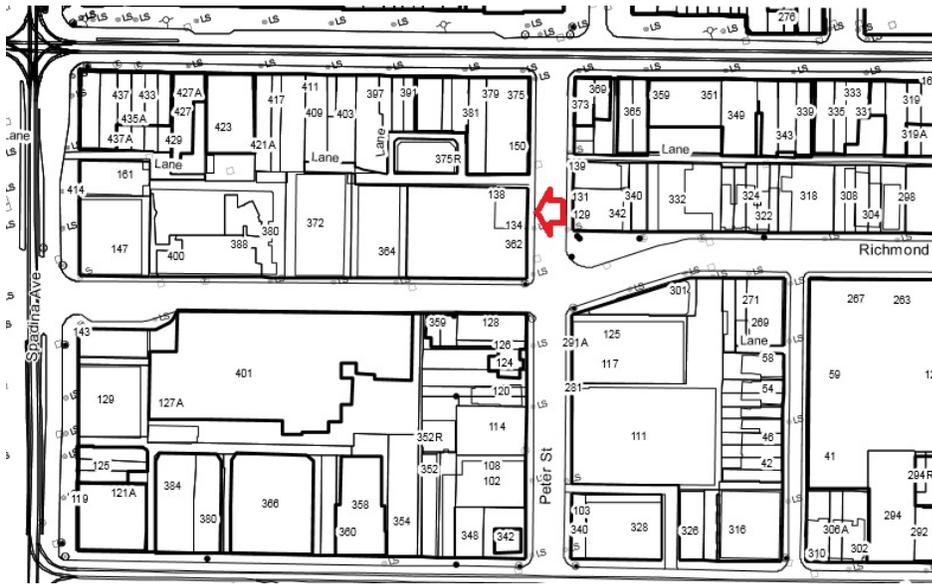
Heritage Attributes

The heritage attributes of the building at 120 Peter Street are:

- The setback, placement and orientation of the building on west side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular-shaped plan above the raised base (the opening in the base is an alteration)
- The mansard roof with the pair of pedimented dormers with the wood detailing on the east slope
- The materials with the red brick cladding and the brick, stone and wood detailing (the brickwork has been painted)
- The principal (east) elevation, which is organized into two bays with the single-storey bay window in the right (north) bay and the main entrance with the transom in the left (south) bay
- On the east elevation, the single and double flat-headed window openings with the brick and stone detailing in the second storey
- The north side elevation, which is viewed from Peter Street

Note: The south side elevation adjoins the neighbouring building, which is the other half of the pair of semi-detached houses. No heritage attributes are found on the rear (west) elevation and wing.

LOCATION MAP AND PHOTOGRAPH: 134 PETER STREET



STATEMENT OF SIGNIFICANCE: 134 PETER STREET (REASONS FOR INCLUSION)

The property at 134 Peter 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 134 Peter Street 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 Richmond Street West, the property at 134 Peter Street contains a four-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017). Archival records indicate that it was designed for the George Weston Biscuit Company by Toronto architect G. R. Harper.

Statement of Significance

The property at 134 Peter Street 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 commercial building at 134 Peter Street is distinguished by its classical design, particularly the stone surround on the east entrance.

Contextually, the property at 134 Peter Street 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 134 Peter Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where anchors the northwest corner of Richmond Street West at the east end of a series of complementary early-20th century warehouses.

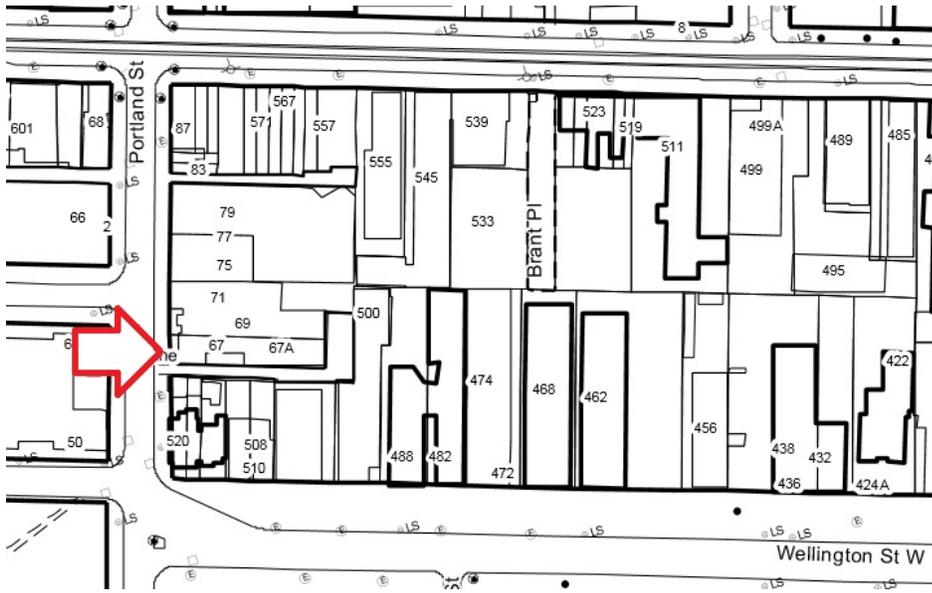
Heritage Attributes

The heritage attributes of the building at 134 Peter Street are:

- The setback, placement and orientation of the building on the northwest corner of Richmond Street west
- The scale, form and massing of the four-storey rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (east) elevation, which is organized into five bays by brick piers that extend above the roofline, with the main entrance placed in the centre bay in a stone surround with quoins (the door has been replaced)
- On the east elevation, the fenestration with the symmetrically-placed segmental-arched window openings with the brick flat arches and stone sills
- The south side elevation on Richmond Street West, which extends 10 bays and repeats the detailing and fenestration from the east elevation (some of the openings have been altered)
- The north side elevation, which is viewed from the atrium of the contemporary office lobby, has flat-headed window openings

Note: No heritage attributes are identified on the rear (west) elevation. The contemporary office addition above and adjoining the subject building is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH: 67 PORTLAND STREET



STATEMENT OF SIGNIFICANCE: 67 PORTLAND STREET (REASONS FOR INCLUSION)

The property at 67 Portland Street (including the entrance address at 67A Portland 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 67 Portland Street 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 east side of the street between Wellington and King streets, the property at 67 Portland Street contains a 2½-storey house form building dating to 1880 in the King-Spadina Heritage Conservation District Plan (2017).

Statement of Significance

The property at 67 Portland Street has cultural heritage value for its design as a residential building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents 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 property 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 building at 67 Portland Street is distinguished by its late Victorian design, particularly the central gable and stone-trimmed bay windows.

Contextually, the property at 67 Portland Street is valued for the role of the residential 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 house at 67 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among a small group of surviving late-19th century residential buildings, including the adjoining Sarah Schofield House (1891) at 520 Wellington Street West (on the northeast corner of Portland), which is designated under Part IV, Section 29 of the Ontario Heritage Act.

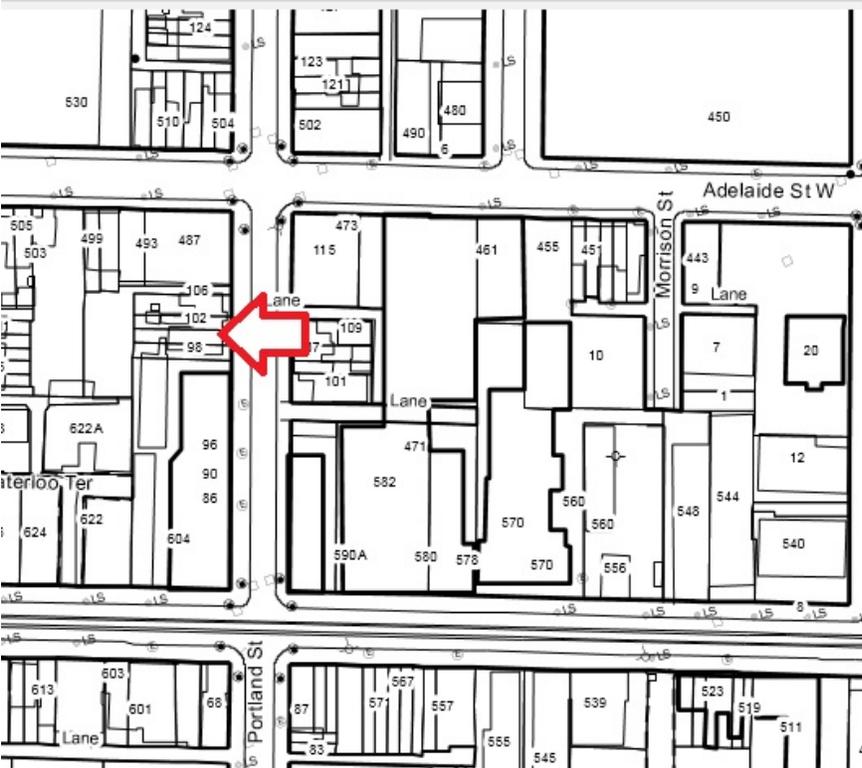
Heritage Attributes

The heritage attributes of the building at 67 Portland Street are:

- The setback, placement and orientation of the building on the east side of the street between Wellington and King streets
- The scale, form and massing of the 2½-storey rectangular-shaped plan above the raised stone base with the window openings (the openings have been enlarged)
- The gable roof with the central gable on the west slope
- The materials with the red brick cladding and the brick, stone and wood detailing
- The principal (west) elevation, which is symmetrically organized with the main entrance centred in the first (ground) floor in a flat-headed surround (the original door has been replaced)
- On the west elevation, the single-storey bay windows flanking the main entrance, with the continuous stone lintels and sills and the transoms with decorative glass
- Openings in the second storey of the west elevation, with the flat-headed door (which has been altered) flanked by single flat-headed window openings with brick flat arches and stone sills and surmounted by a diminutive flat-headed window opening with brick and stone trim in the attic level
- The south side elevation, which is viewed from Portland Street, with the flat-headed openings (some of which have been altered)

Note: The north side elevation adjoins the neighbouring building. The rear (east) elevation has been absorbed in an extended east wing that is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH: 98 AND 102 PORTLAND STREET



98 Portland Street (left) and 102 Portland Street (right)

STATEMENT OF SIGNIFICANCE: 98 AND 102 Portland Street (REASONS FOR INCLUSION)

The properties at 98 and 102 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 98 and 102 Portland Street 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 west side of the thoroughfare between King and Adelaide streets, the properties at 98 and 102 Portland Street contain two house form buildings that are the end units of a three-part row dating to 1880 in the King Spadina HCD Plan (2017). The centre unit at 100 Portland Street was replaced and is not identified as a contributing property in the King-Spadina HCD Plan (2017).

Statement of Significance

The properties at 98 and 102 Portland Street 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. 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 surviving row houses at 98 and 102 Portland Street are distinguished by their design as Toronto Bay-n-Gable houses with the prototypical bay windows and gable roofs containing wood bargeboard.

Contextually, the properties at 98 and 102 Portland Street 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.

The row houses at 98 and 102 Portland Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings, including examples on Portland and Adelaide streets in the block north of the subject properties.

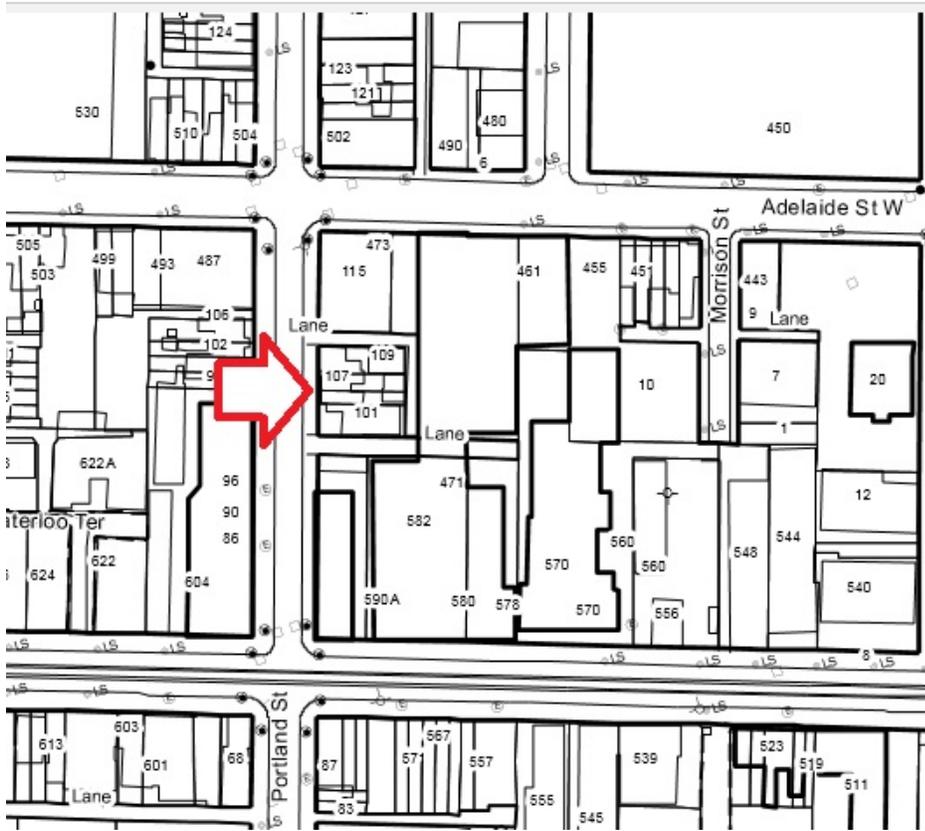
Heritage Attributes

The heritage attributes of the buildings at 98 and 102 Portland Street are:

- The setback, placement and orientation of the buildings on the west side of the street between King and Adelaide streets
- The scale, form and massing of the rectangular shaped plans above the stone bases
- The cross-gable roofs, with the gables on the east slopes that have carved wood bargeboard
- The materials, with the brick cladding and the brick, stone and wood detailing (the brickwork has been painted)
- The building at 98 Portland Street, where the principal (east) elevation is organized into two bays, with the main entrance placed in the north (right) bay in a segmental-arched surround with a transom (the bracketed hood protecting the entrance is not original)
- The fenestration on 98 Portland, with the single-storey bay window with the segmental-arched window openings with the brick flat-arches and the stone sills and the bracketed roof, the pair of round-arched window openings and the single segmental-arched window opening in the second storey, the diminutive round-arched opening in the attic, and the brick and stone detailing
- The building at 102 Portland Street, where the principal (east) elevation is organized into two bays, with the main entrance placed in the south (left) bay (the entrance has been altered and the open porch protecting it is not original)
- The fenestration on 102 Portland, with the 2½-storey bay window with the flat-headed and round-arched openings and the decorative brickwork, the flat-headed window opening in the second storey, and the brick flat arches and stone sills

Note: The south side elevation of the building at 98 Portland Street has been overclad. The north side elevation of 102 Portland Street adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevations.

LOCATION MAP AND PHOTOGRAPH: 105-107 PORTLAND STREET



STATEMENT OF SIGNIFICANCE: 105 AND 107 PORTLAND STREET (REASONS FOR INCLUSION)

The properties at 105 and 107 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 105 and 107 Portland Street 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 105 and 107 Portland Street contain a pair of two-storey row houses dating to 1880 in the King-Spadina HCD Plan (2017). As contributing properties, they are characterized as commercial rows in the Plan, reflecting later changes in use.

Statement of Significance

The properties at 105 and 107 Portland Street 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. 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 surviving row houses at 105 and 107 Portland Street are distinguished by their modest designs with the symmetry and segmental-arched openings.

Contextually, the properties at 105 and 107 Portland Street 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.

The row houses at 105 and 107 Portland Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings, including examples on Portland and Adelaide streets in the block north of the subject properties.

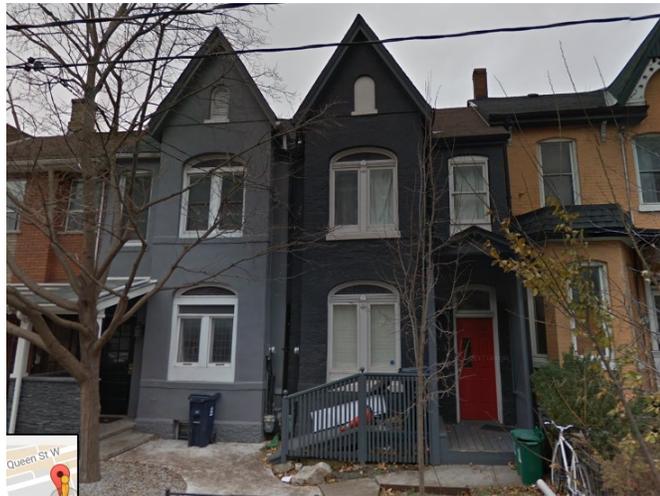
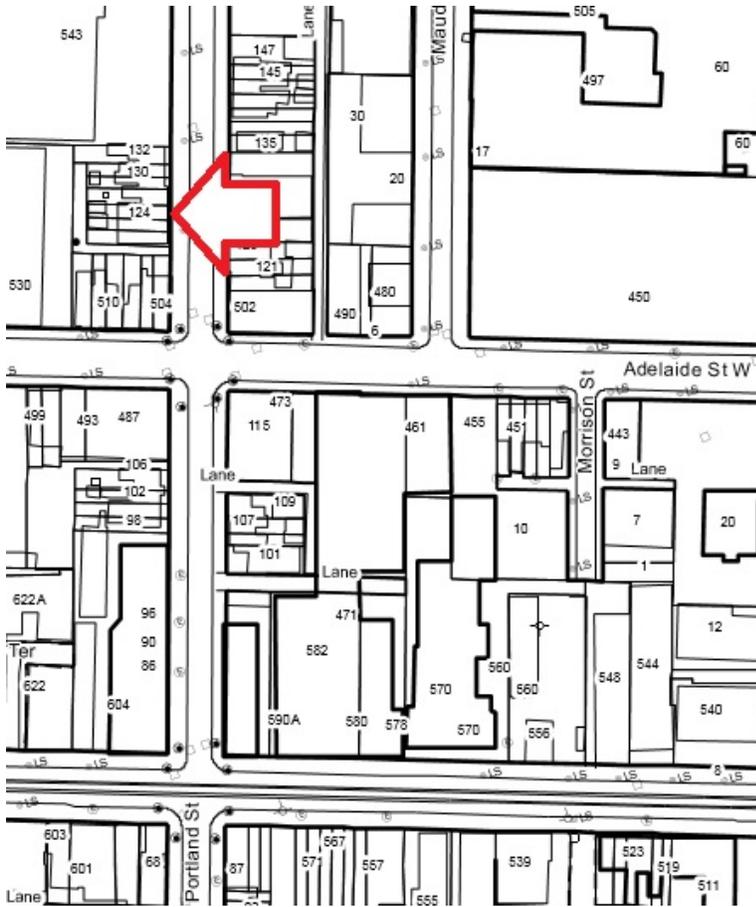
Heritage Attributes

The heritage attributes of the row of commercial buildings at 105 and 107 Portland Street are:

- The setback, placement and orientation of the pair of buildings on the east side of the street
- The scale, form and massing of the pair of two-storey rectangular shaped plans
- The gable roofs
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevations, which are designed as mirror images, with the entrances placed in the outer bays in segmental-arched openings with transoms
- On the west elevations, the fenestration with the segmental-arched openings with the brick flat arches and stone

Note: The side walls (north and south) adjoining the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH: 124-126 PORTLAND STREET



2016 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 124 AND 126 Portland Street (REASONS FOR INCLUSION)

The properties at 124 and 126 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 124 and 126 Portland Street 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 west side of the street between Adelaide and Richmond streets, the properties at 124 and 126 Portland Street contain a pair of 2½-storey semi-detached house form buildings dating to 1880 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 124 and 126 Portland Street 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 124 and 126 Portland Street are distinguished by their designs as Toronto Bay-n-Gable houses with the prototypical arrangement of bay windows and gables, as well as the repetition of the oversized segmental-arched openings.

Contextually, the properties at 124 and 126 Portland Street 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.

The semi-detached houses at 124 and 126 Portland Street are historically, visually and physically linked to its setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings, including the adjoining examples at 128-130, 135, and 139-145 Portland.

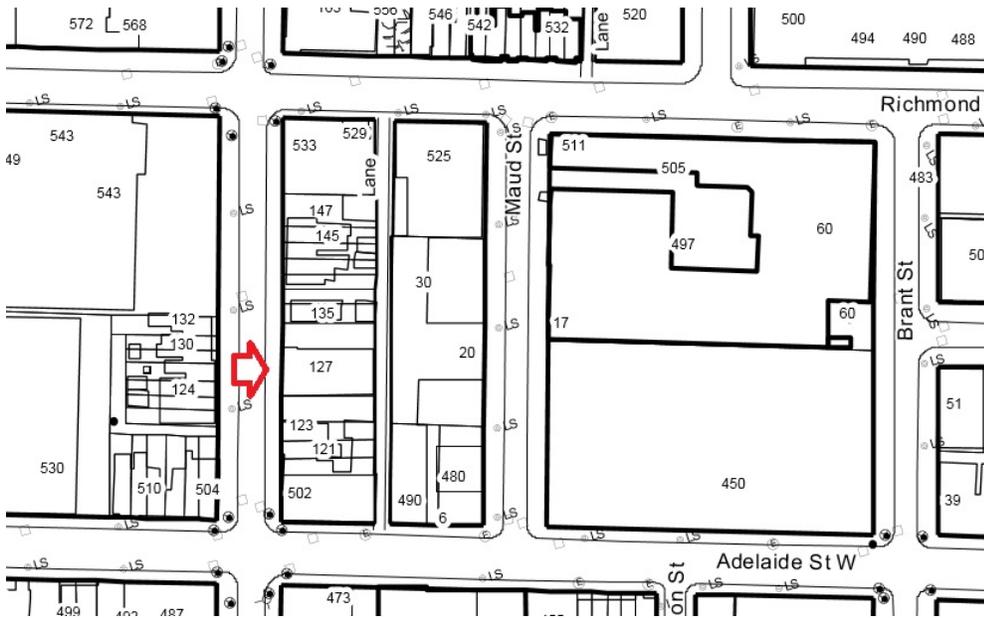
Heritage Attributes

The heritage attributes of the buildings at 124 and 126 Portland Street are:

- The setback, placement and orientation of the buildings on the west side of the street between Adelaide and Richmond streets
- The scale, form and massing of the rectangular shaped plans above the stone bases
- The cross-gable roofs, with the gables on the east slopes
- The materials, with the brick cladding and the brick, stone and wood detailing (the brickwork has been painted)
- The principal (east) elevations, which are designed as mirror images with the main entrances placed in the outer bays in segmental-arched surrounds with transoms (the original doors have been replaced)
- On the east elevations, fenestration with the oversized segmental-arched openings with the transoms in the first and second storeys, the single segmental-arched window openings, the diminutive round-arched window openings in the attics, and the brick flat arches and stone sills

Note: The porches protecting the entrances are not identified as heritage attributes. The side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevations.

LOCATION MAP AND PHOTOGRAPH: 127 PORTLAND STREET



STATEMENT OF SIGNIFICANCE: 127 PORTLAND STREET (REASONS FOR INCLUSION)

The property at 127 Portland 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 127 Portland Street 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 east side of the street between Adelaide and Richmond streets, the property at 127 Portland Street contains a four-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 127 Portland Street 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 127 Portland Street is distinguished by its classical design, particularly the contrasting brick detailing, the stepped parapet on the north roofline, and the elaborate stone surround on the west entrance.

Contextually, the property at 127 Portland Street 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 127 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, adjoined by surviving residential buildings dating to the late 1800s, it represents the evolution of the community in the early 20th century.

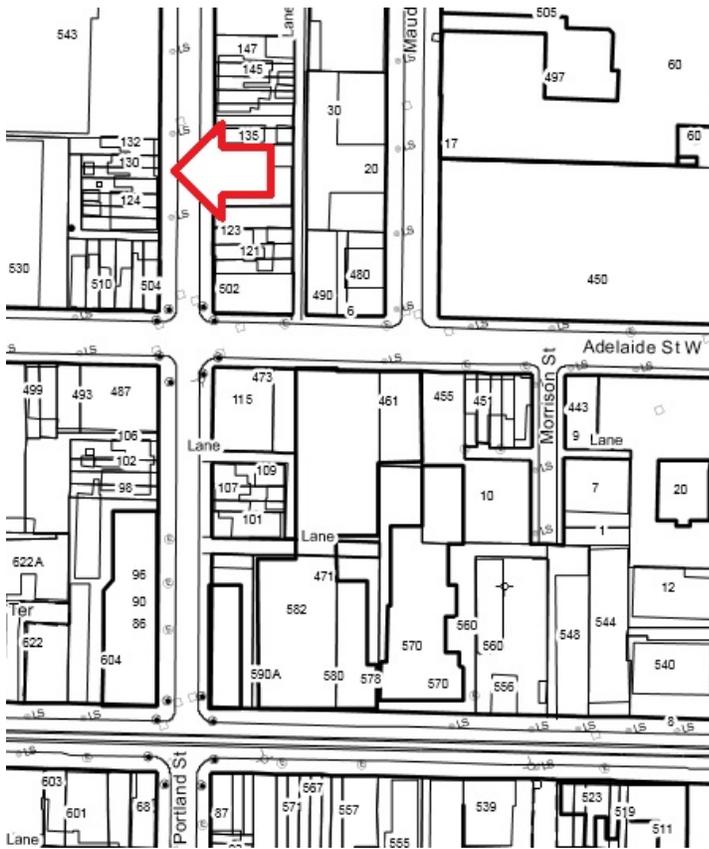
Heritage Attributes

The heritage attributes of the building at 127 Portland Street are:

- The setback, placement and orientation of the building on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the four-storey rectangular-shaped plan above the raised base with window openings
- The flat roofline with the decorative brickwork along the west elevation and the stepped parapet on the north end
- The materials, with the red brick cladding, the contrasting buff brick detailing, and the brick and stone trim
- The principal (west) elevation, which is organized into three bays by brick piers with contrasting brick detailing
- On the west elevation, the main entrance, which is placed in a segmental-arched stone surround with a transom (the door has been replaced) in the left (north) bay
- The fenestration on the west elevation, with the flat-headed window openings with the brick flat arches and stone sills and, in the fourth storey above the cornice, the segmental-arched openings with the stone detailing
- On the north and south side elevations, the first bay at the west end where the decorative brick and stone detailing is continued from the principal (west) elevation and, on the north side elevation, the repetition of the brick piers and fenestration

Note: No heritage attributes are identified on the rear (north) elevation and the northeast wing.

LOCATION MAP AND PHOTOGRAPH: 128-130 PORTLAND STREET



STATEMENT OF SIGNIFICANCE: 128 AND 130 Portland Street (REASONS FOR INCLUSION)

The properties at 128 and 130 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 128 and 130 Portland Street 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 west side of the street between Adelaide and Richmond streets, the properties at 128 and 130 Portland Street contain a pair of 2½-storey semi-detached house form buildings dating to 1880 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 128 and 130 Portland Street have cultural heritage value for their design as residential buildings with Gothic Revival styling 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 property 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 128 and 130 Portland Street are distinguished by their late Victorian designs with Gothic Revival detailing, particularly the decorative wood detailing on the central gable and porches.

Contextually, the properties at 128 and 130 Portland Street 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.

The semi-detached houses at 128 and 130 Portland Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings, including the adjoining examples at 124-126, 135 and 139-145 Portland.

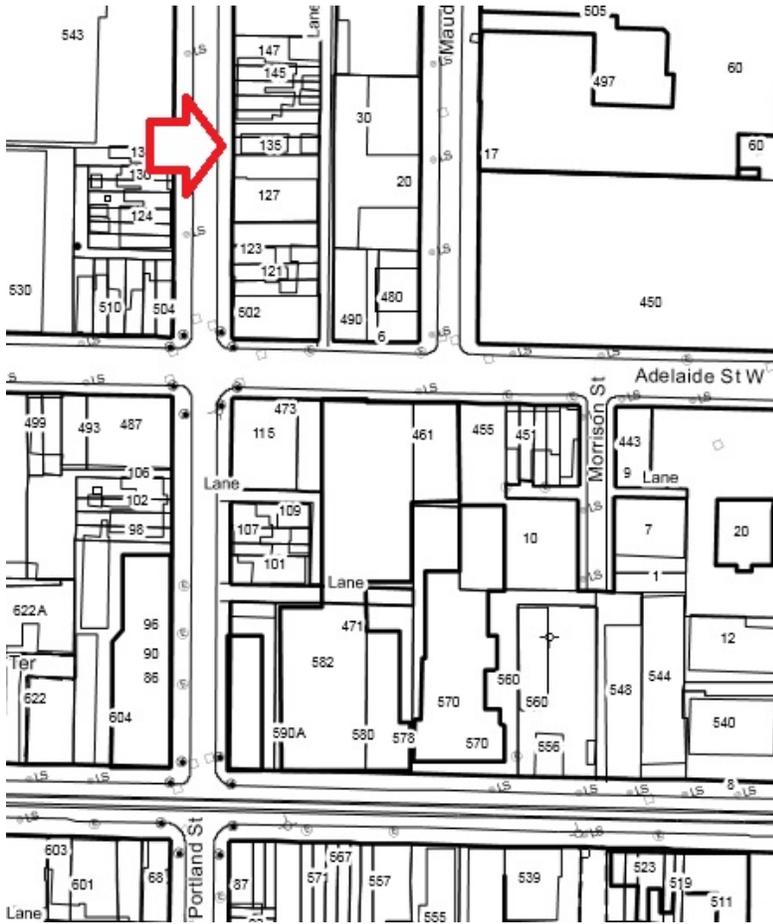
Heritage Attributes

The heritage attributes of the buildings at 128 and 130 Portland Street are:

- The setback, placement and orientation of the buildings on the west side of the street between Adelaide and Richmond streets
- The scale, form and massing of the rectangular shaped plans above the stone bases
- The cross-gable roof covering the buildings, with the central gable on the east slope containing decorative wood bargeboard and a king's post
- The materials, with the brick cladding and the brick, stone and wood detailing (the brickwork has been painted)
- The principal (east) elevations, which are designed as mirror images with the main entrances placed side-by-side in segmental-arched surrounds with transoms and protected by an open porch with decorative woodwork
- On the east elevations, the single-storey bay windows with the roofs in the outer bays, the segmental-arched window openings in the second stories, the single round-arched attic opening, and the brick flat arches and stone sills

Note: The south side elevation of the building at 128 Portland Street and the north side elevation of the building at 130 Portland Street adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevations.

LOCATION MAP AND PHOTOGRAPH: 135 PORTLAND STREET



1988 Photograph (right): Toronto Historical Board

STATEMENT OF SIGNIFICANCE: 135 PORTLAND STREET (REASONS FOR INCLUSION)

The property at 135 Portland 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 135 Portland Street 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 east side of the thoroughfare between Adelaide and Richmond streets, the property at 135 Portland Street contains a detached 1½-storey house form building dating to 1870 in the King-Spadina Heritage Conservation District Plan (2017).

Statement of Significance

The property at 135 Portland Street has cultural heritage value for its design as a residential building with Second Empire styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents 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 property 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. With its diminutive scale, the building at 135 Portland Street is distinguished by its Second Empire design, particularly the prototypical mansard roof with the pedimented dormers.

Contextually, the property at 135 Portland Street is valued for the role of the residential 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 house at 135 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among the small group of surviving late-19th century residential buildings, including the adjoining examples at 124-126, 128-130 and 139-145 Portland.

Heritage Attributes

The heritage attributes of the building at 135 Portland Street are:

- The setback, placement and orientation of the building on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 1½-storey rectangular-shaped plan
- The mansard roof with the pair of gabled dormers on the west slope
- The materials with the stucco cladding (which is not original)
- The principal (west) elevation, where the main entrance is placed in the left (north) bay in a segmental-arched surround with a transom and an open porch (which is not original) beside a single-storey bay window with segmental-arched openings (the detailing has been covered by the stucco)

Note: The north side elevation adjoins the neighbouring building. The rear (east) elevation and wings are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH: 139-145 PORTLAND STREET



STATEMENT OF SIGNIFICANCE: 139, 141, 143 AND 145 Portland Street (REASONS FOR INCLUSION)

The properties at 139, 141, 143 and 145 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 139, 141, 143 and 145 Portland Street 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 between Adelaide and Richmond streets, the properties at 139, 141, 143 and 145 Portland Street contain two pairs of 2½-storey semi-detached house form buildings dating to 1880 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 139, 141, 143 and 145 Portland Street have cultural heritage value for their design as residential buildings with Gothic Revival styling 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 139, 141, 143 and 145 Portland Street are distinguished by their late Victorian designs with Gothic Revival styling, particularly the centrally-placed gable on each pair with the decorative bargeboard.

Contextually, the properties at 139, 141, 143 and 145 Portland Street 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.

The semi-detached houses at 139, 141, 143 and 145 Portland Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings, including the adjoining examples at 124-126, 128-130 and 135 Portland.

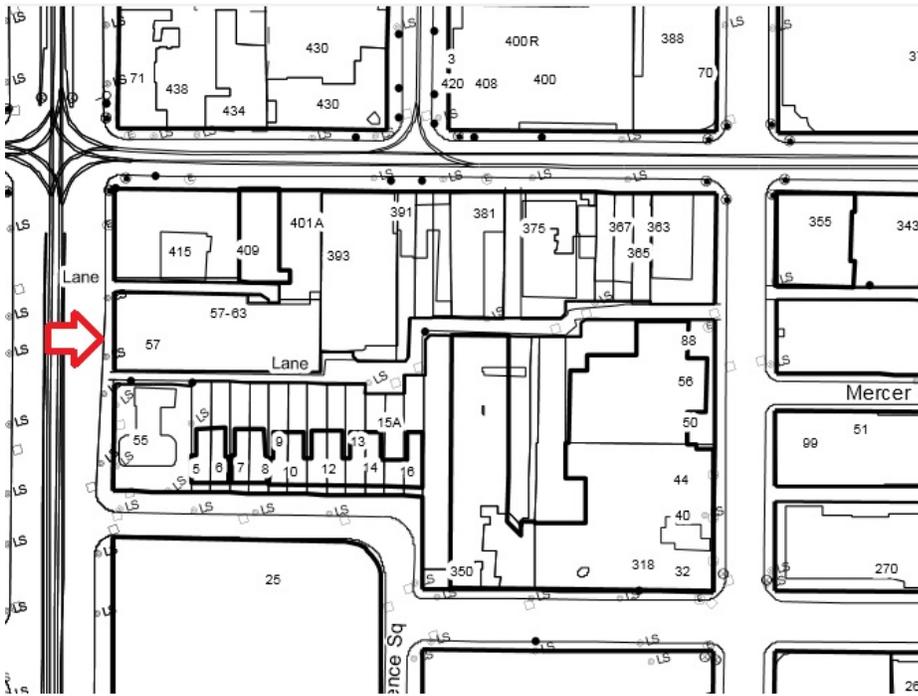
Heritage Attributes

The heritage attributes of the buildings at 139, 141, 143 and 145 Portland Street are:

- The setback, placement and orientation of the buildings on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular shaped plans
- The cross-gable roofs covering the buildings, where each pair has a central gable on the west slope with brackets and decorative wood bargeboard
- The materials, with the red brick cladding, the contrasting buff brick detailing for the string course beneath the west rooflines and on the window openings, and the stone and wood trim (the brickwork has been painted, apart from the building at 139 Portland)
- The principal (west) elevations, which are designed as mirror images with the main entrances placed side-by-side in segmental-arched surrounds with transoms (the open porches on the buildings at 141, 143 and 145 Portland are not original)
- On the west elevations, the single-storey bay windows with the segmental-arched openings and the roofs, the segmental-arched window openings in the second stories, the single round-arched attic opening in each pair, and the brick flat arches and stone sills

Note: The south side elevation of the building at 139 Portland Street and the north side elevation of the building at 145 Portland Street adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH: 57 SPADINA AVENUE



STATEMENT OF SIGNIFICANCE: 57 SPADINA AVENUE (REASONS FOR INCLUSION)

The property at 57 Spadina Avenue (including the entrance addresses at 59-63 Spadina Avenue) 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 57 Spadina Avenue 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 east side of the street, south of King Street West, the property at 57 Spadina Avenue contains a two-storey commercial building dating to 1909 in the King-Spadina HCD Plan (2017). It was designed as an extension to the Warwick Brothers and Rutter Buildings at 401 King Street West, which is recognized on the City's Heritage Register.

Statement of Significance

The property at 57 Spadina Avenue 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 57 Spadina Avenue is distinguished by its classical design, particularly the corbelled brickwork, and the chamfered northwest corner.

Contextually, the property at 57 Spadina Avenue 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 57 Spadina Avenue is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of a collection of adjoining warehouses on Spadina Avenue and King Street West, including the Warwick Brothers and Rutter Buildings (1905 and 1913) at 401 King Street West, to which it is historically linked.

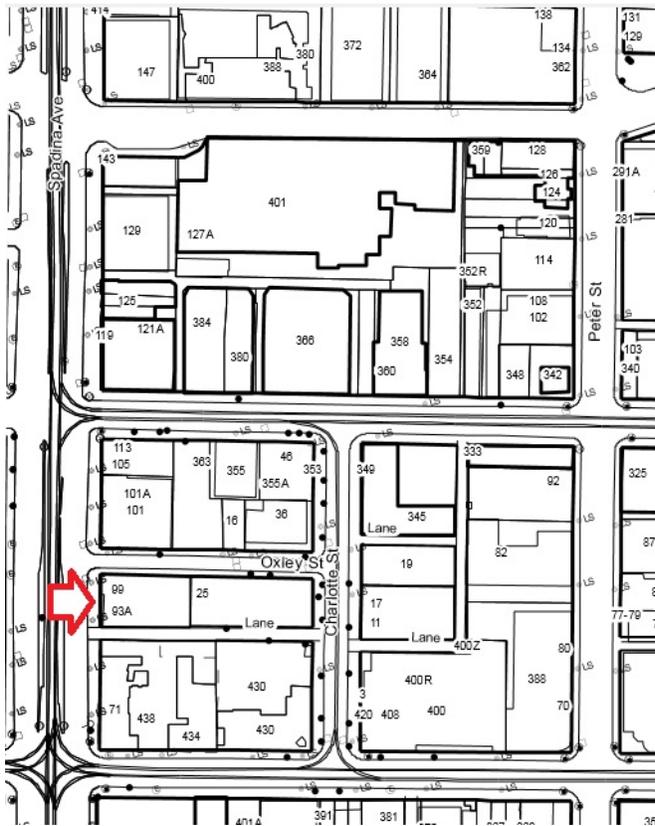
Heritage Attributes

The heritage attributes of the building at 57 Spadina Avenue are:

- The setback, placement and orientation of the building on the east side of the street, south of King Street West
- The scale, form and massing of the two-storey rectangular-shaped plan with the chamfered northwest corner
- The flat roofline with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, with the symmetrically placed window openings, comprised of the first-floor flat-headed window openings (which have been altered) that are connected by a brick string course, and the segmental-arched window openings in the second storey with the brick flat arches, stone sills and corbelled brickwork connecting the window heads
- The main entrance, which is placed on the northwest corner (where the openings have been altered)
- The north and south side elevations, which are viewed from Spadina Avenue, and have symmetrically-placed segmental-arched window openings with brick and stone detailing

Note: No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 99 SPADINA AVENUE



STATEMENT OF SIGNIFICANCE: 99 SPADINA AVENUE (REASONS FOR INCLUSION)

The property at 99 Spadina Avenue (including the entrance addresses at 93-97 Spadina Avenue) 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 99 Spadina Avenue 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 southeast corner of Oxley Street, the property at 99 Spadina Avenue contains a five-storey commercial building dating to 1919 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 99 Spadina Avenue 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 99 Spadina Avenue is distinguished by its well-crafted classical design, particularly the distinctive Gibbs surround on the west entrance and the round window with voussoirs.

Contextually, the property at 99 Spadina Avenue 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 99 Spadina Avenue 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 Spadina Avenue, which includes the W. J. Gage Building (1905) at 82 Spadina, opposite.

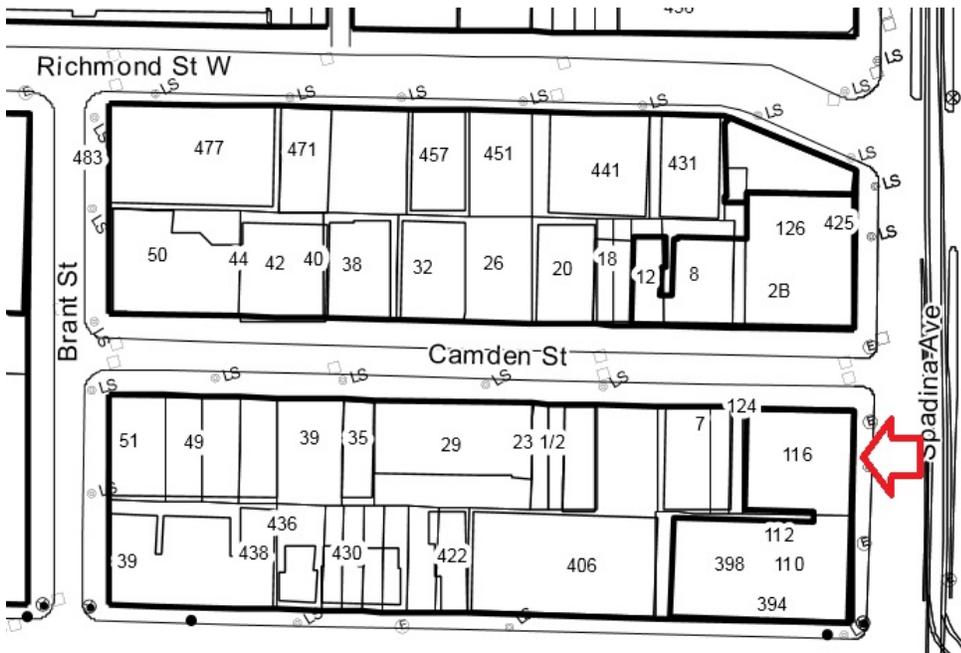
Heritage Attributes

The heritage attributes of the building at 99 Spadina Avenue are:

- The setback, placement and orientation of the building on the southeast corner of Oxley Street
- The scale, form and massing of the five-storey rectangular-shaped plan above the raised base with the flat-headed window openings (west)
- The flat roofline (the contemporary rooftop addition is not identified as a heritage attribute)
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, which is organized into six bays, with the main entrance placed in the left (north) bay in a Gibbs surround (the door has been replaced) beneath a round window with voussoirs
- On the west elevation, the fenestration with the segmental-arched window openings with the brick flat arches and stone sills
- The north and south side elevations, which are viewed from Spadina Avenue, have been reclad and display symmetrically-placed segmental-arched window openings with brick and stone detailing

Note: No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 116 SPADINA AVENUE



STATEMENT OF SIGNIFICANCE: 116 SPADINA AVENUE (REASONS FOR INCLUSION)

The property at 116 Spadina Avenue (including the entrance address at 124 Spadina Avenue) 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 116 Spadina Avenue 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 southwest corner of Oxley Street, the property at 116 Spadina Avenue contains an eight-storey commercial building dating to 1925 in the King-Spadina HCD Plan (2017). Historically known as the Reading Building, it was commissioned by manufacturer Henry Greisman and designed by Toronto architect, Benjamin Brown.

Statement of Significance

The property at 116 Spadina Avenue 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 116 Spadina Avenue is distinguished by its classical design, particularly the stone-clad base and the corbelled brickwork.

Contextually, the property at 116 Spadina Avenue 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 116 Spadina Avenue 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 Spadina Building (1919) at 129 Spadina, opposite, to which it is historically associated.

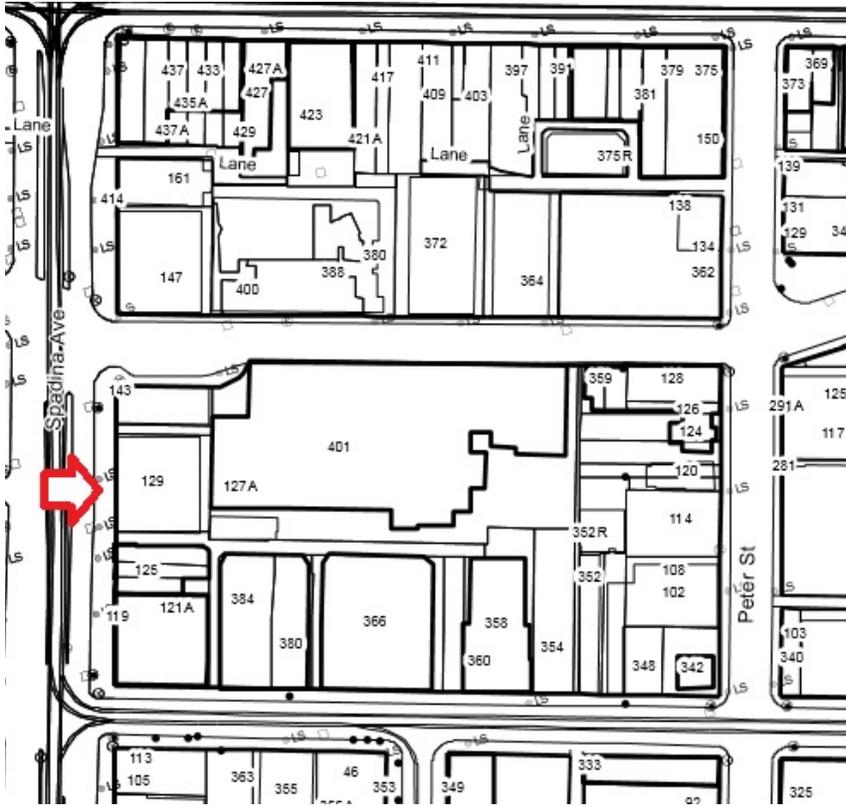
Heritage Attributes

The heritage attributes of the building at 116 Spadina Avenue are:

- The setback, placement and orientation of the building on the southwest corner of Oxley Street
- The scale, form and massing of the eight-storey rectangular-shaped plan above the raised base with the flat-headed window openings (north)
- The flat roofline with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (east) elevation, which extends eight bays with a two-storey stone-clad base with a cornice and flat-headed door and window openings (which have been altered)
- On the east elevation, the date stone inscribed "Reading Building 1925"
- The fenestration on the east elevation where, above the base, the flat-headed openings with the brick detailing and stone sills are organized by brick piers
- The north elevation on Camden Street, which repeats the fenestration and detailing

Note: The south side elevation adjoins the neighbouring building. While viewed from Camden Street, no heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH: 129 SPADINA AVENUE



STATEMENT OF SIGNIFICANCE: 129 SPADINA AVENUE (REASONS FOR INCLUSION)

The property at 129 Spadina Avenue (including the entrance address at 139 Spadina Avenue) 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 129 Spadina Avenue 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 east side of the street opposite Camden Street, the property at 129 Spadina Avenue contains a seven-storey commercial building dating to 1919 in the King-Spadina HCD Plan (2017). Historically known as the Spadina Building, it was commissioned by manufacturer, Henry Greisman, and designed by Toronto architect, Benjamin Brown.

Statement of Significance

The property at 129 Spadina Avenue 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 129 Spadina Avenue is distinguished by its classical design, particularly the robust piers organizing the large window openings, and the stone detailing that includes the date stone labeled "Spadina Building 1919."

Contextually, the property at 129 Spadina Avenue 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 129 Spadina Avenue 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 Spadina Avenue that includes the Reading Building (1925) at 116 Spadina, opposite, to which it is historically associated.

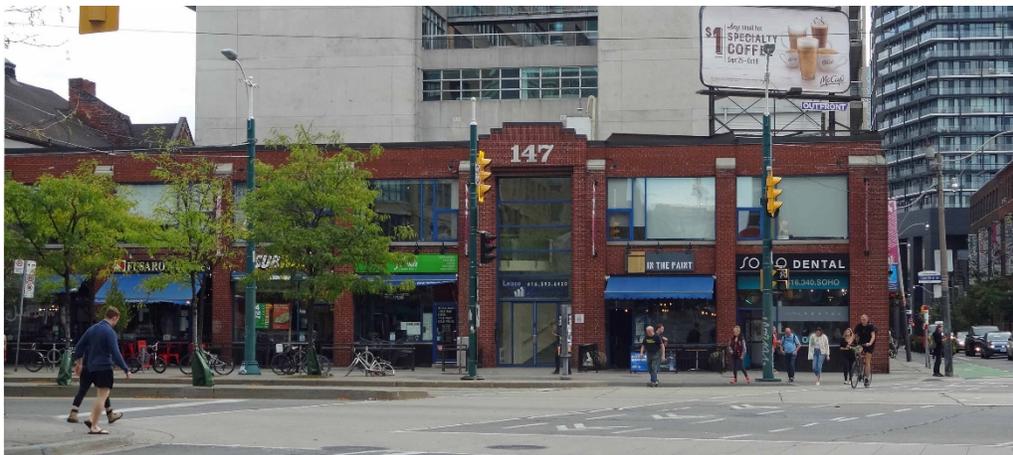
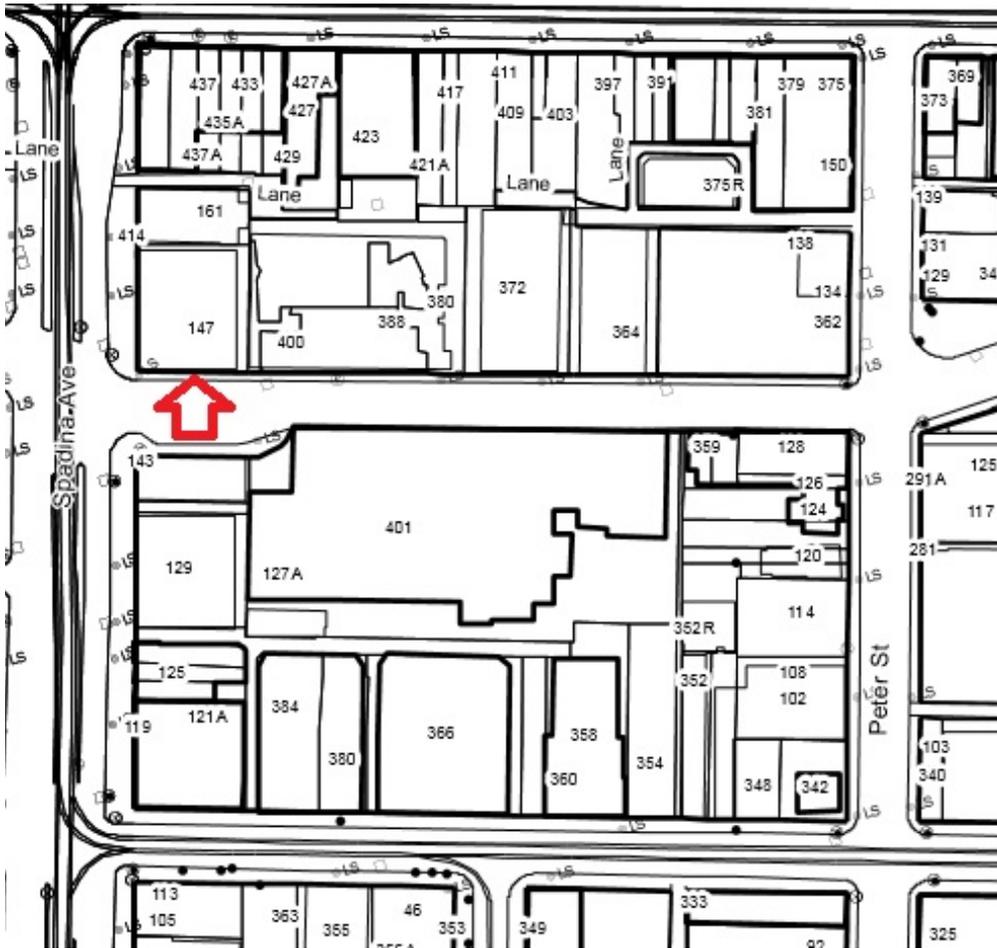
Heritage Attributes

The heritage attributes of the building at 129 Spadina Avenue are:

- The setback, placement and orientation of the building on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the seven-storey rectangular-shaped plan
- The flat roofline with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, which extends five bays, with the main entrance centred in a stone surround (the entrance has been altered), flanked by large flat-headed openings and surmounted by a date stone reading “Spadina Building 1919”
- On the west elevation, the fenestration in the upper stories, which is organized by brick piers that are connected by corbelled brickwork near the roofline, and consists of tripartite flat-headed openings with stone lintels and sills
- The north and south side elevations, which are viewed from Spadina Avenue, where the fenestration and detailing are continued from the west elevation

Note: No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 147 SPADINA AVENUE



STATEMENT OF SIGNIFICANCE: 147 SPADINA AVENUE (REASONS FOR INCLUSION)

The property at 147 Spadina Avenue (including the entrance address at 412 Richmond 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 147 Spadina Avenue 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 northeast corner of Richmond Street West, the property at 147 Spadina Avenue contains a two-storey commercial building dating to 1939 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 147 Spadina Avenue 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 commercial building at 147 Spadina Avenue is distinguished by its Art Moderne design, particularly the stepped parapet above the west entrance.

Contextually, the property at 147 Spadina Avenue 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 147 Spadina Avenue is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the northeast corner of Richmond Street West.

Heritage Attributes

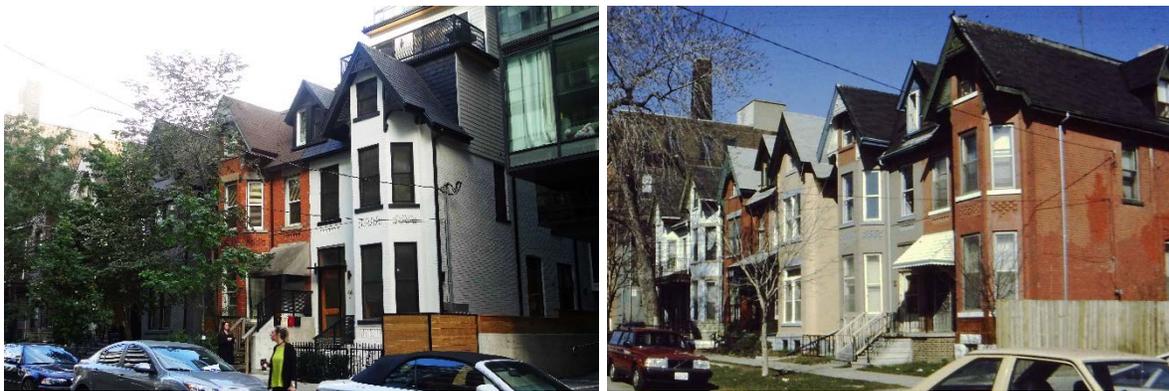
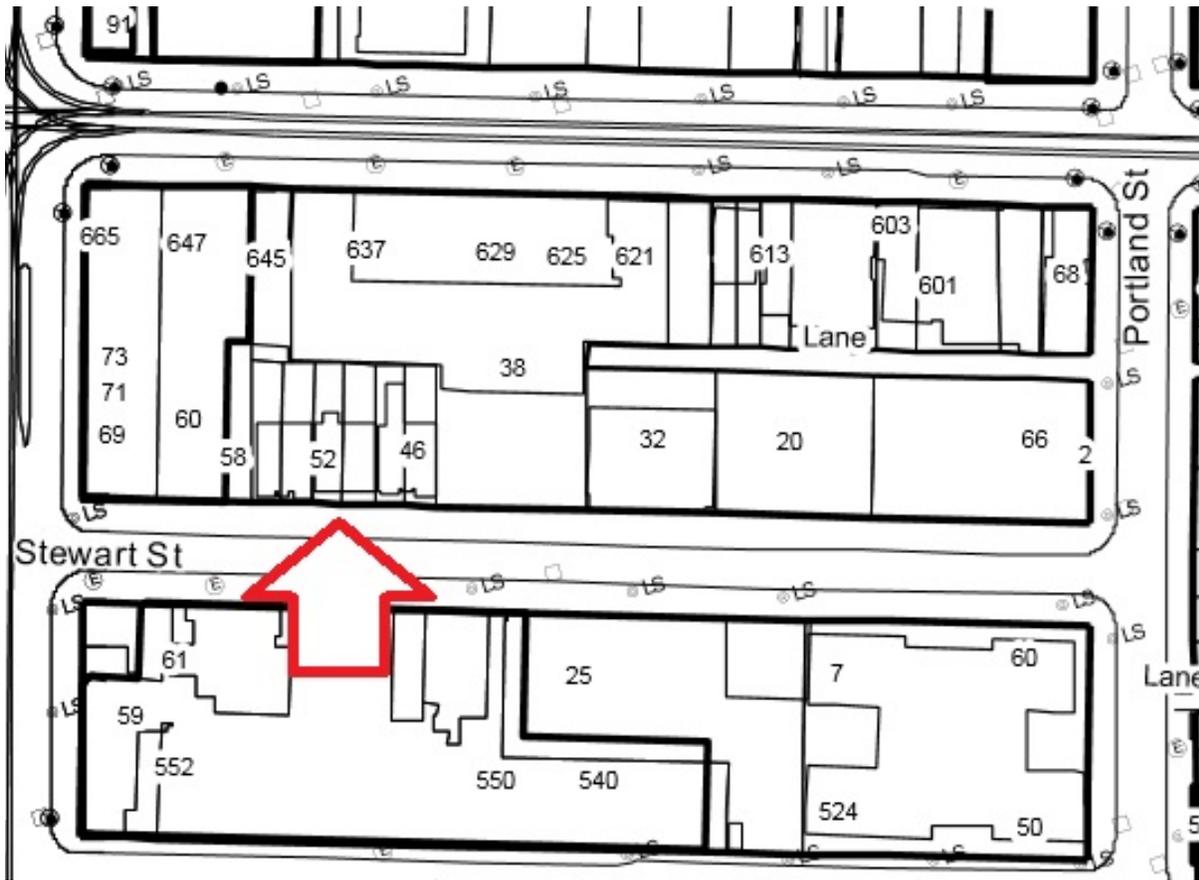
The heritage attributes of the building at 147 Spadina Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Richmond Street West
- The scale, form and massing of the two-storey rectangular-shaped plan

- The flat roofline with the stepped parapet (west)
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, where the main entrance is placed in a flat-headed brick surround with corbelling (the door has been changed) and flanked by oversized flat-headed window openings
- On the west elevation, the brick piers with the stone coping that divide the wall into seven bays, and the oversized flat-headed window openings with the stone sills in the second storey
- The south elevation on Richmond Street West, which extends six bays and has brick piers and flat-headed openings

Note: The north elevation is viewed from Spadina Avenue and has oversized window openings with industrial sash windows. No heritage attributes are identified on the rear (east) elevation, which is viewed from Richmond Street West.

LOCATION MAP AND PHOTOGRAPH: 46-56 STEWART STREET



1988 Photograph (right): Toronto Historical Board

STATEMENT OF SIGNIFICANCE: 46, 48, 50, 52, 54 AND 56 STEWART STREET (REASONS FOR INCLUSION)

The properties at 46, 48, 50, 52, 54 and 56 Stewart 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 46, 48, 50, 52, 54 and 56 Stewart Street 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 between Adelaide and Richmond streets, the properties at 46, 48, 50, 52, 54 and 56 Stewart Street contain three pairs of 2½-storey semi-detached houses dating to 1890 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 46, 48, 50, 52, 54 and 56 Stewart Street 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 46, 48, 50, 52, 54 and 56 Stewart Street are distinguished by their designs as Toronto Bay-n-Gable houses with the prototypical arrangement of bay windows beneath gabled roofs with the wood bargeboard and the decorative brickwork.

Contextually, the properties at 46, 48, 50, 52, 54 and 56 Stewart Street 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.

The three pairs of semi-detached houses at 46, 48, 50, 52, 54 and 56 Stewart Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they form a contiguous group of surviving late-19th century house form buildings.

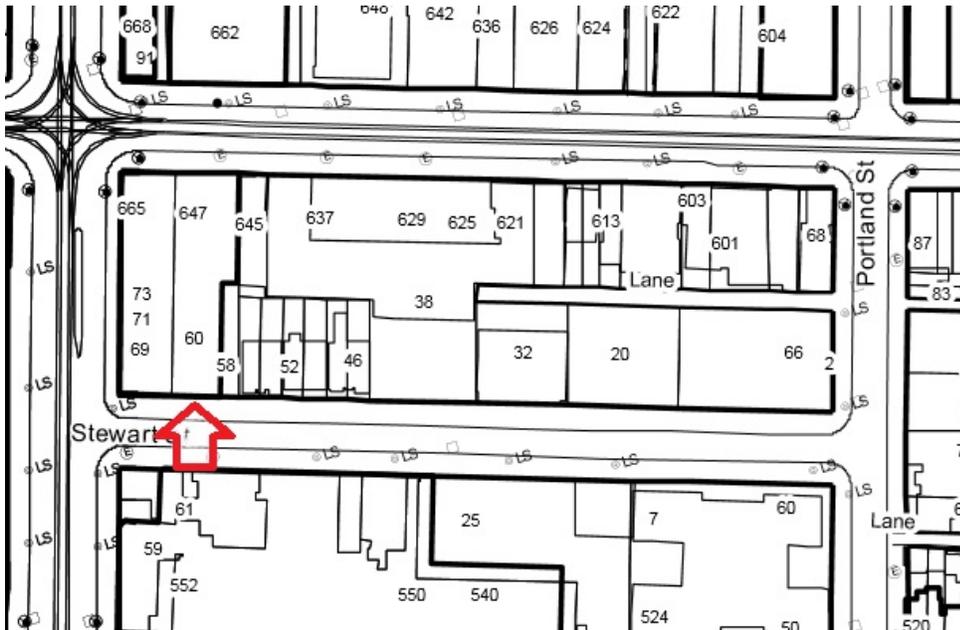
Heritage Attributes

The heritage attributes of the buildings at 46, 48, 50, 52, 54 and 56 Stewart Street are:

- The setback, placement and orientation of the buildings on the north side of the street between Portland and Bathurst streets
- The scale, form and massing of the rectangular shaped plans of the 2½-storey semi-detached houses above the stone bases with window openings
- The cross-gable roofs covering the buildings, where each pair has a central gable on the south slope with decorative wood bargeboard and brackets
- The materials, with the red brick cladding and the brick, stone and wood detailing (the brickwork has been painted on the buildings at 46, 50, 52, 54 and 56 Stewart)
- The principal (south) elevations of each pair, which are designed as mirror images with the raised entrances placed side-by-side in flat-headed surrounds with transoms
- On the south elevations, the segmental-arched window openings with stone lintels and sills, the 2½-storey bay windows with the flat-headed window openings, and the corbelled brickwork between the first and second storeys

Note: The east and west side elevations of each pair of buildings have flat-headed window openings. No heritage attributes are identified on the rear (north) elevations.

LOCATION MAP AND PHOTOGRAPH: 60 STEWART STREET



STATEMENT OF SIGNIFICANCE: 60 STEWART STREET (REASONS FOR INCLUSION)

The property at 60 Stewart Street (including the entrance address at 58 Stewart 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 60 Stewart Street 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, east of Bathurst Street, the property at 60 Stewart Street contains a four-storey commercial building dating to 1900 in the King-Spadina HCD Plan (2017). It is attached to the south end of the extended Canada Biscuit Company Building (1900) at 663 King Street West (with entrances addresses on Bathurst Street), which is listed on the City's Heritage Register.

Statement of Significance

The property at 60 Stewart Street has cultural heritage value for its design as a detached commercial building with (styling) 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. With its scale, cladding and fenestration, the building at 60 Stewart Street complements the adjoining south wings of the Canada Biscuit Company Building at 663 King Street West, to which it is historically linked.

Contextually, the property at 60 Stewart Street 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 60 Stewart Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it adjoins the Canada Biscuit Company Building, the recognized heritage property at 663 King Street West.

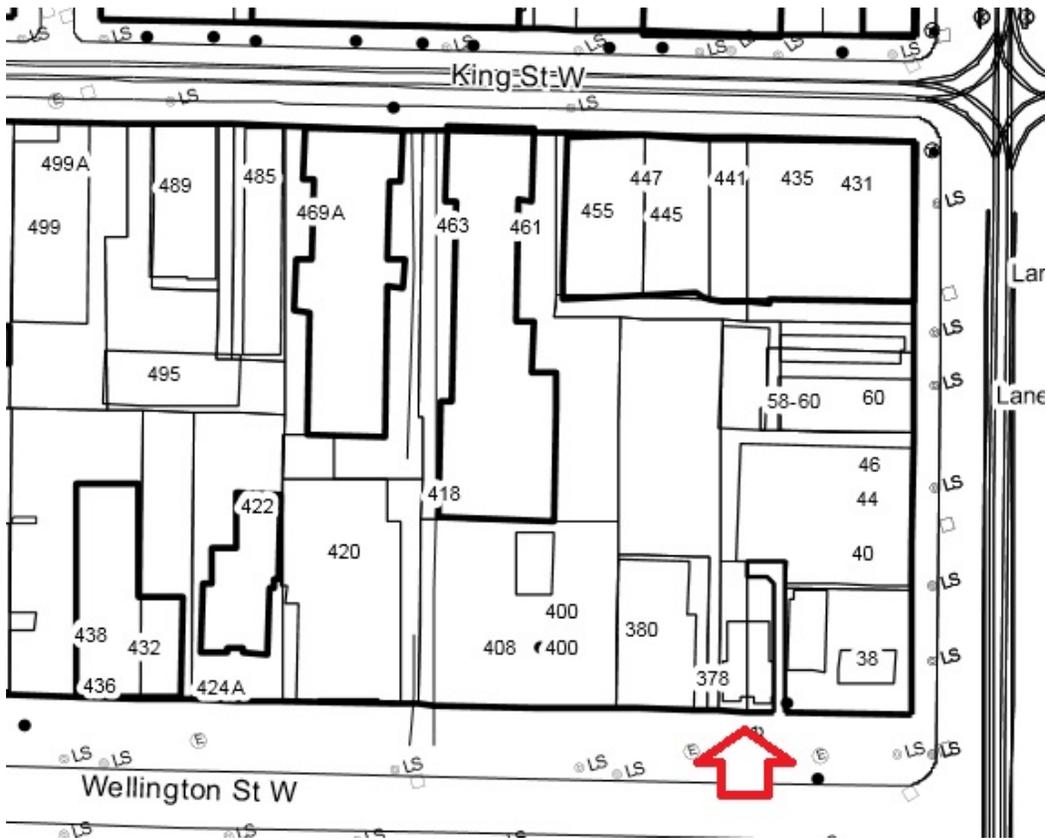
Heritage Attributes

The heritage attributes of the building at 60 Stewart Street are:

- The setback, placement and orientation of the building on the north side of the street, east of Bathurst Street
- The scale, form and massing of the four-storey plan above the raised base with openings
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which extends two bays and contains flat-headed window openings with stone sills that are symmetrically arranged in the upper stories
- The east side elevation, which is viewed from Stewart Street and continues the fenestration

Note: the west side elevation and the rear (north) elevation adjoin the neighbouring buildings.

LOCATION MAP AND PHOTOGRAPH: 374-376 WELLINGTON STREET WEST



1988 Photograph (right): Toronto Historical Board

STATEMENT OF SIGNIFICANCE: 374 and 376 WELLINGTON STREET WEST (REASONS FOR INCLUSION)

The properties at 374 and 376 Wellington 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 374 and 376 Wellington 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 374 and 376 Wellington Street West contain a pair of 2½-storey semi-detached house form buildings dating to 1888 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 374 and 376 Wellington 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 374 and 376 Wellington Street West are distinguished by their design as well-crafted Toronto Bay-n-Gable houses with the prototypical bay windows and the gables with the elaborate wood bargeboard.

Contextually, the properties at 374 and 376 Wellington 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.

The semi-detached houses at 374 and 376 Wellington Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where, with the neighbouring buildings at 422-424 and 520 Wellington, they are one of only three surviving late-19th century residential properties on the street.

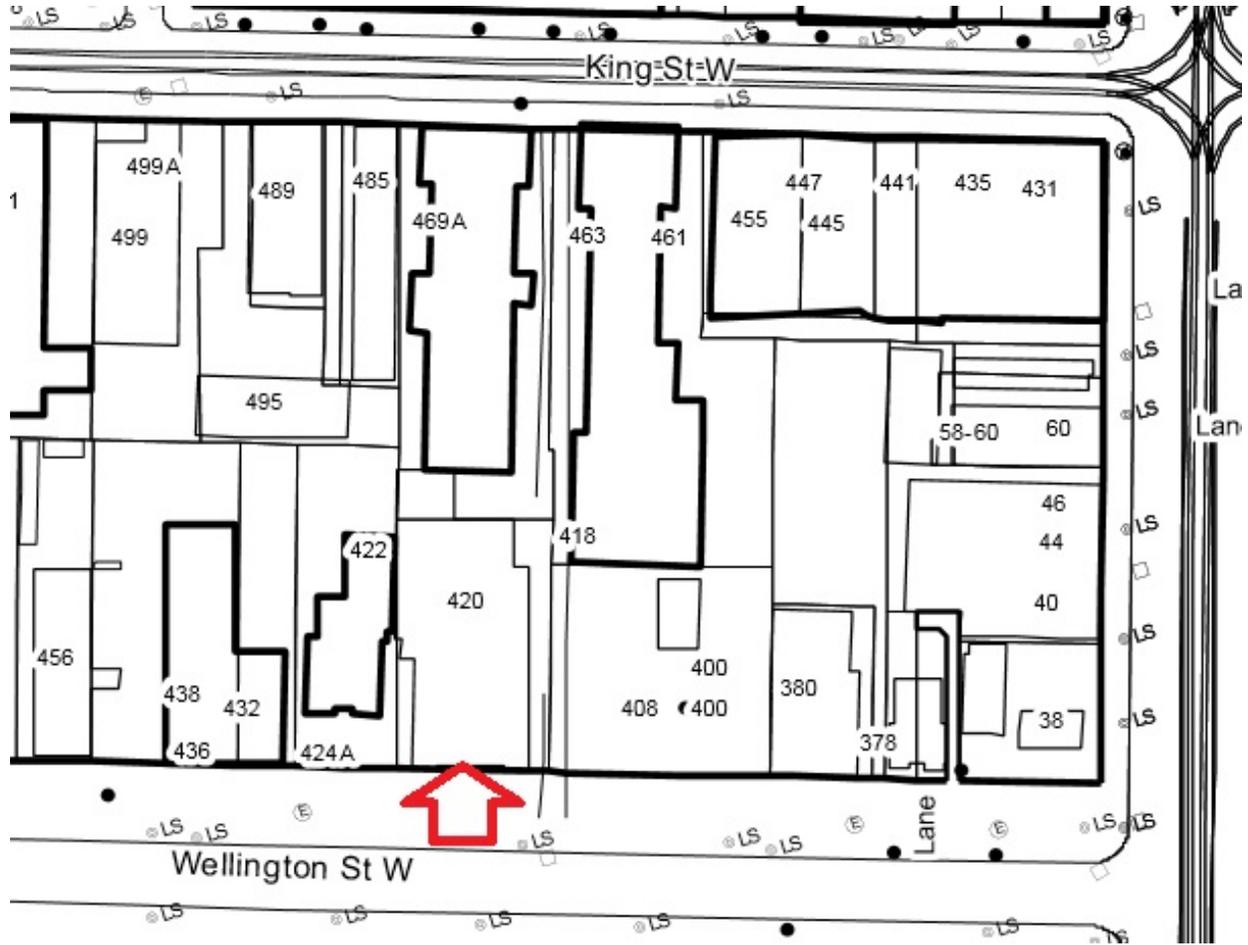
Heritage Attributes

The heritage attributes of the buildings at 374 and 376 Wellington Street West are:

- The setback, placement and orientation of the buildings on the north side of the street between Spadina Avenue and Portland Street
- The scale, form and massing of the rectangular shaped plans above the stone bases with the window openings
- The cross-gable roofs, with the twin gables and the central gabled dormer on the south slopes with the decorative wood bargeboard and brackets
- The materials, with the buff brick cladding and the brick, stone and wood detailing (the brickwork has been painted)
- The principal (south) elevations, which are designed as mirror images with the raised entrances placed side-by-side in flat-headed surrounds with transoms (the original doors have been replaced)
- On the south elevations, the flat-headed window openings with the brick hood moulds and the stone keystones and sills, including those in the bay windows
- The west side elevation of the building at 376 Wellington Street West, which is viewed from the street and has flat-headed window openings

Note: The east side elevation of 374 Wellington adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevations.

LOCATION MAP AND PHOTOGRAPH: 420 WELLINGTON STREET WEST



STATEMENT OF SIGNIFICANCE: 420 WELLINGTON STREET WEST (REASONS FOR INCLUSION)

The property at 420 Wellington 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 420 Wellington 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, west of Spadina Avenue, the property at 420 Wellington Street West contains a two-storey commercial building dating to 1909 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 420 Wellington 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 420 Wellington Street West is distinguished by its classical design, particularly the stone surround on the south entrance.

Contextually, the property at 420 Wellington 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 420 Wellington Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important streetscape with its combination of surviving late 19th century residential buildings, including the adjoining semi-detached houses at 422-424 Wellington and the adjoining early-20th century warehouses on both sides of the thoroughfare.

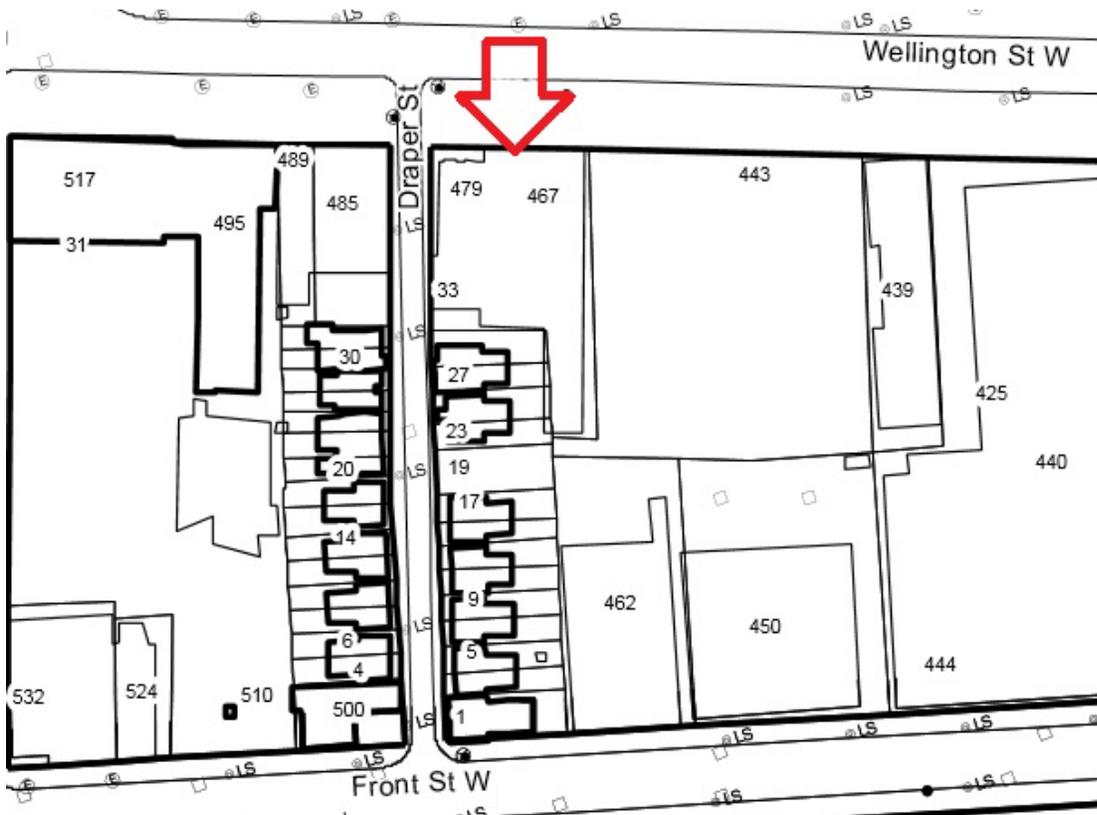
Heritage Attributes

The heritage attributes of the building at 420 Wellington Street West are:

- The setback, placement and orientation of the building on the north side of the street, west of Spadina Avenue
- The scale, form and massing of the two-storey L-shaped plan with the raised base with the flat-headed window openings linked by the stone band course
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized by brick piers into six bays, with extended end bays
- On the south elevation, the main entrance, which is placed in the right (east) bay in a stone surround (the doors have been replaced) and surmounted by a flat-headed window opening with stone quoins and a corbelled sill (which is currently concealed)
- The fenestration on the south elevation, with the flat-headed openings with the stone sills with corbels
- The east and west side elevations, which are viewed from Wellington Street West, with the flat-headed window opening with the stone detailing in the southernmost bay of the east elevation, and the continuation of the fenestration and detailing on the west elevation

Note: The rear (north) elevation adjoins the neighbouring building.

LOCATION MAP AND PHOTOGRAPH: 467 WELLINGTON STREET WEST
(INCLUDING 479 WELLINGTON STREET WEST AND 33 DRAPER STREET)



STATEMENT OF SIGNIFICANCE: 467 WELLINGTON STREET WEST (REASONS FOR INCLUSION)

The property at 467 Wellington Street West (including the entrance addresses at 479 Wellington Street West and 33 Draper 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 467 Wellington 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 southeast corner of Draper Street, the property at 467 Wellington Street West contains a trio of commercial buildings dating to 1880 in the King-Spadina HCD Plan (2017). Archival records indicate that the westernmost building with the convenience address at 33 Draper Street originated as a residential building dating to 1877, which was converted for industrial uses in 1906, followed by the development of the other parts of the complex.

Statement of Significance

The property at 467 Wellington Street West has cultural heritage value for the design of the complex of detached commercial buildings associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The site incorporates a late-19th century house form building linked to the original development of the street as a high-end residential enclave. 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 commercial warehouses at 467 Wellington Street (including one with the entrance address at 479 Wellington) are distinguished by their classical designs, particularly the repetition of oversized arches, which complement in scale and cladding the former residential building with the entrance address of 33 Draper Street.

Contextually, the property at 467 Wellington Street is valued for the role of the complex 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 buildings at 467 Wellington Street West, incorporating the former residential building at the southeast corner of Draper Street, are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where

they adjoin the low-rise late-19th century residential buildings that comprise the Draper Street Heritage Conservation District.

Heritage Attributes

The heritage attributes of the buildings at 467 Wellington Street West are:

- The setback, placement and orientation of the group of buildings on the southeast corner of Draper Street

467 Wellington Street West

- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the recessed brick panels along the north end
- The materials, with the red and buff brick cladding and the brick and stone trim
- The principal (north) elevation, which extends three bays, with the commercial openings (which have been altered) in the first (ground) floor, the segmental-arched window openings with the stone sills in the second storey (the centre opening is an alteration)
- The east side elevation, which is viewed from Wellington Street West, with the openings containing industrial sash windows

479 Wellington Street West

- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the recessed brick panels along the north end
- The materials, with the red brick cladding and the brick and stone trim
- The principal (north) elevation, which extends six bays, with the main entrance placed in a segmental-arched surround in the first (ground) floor (the doors have been replaced, which is flanked and surmounted by segmental-arched window openings with brick flat arches and stone sills)

The east and west side elevations adjoin the buildings at 467 Wellington and 33 Draper

33 Draper Street

- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the stepped parapet on the north end
- The materials, with the buff brick cladding, the buff and red brick detailing, and the brick and stone trim
- The north elevation on Wellington Street West (which is set back from the neighbouring buildings at 467 and 479 Wellington), which is organized into two extended bays and has contrasting red brick quoins on the corners
- On the north elevation, the fenestration with the pairs of round-arched openings in the first (ground) floor, the pairs of flat-headed openings in the second storey, and the continuous stone sills
- On the principal (west) elevation on Draper Street, where the entrance is placed in an enclosed brick porch with a gable roof with returned eaves, the segmental-arched door opening (north), and the round-arched window opening (west)
- The fenestration on the west elevation, which combines flat-headed, segmental-arched and round-arched openings (some of which have been altered)

- The rear (south) wing on Draper Street, with the two-storey L-shaped plan, the red brick cladding, the segmental-arched door opening (the doors have been replaced), and the segmental-arched and flat-headed window openings with the brick and stone detailing

Note: No heritage attributes are identified on the rear (south) elevations of the buildings at 467 and 479 Wellington Street West or the rear (south) elevation of the south wing of the building at 33 Draper Street (with the latter viewed from Draper Street).



Left: 1902, Sankey Map of the City of Toronto with the King and Spadina intersection identified (directly west, the Gurney Stove Factory, one of the oldest industrial sites in King-Spadina is labelled) (<http://oldtorontomaps.blogspot.ca/2013/01/1902-sankey-plan-of-city-of-toronto.html>);

Right: 1928, photograph of Spadina Avenue at King Street West and looking north (City of Toronto Archives, Series 71, Item 5986)

Historical Overview of the King-Spadina Neighbourhood

The properties identified as contributing properties in the King-Spadina Heritage Conservation District (HCD) Plan (2017) are located on the main thoroughfares and side streets in the neighbourhood bounded by Front Street West (south), Simcoe Street (east), Richmond Street West (north), and Bathurst Street (west). The Plan outlines the history of the area, which originated as part of the Military Reserve, the lands set aside for military use west of the townsite following the founding of the Town of York (Toronto) in 1793. The community was immediately extended westward to the boundary of the Reserve as New Town. Lands in the Reserve were offered for sale and development in the 1830s where the Third Provincial Parliament Buildings and the first campus of Upper Canada College opened. As a result, an institutional and residential enclave was created where fashionable mansions and workers' housing were served by commercial buildings. Following the Great Fire of 1904 that destroyed Toronto's original manufacturing centre, new factories, warehouses and office buildings joined 19th-century industrial buildings around the intersection of King Street West and Spadina Avenue, many replacing earlier structures. King-Spadina remained an active industrial centre until the post-World War II era when manufacturers relocated to the city's suburbs. The area was regenerated after the restrictive industrial zoning was lifted in 1996. Today, King-Spadina is a popular mixed-use neighbourhood in Toronto with an extensive collection of heritage properties that are listed on the City's Heritage Register, designated under Part IV, Section 29 of the Ontario Heritage Act, or identified as contributing properties in the King-Spadina HCD Plan (2017).

King-Spadina Building Typologies

Properties identified for inclusion on the City's Heritage Register are identified as contributing to the King-Spadina HCD Plan (2017) where they are categorized under Residential and Commercial typologies, with the latter subdivided into Commercial Row and Commercial Detached buildings.

A significant group of buildings in King-Spadina conforms to the Residential typology and consists of detached, semi-detached and row houses, displaying a variety of popular architectural styles and dating to the second half of the 19th century, which survived the transformation of the neighbourhood to Toronto's manufacturing centre. A small number of contributing properties are identified as "Commercial Row" types, which mainly consist of late-19th century low-rise masonry structures with storefronts that are either part of contiguous rows or remain surviving units of a former group. Most of the Commercial Row examples are located on King Street West, which was extended across the city as Toronto's "Main Street" in the 19th century and remained a significant corridor following the area's transformation to primarily industrial uses in the 20th century.

King-Spadina's largest representative group is described as the "Commercial Detached" type and consists of warehouses, factory complexes and office buildings dating to the early to mid-20th century when the area was the city's industrial centre. With most rising over five stories on large floorplates and viewed from more than one side, Commercial Detached buildings were intended "to reflect the prestige of the owner and/or attract tenants through their scale, massing, form, architectural design and craftsmanship."¹ They remain a dominant presence in the King-Spadina neighbourhood.



613, 615 and 617 King Street West showing, from left to right, the Commercial Row type, semi-detached houses conforming to the Residential type, and a lower-scale warehouse identified as the Commercial Detached type (Heritage Preservation Services, 2017).

¹ <http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105144.pdf>