

## **Request for Direction - Alterations to Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements - 485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West**

**Date:** July 10, 2018  
**To:** Toronto City Council  
**From:** Chief Planner and Executive Director, City Planning Division  
**Wards:** Ward 20 - Trinity Spadina

### **SUMMARY**

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This report recommends that City Council approve the alterations proposed for the heritage properties located at 489, 495, 511, 519, 521, 523 (includes 525), 527 and 529 King Street West in connection with the proposed development on the properties at 489-539 King Street West, that Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties including the adjacent property at 485 King Street West.

### **RECOMMENDATIONS**

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

1. City Council approve the alterations to the heritage properties at 489, 495, 511, 519, 521, 523, 527 and 529 King Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed use development incorporating the heritage buildings on the lands known municipally in the year 2018 as 489-539 King Street West, with such alterations substantially in accordance with plans and drawings dated June 14, 2018, prepared by Bjarke Ingels Group and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated October 5, 2017, re-issued with Addendum dated June 14, 2018, all on file with the Senior Manager, Heritage Preservation Services; and all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That City Council direct staff to continue discussions with the applicant and authorize the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning, and the Ward Councillor, to accept a revised proposal, subject to satisfactory resolution of outstanding issues, including reducing shadow impacts from the proposed structure on King Street West, confirmation that a clear 5.0 metre step-back will be provided above the majority of the new base-building height along the King Street West frontage, confirmation of an agreement regarding the required easements and/or agreement(s) required on the adjacent property at 485 King Street West and appropriate office replacement;

b. That City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning Division to continue to work with the owner on the final form of the By-law to be presented as part of the settlement at the Local Planning Appeal Tribunal (LPAT).

c. That City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to prepare and present a settlement, to be presented to the LPAT jointly with the owner, with such terms and conditions as may be appropriate for the development, including the following conditions:

1. Prior to issuance of an LPAT Order in connection with the Official Plan and Zoning By-law Amendments appeal for the properties at 489, 495, 511, 519, 521, 523, 527 and 529 King Street West the owner shall:

a. Enter into a Heritage Easement Agreement with the City for the properties at 485 King Street West and with 489, 495, 511, 519, 521, 523, 527 and 529 King Street West in accordance with the plans and drawings dated June 14, 2018, prepared by Bjarke Ingels Group and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated October 5, 2017, re-issued with Addendum dated June 14, 2018 and on file with the Senior Manager, Heritage Preservation Services; and in accordance with the Conservation Plan required in Recommendation 1.c.1.b, to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

b. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 489, 495, 511, 519, 521, 523, 527 and 529 King Street West prepared by ERA Architects Inc, dated October 5, 2017 with Addendum dated June 14, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. Enter into and register on the properties at 489, 495, 511, 519, 521, 523, 527 and 529 King Street West one or more agreements with the City pursuant to Section 37 of the Planning Act to the

satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Official Plan and Zoning By-law Amendments giving rise to the proposed alterations.

2. That prior to final Site Plan approval for the proposed Official Plan and Zoning By-law Amendments by City Council, for the properties at 489, 495, 511, 519, 521, 523, 527 and 529 King Street West the owner shall:

a. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.c.1.b, to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. Have obtained final approval for the necessary Official Plan and Zoning By-law Amendments required for the subject property, such Amendments to have come into full force and effect.

c. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.

d. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

e. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. That prior to the issuance of any permit for all or any part of the properties at 489, 495, 511, 519, 521, 523, 527 and 529 King Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

a. Have obtained final approval for the necessary Official Plan and Zoning By-law Amendments required for the subject properties, such Amendment to have come into full force and effect.

b. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.c.1.b including a description of materials and finishes, to be

prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, and Interpretation Plan.

d. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. That prior to the release of the Letter of Credit required in Recommendation 1.c.3.c, the owner shall:

a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, Interpretation Plan and Heritage Lighting Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. Provide replacement Heritage Easement Agreement photographs for the properties at 489, 495, 511, 519, 521, 523, 527 and 529 King street West to the satisfaction of the Senior Manager, Heritage Preservation Services.

5. The owner shall withdraw its appeal(s) of the King-Spadina Heritage Conservation District Plan upon the Ontario Municipal Board order allowing the appeal in part of the Zoning Amendments, bringing such Bylaws into force, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals.

2. City Council state its intention to designate the property at 495 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 495 King Street West (Reasons for Designation) attached as Attachment 6 to this report (July 10, 2018) from the Chief Planner and Executive Director, City Planning Division.

3. City Council state its intention to designate the property at 519 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 519 King Street West (Reasons for Designation) attached as Attachment 7 to this report (July 10, 2018) from the Chief Planner and Executive Director, City Planning Division.

4. City Council state its intention to designate the property at 521 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 521 King Street West (Reasons for Designation) attached as Attachment 8 to this report (July 10, 2018) from the Chief Planner and Executive Director, City Planning Division.

5. City Council state its intention to designate the property at 523 King Street West (includes 525 King Street West) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 523 King Street West (Reasons for Designation) attached as Attachment 9 to this report (July 10, 2018) from the Chief Planner and Executive Director, City Planning Division.

6. City Council state its intention to designate the property at 527 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 527 King Street West (Reasons for Designation) attached as Attachment 10 to this report (July 10, 2018) from the Chief Planner and Executive Director, City Planning Division.

7. City Council state its intention to designate the property at 529 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 529 King Street West (Reasons for Designation) attached as Attachment 11 to this report (July 10, 2018) from the Chief Planner and Executive Director, City Planning Division.

8. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

9. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

10. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

11. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West in a form and with content satisfactory to the Chief Planner and Executive Director and City Solicitor.

12. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the properties at 485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The property at 485 King Street West is designated under Part IV of the Ontario Heritage Act by By-law No. 717-2017, enacted by City Council on July 7, 2017: <https://www.toronto.ca/legdocs/bylaws/2017/law0717.pdf>

The property at 489 King Street West is designated under Part IV of the Ontario Heritage Act by By-law No. 604-2015, enacted by City Council on June 2, 2015: <https://www.toronto.ca/legdocs/bylaws/2015/law0604.pdf>

The property at 511 King Street West is designated under Part IV of the Ontario Heritage Act by By-law No. 678-2001, enacted by City Council on July 26, 2001: <https://www.toronto.ca/legdocs/bylaws/2001/law0678.pdf>

The properties at 495, 519, 521, 523, 527 and 529 King Street West are listed on the City's Heritage Register, adopted by City Council on December 5, 2017: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.12>

On August 25, 2014 City Council adopted recommendations to approve the alterations to the property at 489 King Street West: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.14>

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated by by-law the King-Spadina Heritage Conservation District (HCD) and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The boundaries of the HCD include the subject properties: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

## **BACKGROUND**

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### **Previous Approval**

On June 29, 2012 an application was submitted to permit a 22-storey office building on the lands at 489-499 King Street West. The application proposed an Official Plan Amendment which would apply to the lands at 489-499 King Street West and would also apply to the lands to the south of the subject site fronting Wellington Street West. The proposed development would retain portions of the heritage building at 489 King Street West and provide a publicly accessible open space at the rear of the property and the potential for a mid-block connection between King Street West and Wellington Street West. On August 25, 2014 City Council approved the Official Plan Amendment and the alterations to 489 King Street West.

The applicant chose not to pursue the approval, and the final form of the By-law was not brought forward for adoption.

### **Current Proposal**

The development proposal described in this report is the result of mediation discussions relating to the zoning by-law amendment application appeal for the proposed development.

A zoning by-law amendment application to redevelop the subject site was first submitted in May 2016. The proposal was presented to the City's Design Review Panel on June 16, 2016. While the Panel recognized the high caliber of the consultants working on the proposal and the developers' track record of innovative projects, they expressed, '...very serious reservations about the scale and form of the project in this particular urban context.' The Panel further expressed concern that the heritage buildings were subsumed in the pixelated expression and that the proposed scale and built form were not appropriate for this heritage-sensitive area.

A revised proposal was submitted in October 2017 and on November 7, 2017, the applicant appealed the application to the former Ontario Municipal Board (OMB) now the Local Planning Appeal Tribunal (LPAT).

The current 'with prejudice' proposal, dated June 14, 2018 proposes a large building that covers the site with an east-west courtyard in the centre. The new buildings are comprised of pixelated units forming a series of peaks with floor levels stepping back creating an undulated massing scheme.

The Heritage Impact Assessment and Addendum, prepared by ERA Architects Inc. dated October 5, 2017 with Addendum dated June 14 2018 provides a conservation strategy that is described in the Comments section of this report.

## Heritage Properties

The development site includes the designated heritage properties at 489 and 511 King Street West and the listed heritage properties at 495, 519, 521, 523, 527 and 529 King Street West. All of these properties are identified as contributing properties in the King-Spadina Heritage Conservation District Plan. City Council designated the King-Spadina Heritage HCD and adopted the King-Spadina HCD Plan on October 4, 2017 by by-law 1111-2017, as amended by by-law 1241-2017, but the HCD Plan has not come into force given appeals to the Local Planning Appeals Tribunal.

The former Conboy Carriage Company Ltd. Building at 485 King Street West was designated as having cultural heritage value as an early example of a factory-warehouse type in this part of the King-Spadina neighbourhood. Contextually, the former Conboy Carriage Company Ltd. building has cultural heritage value as it maintains the consistent factory-warehouse character and scale of this section of King Street West.

The designated property at 489 King Street West contains the Hart Building which was constructed in 1918 with an eclectic mix of Classical and Gothic stylistic elements and is valued as a rare example of a warehouse within the significant collection of warehouses along King Street West between Spadina Avenue and Portland Street.

The American Watch Case Company Building at 511 King Street West, also designated, was completed in 1893 with the complementary addition in 1910. It was designed by an architect of national significance and is an excellent example of Romanesque Revival styling and an important building in the King-Spadina neighbourhood.

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 495 King Street West, containing the rear wing of the Conboy Carriage Company Building at 495 King Street West and the properties at 519, 521, 523, 527 and 529 King Street West containing the J. C. Musson Block have design, associative and contextual value.

Completed in 1900, the rear wing of the Conboy Carriage Company Ltd. is valued as a representative of the commercial warehouse type which is characteristic of the King Street HCD, is historically associated with the Daniel Conboy and the Conboy Carriage Company as well as with the transformation of the neighbourhood from the residential and institutional New Town to a major industrial sector of the City.

The J. C. Musson Block, constructed in 1885, has design value as a representative of the rare Neo-Grec style which is displayed in the expression of structural elements on the brick and stone elevation of the three storey commercial blocks, is historically associated with the 1880-1900 period of the King-Spadina HCD which was characterized by an urban residential development and has contextual value as its typology, scale, material and craftsmanship contributes to the character of the district.

The Statements of Significance (Attachments 6-11) for 495 King Street West and 519, 521, 523, 527 and 529 King Street West comprise the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of



Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

The Heritage Property Research and Evaluation Report for the properties at 495, 519, 521, 523, 527 and 529 King Street West is attached (Attachment 12).

The former Conboy Carriage Company Ltd. Building at 485 King Street West was designated as having cultural heritage value as an early example of a factory-warehouse type in this part of the King-Spadina neighbourhood. Contextually, the former Conboy Carriage Company Ltd. building has cultural heritage value as it maintains the consistent factory-warehouse character and scale of this section of King Street West.

The designated property at 489 King Street West contains the Hart Building which was constructed in 1918 with an eclectic mix of Classical and Gothic stylistic elements and is valued as a rare example of a warehouse within the significant collection of warehouses along King Street West between Spadina Avenue and Portland Street.

The American Watch Case Company Building at 511 King Street West, also designated, was completed in 1893 with the complementary addition in 1910. It was designed by an architect of national significance and is an excellent example of Romanesque Revival styling and an important building in the King-Spadina neighbourhood.

### **Adjacent Heritage Properties**

The subject site is adjacent to a number of listed and designated heritage properties, as follows:

469 King Street West  
485 King Street West  
500 King Street West  
544 King Street West  
545 King Street West  
570 King Street West  
422-424 Wellington Street West  
436-440 Wellington Street West  
462 Wellington Street West  
468 Wellington Street West  
482 Wellington Street West  
488 Wellington Street West

### **King-Spadina Heritage Conservation District Plan**

At its meeting on August 16, 2013, Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies in five priority areas, including King-Spadina. A team led by Taylor-Hazell Architects developed the study, and was subsequently retained to prepare the Plan.

The first phase of the study involved the identification of the area's cultural heritage value, and the determination of potential HCD boundaries. In May 2014, the Toronto

Preservation Board endorsed the HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the two HCDs and the community consultation process, the project team and City staff determined that a single HCD for the entire district would be more appropriate. The HCD boundary roughly aligns to that of the King-Spadina Secondary Plan, between Simcoe and Bathurst Streets, and Richmond and Front/Wellington/King Street West. The subject property is within the boundaries of the HCD.

The final version of the HCD Plan was released for public comment in June 2017. The Plan was endorsed by the Toronto Preservation Board on June 22, 2017, followed by the September 6, 2017 Toronto and East York Community Council and was adopted by City Council at its October 2, 3, and 4, 2017 meeting.

The final report and City Council's decision are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes, including contributing properties so that the District's cultural heritage value is protected in the long-term.

The King-Spadina HCD Plan is currently under appeal to the Local Planning Appeal Tribunal.

## **Policy Framework**

### **Provincial Policy Statement**

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City's Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

## **Official Plan**

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of faces alone is discouraged."

3.1.5.32: Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved."

3.1.5.33: "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District Plans."

## **King-Spadina Secondary Plan**

The proposed development is subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 4, Heritage, provide the following direction for new development:

"New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as, but not limited to, building height,

massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression."

### **The Standards and Guidelines**

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **COMMENTS**

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### **Proposed Conservation Strategy**

The Heritage Impact Assessment dated October 5, 2017 with Addendum dated June 14, 2018 (HIA) prepared by ERA Architects Inc. submitted in support of the application finds that the proposal conserves the cultural heritage value of the site and that the "proposed mixed-use development responds to and enhances the neighbourhood context through architecture, urban design and landscape design."

The original proposal did not conserve any of the heritage buildings on the site as whole buildings. Since that time, the applicant has substantially reduced the loading and parking supply in an effort to conserve all elevations of both 489 and 495 King Street West in situ. The side walls of both 511 and 529 King Street West will be dismantled and rebuilt, allowing them to be viewed as three-dimensional buildings.

The majority of modifications to existing openings and the introduction of new openings are limited to secondary elevations, some of which will not be visible from the public realm. Staff recognizes the need to alter openings where necessary in order to support contemporary uses, provide accessibility and allow for interface with the new development.

The applicant has identified potential alterations to existing openings on 489 and 511 King Street West in the HIA. Since the programming needs of the heritage buildings have not been fully determined, staff will work with the applicant to ensure that these interventions are as minimal as possible and are included in the final Conservation Plan.

### **Scale, Form and Massing**

The development proposal introduces a series of stacked rectilinear volumes atop the heritage buildings rather than a typical tower and podium composition. The upper levels of the new building are comprised of a grid of modules set at a 45 degree angle from the street. As a way to mitigate the impact of the new development on the heritage properties, the taller portions are set back five metres from the King Street elevations of 489, 511 and 519-529 King Street West, two and a half metres from the east elevation of #489 and six metres from the south property line.

The lower elements of the new development along King Street West match the setbacks set by the onsite heritage buildings and have been designed as flat walls, 11 metres in height, with modules above which gradually step back.

The west wall of 489 King Street West, which is not identified as a heritage attribute in the current Statement of Significance, will be conserved and incorporated into the new development.

The new development will be placed over the north-west portion of #495 with all four walls retained and incorporated into the new building.

## **Retention Strategy & Alterations**

### **489 King Street West**

All building elevations will be conserved in situ with limited removal and reconstruction of portions of the south and west walls to facilitate construction. Minor modifications to existing openings and some new openings are proposed to allow for interface between the heritage and new buildings and to support site porosity and new occupancy on the west, south and east elevations. Potential alterations to existing openings on the north and east elevations have not been fully realized and are subject to future discussion with staff and incorporation into the required Conservation Plan.

### **495 King Street West**

All building elevations will be conserved in situ with limited removal and reconstruction of the west wall and a portion of the north wall to facilitate construction. Limited modifications to existing openings and some new openings are proposed to allow for interface between the heritage and new buildings and to support site porosity and new occupancy on the north and east elevations.

### **511 King Street West**

The north (primary) elevation of the building on this property will be conserved in situ with approximately 14 metres of the east return wall dismantled and rebuilt. The extension of the westernmost window opening on the north elevation is proposed to be lowered to allow for additional access into the building. Potential new openings at grade on the rear portion of the reconstructed west wall have not been fully realized and are subject to future discussion with staff and incorporation into the required Conservation Plan.

### **519-529 King Street West**

The north (primary) elevation of this commercial row of buildings will be retained in situ with approximately 14 metres of the west return wall dismantled and reconstructed. A new opening and a modified opening in the rear portion of the reconstructed west elevation are proposed.

## **Conformance with Official Plan**

The proposal meets the basic requirements of the heritage policies in the Official Plan. All four elevations of the two heritage buildings at 489 and 495 King Street West will be retained in situ with some necessary modifications to allow for interface with the new

development and contemporary uses. The primary elevations of 511 and 519-529 King Street West will also be retained in situ with the side (east and west) walls dismantled and partially reconstructed, also with minor modifications.

The most visible impact to the properties will be the introduction of a series of stacked rectilinear volumes atop the heritage buildings rather than a typical tower and podium composition. As a way to mitigate the impact of the new development on the heritage properties, the taller portions are set back five metres from the King Street elevations of 489, 511 and 519-529 King Street West, two and a half metres from the east elevation of 489 King Street West and six metres from the south property line

The lower elements of the new development along King Street West match the setbacks set by the on-site heritage buildings and have been designed as flat walls, 11 metres in height, with modules above which gradually step back.

The proposal takes steps to mitigate the impact of the new development on the adjacent heritage properties by locating the majority of the height and density of the new construction toward the rear of the site which helps conserve the historic scale of the King Street West street wall.

The proposal meets the requirements of the Official Plan in that the impact of the new construction on the values, attributes and character of the heritage properties will be mitigated through the use of step backs, two of the heritage buildings will be conserved as whole buildings with the primary elevations of the remaining buildings also conserved in situ, the owner will enter into Heritage Easement Agreements and the heritage buildings will be conserved in their original location.

### **Adjacencies**

The proposal takes steps to mitigate the impact of the new development on the adjacent heritage properties by locating the majority of the height and density of the new construction toward the rear of the site which helps conserve the historic scale of the King Street West street wall.

### **King-Spadina Heritage Conservation District Plan**

Despite being supportable within the City's in-force heritage policies, the proposal does not meet many of the objectives of the King-Spadina HCD Plan, adopted by City Council on October 2, 2017. The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of the heritage attributes of the District, including contributing properties, so that the District's cultural heritage value is protected in the long term. These values relate to the concentration of late-19th and early-20th century residential and commercial buildings, historic parks and laneways, which create a unique sense of place within the city.

While the King-Spadina HCD Plan is currently under appeal to the LPAT, staff also reviewed the subject application in the context of the emerging policy framework for the area including the King-Spadina HCD Plan. The proposal falls short on the policies of the HCD Plan in the following ways:

4.3 "New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, step backs, roof line and profile and architectural character and expression."

The proposal does not provide a compatible relationship with the heritage buildings in that the modulated cube design and fluid form of the new development are wholly inconsistent with the rectilinear historic built form context.

6.10.1 The alteration of contributing properties shall be complementary and subordinate to the District's cultural heritage value and heritage attributes

The new development will provide an overwhelming presence that is not subordinate to the value and attributes of the District.

6.10.2 "New materials shall be physically and visually complementary to the materials of the contributing property."

Heritage attributes of the King-Spadina HCD include the extensive use of brick masonry, stone and terra cotta materials in the commercial and residential properties. The predominant material in the new development is glass block with large expanses of flat glass panels at the lower levels, neither of which are physically or visually complementary.

6.10.3 " Alterations to contributing properties shall include the preservation of the District's heritage attributes."

Attributes of the King-Spadina HCD include the symmetrical and orderly composition of buildings, tripartite design, flat roofs, the regular rhythm of windows, the solid to void ratio of window to wall, and masonry materials. The design of the proposal does not respond to these heritage attributes but rather presents the opposite.

6.11.5 "The streetwall height of side additions shall match the streetwall height of the primary structure on a contributing property – additional height above the streetwall must step back. Step back distances will be determined based upon the design, scale and massing of the proposed addition, the contributing property, and other applicable policies."

The new side additions of the development do not provide sufficient step back of the massing above the established street wall height in an effort to provide a general continuity of the street wall and only presents a change in the surface design of the King Street elevations.

6.11.11 "Additions to contributing Commercial Row properties shall step back a minimum of 10 metres from all elevations facing the public realm."

The proposed addition to the commercial row properties at 519-529 King Street West steps back five metres rather than the required 10 metres. Commercial row buildings are generally smaller in scale and lower in height and the policy to step new massing

back 10 metres is intended to ensure that additions do not overwhelm the heritage row buildings.

6.11.9 "Additions to contributing Commercial Detached properties shall only be permitted when the proposed addition conserves the whole building."

The buildings at 511 and 519-529 King Street West are not being conserved as whole buildings. The front facades are proposed to be retained in situ with a portion of the side walls dismantled and reconstructed and the remainder of the buildings demolished.

Policies 7.5.1, 7.5.2, 7.5.3, 7.6.1, 7.6.3, and 7.6.4 apply to new development on non-contributing properties and are consistent with the policies for contributing properties referenced above. Similarly, these policies for non-contributing properties apply to the subject proposal and have not been complied with.

7.7.3 "New development on non-contributing properties shall reference the proportions and solid-to-void ratios of adjacent contributing properties - The dimension and organization of window and door openings on non-contributing properties should maintain the character and appearance of adjacent contributing properties."

The lower portions of the new development are comprised of large panels of glazing which do not reference the articulation, materials or character of the adjacent heritage buildings.

7.8.1 "The exterior walls of new development on non-contributing properties visible from the public realm shall be designed in a manner that anticipates their visibility and is complementary to the District's cultural heritage value and heritage attributes - Continue the materiality of street-facing elevations on side and rear walls."

The new side walls visible from King Street West are modular and clad in glass block which is not complementary to the District's cultural heritage value and attributes.

## CONCLUSION

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The proposal does not, however, meet the majority of the objectives of the King-Spadina Heritage Conservation District Plan. Since the HCD plan is not yet in force, staff supports the proposal in the context of the heritage policies in the Official Plan and a settlement on the related planning application.



Heritage Preservation Services staff has reviewed the Heritage Impact Assessment with Addendum (HIA) prepared by ERA Architects Inc. and finds that the proposal generally meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies

## **CONTACT**

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Email: [Mary.MacDonald@toronto.ca](mailto:Mary.MacDonald@toronto.ca)

## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

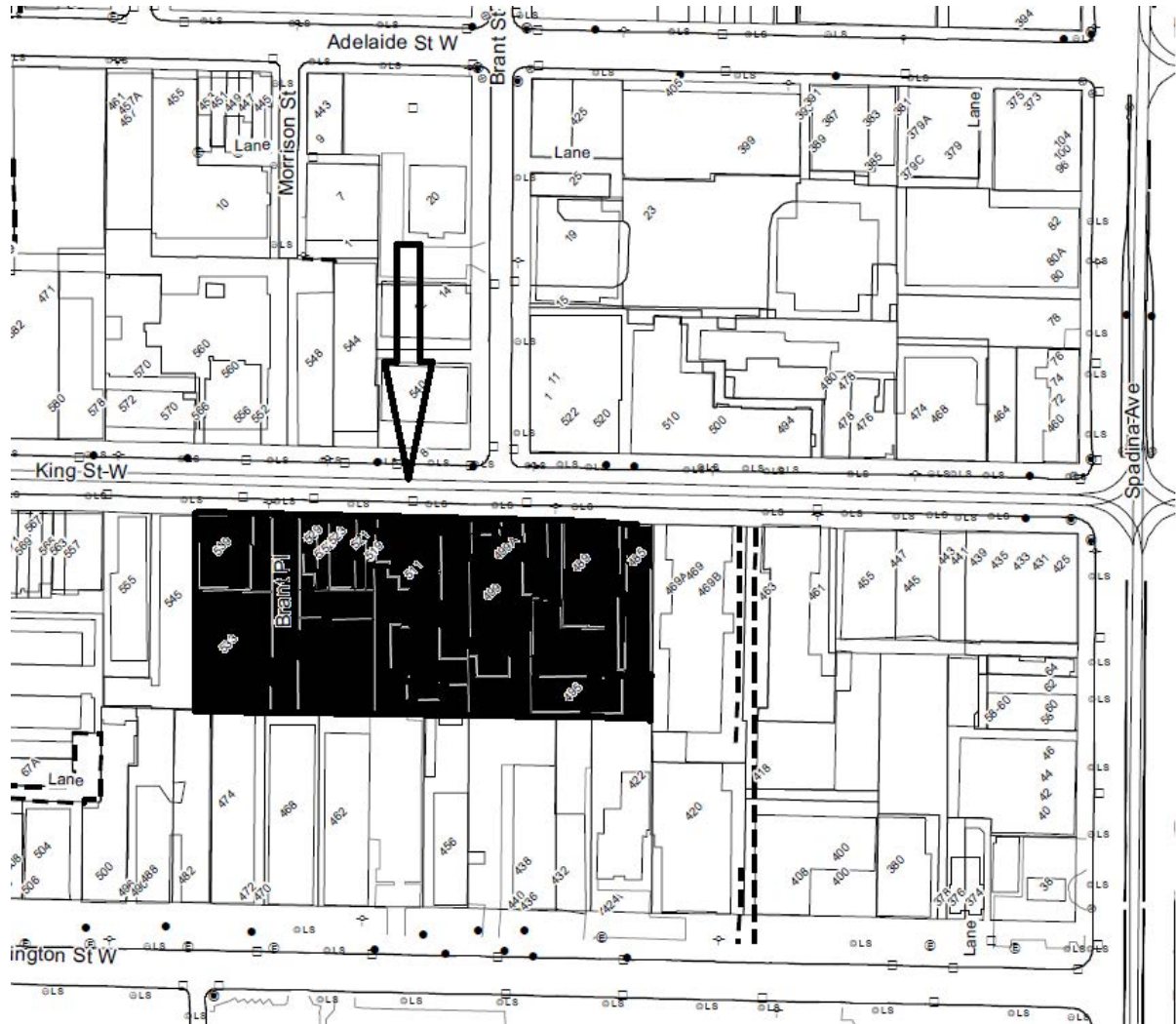
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Attachment 1 - Location Plan  
Attachment 2 - Photographs  
Attachment 3 - Axonometric Views  
Attachment 4 - Architectural Plans & Drawings  
Attachment 5 - Conservation Plans & Drawings  
Attachment 6 - Statement of Significance: 495 King Street West  
Attachment 7 - Statement of Significance: 519 King Street West  
Attachment 8 - Statement of Significance: 521 King Street West  
Attachment 9 - Statement of Significance: 523 King Street West  
Attachment 10 - Statement of Significance: 527 King Street West  
Attachment 11 - Statement of Significance: 529 King Street West  
Attachment 12 - Heritage Property Research and Evaluation Report

LOCATION PLAN

ATTACHMENT 1

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West





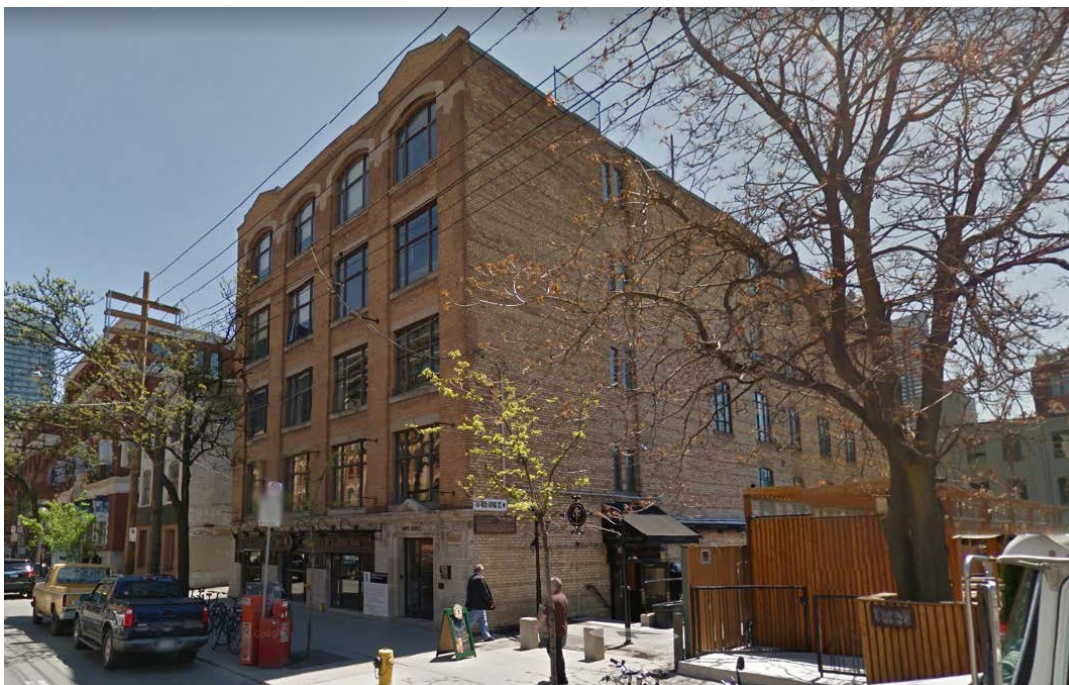
485 King Street West - north (King St) and west elevations

PHOTOGRAPHS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



489 King Street West - north (King St) and east elevations



489 King Street West - north (King St) and west elevations

PHOTOGRAPHS

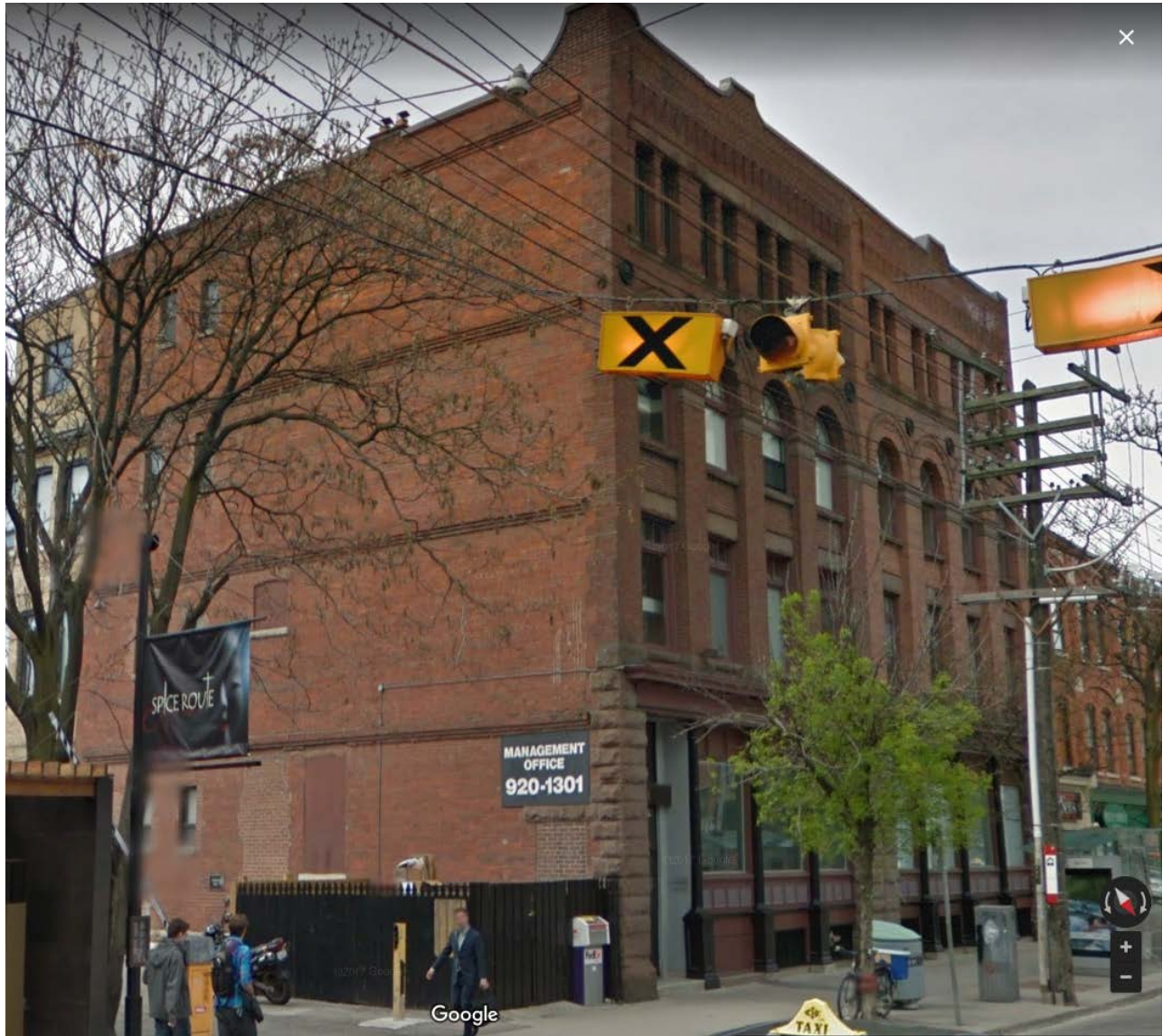
485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



495 King Street West - north elevation

PHOTOGRAPHS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



511 King Street West - north (King St) and east elevations

PHOTOGRAPHS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



519-529 King Street West - north (King St) and west elevations

**NE AXONOMETRIC**



View looking south-west

**NW AXONOMETRIC**



View looking south-east



# AXONOMETRIC VIEWS

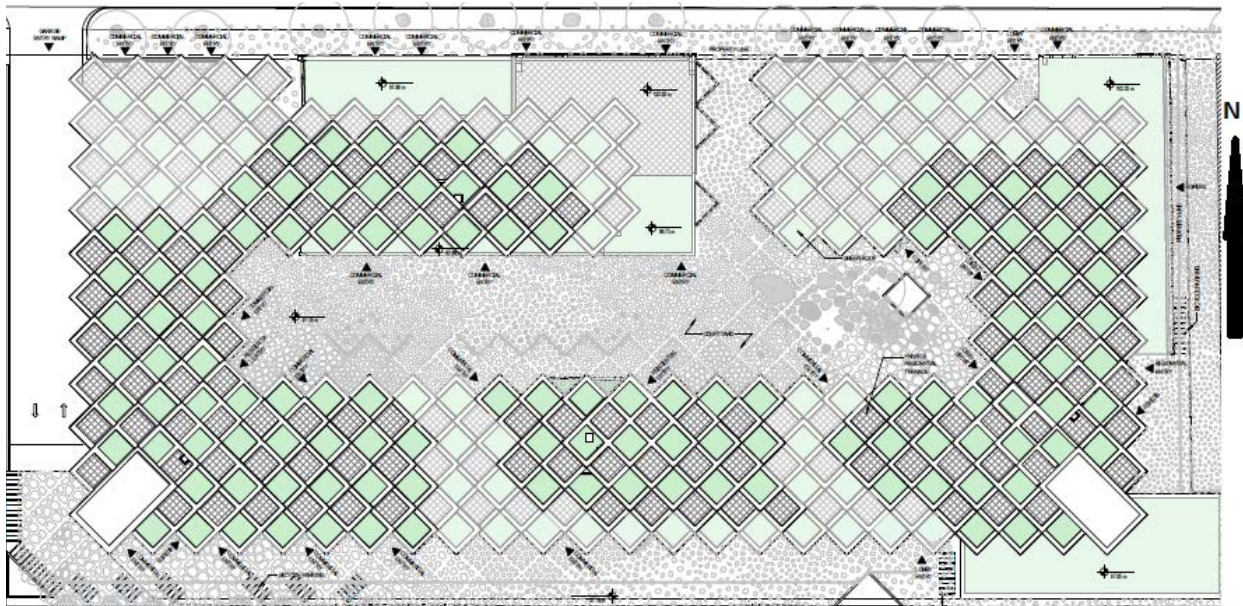
485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



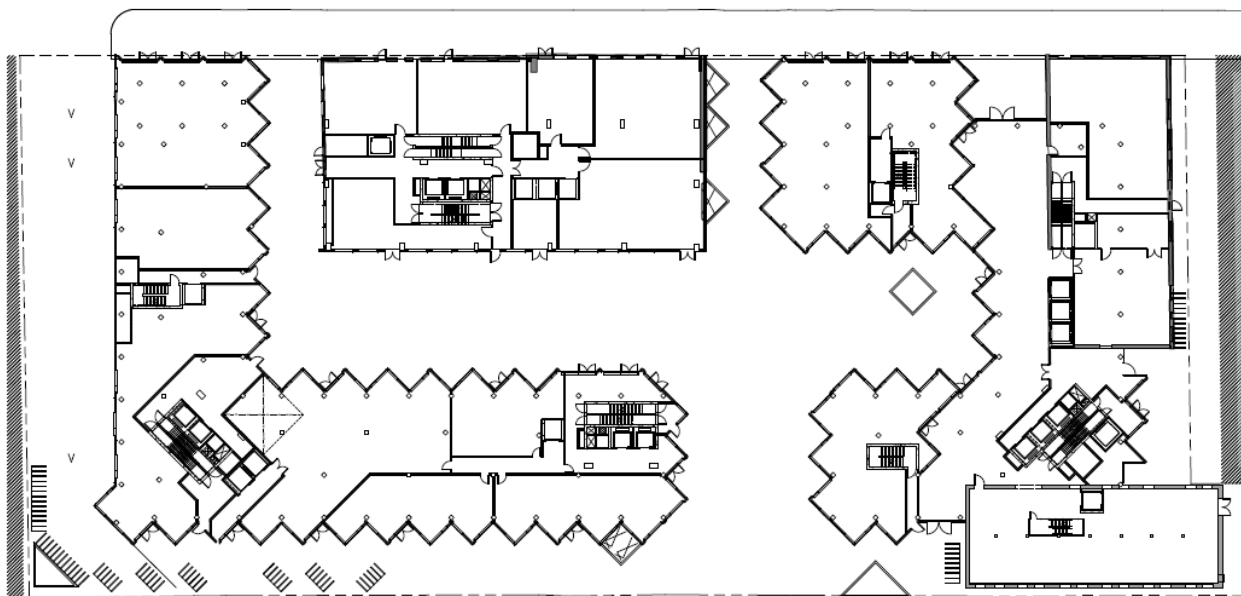
View looking north-west



View looking north-east

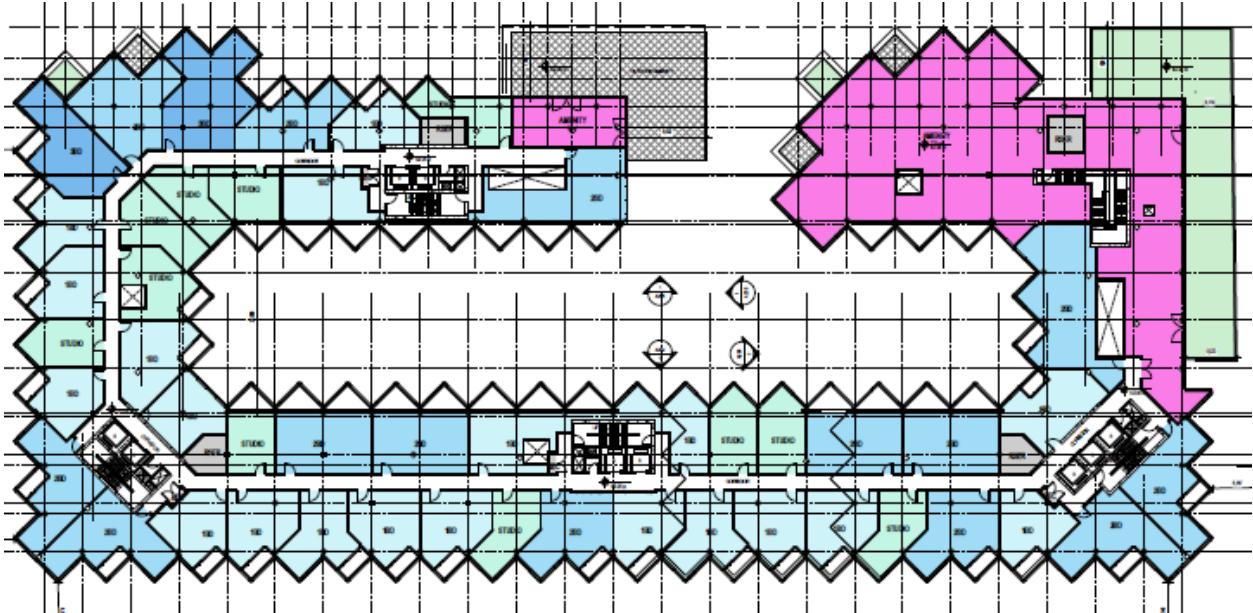


Site plan

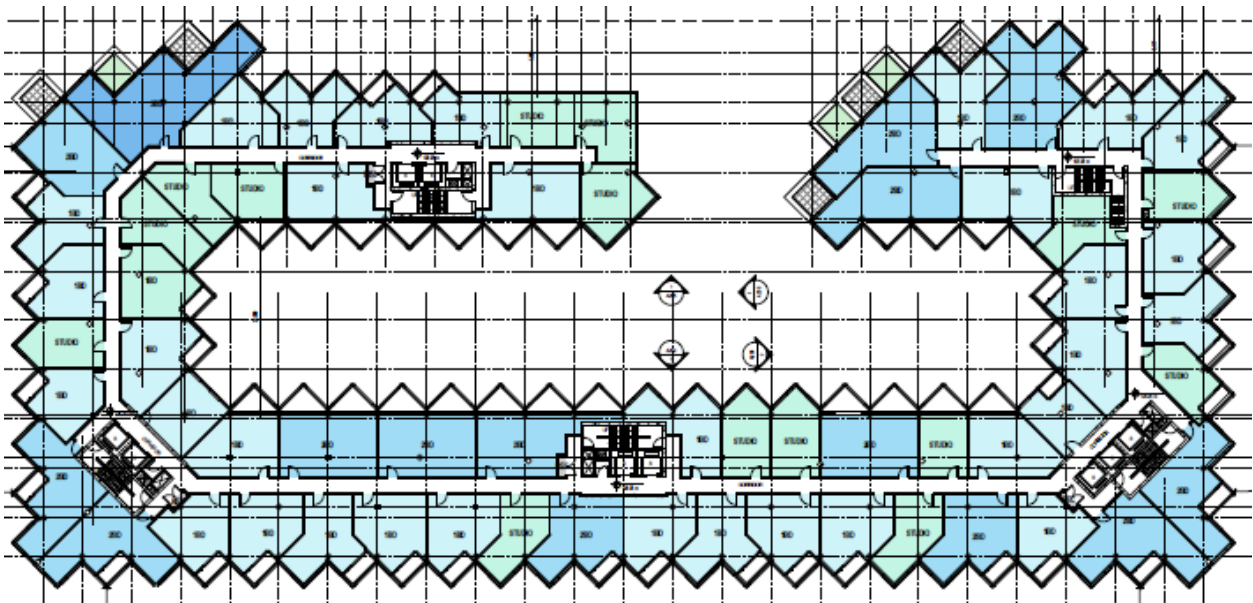


Ground floor plan

ARCHITECTURAL PLANS & DRAWINGS  
485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West

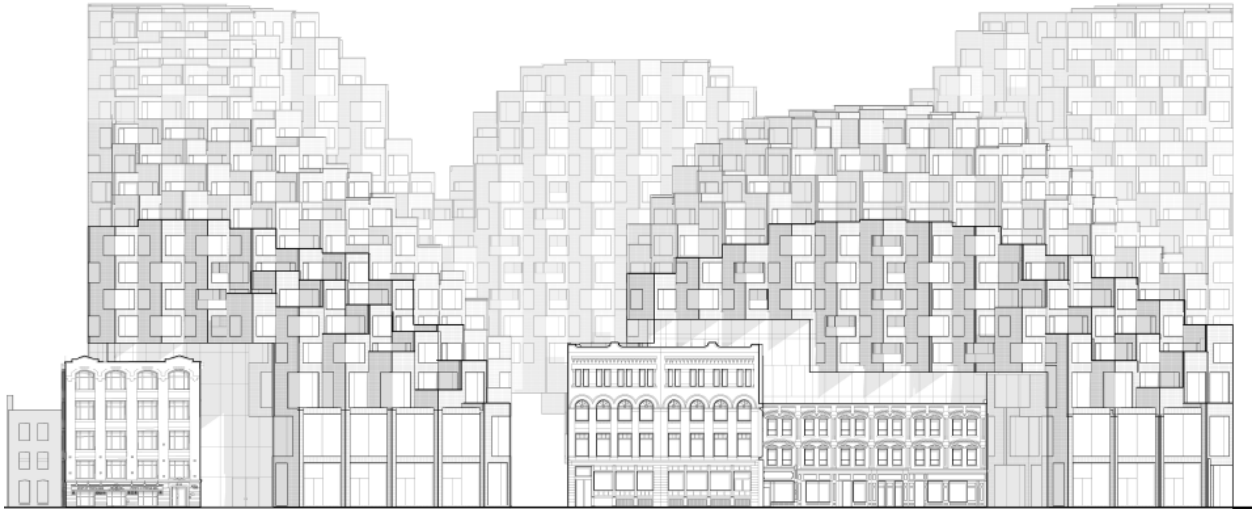


Fourth floor plan

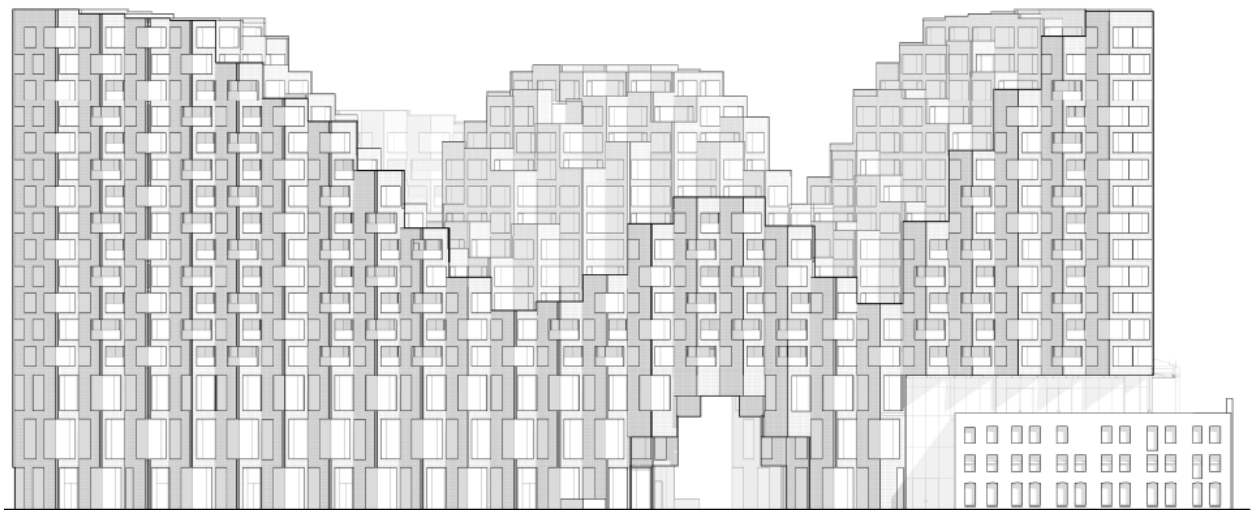


Fifth floor plan

ARCHITECTURAL PLANS & DRAWINGS  
485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West

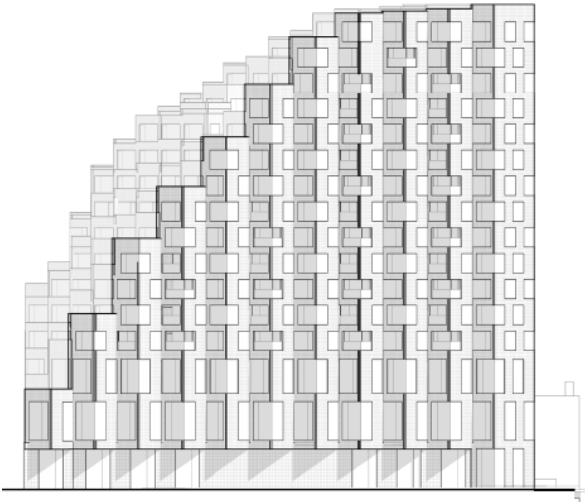


North (King St) elevation

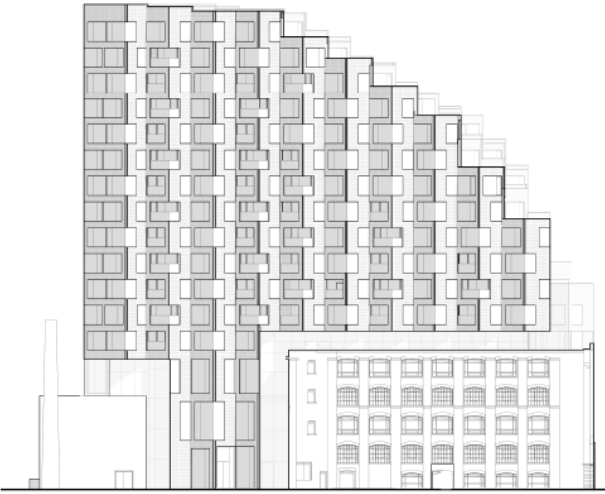


South elevation

ARCHITECTURAL PLANS & DRAWINGS  
485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West




West elevation



East elevation

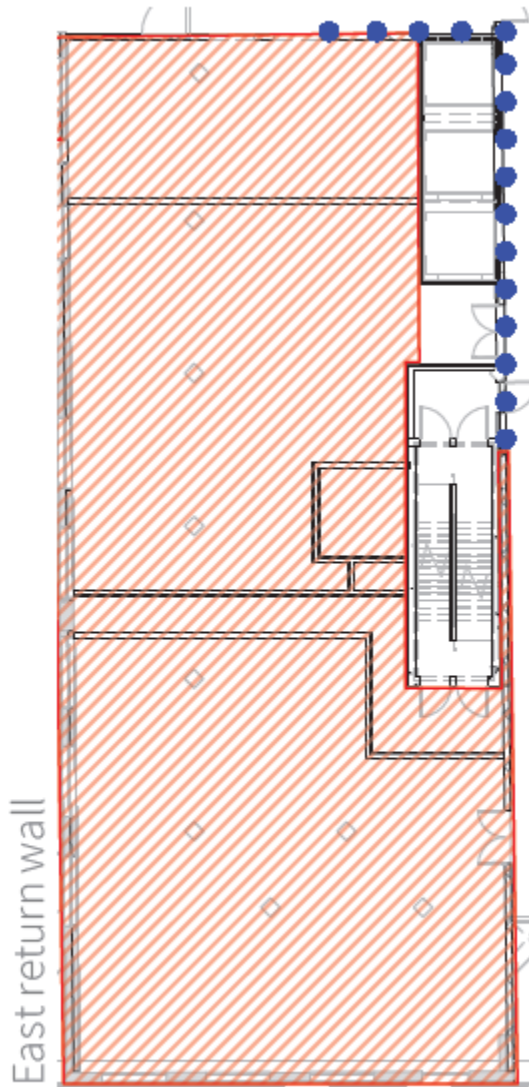


 Modified Existing Openings, per October 2017 Rezoning Resubmission

511 King Street West - proposed door intervention

## CONSERVATION PLANS & DRAWINGS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



King Street (north frontage)

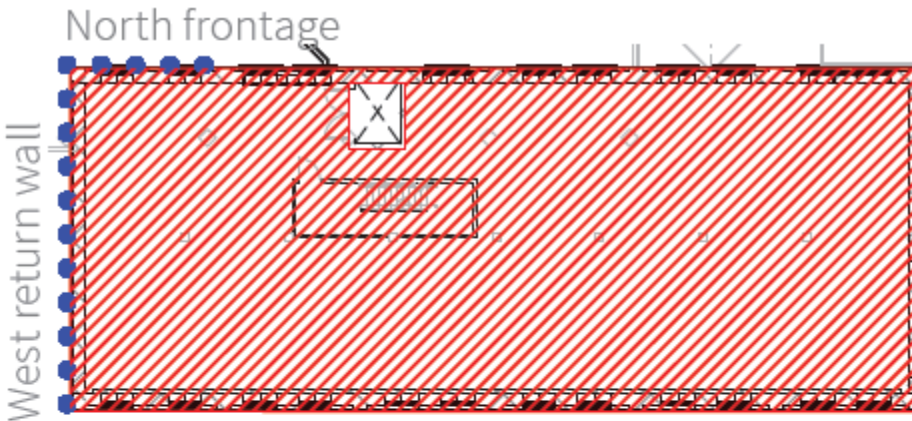
489 King Street West – retention strategy

Retention and reconstruction strategy as part of the overall conservation strategy includes:

- All building elevations retained *in situ*
- Majority of footprint of existing building kept outside excavation area
- Limited temporary openings to facilitate construction
- Replacement of existing floors and roof with new

## CONSERVATION PLANS & DRAWINGS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



Retention and reconstruction strategy as part of the overall conservation strategy includes:

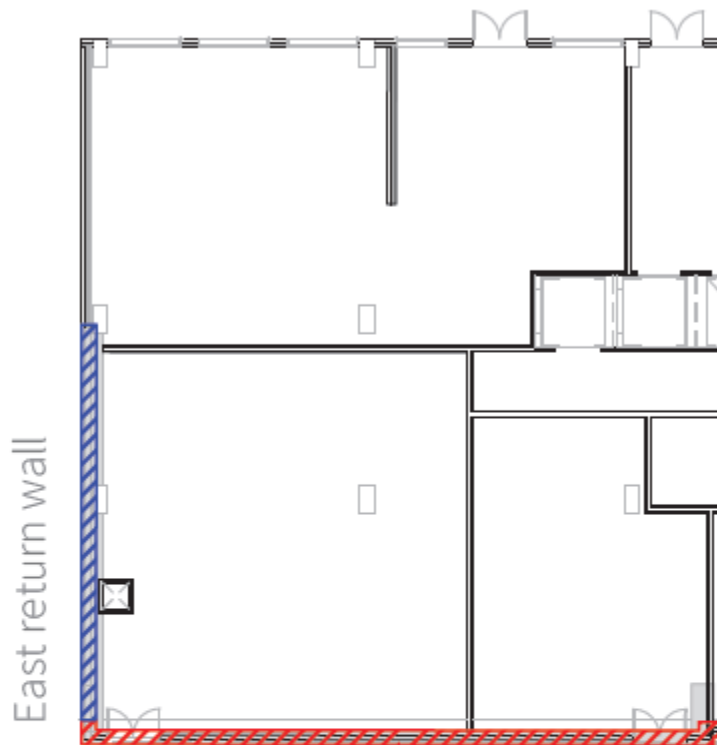
- All building elevations retained *in situ*
- Majority of footprint of existing building kept outside excavation area
- Limited temporary openings to facilitate construction
- Selective openings in floors and roof to allow for integration of new structure
- Selective openings in basement slab to allow for pouring of new footings and elevator pit

495 King Street West – retention strategy



## CONSERVATION PLANS & DRAWINGS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



King Street (north frontage)

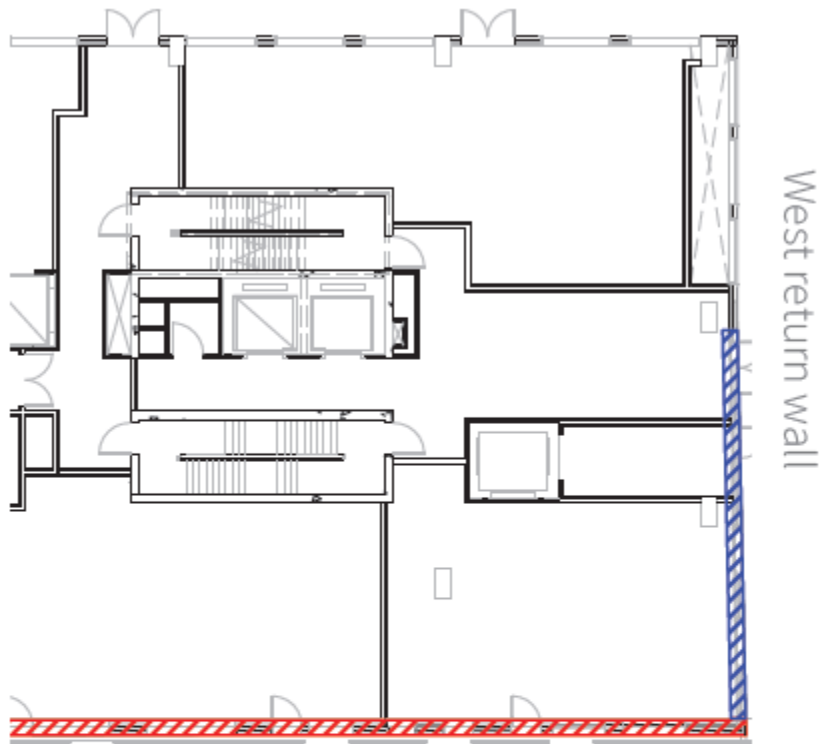
Retention and reconstruction strategy as part of the overall conservation strategy includes:

- North historic public frontage retained *in situ*
- East return wall dismantled and rebuilt as single-wythe, non-load-bearing brick veneer wall

511 King Street West – retention strategy

## CONSERVATION PLANS & DRAWINGS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



King Street (north frontage)

Retention and reconstruction strategy as part of the overall conservation strategy includes:

- North historic public frontage retained *in situ*
- West return wall dismantled and rebuilt as single-wythe, non-load-bearing brick veneer wall

529-519 King Street West – retention strategy

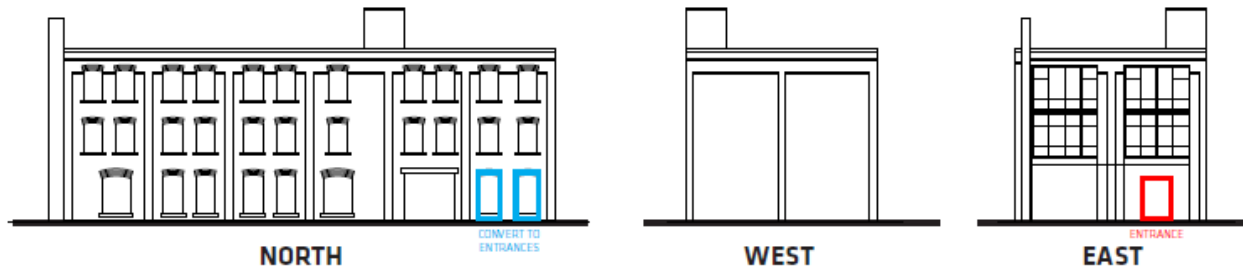
## CONSERVATION PLANS & DRAWINGS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



- Proposed/Potential New Openings, per June 2018 HIA Addendum
- Proposed/Potential Modified Existing Openings, per June 2018 HIA Addendum
- New Openings, per October 2017 Rezoning Resubmission

489 King Street West - proposed and potential window/door interventions

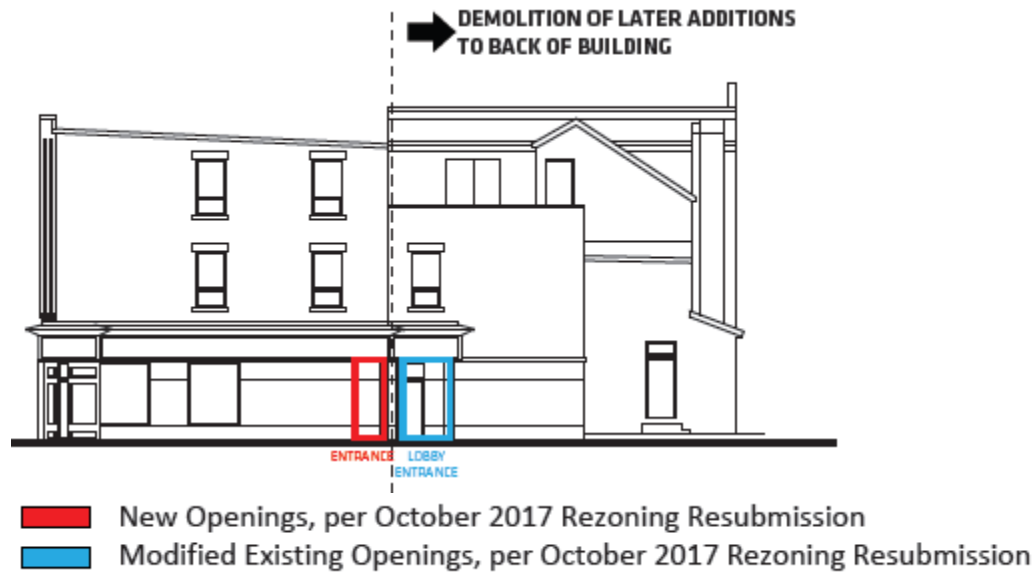


- New Openings, per October 2017 Rezoning Resubmission
- Modified Existing Openings, per October 2017 Rezoning Resubmission

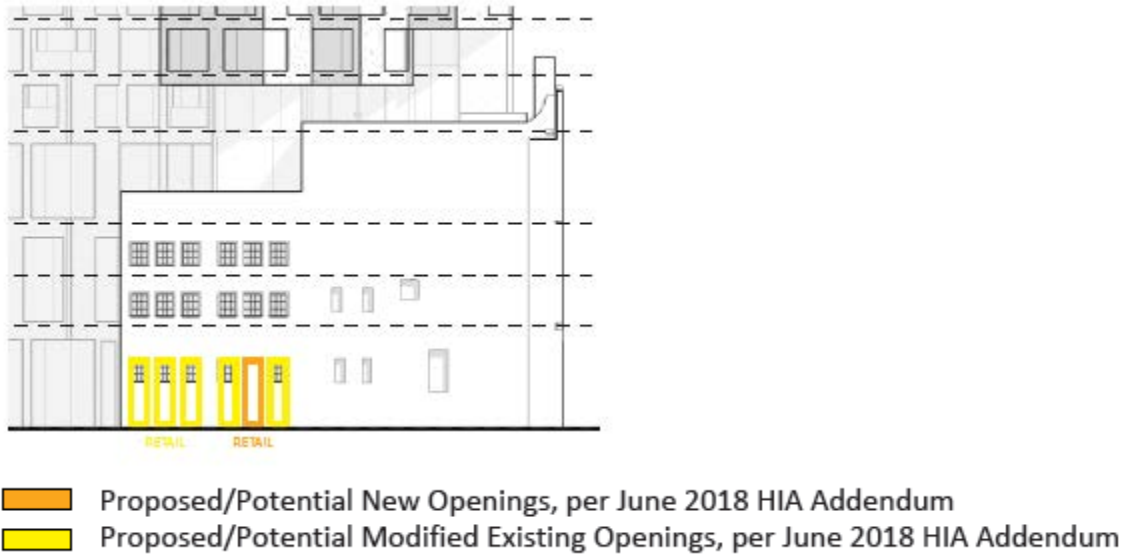
495 King Street West - proposed window/door interventions

# CONSERVATION PLANS & DRAWINGS

485, 489, 495, 511, 519, 521, 523, 527 and 529 King Street West



## 529 King Street West - proposed west elevation interventions



## 511 King Street West - proposed/potential east elevation window interventions

STATEMENT OF SIGNIFICANCE  
495 KING STREET WEST  
REASONS FOR DESIGNATION

ATTACHMENT 6

The property at 495 King Street West (Conboy Carriage Company – rear wing) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

Description

The property at 495 King Street West is located on the south side of King Street West, between Spadina Avenue and Portland Place and contains the Conboy Carriage Company rear wing which was added to Daniel Conboy's property and manufacturing complex in 1900. The building is a three-storey warehouse type, brick clad with regular rows of windows on the north and south elevations and new windows on the east elevation added during alterations in 1990.

Statement of Cultural Heritage Value

The property at 495 King Street West, the rear wing of the Conboy Carriage Co., has design value as a representative example of a commercial warehouse building dating to the late 19th-early 20th century that is typical of the King Spadina neighbourhood. The long rectangular plan of the three-storey building with windows on the long sides, brick cladding and brick piers, expressive of the internal post and beam structure, are characteristic features of the building type.

The rear wing of the Conboy Carriage Co. has historical value as it contributes to an understanding of the development of the King Spadina neighbourhood as it was transformed from being primarily institutional and residential in the first three quarters of the 19th century to being one of the City's prime industrial centres following the Great Fire of 1904. Located on a property that once extended behind Daniel Conboy's residential property, the wing has direct associations with Daniel Conboy and indicates the steady expansion and success of his enterprise prior to its relocation to the east side of the Don River south of Queen Street in 1907.

The rear wing has contextual value as it contributes to defining and maintaining the late 19th-early 20th century commercial/industrial scale and character of the King Spadina HCD. Its brick clad, narrow, three storey rectangular mass contributes to the typical scale, but its location at the rear of the block, set perpendicularly to the Conboy building is atypical adding variety to the configuration of the open space surrounding the typical blocks with their narrow end elevations facing the street with adjacent narrow alleys.

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

- The setback, placement and orientation of the warehouse building at the rear of the lot perpendicular to the Conboy Carriage Co. building at 485 King Street West
- The scale, form and massing of the three-storey rectangular block
- The brick cladding with the regularly spaced brick piers on all four elevations
- The pairs of windows between the brick piers on the north and south elevation
- The absence of openings on the west elevation
- The brick detailing including the stepped bricks at the cornice and the segmental-arched openings and the stepped brick corbelling at the north-east corner of the building between the first and second floor levels
- The stone window sills

STATEMENT OF SIGNIFICANCE  
519 KING STREET WEST  
REASONS FOR DESIGNATION

ATTACHMENT 7

The property at 519 King Street West (part of the J. C. Musson Block) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

Description

The property at 519 King Street West is part of a group of five properties located on the south side of King Street West, between Spadina Avenue and Portland Place comprised of the J. C. Musson Block which was constructed by John C. Musson in 1885 as part of his development of Plan M26. The building is a three-storey commercial row originally containing six units with residential accommodation on the upper two floors and is distinguished by the craftsmanship evident in the detailing of the brick cladding.

Statement of Cultural Heritage Value

As part of the J. C. Musson block located at 519-529 King Street West, the property at 519 King Street West has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of (originally) six units including residential accommodation. The three-storey, rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which, in its expression of structure with the brick piers, segmental arches and stone impostes and without any reference to a historic architectural style, is a fine representation of the Neo-Grec style.

The property at 519 King Street West, as part of the J.C Musson Block, has historical value for its potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The Block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The Block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Constructed in 1885, as part of a three-storey commercial block with brick and stone cladding, the property at 519 King Street West contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with a more residential neighbourhood and therefore representative of the 1880-1900 period

of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

The heritage attributes of the property at 519 King Street West are:

- The setback, placement and orientation of the building as part of the J. C. Musson Block on the south side of King Street West
- The scale, form and massing of the three-storey structure
- The brick cladding with stone impost blocks and window sills
- The brick detailing the striations in the piers, the sawtooth pattern of bricks in the segmental arches, the fine mouldings and keystones in the segmental arches over the paired window and the sawtooth decoration and corbelled piers at the cornice level
- The recessed door entrance
- The use of wood in the store front



The property at 521 King Street West (part of the J. C. Musson Block) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

#### Description

The property at 521 King Street West is part of a group of five properties located on the south side of King Street West, between Spadina Avenue and Portland Place comprised of the J. C. Musson Block which was constructed by John C. Musson in 1885 as part of his development of Plan M26. The building is a three-storey commercial row originally containing six units with residential accommodation on the upper two floors and is distinguished by the craftsmanship evident in the detailing of the brick cladding.

#### Statement of Cultural Heritage Value

As part of the J. C. Musson block located at 519-529 King Street West, the property at 521 King Street West has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of (originally) six units including residential accommodation. The three-storey, rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which, in its expression of structure with the brick piers, segmental arches and stone impostes and without any reference to a historic architectural style, is a fine representation of the Neo-Grec style.

The property at 521 King Street West, as part of the J.C Musson Block, has historical value for its potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The Block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The Block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Constructed in 1885, as part of a three-storey commercial block with brick and stone cladding, the property at 521 King Street West contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with a more residential neighbourhood and therefore representative of the 1880-1900 period

of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

The heritage attributes of the property at 521 King Street West are:

- The setback, placement and orientation of the building as part of the J. C. Musson Block on the south side of King Street West
- The scale, form and massing of the three-storey structure
- The brick cladding with stone impost blocks and window sills
- The brick detailing the striations in the piers, the sawtooth pattern of bricks in the segmental arches, the fine mouldings and keystones in the segmental arches over the paired window and the sawtooth decoration and corbelled piers at the cornice level
- The recessed door entrance
- The use of wood in the store front

STATEMENT OF SIGNIFICANCE  
523 KING STREET WEST  
REASONS FOR DESIGNATION

ATTACHMENT 9

The property at 523 King Street West (part of the J. C. Musson Block) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

Description

The property at 523 King Street West (including the entrance address known as 525 King Street West) is part of a group of five properties located on the south side of King Street West, between Spadina Avenue and Portland Place comprised of the J. C. Musson Block which was constructed by John C. Musson in 1885 as part of his development of Plan M26. The building is a three-storey commercial row originally containing six units with residential accommodation on the upper two floors and is distinguished by the craftsmanship evident in the detailing of the brick cladding.

Statement of Cultural Heritage Value

As part of the J. C. Musson block located at 519-529 King Street West, the property at 523 King Street West has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of (originally) six units including residential accommodation. The three-storey, rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which, in its expression of structure with the brick piers, segmental arches and stone imposts and without any reference to a historic architectural style, is a fine representation of the Neo-Grec style.

The property at 523 King Street West, as part of the J.C Musson Block, has historical value for its potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The Block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The Block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Constructed in 1885, as part of a three-storey commercial block with brick and stone cladding, the property at 523 King Street West contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with

a more residential neighbourhood and therefore representative of the 1880-1900 period of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

The heritage attributes of the property at 523 King Street West are:

- The setback, placement and orientation of the building as part of the J. C. Musson Block on the south side of King Street West
- The scale, form and massing of the three-storey structure
- The brick cladding with stone impost blocks and window sills
- The brick detailing the striations in the piers, the sawtooth pattern of bricks in the segmental arches, the fine mouldings and keystones in the segmental arches over the paired window and the sawtooth decoration and corbelled piers at the cornice level
- The recessed door entrance
- The use of wood in the store front

The property at 527 King Street West (part of the J. C. Musson Block) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

#### Description

The property at 527 King Street West is part of a group of five properties located on the south side of King Street West, between Spadina Avenue and Portland Place comprised of the J. C. Musson Block which was constructed by John C. Musson in 1885 as part of his development of Plan M26. The building is a three-storey commercial row originally containing six units with residential accommodation on the upper two floors and is distinguished by the craftsmanship evident in the detailing of the brick cladding.

#### Statement of Cultural Heritage Value

As part of the J. C. Musson block located at 519-529 King Street West, the property at 527 King Street West has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of (originally) six units including residential accommodation. The three-storey, rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which, in its expression of structure with the brick piers, segmental arches and stone imposts and without any reference to a historic architectural style, is a fine representation of the Neo-Grec style.

The property at 527 King Street West, as part of the J.C Musson Block, has historical value for its potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The Block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The Block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Constructed in 1885, as part of a three-storey commercial block with brick and stone cladding, the property at 527 King Street West contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with a more residential neighbourhood and therefore representative of the 1880-1900 period

of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

The heritage attributes of the property at 527 King Street West are:

- The setback, placement and orientation of the building as part of the J. C. Musson Block on the south side of King Street West
- The scale, form and massing of the three-storey structure
- The brick cladding with stone impost blocks and window sills
- The brick detailing the striations in the piers, the sawtooth pattern of bricks in the segmental arches, the fine mouldings and keystones in the segmental arches over the paired window and the sawtooth decoration and corbelled piers at the cornice level
- The recessed door entrance
- The use of wood at the first-floor level on the principal (north) elevation

The property at 529 King Street West (part of the J. C. Musson Block) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

#### Description

The property at 529 King Street West is part of a group of five properties located on the south side of King Street West, between Spadina Avenue and Portland Place comprised of the J. C. Musson Block which was constructed by John C. Musson in 1885 as part of his development of Plan M26. The building is a three-storey commercial row originally containing six units with residential accommodation on the upper two floors and is distinguished by the craftsmanship evident in the detailing of the brick cladding.

#### Statement of Cultural Heritage Value

As part of the J. C. Musson block located at 519-529 King Street West, the property at 529 King Street West has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of (originally) six units including residential accommodation. The three-storey, rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which, in its expression of structure with the brick piers, segmental arches and stone impostes and without any reference to a historic architectural style, is a fine representation of the Neo-Grec style.

The property at 529 King Street West, as part of the J.C Musson Block, has historical value for its potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The Block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The Block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Constructed in 1885, as part of a three-storey commercial block with brick and stone cladding, the property at 529 King Street West contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with a more residential neighbourhood and therefore representative of the 1880-1900 period

of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

The heritage attributes of the property at 529 King Street West are:

- The setback, placement and orientation of the building as part of the J. C. Musson Block on the south side of King Street West
- The scale, form and massing of the three-storey structure
- The brick cladding with stone impost blocks and window sills
- The brick detailing the striations in the piers, the sawtooth pattern of bricks in the segmental arches, the fine mouldings and keystones in the segmental arches over the paired window and the sawtooth decoration and corbelled piers at the cornice level
- The recessed door entrance on the north elevation
- The corner entrance
- The use of wood in the store front



HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CONBOY CARRIAGE COMPANY – REAR WING, 495 KING STREET WEST



J. C. MUSSON BLOCK, 519-529 KING STREET WEST

Prepared by:  
Heritage Preservation Services  
City Planning Division  
City of Toronto

June 2018

## 1. DESCRIPTION



Above: 495 King Street West, South (rear) elevation (Heritage Preservation Services [HPS] 2018)  
 Cover: (Properties at 495 King Street West and 519-529 King Street West, (HPS))

<b>CONBOY CARRIAGE COMPANY- REAR WING - 495 KING STREET WEST</b>	
ADDRESS	495 King Street West
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	PLAN MILITARY RESERVE PT LOTS 3 AND 4 SEC F PIN 21240-0140
NEIGHBOURHOOD/COMMUNITY	King-Spadina HCD Study Area
HISTORICAL NAME	Conboy Carriage Company Ltd.
CONSTRUCTION DATE	1900
ORIGINAL OWNER	Daniel Conboy
ORIGINAL USE	Factory
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding
ARCHITECTURAL STYLE	Industrial warehouse type
ADDITIONS/ALTERATIONS	Fenestration on secondary elevations
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Listed on the Heritage Register, located in the King Spadina HCD Study Area
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	June 2018



Above: Detail of North Elevation of 519-529 King Street West (HPS, 2018)

<b>J. C. MUSSON BLOCK – 519-529 KING STREET WEST</b>	
ADDRESS	519-529 King Street West
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	519: PLAN M26 LOT 13 521: PLAN M26 LOT 12 WITH & SUBJ TO ROW 523: PL M26 LOTS 10 & 11 525: PL M26 LTS 10 & 11 << ENTRANCE ADDRESS FOR 523 KING ST W 527: PLAN M26 LOT 9 WITH & SUBJ TO ROW 529: PLAN M26 LOT 8
NEIGHBOURHOOD/COMMUNITY	King-Spadina HCD Study Area
HISTORICAL NAME	J. C. Musson Block
CONSTRUCTION DATE	1886
ORIGINAL OWNER	J. C. Musson
ORIGINAL USE	Commercial and residential
CURRENT USE*	Commercial and residential
ARCHITECT/BUILDER/DESIGNER	
DESIGN/CONSTRUCTION/MATERIALS	
ARCHITECTURAL STYLE	Neo-Grec
ADDITIONS/ALTERATIONS	Alterations to storefronts
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Listed on the Heritage Register, located in the King Spadina HCD Study Area and identified as contributing properties
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	June 2018

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 495 King Street West and 519-529 King Street West and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	With the establishment of the Town of York and Fort York, the properties now known as 495 and 519-529 King Street West were originally part of the military reserve surrounding the fort known as the Garrison Reserve.
1833	With the incorporation of the Town of York as the City of Toronto, the city's boundaries are extended west to Dufferin Street. King Street is extended west into the former reserve lands and surveyed with large lots intended for institutions and grand estates
1850-1880	The construction of the railways along the waterfront transforms the area from being primarily residential to industrial and commercial.
1884	Daniel Conboy purchases Lot 3, Section F in the New Town where he builds a carriage top-making factory at 409 King St. W. (now known as 485 King Street West) and moves into the house at 413 King St. W. The assessment rolls of September 1884 record the estate of John G Spragge as the owner of the undeveloped Lots 6-7, Section F
1885	J.C. Musson purchases Lots 6 and 7, Section F, and registers the subdivided property as Plan M26 with 13 lots facing King Street and the remaining 16 facing Brant Place. By September, six unfinished stores owned by Musson are recorded at 433-443 King Street West, now known as 519-529 King Street West
1886 - Sept	The properties at 433-443 King Street West are complete and partially occupied
1900	Daniel Conboy extends his factory and adds another building, now known as 495 King St. W. across the lot behind his house at 493 King St. W. and onto the rear portion of his properties at 495 and 497 King St. W.
2016 - Jun	Zoning Amendment Application is submitted for a re-development of the properties at 485-539 King Street West with a single-building form of varying heights up to a maximum of 16 storeys including residential, office, restaurant and retail uses.
2017-Oct	The properties were identified as contributing properties in the King-Spadina Heritage Conservation District Plan enacted by City Council on October 4, 2017 under by-law 1111-2017 amended by by-law #1241-2017
2017- Dec	The properties at 495 King Street West and 519-529 King Street West are included on the City's Heritage Register

## ii. HISTORICAL BACKGROUND

### King Spadina Neighbourhood and Heritage Conservation District

The properties at 495 King Street West and 519-529 King Street West are located in the King Spadina neighbourhood and were identified as contributing properties in the Heritage Conservation District Plan enacted by City Council on October 4, 2017 under by-law 1111-2017 amended by by-law #1241-2017. (Images 1-2)

From the 1790s, the King Spadina neighbourhood was part of the Garrison Military Reserve also known as Garrison Common which surrounded Fort York. (Image 3) Located on the north shore of Lake Ontario, the reserve provided a defensive buffer around the fort extending west to Dufferin Street, north to Queen Street and east to the Town of York, which was established in 1793. As defence needs declined following the end of the War of 1812, and the town was incorporated as the City of Toronto in 1833, the City's New Town expanded westward into the former military reserve with government institutions, such as the parliament buildings, hospitals, jails and schools as well as large residential estates. Wellington Place had been designed as a wider, grand avenue anchored to the east by Clarence Square and to the west by Victoria Square. (Image 4) To the north of Wellington Place, King Street extended westwards as a less important street. With the arrival of the railways in the 1850s, the neighbourhood evolved to accommodate industries and smaller housing development for the employees. Following the Great Fire of 1904 which destroyed the industrial district at Bay and Front Streets, a greater number of industries moved west to the King Spadina neighbourhood.

For a century the King Spadina neighbourhood was the city's primary manufacturing centre. After World War Two, as roads replaced railways and manufacturing shifted out of the heart of the city to its periphery, many former warehouses stood vacant. By the late 1970s the attractive 'loft' quality of their interiors and the proximity to the downtown core initiated their adaptive re-use and a revitalization of the neighbourhood. In 1996, the adoption of the King Spadina Secondary Plan by the City lifted restrictive zoning encouraging an emerging vibrant arts and entertainment district which has also resulted in the return of residential development to the area. The particular identity and heritage character of the neighbourhood has been recognized with the King Spadina Heritage Conservation District Plan.<sup>1</sup>

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<sup>1</sup> <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

## King Street West between Spadina Avenue and Portland Street

Goad's Atlas of 1884 indicates that the two blocks north and south of this section of King Street West, identified as Section F and Section E were in transition developing from a rural residential character to that of a much more urban and industrial one. (Image 5) Plate 19 of the Atlas shows a mix of large lots with single houses and outbuildings, a few smaller subdivision with rows of houses lining the street in a more urban pattern and the advent of factories. On the north side of King, in Section E the Toronto Silver Plate Co., the E & C Gurney Stove Foundry and the Ontario Cabinet Works had been established.

### 495 King Street West – Rear Wing, Conboy Carriage Co. Ltd.

Section F on the south side of King Street West, The Assessment Rolls for St. George's Ward indicate that between September 1883 and September 1884, Daniel Conboy (1837-1917), purchased Lot 3, Section F, on the south side of King which contained a one-storey rough cast house at 413 King Street West, and he developed the vacant land east of the house with a 3-storey factory for his company, Conboy's Carriage Tops at 407 King Street West.<sup>2, 3</sup>

In 1900 Conboy extended the building to the south and also built an additional building to the west, a long rectangular block which extended along behind the properties at 489, 493 and 495 King Street West. This additional building is now known as 495 King Street West. The architect for these early buildings is not known. In 1897 Conboy engaged James Augustus Ellis to design a house for him on King Street near Brant and in 1905 Ellis designed the new factory for Conboy on the Don Roadway.<sup>4</sup> Ellis may have been the architect for the new building at 495 King Street completed in 1900, but no building permits or other evidence have so far been found to confirm this. (Images 6-8)

In 1907 Conboy sold his property and moved his manufacturing business to a new complex on Don Roadway. The building now known as 495 King Street West was occupied by a series of companies until 1949 it was occupied by Morgese Soriano Co. Ltd, which provided mannequins for window displays and who occupied the premises for over 35 years.<sup>5</sup>

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2 By 1890 King Street had been renumbered so that 407 and 413 were now 485 and 493 King St. W.

3 The property at 485 King Street West was designated under Part IV Section 29 of the Ontario Heritage Act in 2017, By-law 717-2017.

4 Hill.

5 During the period of the 1920s-1950 the property now known as 495 King St W is described as 489-493 King Street West (rear). The property at 495 was demolished at this period (it is not listed in the directories in 1949) and by 1959 Morgese Soriano is listed at 495 King St. W. The City of Toronto Planning Board Map of Toronto indicates the original 495 King St W. which was half of a semi-detached on King St W has been demolished.

## 519-529 King Street West - J. C. Musson Block

To the west of Conboy's property, Lots 6 and 7, Section F were vacant in September 1884 and owned by the estate of John G. Spragge.<sup>6</sup> Within a year, John C. Musson, a real estate developer, had purchased the two lots, subdivided them with Brant Place and surveyed the remaining land with 13 lots facing the south side of King Street West and 16 lots facing the east and west sides of Brant Place as part of registered Plan M26. By the following September, according to the assessment rolls, there were 6 unfinished buildings on the six lots, east of Brant Place facing King Street. The directory for 1886 records them as six unfinished stores. By September of that year five of the properties, known as 433-443 King Street West were occupied by tenants including a Mrs. J. Robertson, Samuel Beats, Mrs. S. Doyle, dressmaker, Mrs. M. Close, fruiterer and Alfred Thompson, druggist (at 443/529 King St West).<sup>7</sup>

529 King Street West would gain notoriety as a drugstore with its occupation from 1889-1900 by D. C. Ferguson who was considered to be "one of Toronto's foremost druggists"<sup>8</sup> lived in a "private residence" above the drugstore. His establishment, known as Apothecaries Hall, was featured in the 1892 special issue of *Dominion Life*, which described the store as "having a large plate glass window which lights up the store" and a "handsomely equipped interior."

In the early decades the tenants occupying the block containing the Apothecaries Hall, offered services required for a residential neighbourhood: grocers, bakers, dairies, wine stores, restaurants, barbers, dressmakers, plumbers and the druggist. There was also an inventor and an exterminator company. By 1920 the restaurants combined with businesses including printers, a polish company, the J. R. Cressy manufacturing company. Lunch bars, two-three at a time were steady occupants. 523 and 525 King Street West were joined as a single property in 1946 providing a double-width ground floor for a restaurant with two double-width residences on the upper floors.<sup>9</sup> The current occupants reflect the surrounding neighbourhood of businesses and steadily increasing residential uses with casual dining (Fit for Life Sandwich Bar, Pizzaiolo, and Greek Co.) and a dentist.

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6 Assessment Rolls, St. George's Ward, 1884, 1885, 1886.

7 As of 1890, these properties 433-434 King Street West were known as 519-529 King Street West.

8 These and the following quotes were noted in Unterman + McPhail, quoting *Dominion Life*, p. 124.

9 Building Permit 92417, 1946 indicates this change and the architect E. I. Richmond.

### iii. ARCHITECTURAL DESCRIPTION

#### 495 King Street West – Conboy Carriage Co. Ltd. Extension, 1900

The additional three-storey building which Daniel Conboy constructed for his factory complex in 1900 is typical of 19th century factory buildings which were designed with an interior space punctuated by a structural grid of columns with as few walls as possible, extending flexible open space to accommodate machinery, permit large scale manufacturing and allow for storage. (Images 9-15) A narrow plan maximized access to daylight and ventilation. These objectives are revealed on the long external elevations facing north and south which are divided into six equal bays marked by vertical brick piers corresponding to the internal structure. Each bay typically features a pair of long equally sized and spaced windows. Occasionally this regular rhythm is interrupted to accommodate a wider opening for an entrance or a blank wall for a particular internal function.

The design of the elevations features a stepped brick detail at the top windows bringing the wall surface at the top of the building in line with that of the piers. The window have segmentally arched heads with three rows of headers and rough-cut stone sills. The north elevation has been painted but the east, south and west elevations reveal the original dark red brick colour. The north elevation also has a more recent, wider glazed entrance with a steel beam inserted above the opening. Adjacent to this entrance, a pair of windows to the west have been lowered close to internal floor level.

While the west elevation remains unchanged and without openings, that facing east has had large openings with curtain wall glazing added between the structural piers. The rear south elevation has been modified to accommodate doors for access to a fire escape.

Although the design of 495 King Street West is determined by functional requirements is very much functionally determined, the regular rhythm of the piers and paired windows combined with the arched openings, stone sills and arched window openings makes this typical factory building with a clarity in its design and proportions.

#### Setting

The location of the wing at the rear of the block, set perpendicularly to the original Conboy building is atypical of the warehouses on the south side of King Street West which are usually constructed with the narrow end facing the street creating long narrow parallel alleyways through the block permitting delivery service. The setting of the wing creates an atypical urban space, mirrored elsewhere as at 511 King Street where later rear additions perpendicular to the main block have created courts adding to the diversity of the spatial configuration of the block.

#### 519-529 King Street West - J. C. Musson Block

The property at 519-529 King Street West contains a three-storey commercial block originally designed with six stores at grade and two floors of residential accommodation above. The block is a familiar late nineteenth century Toronto typology but the



particular architectural style, the Neo-Grec, evident on the principal north elevation facing King Street, is not. (Images 16-20)

The Neo-Grec style is a little known architectural style which emerged in the late 19th century and as its French name indicates originated with the Paris-based Ecole des Beaux Arts, where numerous American and Canadian architects would train and come under the spell of the architect Henri Labrouste and the influential writings of Viollet-le-Duc "who would exercise an influence equal to Ruskin's over the next generation."<sup>10</sup> "Very soon the structural expressiveness of "Early French" detailing began to supplant Italian polychromy as the hallmark of advanced fashion in higher aesthetic circles." Trans-Atlantic examples of the style, and especially the emphasis on structural expression are best seen in the work of the Philadelphia architect Frank Furness, with whom Louis Sullivan apprenticed and who would in turn inspire the architect Louis Kahn one of the most influential late-20th century architects. As discussed it was the focus on structural expression rather than a revival of historic styles that was the chief characteristic of the Neo-Grec. In this it is a precursor to twentieth century modernism.

Evidence of the style at 519-529 King Street West is best seen in the well-preserved upper two stories of the north elevation of the block whose richly detailed surface (would seem to be a celebration of the arch and is all about structural details and internal function. The elevation is articulated into a series of bays corresponding to the internal arrangement of six units on two floors. Each bay is surrounded by two brick piers supporting stone impostes from which spring segmental arches. Within each bay, a pair of windows have segmentally-arched heads and stone sills. At the centre joint of the two window arches, corbelled piers emerge to provide additional vertical support for the existing narrow cornice.

The rich articulation of the façade relies on the texture of brick and the combination of stone structural elements. All of the structural elements have richly articulated surfaces; the piers have shallow channels with bricks that step outwards to support the plain stone impostes. The arches are composed of lines of saw tooth bricks, while the minor arches of the window feature projecting keystones and two slender lines of projecting brick tiles. The orange-red colour of the brick, typical of the 1880s adds to the quality of this distinctive and beautifully crafted façade.

Although altered from the original, the store fronts retain some of the original character with recessed entrances and wood structural framing in the glazed elevations.

#### iv. CONTEXT

The properties at 495 and 519-529 King Street West are located within the King Spadina Heritage Conservation District (HCD). The HCD is characterized as having a concentration of late 19th- early 20th century commercial and residential buildings, whose period of significance stretches from the 1880s to the 1940s.<sup>11</sup> 495 King Street West, containing the secondary building constructed for the Conboy

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<sup>10</sup> Hitchcock, p. 251.

<sup>11</sup> City of Toronto, King-Spadina Heritage Conservation District Plan, p. 36.

Carriage Co. Ltd. in 1900 is characteristic of the low-rise, brick clad, long rectangular blocks which were built for manufacturing and warehouse purposes from the 1870s through to the 1940s. They continue to predominate as familiar forms in the blocks between Spadina Avenue and King, Wellington and Bathurst streets creating a particular urban landscape unified by period, scale, material and the rhythm of regular rows of repeated window openings. Particularly noteworthy is the 1872 E. C. Gurney and Co. factory opposite, on the north side of the street at 500 King Street West, and on the south side, an impressive sequence of buildings from Spadina to Brant Place including, the Imperial Bank of Canada, 1906; the Krangle Building, 1906; Toronto Pharmacol Building, 1904; Stone Ltd., 1901; Dominion Paper Box Co., 1907, Hart Building, Conboy Carriages Co. Ltd., 1884; 1918; the American Watch Case Co., 1893 and 1913. To the south are buildings facing Wellington Street stretching deep into the block between Wellington and King Street West. (Images 21-25)

The J. C. Musson Block, 519-529 King Street West, fits the period, scale, material and rhythm of these blocks but in its typology represents a rarer kind of building in this area: the three-storey commercial block with residential accommodation above that proliferates to the north on parallel streets such as Queen, Dundas and College. Built in 1886 it represents the 1880-1900 character of the district which included more residential development before the demands of commercial use predominated in the HCD in the first quarter of the twentieth century. This change in character from residential to primarily manufacturing is evident in the demolition of the other buildings constructed by J. C. Musson as part of the development of Plan M26, the 16 houses on Brant Place and the 7 stores to the west on King Street. The block contributes to the overall context as it represents a historic period when the finer-grained development of commercial rows and row houses was a characteristic factor of the King-Spadina neighbourhood.

### 3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	n/a

The property at 495 King Street West, the rear wing of the Conboy Carriage Co., has design value as a representative example of a commercial warehouse building dating to the late 19th-early 20th century that is typical of the King Spadina neighbourhood. The long rectangular plan of the three-storey building with windows on the long sides, brick cladding and brick piers, expressive of the internal post and beam structure, are characteristic features of the building type.

The J. C. Musson block located at 519-529 King Street West, has design value as a fine representative of the rare Neo-Grec style expressed on a commercial block type of six units including residential accommodation. The three-storey rectangular block exhibits a high degree of craftsmanship as well as artistic merit in the brick detailing which in its expression of structure with the brick piers, segmental arches and stone impostes and without any reference to a historic architectural style is a fine representation of the Neo-Grec style.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	n/a

The rear wing of the Conboy Carriage Co. has historical value as it contributes to an understanding of the development of the King Spadina neighbourhood as it was transformed from being primarily institutional and residential in the first three quarters of the 19th century to being one of the City's prime industrial centres following the Great Fire of 1904. Located on a property that once extended behind Daniel Conboy's residential property, the wing has direct associations with Daniel Conboy and indicates the steady expansion and success of his enterprise prior to its relocation to the east side of the Don River south of Queen Street in 1907.

The J. C. Musson block has historical value as it has the potential to yield information about the King Spadina neighbourhood and particularly about the period of the district between 1880 and 1900 which had a greater predominance of residential properties. The block represents a building typology associated with a commercial main street adjacent to a residential neighbourhood which was part of the original development of Plan M26 undertaken by John C. Musson in 1885 and remains an indication of one of the characteristic periods in the continual historic transformation of this neighbourhood since its establishment as the Garrison Common to New Town to industrial sector and finally to a revitalized arts and entertainment district which continues to evolve. The block is also valued as one of the many projects undertaken by John C. Musson in the late 19th century on King Street West which contributed to the development of the city.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	n/a

The Conboy Carriage Company Ltd. rear wing has contextual value as it contributes to defining and maintaining the late 19th- early 20th century commercial/industrial scale and character of the King Spadina HCD. Its brick clad, narrow, three storey rectangular mass contributes to the typical scale, but its location at the rear of the block, set perpendicularly to the Conboy building is atypical adding variety to the configuration of

the open space surrounding the typical blocks with their narrow end elevations facing the street with adjacent narrow alleys.

Constructed in 1885, as a three-storey commercial block with brick and stone cladding, the J. C. Musson contributes to the contextual value and character of the King Spadina HCD by maintaining the period, scale and texture which defines this portion of King Street West. It adds to the variety of a district predominantly characterized by warehouses as a commercial main street building type, well established on Toronto's other historic main street arteries, and typically associated with a more residential neighbourhood and therefore representative of the 1880-1900 period of the HCD. The richly detailed elevation facing the main street contributes to the high quality of design featured on the adjacent warehouse buildings constructed between 1875 and 1925 in the King Spadina HCD.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 495 King Street West, containing the rear wing of the Conboy Carriage Company and the properties at 519-529 King Street West containing the J. C. Musson Block have design, associative and contextual value.

Completed in 1900, the rear wing of the Conboy Carriage Company Ltd. is valued as a representative of the commercial warehouse type which is characteristic of the King Street HCD, is historically associated with the Daniel Conboy and the Conboy Carriage Company as well as with the transformation of the neighbourhood from the residential and institutional New Town to a major industrial sector of the City.

The J. C. Musson Block, constructed in 1885, has design value as a representative of the rare Neo-Grec style which is displayed in the expression of structural elements on the brick and stone elevation of the three storey commercial blocks, is historically associated with the 1880-1900 period of the King-Spadina HCD which was characterized by an urban residential development and has contextual value as its typology, scale, material and craftsmanship contributes to the character of the district.

#### 5. SOURCES

##### Archival Sources

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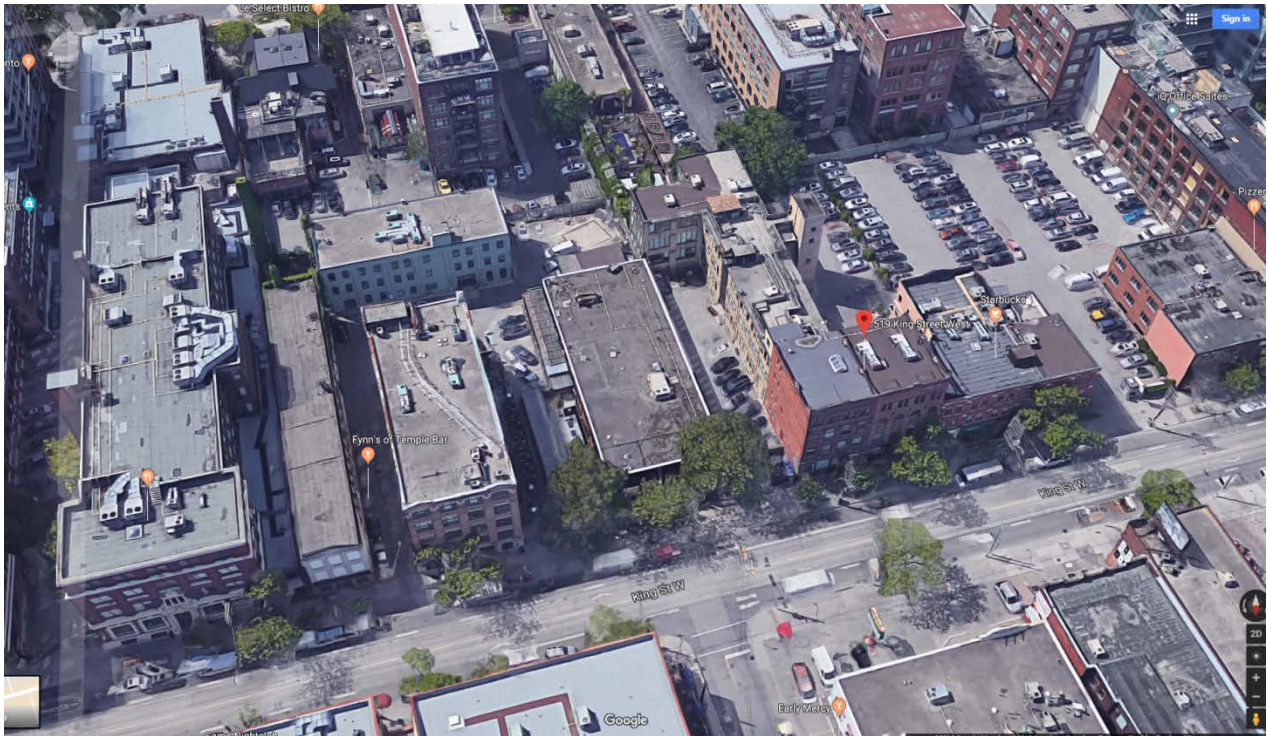
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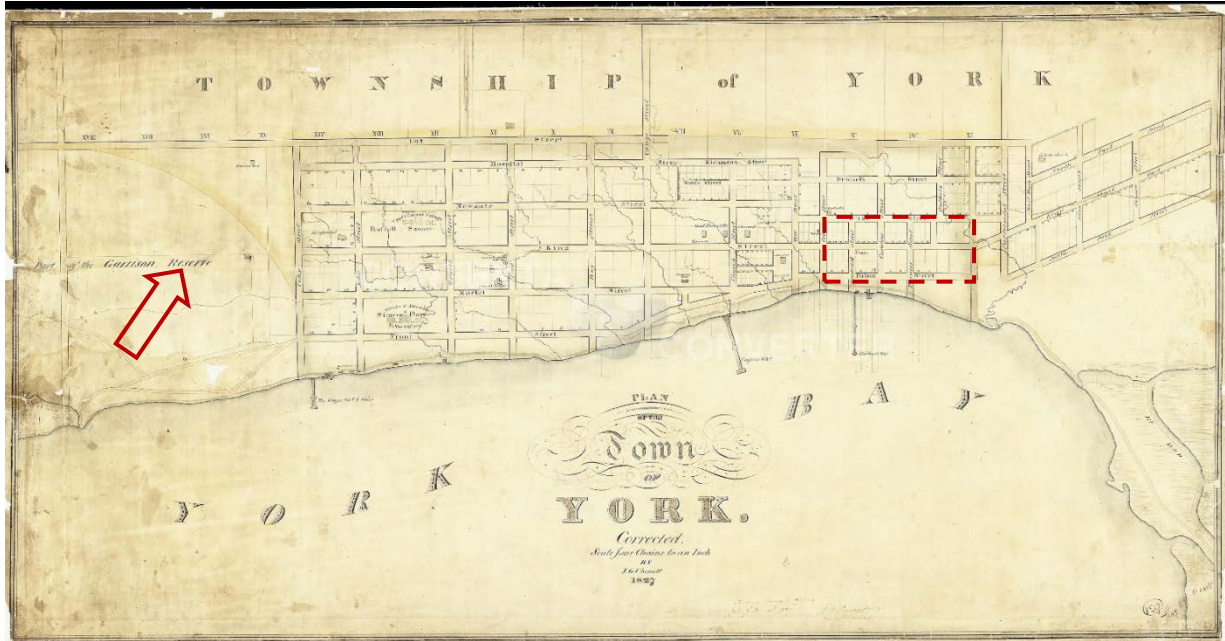
6. IMAGES:



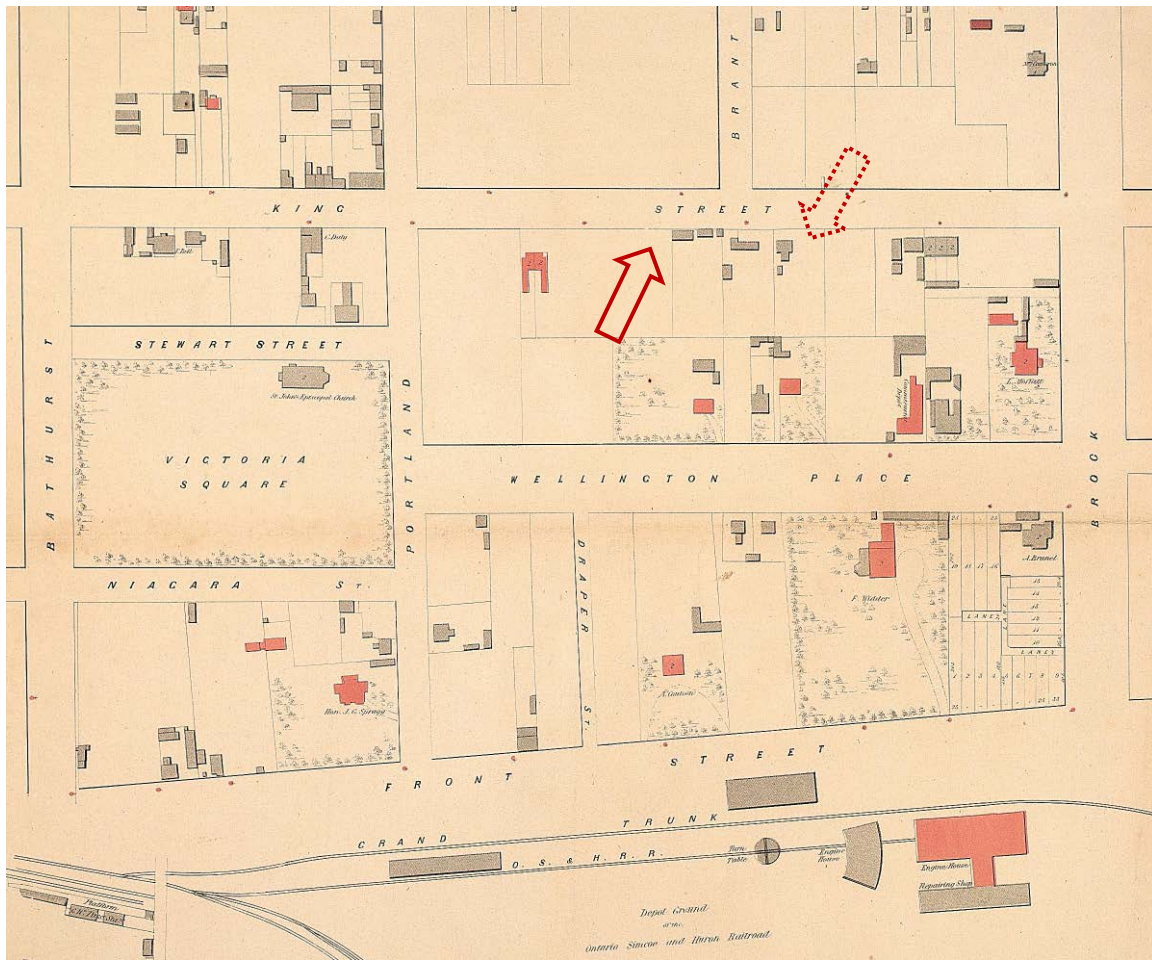
1. City of Toronto Property Data Map: showing the location of the subject properties, at 495 King Street West and 519-529 King Street West, marked by the arrows, on the south side of King Street West between Spadina Avenue and Portland Street.



2. Aerial View looking south towards the block containing 495 King Street West and 519-529 King Street West between Spadina Avenue and Portland Street (Google Chrome)



3. J. G. Chewett, Plan of the Township of York, 1827: showing the original Town of York (dashed rectangle), the subsequent expansion westwards to Peter Street with the Garrison Reserve beyond. (Ng)

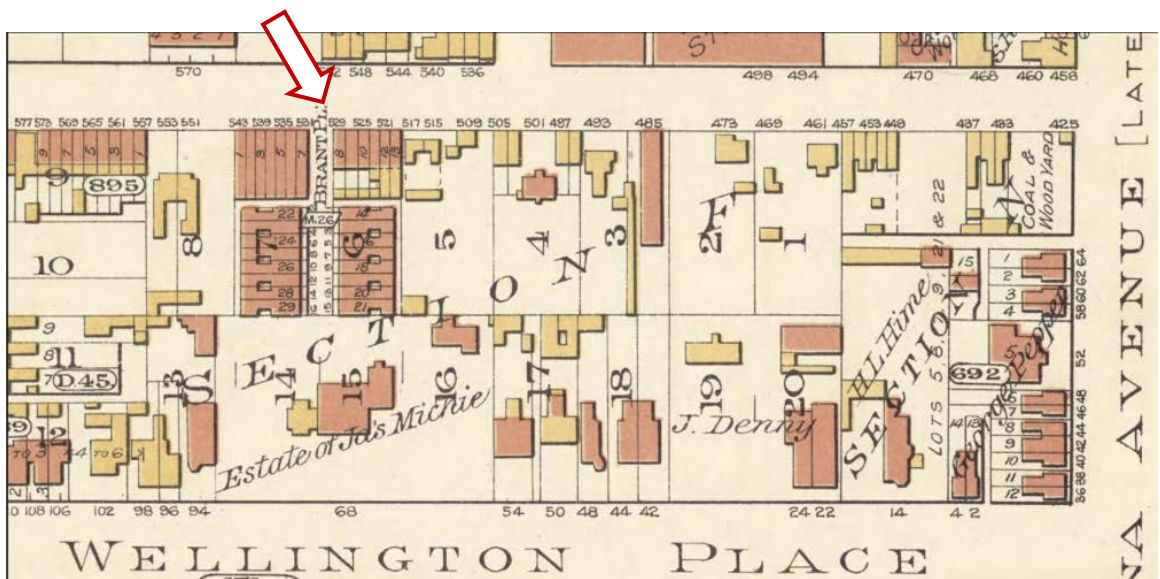


4. W. S. Boulton, Atlas of the City of Toronto and Vicinity, 1858, (detail): showing the development of King Street, between Spadina and Portland streets including Victoria Square and Wellington Pace intended for grander residential development, along with more rural holdings and the arrival of the railways along the waterfront. (Ng)

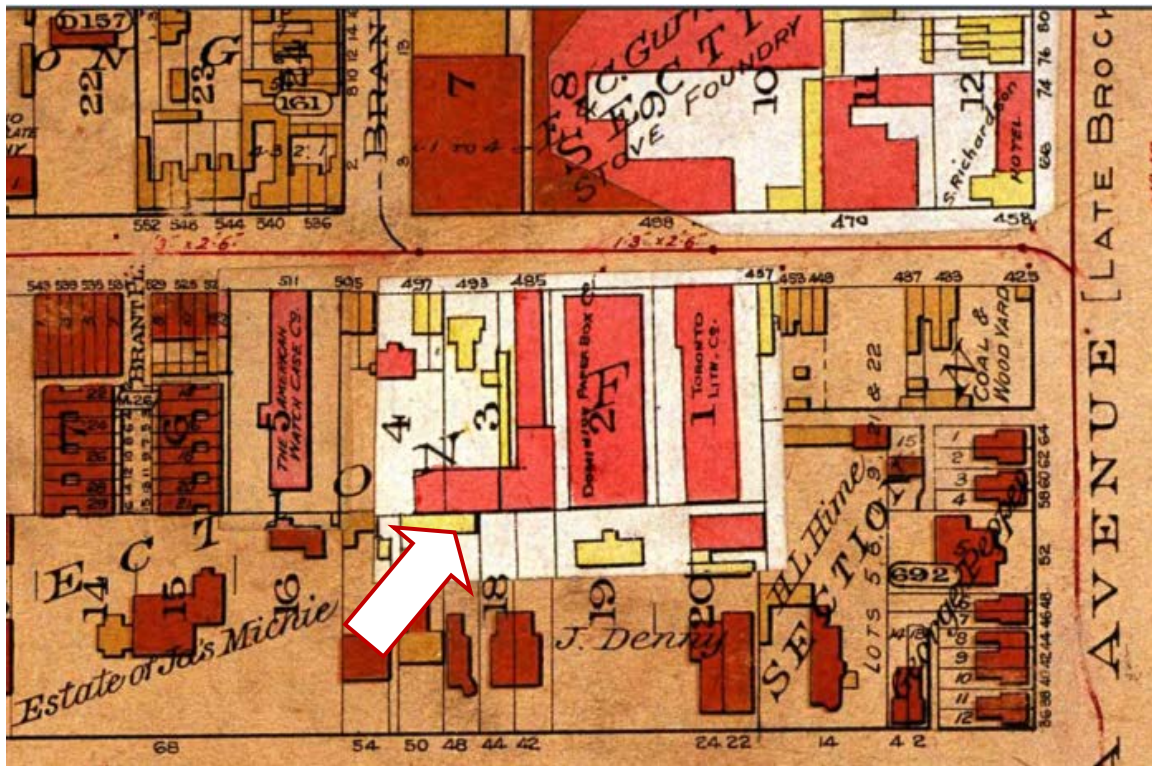




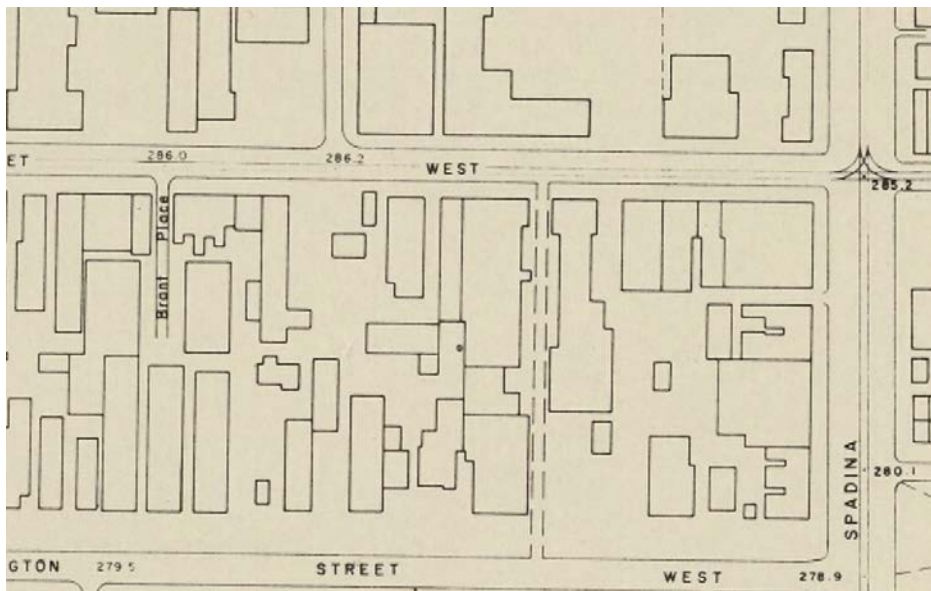
5. Goads Atlas, 1884, (Detail): showing the Conboy Carriage Company factory and Daniel Conboy's house (dotted arrow) to the west on Lot 3 Section F of the Military Reserve. Note that the primary character of the area as residential with some large estates, and institutional, (Loretto Abbey) persists. The much more densely developed streets with row housing along with the three factories on the north side of King Street and Conboy's on the south reflect the influence of the railways and the transformation of the area from an exclusive residential and institutional enclave to a commercial and industrial area with housing for tradespeople and factory employees. The east end of Victoria Square remains as a military burial ground, but the west has been developed with row housing. At this time Conboy's house is identified as 413 King St. W (CTA)



6. Goad's Atlas, 1890 showing Plan M26 with Brant Place and the Musson Block at 519-529 King Street West. (CTA)



7. Goad's Atlas, 1903, showing the rear wing of Conboy Carriage Co. built behind 493 King Street West (CTA)



8. 1957 City of Toronto Planning Board, Map of Toronto, 5A, (detail) showing the construction of the Hart Building at 489-493 King Street West in front of the rear wing now at 495 King Street West and the demolition of the houses on Brant Place (CTA)



9. and 10. Daniel Conboy Carriage Co. Ltd., 485 King Street West, 1885: showing the relationship from King Street to the building at 495 King Street West located at the rear of the property perpendicular to the first factory. The photos above were taken in 2016 and 2018 showing the Conboy building before and after rehabilitation. (HPS)



11. Principle, north elevation of 495 King Street West (HPS, 2016)



12. North elevation showing the entrance opening details and the relationship with the original Conboy building seen at the left of the photograph. (HPS, 2018)



13. South Elevation showing the original brick colour and the fire escapes. (HPS, 2018)



14. West elevation showing the two structural piers of the end wall and the absence of openings (HPS, 2018)



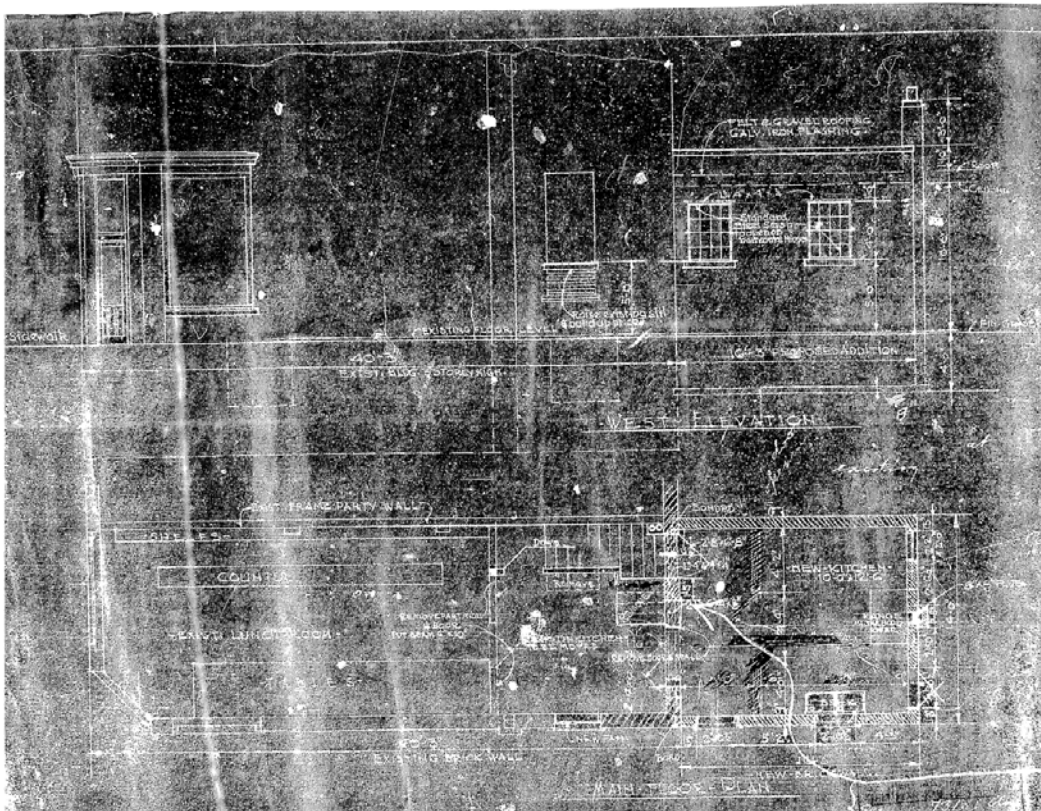
15. South and east elevations showing the alteration on the east elevation to add the pair of large curtain wall openings between the piers (HPS, 2016)



16. Photograph showing the principle north elevation and the side west elevation of the J C Musson Block at 519-529 King Street West (HPS, 2018)



17. Photograph showing the brick details on the upper levels of the north elevation of the J C Musson Block (HPS, 2018)



18. Building Permit 72662, 1941 elevation and plan showing the corner entrance of the commercial unit with a window facing onto what was originally the residential street of Brant Place. (City of Toronto Building Records)

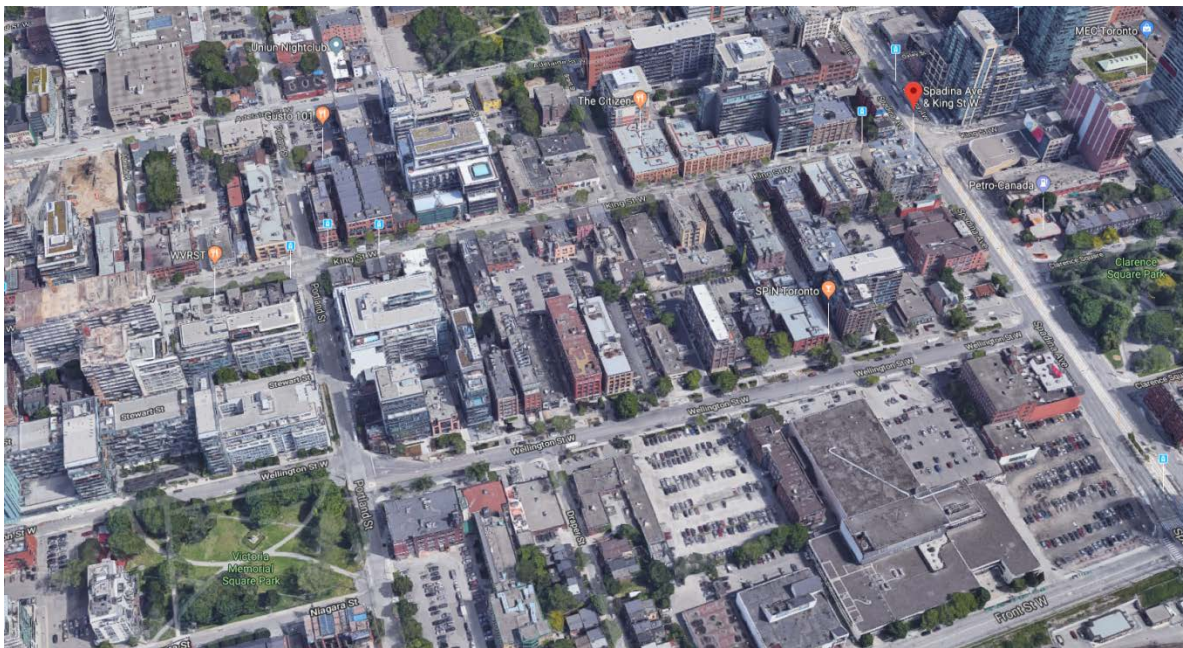


19. West Side and South Rear Elevations of 519-529 King Street West (HPS 2018)





20. South Rear Elevations of 519-529 King Street West (HPS 2018)



21. Aerial view from the south of a portion of the King-Spadina neighbourhood between Spadina Avenue and Bathurst Street showing the 1830s town planning design of the wider Wellington Street West (previously Wellington Place) terminated by Clarence Square to the east and Victoria Square to the west. The character of the block between Spadina Avenue and Portland Street, King Street West and Wellington Street West with its narrow warehouse buildings facing both King and Wellington and on the adjacent blocks, the mix of 100 year-old warehouses and recent low-mid-rise condominium buildings. (Google Maps)



22. King Street West looking east with warehouses and infill. (HPS, 2018)



23. King Street West looking west with warehouse and mid-rise infill (HPS, 2018)



24. View east behind 519-529 King Street West towards Wellington Street West showing the context of warehouses (HPS, 2018)



25. View towards Wellington Street West showing the context of warehouses (HPS, 2018)