

Alterations to a Heritage Property, Amendment of a Designation By-law and Authority to Enter into a Heritage Easement Agreement - 517 Wellington Street West

Date: June 6, 2018
To: Toronto Preservation Board
Toronto and East York Community Council
From: Director, Urban Design, City Planning
Wards: Ward 20, Trinity-Spadina

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 517 Wellington Street West (includes 495 Wellington Street West, 31 Portland Street, and 510 Front Street West), amend the designation by-law for the property and give authority to enter into a Heritage Easement Agreement (HEA) with the property owner. The property at 517 Wellington Street West is designated under Part IV of the Ontario Heritage Act by By-law No.758-79. The applicant is proposing to retain the heritage building on the site and construct a commercial building complex comprised of 10-and 15-storey components. City Council's approval of the proposed alterations to the heritage property and authority to amend the designation by-law and enter into a Heritage Easement Agreement is required under the Ontario Heritage Act.

RECOMMENDATIONS

The Director, Urban Design, City Planning, recommends that:

1. City Council approve the alterations to the heritage property at 517 Wellington Street West in accordance with Section 33 of the Ontario Heritage Act to allow for alterations to the existing building on the lands known municipally in the year 2018 as 517 Wellington Street West (including 495 Wellington Street West, 31 Portland Street and 510 Front Street West), with such alterations substantially in accordance with plans and drawings prepared by Sweeny & Co. Architects, dated April 13, 2018, on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated April 13, 2018, on file with the Senior Manager, Heritage Preservation Services, 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 the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
- b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council for the property at 517 Wellington Street West:
 1. By-law No. 758-79 shall be amended under Section 30.1 of the Ontario Heritage Act to update and revise the Statement of Significance and legal description;
 2. The owner shall enter into a Heritage Easement Agreement with the City for the property at 517 Wellington Street West in accordance with plans and drawings dated April 13, 2018, prepared by Sweeny & Co. Architects, dated April 13, 2018, on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.b.3 in the report dated June 6, 2018 from the Director, Urban Design, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
 3. The owner shall 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 517 Wellington Street West prepared by ERA Architects Inc. dated April 13, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 4. The owner shall enter into and register on the property at 517 Wellington 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 Zoning By-law Amendment giving rise to the proposed alterations;
 5. That 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.
- c. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 517 Wellington Street West the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Part 1.b.3, above, to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such amendment to have been enacted by City Council and to have come into full force and effect;
3. 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;
4. Provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its 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;
5. Provide a detailed Landscape Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Preservation Services;

d. That prior to the issuance of any permit for all or any part of the property at 517 Wellington Street West, including a heritage permit or a building permit but excluding permits for repairs, maintenance and usual and minor works acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;
2. Provide building permit drawings for the specific phase of work for which the permit is being sought, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Part 1.b.3. above, including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services; and
3. 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 and the Interpretation Plan; and

e. That prior to the release of the Letter of Credit required in Part 1.d.3 above, the owner shall:

1. Have obtained final site plan approval for the subject property, issued by the Chief Planner and Executive Director, City Planning;
2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and;
3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council amend City of Toronto By-law 758-79, designating the property at 517 Wellington Street West under Part IV of the Ontario Heritage Act, to update and revise the Reasons for Designation and the legal description to include the property at 85 St. Nicholas Street in accordance with the Reasons for Designation: 517 Wellington Street West attached as Attachment 7 to the report (June 6, 2018) from the Director, Urban Design, City Planning.

3. If there are no objections to the amendment of the by-law in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

4. If there are objections to the amendment of the by-law in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the amendment of the by-law and the designation to the Conservation Review Board.

5. If the amendment of the by-law is 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.

6. City Council authorize the entering into of Heritage Easement Agreements under Section 37 of the Ontario Heritage Act with the owner of the property at 517 Wellington Street West in a form and with content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the property at 517 Wellington Street West.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 517 Wellington Street West was designated by By-law No. 758-79, passed by City Council on September 17, 1979.

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

Current Proposal

In November 2017 an application to amend the zoning by-law was submitted to allow for the construction of a new 10-and 15-storey commercial building complex on the development site. The site is bordered by Wellington Street West to the north, Portland Street to the west and Front Street West to the south and abuts the Draper Street Heritage Conservation to the east. The majority of the site is located within the King-Spadina HCD and includes the Part IV designated heritage property at 517 Wellington Street West (also includes 495 Wellington Street West, 31 Portland Street). The site also contains the properties at 524, 530 and 532 Front Street West which are not part of the King-Spadina Heritage Conservation District.

Adjacent to the site are Victoria Memorial Square (listed), the Draper Street HCD, and 518-520 Wellington Street West (listed).

The applicant proposes to fully retain the two existing heritage buildings on the property and construct a new commercial complex with retail at grade comprised of ten and fifteen storey components on the remainder of the site, currently occupied by surface parking. Three buildings at the south end of the site are proposed to be demolished. The new building would be set back from the heritage buildings and would partially cantilever over the west portion of the building at 495 Wellington Street West, creating a covered pedestrian mews through the site with no attachment to the heritage buildings.

The 15-storey element would be placed at the south end of the site facing Front Street West with step backs in height from both Front Street West and the Draper Street HCD. The ten-storey element on the remainder of the site fronting Portland Street would step back from Portland Street.

Alterations are proposed for the west elevation of the rear wing by lowering the existing ground floor window openings to grade.

Heritage Properties

The development site includes the property at 517 Wellington Street West which contains two buildings, known as 495 and 517 Wellington Street West with entrance addressed of 31 Portland Street, and 510 Front Street West. This property was designated under Part IV of the Ontario Heritage Act in 1979 and was identified as a contributing property in the King-Spadina HCD Plan which was adopted by City Council

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 original Reasons for Designation (Statement of Significance) identify the property as containing two buildings occupied by the Copp Clark Publishing Company which are good examples of functional design for industrial use.

Adjacent Heritage Properties

Draper Street HCD

Directly east of the development site is the Draper Street HCD which was designated by By-law No. 26-99, passed by City Council on February 4, 1999. Draper Street is a rare surviving example of a residential street in a predominantly industrial area. The HCD contains 28 individual properties with 1 1/2 to 2 1/2 storey residential buildings that reflect the stylistic patterns of the late 19th century, one vacant lot and a property known as 500 Front Street West which now contains a non-contributing commercial building.

10 Niagara Street - Victoria Memorial Square

Victoria Memorial Square is located adjacent to the north-west portion of the subject site. It is listed on the City's Heritage Register and identified as a contributing property associated with the planning, development and expansion of the Town of York.

518-520 Wellington Street West

The properties at 518-520 Wellington Street West contain a pair of semi-detached residential buildings which are also listed on the City's Heritage Register and contributing properties in the King-Spadina HCD.

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

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."

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

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. submitted in support of the application. The HIA finds that the proposed development "conserves the cultural heritage value of the on-site and adjacent heritage properties, while allowing for intensification of the consolidated Development Site within its evolved urban context. The revised proposal also conserves the cultural heritage value and character of both the Draper Street HCD and the recently approved King-Spadina HCD."

Overall staff concur with the assessment and are supportive of the proposal in the context of Council's settlement on the related Planning application with the following comments:

Retention Strategy

The proposal conserves both heritage buildings on the property as whole buildings, consistent with Official Plan policies. The new development will not be physically connected to the heritage buildings thereby allowing full retention of the buildings' elevations. Further, the floor levels and interior structure will also be retained.

Wellington Street West

The proposed new building is set back approximately 27 metres from Wellington Street West, and off the heritage buildings, maintaining their scale and full three-dimensional integrity. This generous step back also mitigates any impact of the new development on the historic character of Wellington Street West, the low-scale residential heritage properties adjacent to the site at 518-520 Wellington Street West and the commercial detached buildings at 482 and 488 Wellington Street West.

"Wellington Place" (Wellington Street West) was originally planned to be a wide, tree-lined boulevard terminating at Clarence Square to the east and Victoria Memorial Square to the west. The landscaping of Wellington Street West is an important objective for the City. The current proposal includes the landscaping of the Wellington Street public realm consistent with The Well development to the east in an effort to provide a cohesive landscape treatment along this historic street.

Portland Street

Along Portland Street, the new base building is five storeys in height and visually broken up into three components responding to the height and massing of the onsite heritage buildings. The northernmost portion of the base building steps back nine metres to a 10-storey height which cantilevers minimally over the west elevation of the rear (south) wing of 495 Wellington Street West. While the new development would block most of the view of the west elevation of 495 Wellington Street West from Portland Street, there would be no physical connection of the new development to the heritage building. A five-storey mews would be created along the west elevation of the heritage building with public access from Portland Street - allowing some view of that elevation - and Front Street West.

The new base buildings along Portland Street are proposed to be constructed of weathered steel and transparent glazing with a regular pattern of piers, fins and fenestration complementing the commercial warehouse character with contemporary design and articulation.

Alterations are proposed for the west elevation of 495 Wellington Street West by lowering the existing ground floor window openings to a lowered grade in this area. This area has already been subject to excavation to create several walk-out entrances to the building's raised basement. The openings will maintain the original window width and general fenestration pattern with minimal impact to the building's heritage character.

Draper Street HCD

The Draper Street HCD Plan does not provide policies or guidelines for development adjacent to the district, however, the applicant has made efforts to ensure the impact to this important residential street is mitigated through transitions in massing. The new ten-

storey portion of the development will be located in the centre of the site, with the three and five storey rear (south) additions of 495 Wellington Street between it and the rear of the properties on the west side of Draper Street. The taller, 15-storey portion of the new development will be situated closer to the east property line and therefore closer to the Draper Street properties but will transition to 10 storeys, to two storeys where it is behind the southernmost Draper Street properties and to four storeys further south. The new four-storey base building along Front Street West is similar to that along Portland Street and will transition in height to the lower scale of Draper Street along Front Street West.

10 Niagara Street - Victoria Memorial Square

The proposed development will neither impede views of Victoria Memorial Square nor affect its important historic relationship with Wellington Street and Clarence Square. Further, no new net shadows will be cast on the square as a result of the proposal.

King Spadina Heritage Conservation District Plan

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (The HCD Plan). The proposal conserves the cultural heritage value and heritage attributes of the district and satisfies most of the policies of the HCD Plan.

Several key policies that are complied with in this application include the requirement to conserve whole buildings, the incorporation of step backs and new construction that is complementary to the design, scale, form and massing of adjacent contributing properties.

There are several policies in the HCD Plan for which mitigation strategies have been introduced, as follows.

The policies for combined properties require that new development maintains the same set back as the primary structure on adjacent heritage properties. In this case, the first floor of the new base building along Portland Street is set back further than the west elevation of 517 Wellington Street West but this is mitigated through the alignment of the base building from the second to the fifth storeys. Further, there is a substantial separation between the two buildings provided by the pedestrian walkway.

The HCD Plan requires new development to not exceed the street wall height of adjacent contributing buildings. In this proposal, the new base building along Portland Street rises to five storeys while the adjacent heritage building is four storeys. The applicant has mitigated the impact of this by using a lighter material at the fifth storey. Further, the separation of the two buildings with a pedestrian walkway lessens the impact of the disparity in the street wall height.

Heritage Resource

The property at 519 Wellington Street West was designated under Part IV, Section 29 of the Ontario Heritage Act in 1979, prior to the 2005 amendments to the Ontario Heritage Act in 2005 and the adoption in 2006 of Ontario Regulation 9/06, provincial criteria prescribed for municipal designation. As part of the amending of the 1979 designating

by-law, staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 8) and determined that the property at 517 Wellington Street West (with the entrance addresses at 495 Wellington Street West, 31 Portland Street and 501 Front Street West) is consistent with Ontario Regulation 9/06 and meets the criteria under all three categories of design, associative and contextual values.

The Statement of Significance comprises the Revised Reasons for Designation for the property at 517 Wellington Street West (Attachment 7) and replaces the original Reasons for Designation from 1979 (Attachment 6). The Revised Reasons expand upon the 1979 Reasons to consider all of the current values and attributes of the property. The Notice to amend By-law 758-79 will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

Conclusion

The Copp Clark Buildings are historically and visually linked to their setting on the south-east corner of Wellington Street West and Portland Street and contribute to the character of the King-Spadina HCD. While the context of the heritage property on this block will be altered with the introduction of a new office complex, the heritage buildings will be retained as whole buildings with few alterations and will continue to be commercial detached buildings.

Staff is supportive of the proposal to construct an office complex on the site in the context of the proposed mitigation strategies. The proposal retains the property's heritage attributes and mitigates against the impact on its scale, form and massing by incorporating step backs, introducing appropriately-scaled base buildings with complementary articulation and materials and transitioning in height to Draper Street. The proposal conserves the heritage attributes of the subject heritage property, the King-Spadina HCD, the adjacent Draper Street HCD, and the heritage properties on Wellington Street West and Niagara Street.

CONTACT

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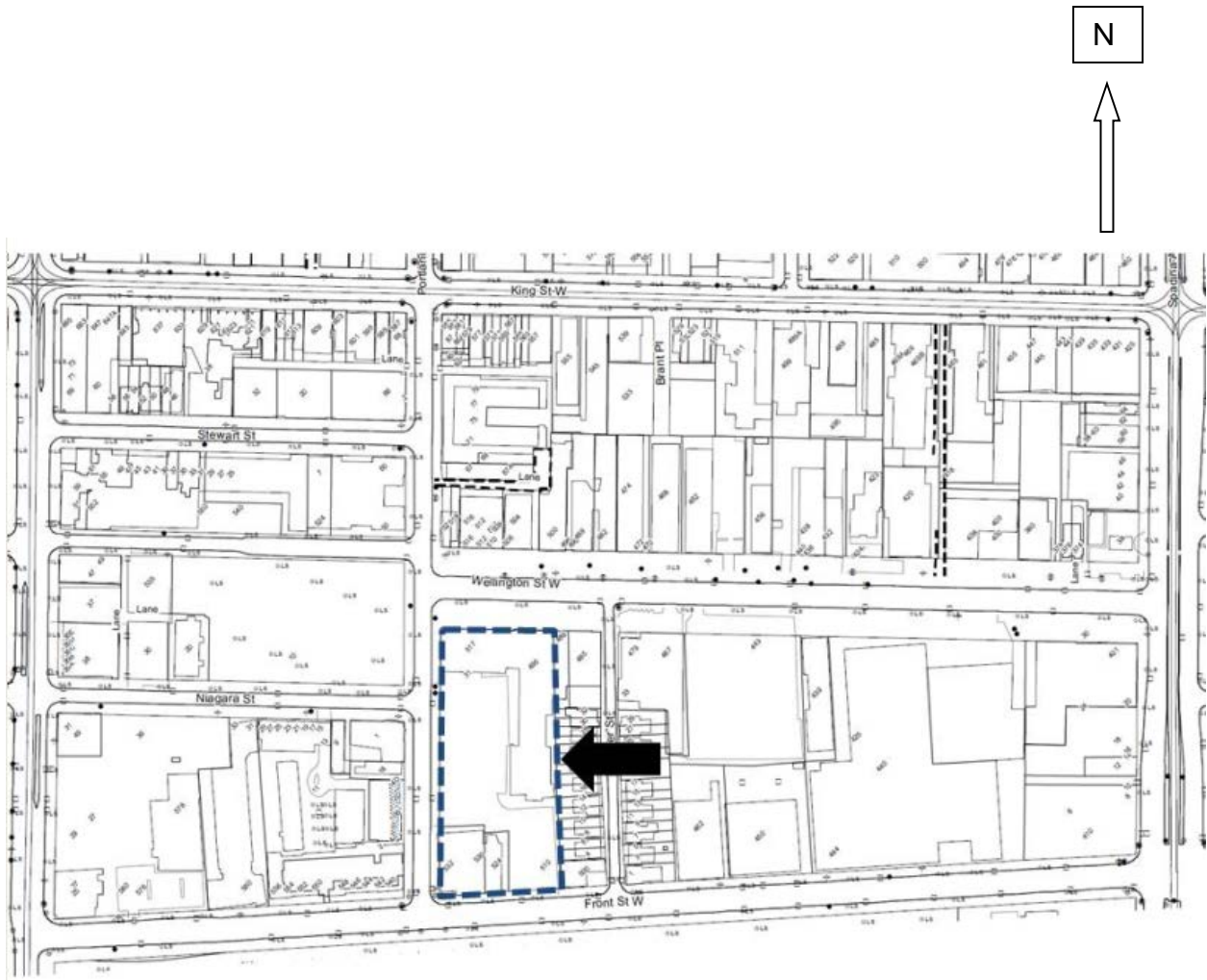
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SIGNATURE

Lorna Day, MCIP, RPP, B.Arch
Director, Urban Design
City Planning

ATTACHMENTS

Attachment 1 - Location Map - 517 Wellington Street West
Attachment 2 - Photographs - 495 & 517 Wellington St West
Attachment 3 - Axonometric Views - 517 Wellington Street West
Attachment 4 - Rendering Views - 517 Wellington Street West
Attachment 5 - Proposal Plans and Drawings
Attachment 6 - Original Reasons for Designation
Attachment 7 - Revised Reasons for Designation
Attachment 8 - Heritage Property Research and Evaluation Report

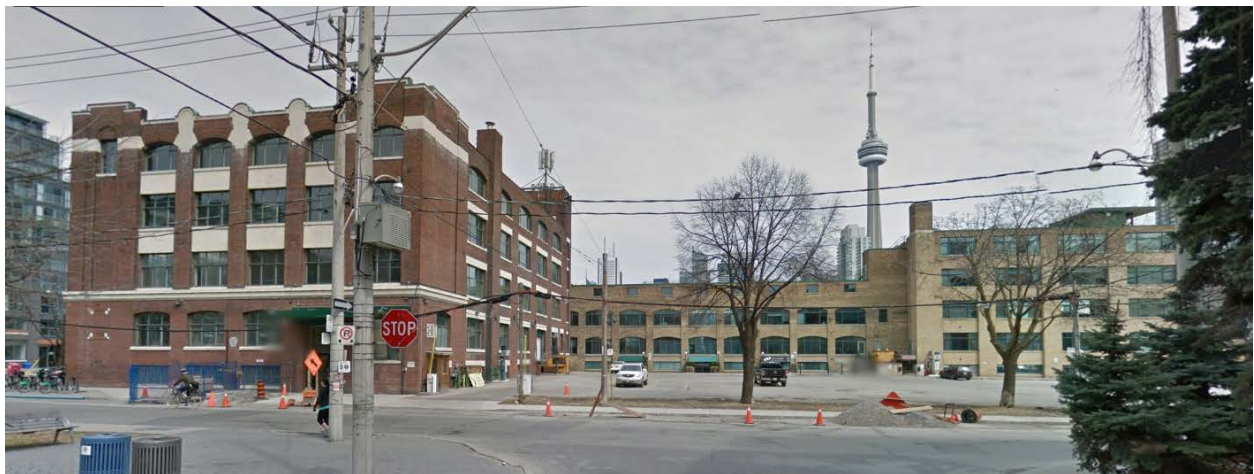


The black arrow marks the location of the property at 517 Wellington Street West. This location map is for information purposes only. The exact boundaries of the property are not shown.

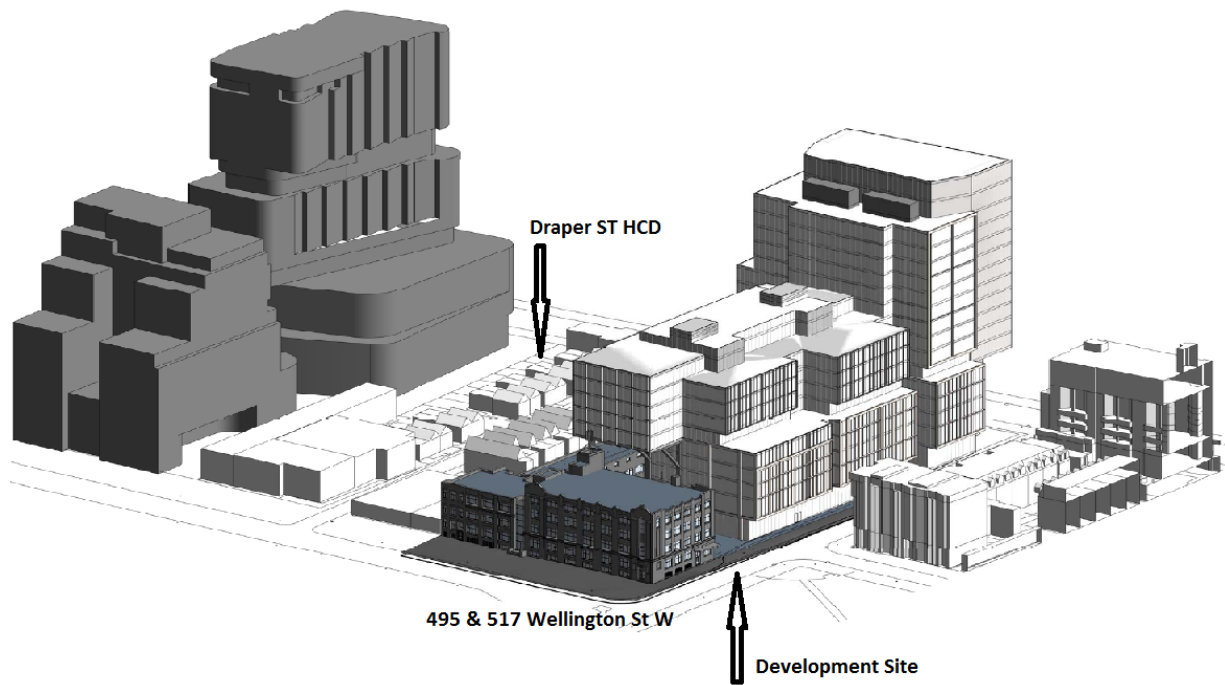
PHOTOGRAPHS - 495 & 517 WELLINGTON ST - NORTH ELEVATION



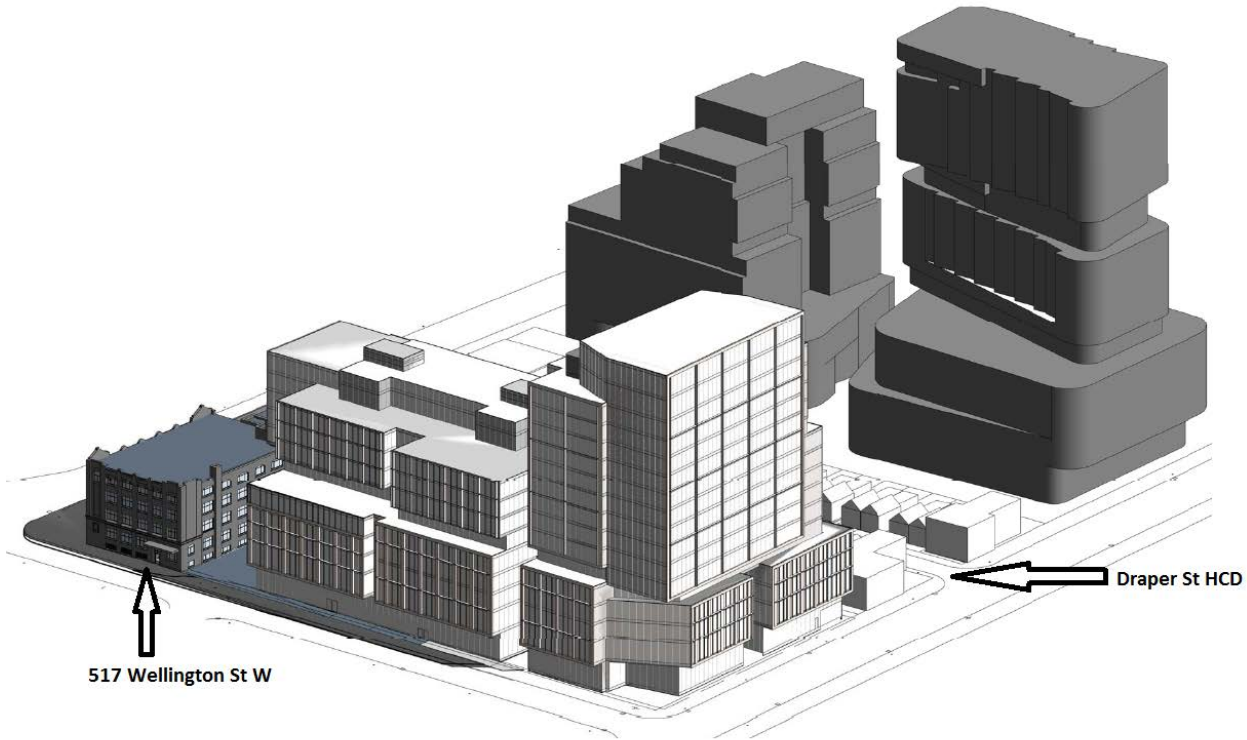
North elevations: 495 Wellington Street West (left) and 517 Wellington Street West (495 Wellington Street West is an entrance address for the property with the confirmed municipal address of 517 Wellington Street West)



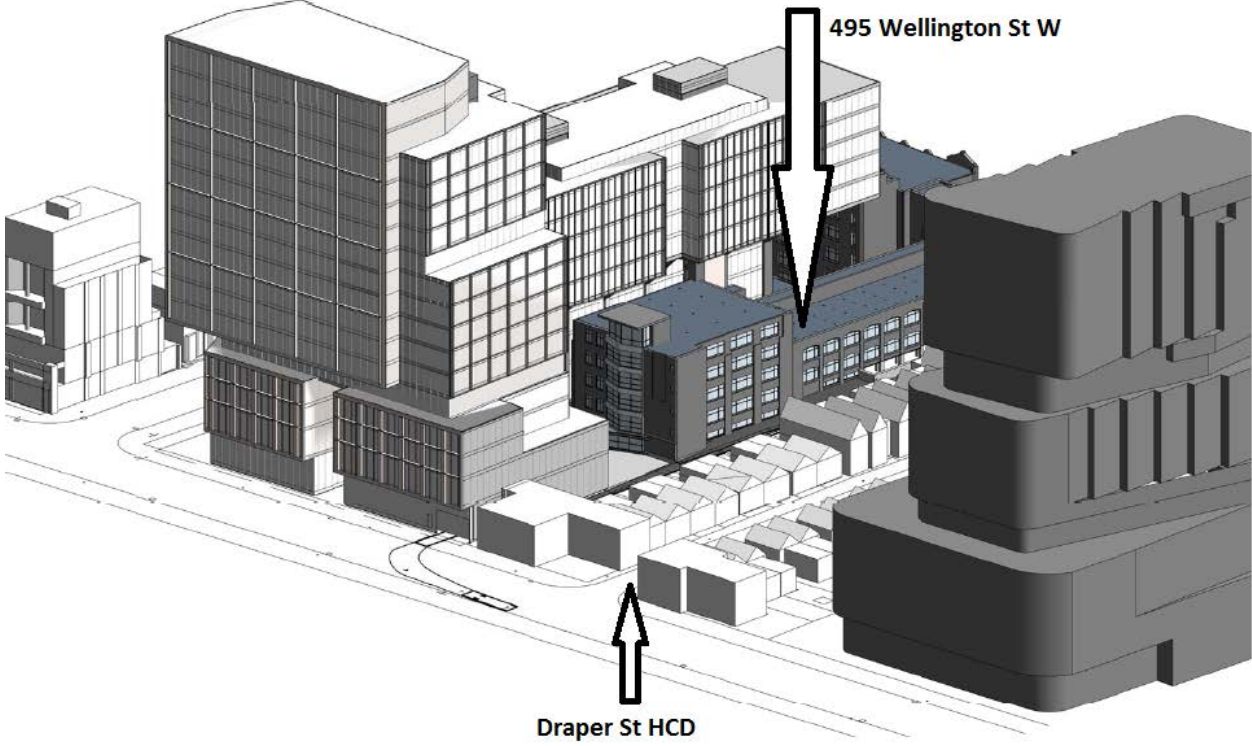
West elevation on Portland Street: 517 Wellington Street West



AXONOMETRIC VIEW LOOKING NORTH-EAST:
517 Wellington Street West



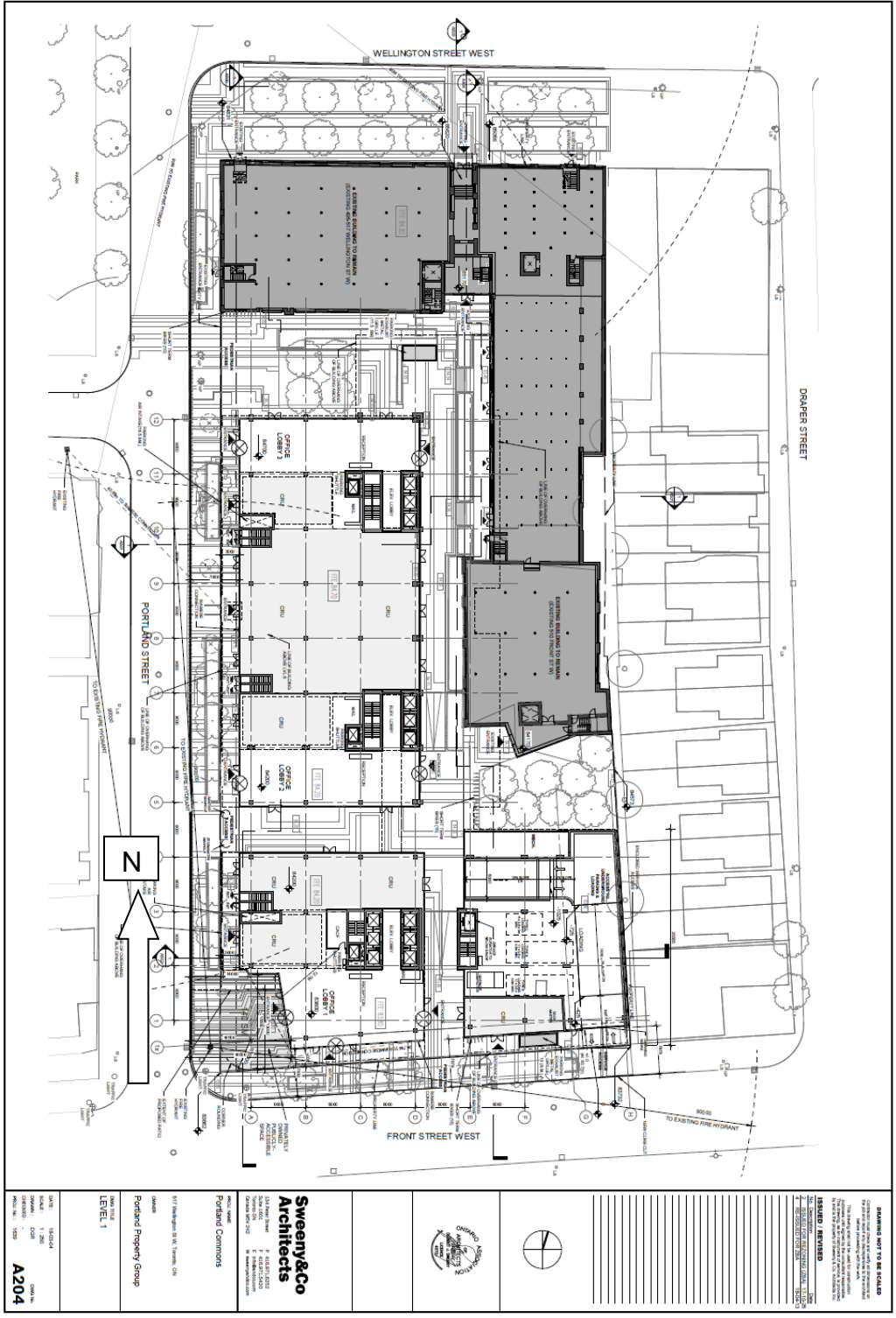
AXONOMETRIC VIEW LOOKING NORTH-WEST:
517 Wellington Street West





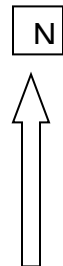
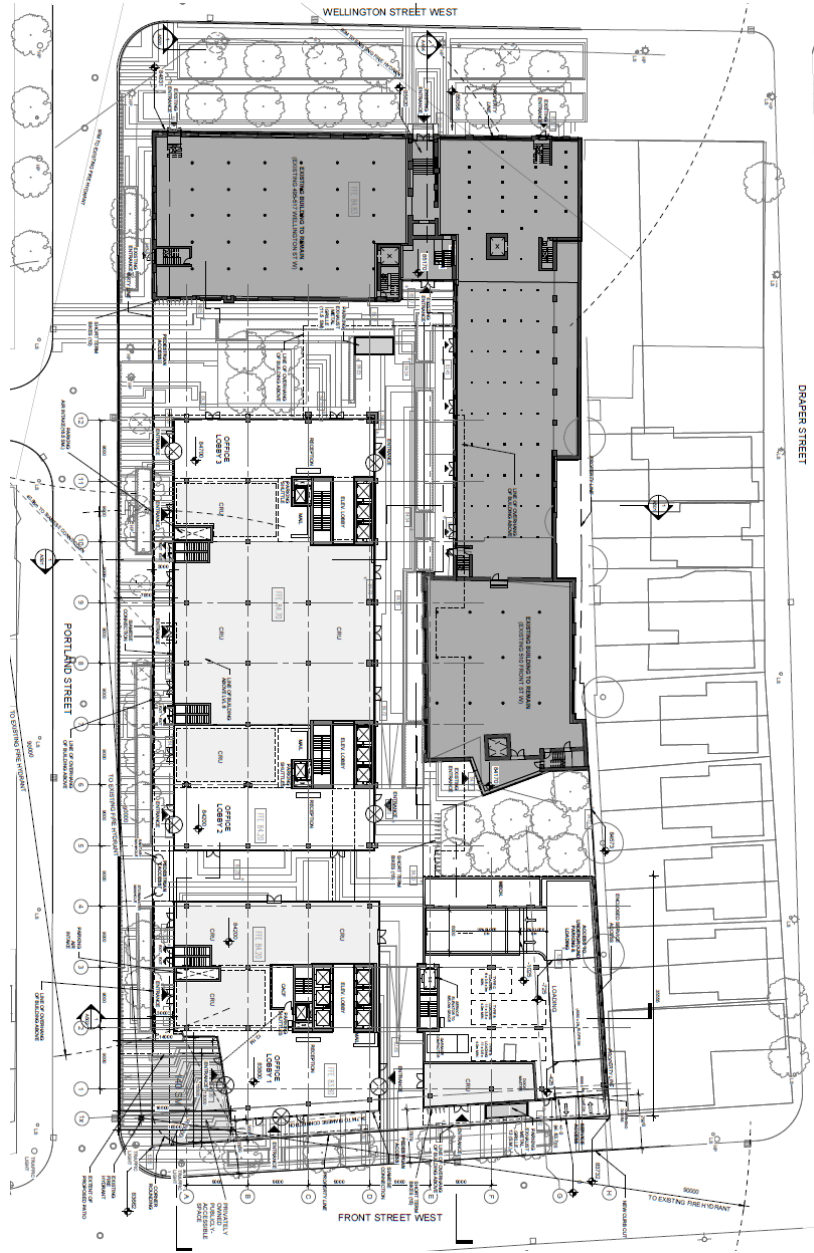
VIEW NORTH ON DRAPER ST FROM FRONT STREET:
517 Wellington Street West



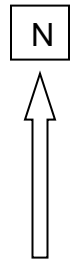
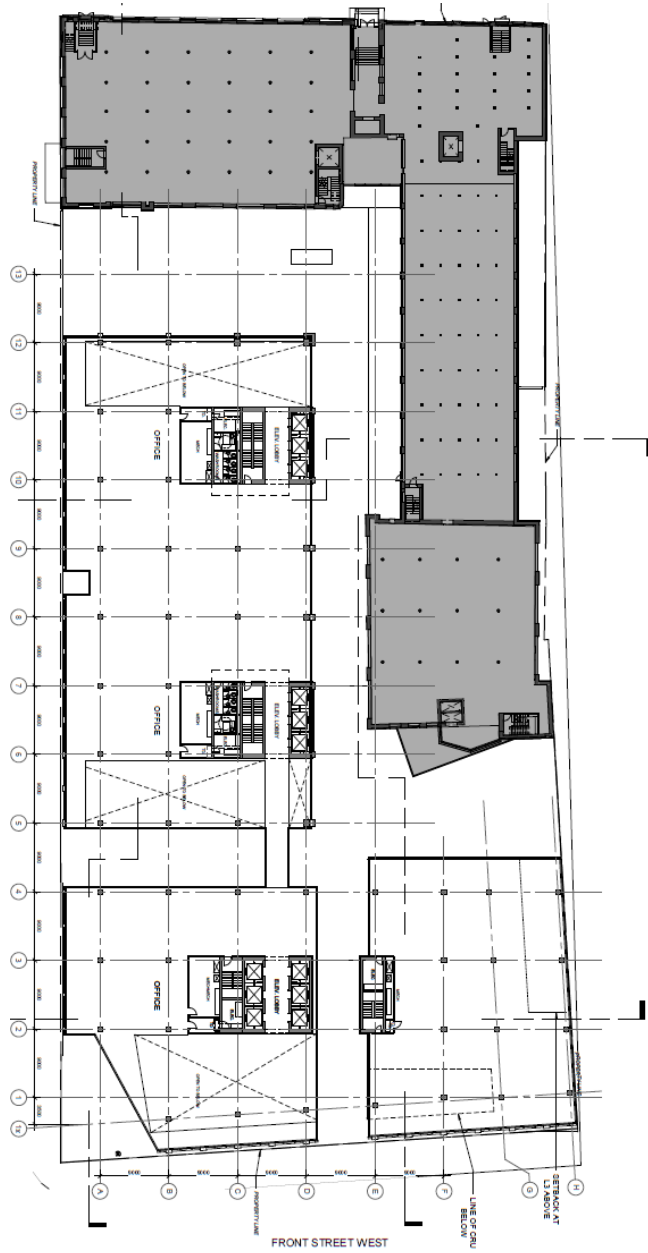


<p>DRAWING NOT TO BE SCALED</p> <p>THIS DRAWING IS THE PROPERTY OF SWEENEY & CO ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SWEENEY & CO ARCHITECTS.</p> <p>ISSUED / REVISED</p> <p>DATE: 15/04/24 DRAWN: [Name] CHECKED: [Name] DATE: 15/04/24</p> <p>A204</p>	<p>Sweeney & Co Architects</p> <p>1000 BROADVIEW AVENUE SUITE 1000 VANCOUVER, BC V6Z 2R6 TEL: 604.681.1111 FAX: 604.681.1112 WWW.SWEENEYANDCO.COM</p>	<p>Portland Commons</p> <p>517 WELLINGTON ST. W. VANCOUVER, BC</p> <p>NAME: Portland Property Group</p> <p>PROJECT: LEVEL 1</p>	<p>PROJ. NAME: Portland Commons</p> <p>DATE: 15/04/24</p> <p>SCALE: AS SHOWN</p>	<p>DATE: 15/04/24</p> <p>DRAWN: [Name]</p> <p>CHECKED: [Name]</p> <p>DATE: 15/04/24</p> <p>A204</p>
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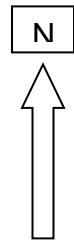
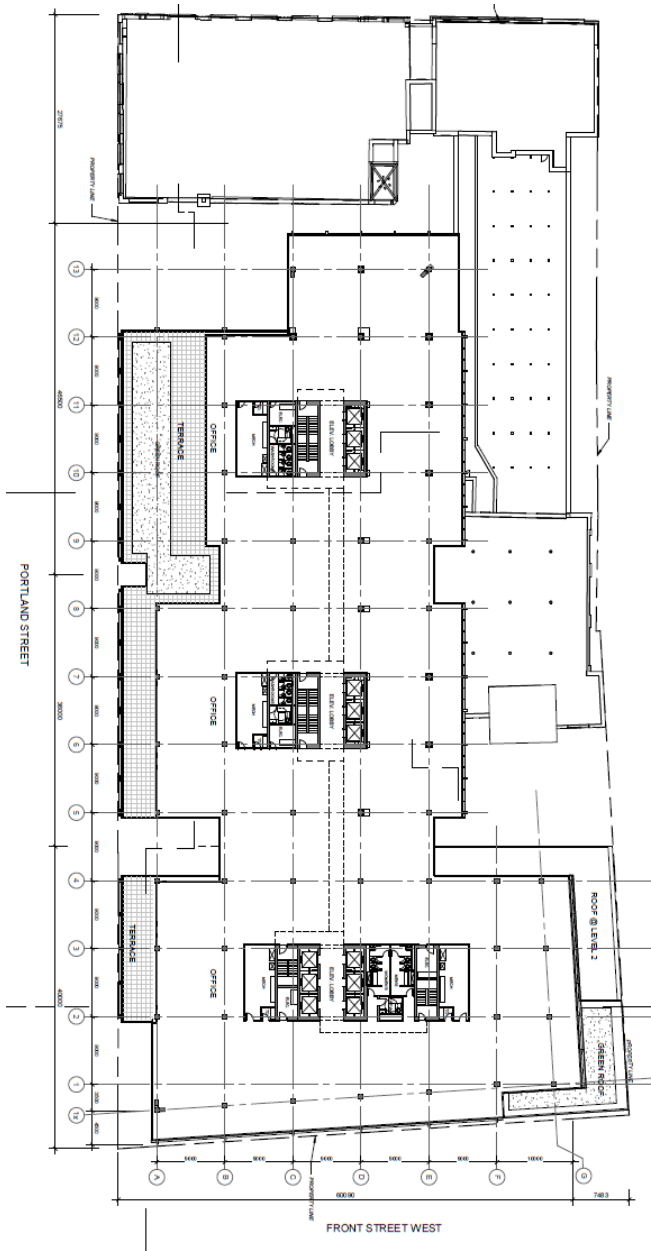
PLANS & DRAWINGS - GROUND FLOOR PLAN:
517 Wellington Street West



PLANS & DRAWINGS - SECOND FLOOR PLAN:
517 Wellington Street West

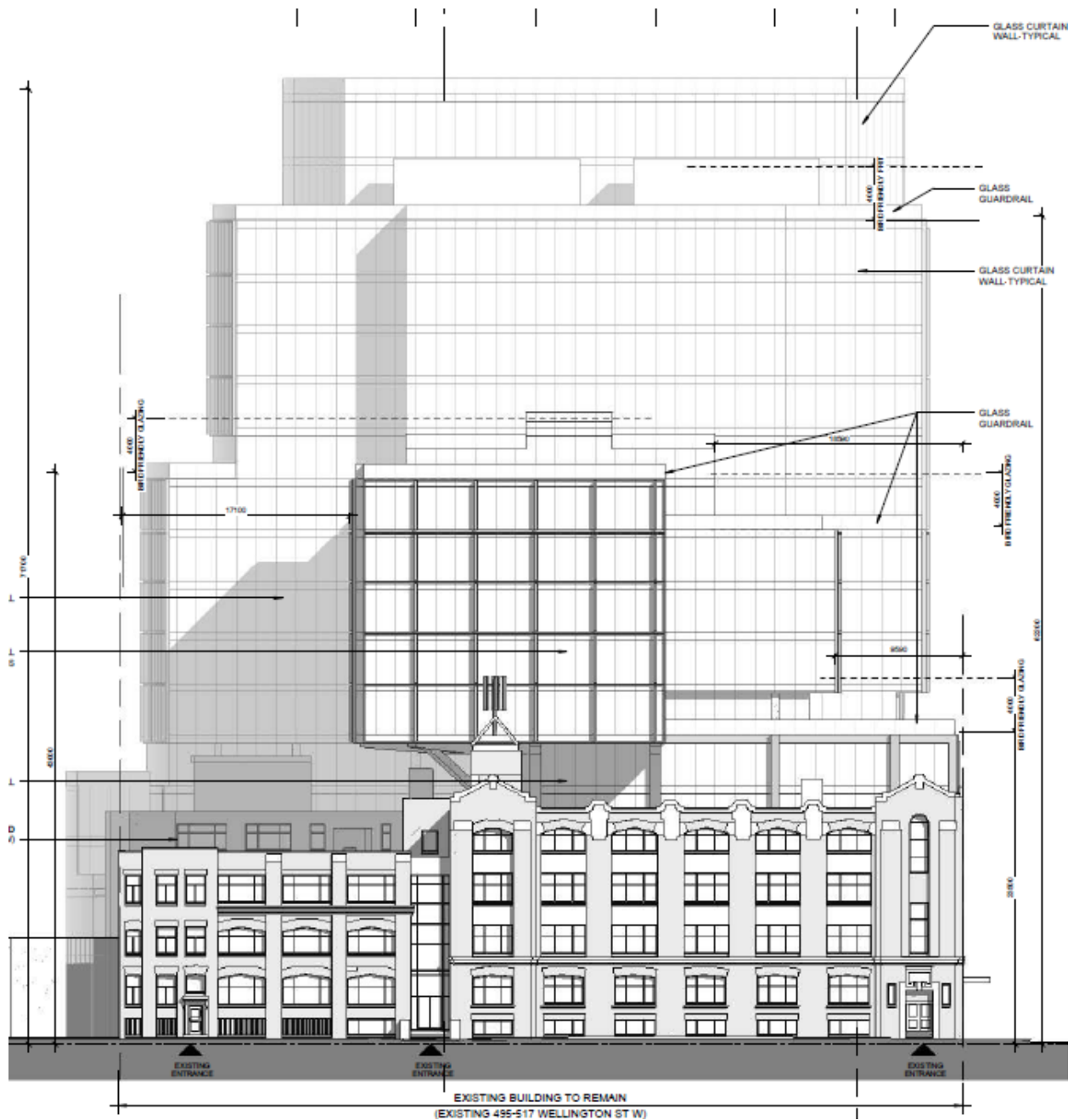


PLANS & DRAWINGS - SIXTH FLOOR PLAN:
517 Wellington Street West

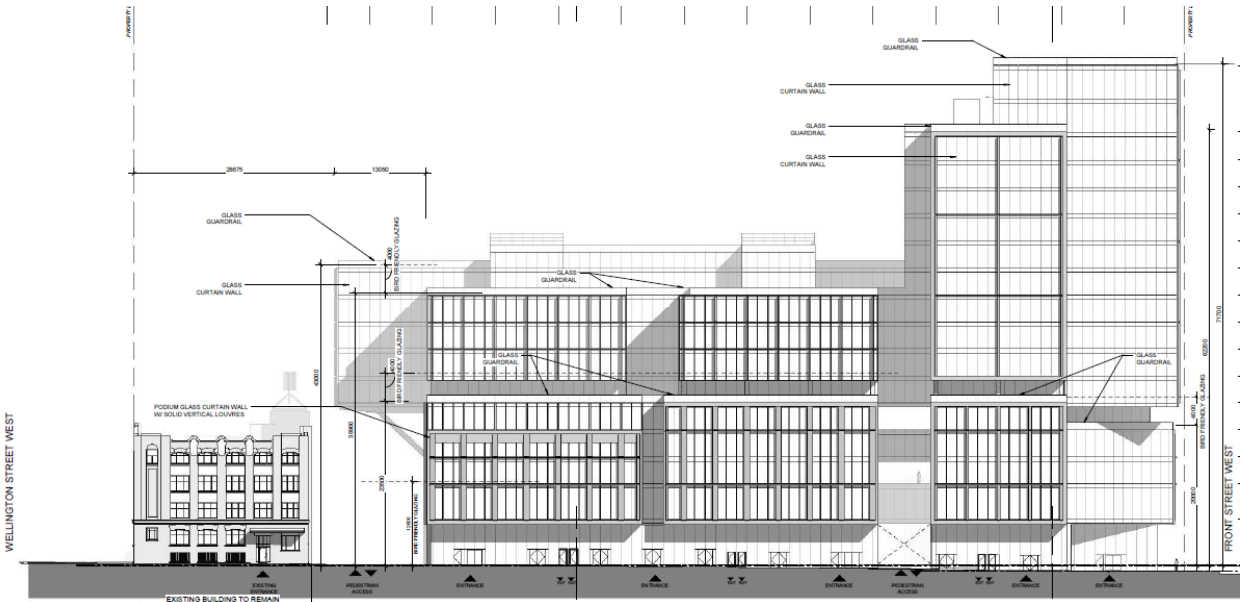


PLANS & DRAWINGS - ROOF PLAN:
517 Wellington Street West

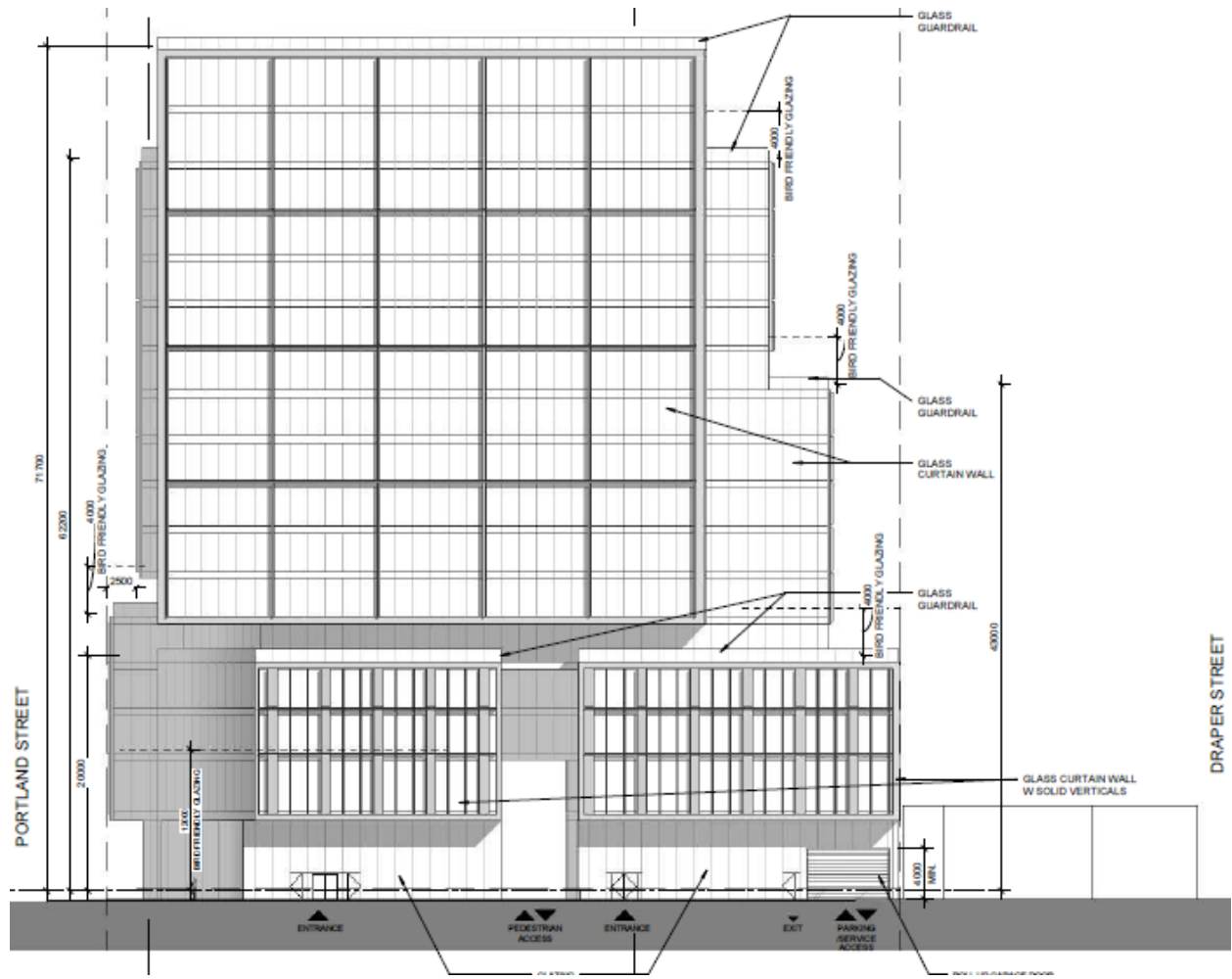
PLANS & DRAWINGS - NORTH (WELLINGTON) ELEVATION:
517 Wellington Street West



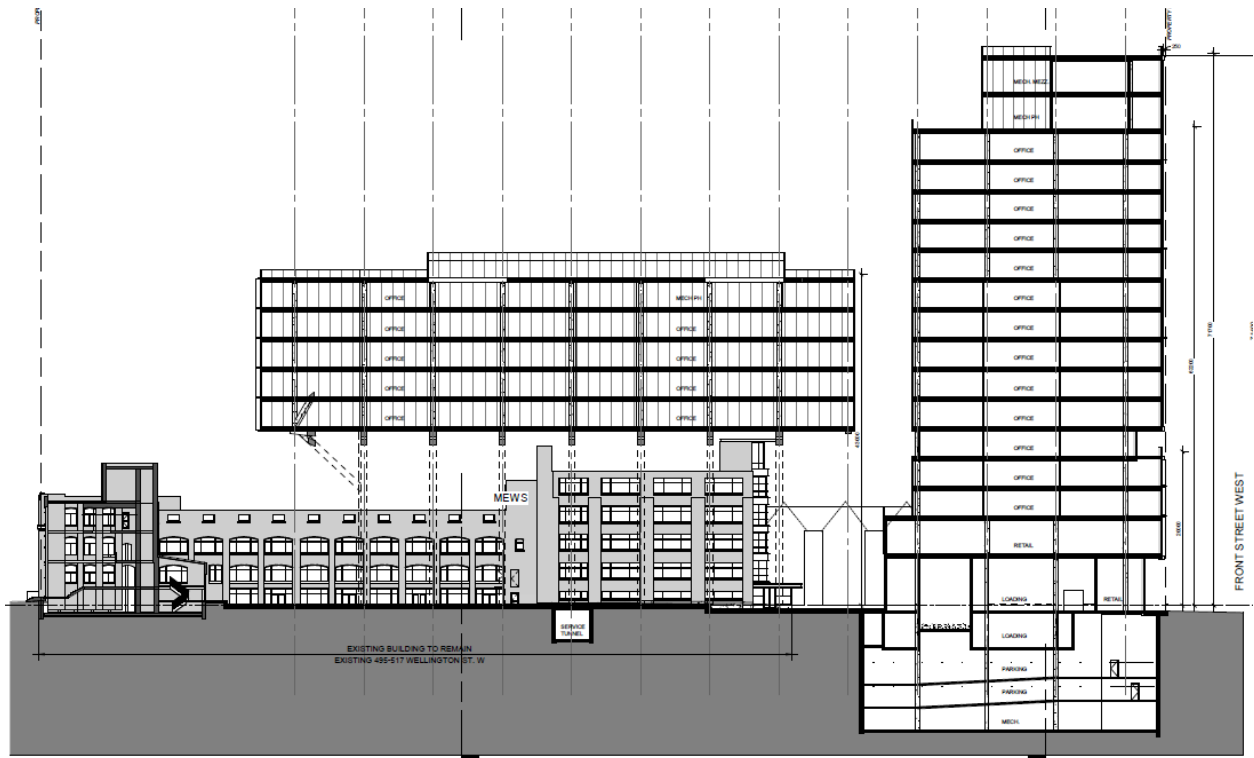
PLANS & DRAWINGS - WEST (PORTLAND) ELEVATION:
517 Wellington Street West



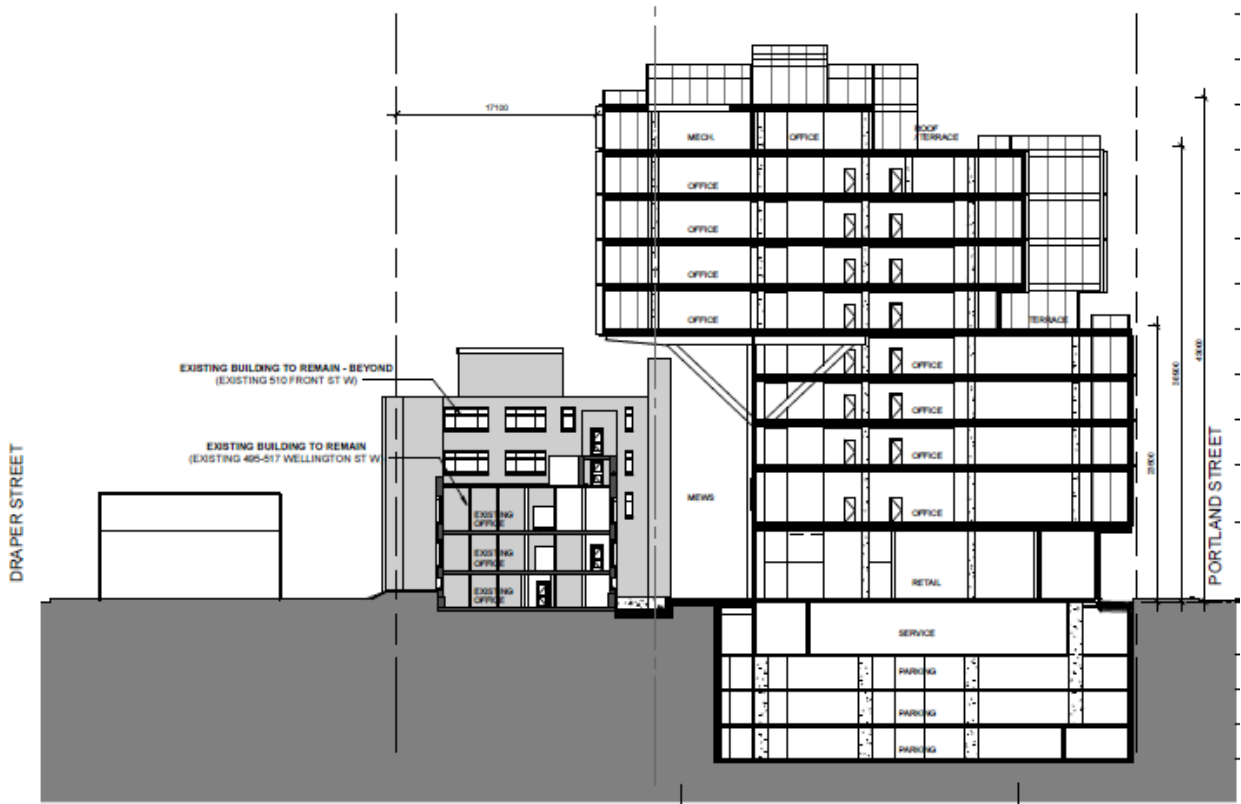
PLANS & DRAWINGS - SOUTH (FRONT ST) ELEVATION:
517 Wellington Street West



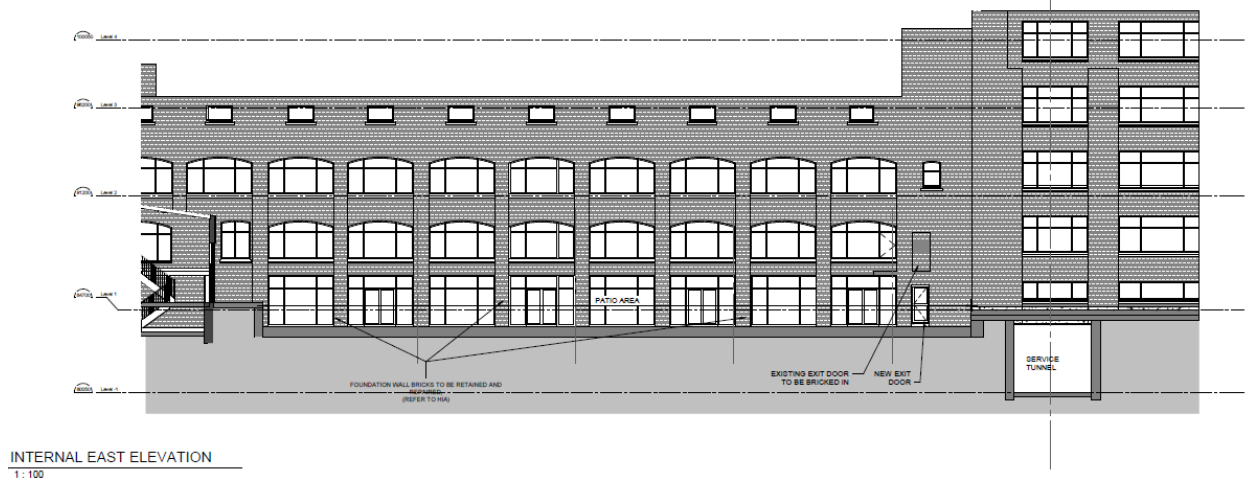
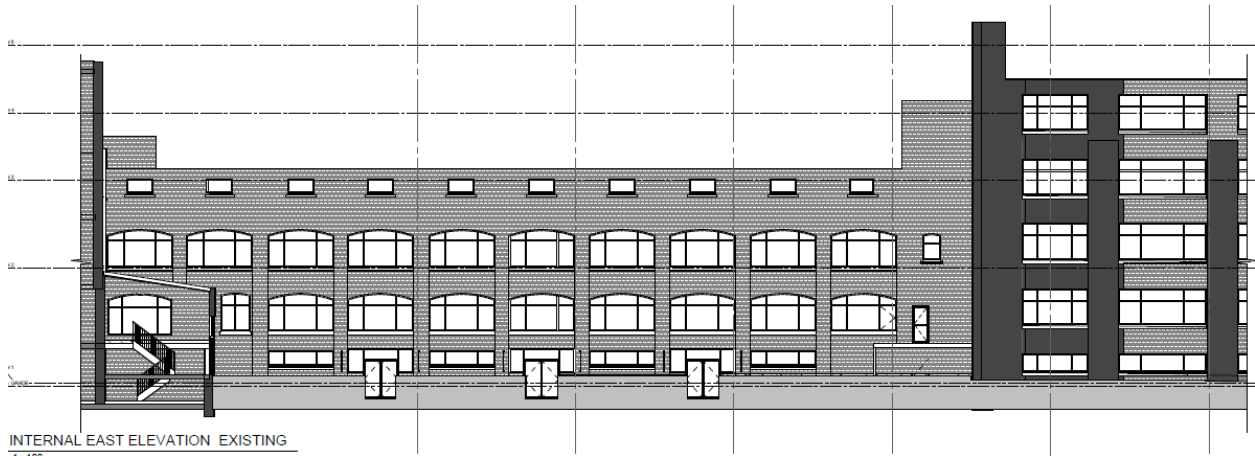
PLANS & DRAWINGS - NORTH-SOUTH BUILDING SECTION AT MEWS:
517 Wellington Street West



PLANS & DRAWINGS - EAST-WEST BUILDING SECTION:
 517 Wellington Street West



PLANS & DRAWINGS - EXISTING & PROPOSED WEST ELEVATION:
517 Wellington Street West



ORIGINAL REASONS FOR DESIGNATION: 517 WELLINGTON STREET WEST

Reasons for the designation of the Property at Nos. 495-517 Wellington Street West.

This building is designated on architectural grounds. In 1909 the Copp Clark Publishing Company occupied one of the first industrial buildings on Wellington Street West. The architects, Wickson & Gregg, were also responsible for the impressive four-storey warehouse and office building at the corner of Portland Street in 1912 when the Company completed its move from downtown Front Street. These buildings are good example of functional design for industrial use with plain decorative brickwork and cast stone features at the entrances and in the parapet facades.

From City of Toronto By-law 758-79, September 17, 1979

STATEMENT OF SIGNIFICANCE: 517 WELLINGTON STREET WEST (REVISED REASONS FOR DESIGNATION)

City of Toronto By-law 758-79 designating the properties at 495-517 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act is revised to update the cultural heritage values and attributes according to the 2005 amendments to the Ontario Heritage Act. Now known as 517 Wellington Street West (with entrance addresses at 495 Wellington Street West, 31 Portland Street and 501 Front Street West), the Copp Clark Company Complex meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

Located on the southeast corner of Wellington and Portland Streets in the King-Spadina neighbourhood, the property at 517 Wellington Street West contains a complex of buildings commissioned by the Copp Clark Company Limited (later known as the Copp Clark Publishing Company). At the east end of the site, the building identified by the entrance address of 495 Wellington Street West comprises a three-storey factory building with a two-storey rear (south) wing dating to 1909 that was extended to the south by a three-storey addition built in 1928. Directly west, the four-storey office and warehouse building was completed in 1912. All the buildings were designed by the Toronto architectural partnership of Wickson and Gregg. The property at 517 Wellington Street West was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1979 by By-law 758-79. In October 2017, Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act by By-law 1111-2017, which was amended by By-law 1241-2017. In 2018, the HCD was under appeal. The King-Spadina HCD Plan (2016) identifies 517 Wellington Street West as a contributing heritage property.

Statement of Cultural Heritage Value

The property at 517 Wellington Street West has cultural heritage value for its design as a complex of early 20th century industrial buildings sharing complementary Edwardian Classical detailing from the most popular style of the pre-World War I era. Identified by its somber red brick work, symmetrical appearance and restrained classical detailing, Edwardian Classicism was particularly popular for industrial buildings, including the Copp Clark Company Complex. The style is evident on the factory building (1909) where the north elevation on Wellington Street West incorporates a frontispiece with a parapet and stone detailing that contains a classically-detailed entrance at its base. Directly west, the larger combined office building and warehouse (1912) is viewed from both Wellington and Portland streets and is particularly distinguished by the treatment of the corners with the oversized piers and the stepped parapets, the stone embellishments along the north and west rooflines, and the cornice that continues from the north to the west elevation.

The Copp Clark Company Complex is valued for its association with the Toronto architectural firm of Wickson and Gregg, which designed all of the buildings. Headed by A. Frank Wickson and Alfred Holden Gregg, the partners opened their practice in 1905 and received immediate acclaim for their design for the Carnegie-funded Central Reference Library at College and St. George streets (completed in 1909 in association with architect A. H. Chapman) and Timothy Eaton Memorial Church and Sunday School (1911-1913) on St. Clair Avenue West. Both had previous experience designing factories and warehouses in the King-Spadina neighbourhood, which continued with the Turnbull Elevator Company Building (1906) on John Street, a trio of buildings adjoining the intersection of King and Duncan streets (1906-1907), and the Copp Clark Company's Wellington Street complex. The firm and its successors, Wickson, Gregg and Blackwell designed the subsequent additions to the latter site.

The property at 517 Wellington Street West is associated historically with the publishing industry in Toronto and Canada as the location beginning in 1909 of the Copp Clark Company Limited. The origins of the firm dated to the 1840s when Scottish-born bookseller and publisher, Hugh Scobie opened a stationery store in Toronto that evolved into a printing and bookbinding enterprise. Following Scobie's death, part of his business was acquired by partners Thomas Maclear and George Elliott Thomas, whose employees included William Walter Copp (1826-1894). In 1869, Copp and Henry James Clark continued the enterprise as Copp, Clark and Company while suspending the retail operation. The "Canadian Almanac" founded by Scobie remained a cornerstone of Copp Clark's varied publications, which expanded in the late 19th century to include maps, school textbooks and popular literature. During the interwar era, controlling interest in Copp Clark was acquired by the descendants of George Elliott Thomas, who retained the company until 1955 when it was renamed the Copp Clark Publishing Company. In the 21st century specializing in products and services relating to global financial markets, Copp Clark remains Canada's longest continuously operating book publisher.

The Copp Clark Company Complex has associative value for its contribution to the understanding of the historical evolution of the King-Spadina neighbourhood, which developed on part of the Military Reserve that was established in the 18th century west of the Town of York and was subsequently subdivided and sold in the early 19th century to accommodate the expansion of the City of Toronto. The plan of subdivision incorporated two important public squares (Victoria Memorial Square, with its military burial ground, and Clarence Square) that were connected by an unusually wide boulevard named Wellington Place as the setting of upscale housing. Most of the original housing stock was removed as part of the transformation of the King-Spadina neighbourhood from its origins as an institutional and residential district to Toronto's new manufacturing centre after the Great Fire of 1904. The Copp Clark Company Complex was amongst the earliest industrial sites on Wellington Street West, west of Spadina Avenue, and contributed to the transformation of the formerly residential enclave.

Contextually, the property at 517 Wellington Street West supports the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's industrial centre. In King-Spadina, the Copp Clark Company Complex reflects the

conversion in the early 20th century of the section of Wellington Street West originally known as Wellington Place from a residential enclave between Clarence Square and Victoria Memorial Square to part of Toronto's manufacturing sector. As one of the earliest industrial developments on the street, the Copp Clark Company Complex is historically, visually and physically linked to its setting on an expansive corner lot where it is viewed from Wellington, Portland and Front streets.

Heritage Attributes

The heritage attributes of the Copp Clark Company Complex at 517 Wellington Street West are:

- The placement, setback and orientation of the complex of buildings on the southeast corner of Portland Street, consisting of the 3-storey factory building (1909) with the two-storey south wing (1909) and the three-storey south addition (1928), and the adjoining four-storey office and warehouse building (1912)

1909 Factory Building (entrance address at 495 Wellington Street West)

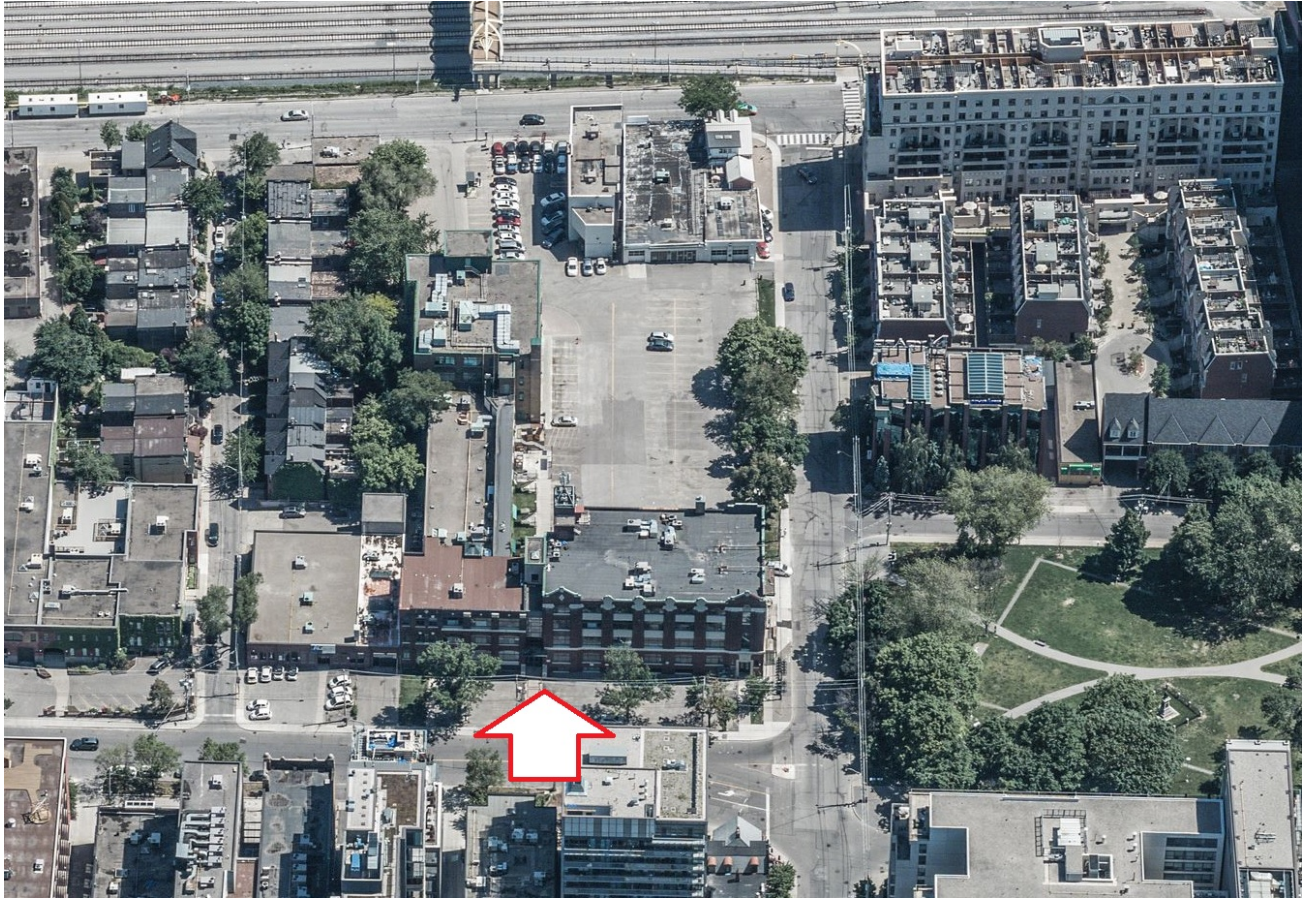
- The scale, form and massing of the three-storey building above the raised base with the flat-headed window openings on the north elevation
- The flat roofline with the parapet with the stone diamond motifs
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (north) elevation, which is organized into five bays by brick piers with stone coping (at the west end, the glazed link connecting this building to the 1912 office building and warehouse is not original to the design)
- On the north elevation, in the second bay from the east end, the frontispiece (under the parapet) with the main entrance placed at the base in a surround with classical detailing (the door has been replaced)
- The fenestration on the north elevation, with the mixture of flat-headed and segmental-arched openings with the brick flat arches, the stone sills and, on some of the openings in the frontispiece, the stone keystones
- The detailing on the north elevation, with the cornice with the brick corbels beneath the third-floor openings
- The east elevation, which is viewed from Wellington Street West and is devoid of openings
- The two-storey south wing (1909), with the raised base and the symmetrically-organized segmental-arched openings with the brick and stone detailing on the east and west elevations
- The three-storey south addition (1928), which is L-shaped with brick cladding and symmetrically-placed fenestration (the fourth storey is an addition)

1912 Office and Warehouse Building

- The scale, form and massing of the four-storey near-square plan above the raised base with the flat-headed window openings
- The flat roof with the stepped parapets with the coping on the northeast, northwest and southwest corners, the penthouse at the southeast corner and the chimney on the south end
- The materials, with the red brick cladding and the brick, stone and wood detailing

- On the north elevation on Wellington Street West and the west elevation on Portland Street, the corner frontispieces and the brick piers with the decorative stonework that organize the segmental-arched window openings in the first (ground) and fourth floors and the flat-headed window openings in the second and third floors
- The entrance on the north elevation, which is placed in a classical surround in the westernmost bay, and the cargo entrance on the west elevation
- The south elevation, which is viewed from Portland Street and has flat-headed and segmental-arched openings
- The detailing, with the brick and stone detailing on the window openings on the north, west and south elevations, and the cornice that extends above the first-floor openings across the north and west elevations

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



COPP CLARK COMPANY COMPLEX
517 WELLINGTON STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2018

1. DESCRIPTION



Cover: aerial photograph showing the property at 517 Wellington Street West, which is oriented with north on the bottom (www.bing.com/maps); above: view of the Copp Clark Company Complex from Victoria Square (Toronto Historical Board, undated)

517 Wellington Street West: Copp Clark Company Complex	
ADDRESS	517 Wellington Street West (southeast corner of Portland Street) ¹
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Military Reserve, Section A, Lots 4, 16-17; Plan 321, Lots 1-4; Plan 540, Lots A-G; Plan 890, Lots A-E ²
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Copp Clark Company Complex
CONSTRUCTION DATE	1909: factory; 1912: office and warehouse
ORIGINAL OWNER	Copp Clark Company Limited
ORIGINAL USE	Industrial
CURRENT USE*	See Section 2 * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Wickson and Gregg, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Designated under Part IV, Section 29, Ontario Heritage Act, By-law 758-79
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2018

¹ The confirmed address for the complex is 517 Wellington Street West, with entrance addresses at 495 Wellington Street West, 31 Portland Street and 510 Front Street West

² Lot 4, Block A in the Military Reserve (afterward subdivided under Plan 961) on the northeast corner of Front and Portland Streets does not contain the subject buildings and is not described in detail in this report

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 517 Wellington Street West (including the addresses at 495 Wellington Street West, 31 Portland Street and 510 Front Street West) and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of York (Toronto), the area west of the town site is set aside as the Military Reserve where (Old) Fort York is located (Image 2a)
1797	A “New Town” is established west of the Old Town of York, with the west boundary adjoining the Military Reserve (Image 2b)
1831	Prior to the sale of land, a survey of part of the Military Reserve includes the layout of a residential street named “Wellington Place” (Image 2c)
1837	After the incorporation of the City of Toronto (1834) when the municipality’s west boundary is moved to Bathurst Street, a further survey of the former Military Reserve shows the layout of lots along Wellington Place, including Block A on the south side of the street (Image 2d)
1836	The patent to Lot 17 in Block A on the southeast corner of present-day Wellington and Portland streets is granted to Thomas Bond
1842	Cane’s plan of Toronto illustrates the first buildings on Wellington Place, including the Commissariat on the north side of the street, east of the vacant subject site ³
1843	Lot 16, directly east of Lot 17, is patented and remains undeveloped in the 19th century
1854	Thomas Maclear and George Thomas Elliott purchase parts of the publishing and bookselling business founded by Hugh Scobie in the 1840s and employ William Walter Copp
1858	When Boulton’s Atlas is published, modest wood frame buildings are shown on Lot 17 (Image 2e)
1869	The firm of Copp Clark and Company is created when Henry James Clark becomes Copp’s new partner
1870	According to Thomas Bond’s will, his daughter Elizabeth Izzard receives the north part of Lot 17 adjoining Wellington Place (now Wellington Street West)
1880	Plan 321 is registered, subdividing Lot 17 into three sections (Image 4a)

³ Not appended, a copy of the map is available at <http://oldtorontomaps.blogspot.ca/2013/01/1842-cane-topographical-map-of-city-and.html>

1881	Elizabeth Izzard grants her property to William Augustine Lee, a Toronto realtor, who constructs a house on the southeast corner of Wellington and Portland streets the next year ⁴
1884	William Lee's house is illustrated on the first Goad's Atlas depicting this area (Image 2f)
1890	The update to Goad's Atlases shows row houses on Portland Street, south of Lee's property (no changes are illustrated when the atlas is revised in 1903) ⁵
1908 Oct	The Copp Clark Company purchases Lot 16
1908 Dec	According to The Globe, the Copp Clark Company plans to construct "a fine modern factory building" on its vacant property on the south side of Wellington Street West between Spadina Avenue and Portland Street
1909 Mar	Copp Clark is issued building permit #14147 for its factory, identifying Wickson and Gregg as the architects (Image 4b)
1909 Sept	The tax assessment rolls record an "unfinished building" under the address of 495 Wellington Street West
1910	The update to Goad's Atlas shows the new factory, as well as the status of Wellington Street West, which remains mostly residential (Image 3b)
1911 May	Copp Clark purchases the former Lee property on the southeast corner of Wellington and Portland Streets, west of its factory
1912 Apr	Building permit #33293 is issued to Copp Clark for the office and warehouse at 517 Wellington Street West, with plans by Wickson and Gregg (Image 4c)
1912 Aug	When the tax assessment rolls are compiled, Copp Clark owns an "unfinished building" at 517 Wellington Street West
1912	The update to Goad's Atlas, Volume 1, illustrates the new office and warehouse building at 517 Wellington, as well as the growing number of other factories and warehouses on the street (Images 3c-3d)
1928 Mar	Building permit A5884 is issued for an addition to the factory building at 495 Wellington, naming the same architects
1939 May	Specifications are prepared by Wickson, Gregg and Blackwell for alterations to the building at 495 Wellington, including the bricking in of some openings, the extension of others, and new doors
1940	The Copp Clark Company's complex with the 1928 addition is illustrated on the business's letterhead (Image 4f)
1943	The updated Underwriters' Survey Bureau atlas shows the status of the subject property (Image 3e)
1948	Beginning in 1948 and continuing for a decade, Copp Clark purchases additional land on the east side of Portland Street and the north side of Front Street West, south of the subject buildings
1951	A building permit is requested for a fourth-floor addition to the 1928 factory wing at 495 Wellington, naming Clare F. Thompson as the architect
1955	The Copp Clark Company (Limited) changes its name to the Copp Clark Publishing Company Limited

4 A series of Mechanics Liens was registered against the property in 1882

5 Not appended here, Goad's Atlas for 1903 is available at <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

1956	An application is made to reapply brick veneer to a portion of the east elevation on 495 Wellington and rebuild the existing parapet wall under the supervision of Proctor Redfern and Laughlin, engineers
1963	Copp Clark is purchased by Sir Isaac Pitman Limited, becoming the Canadian branch of Pitman Publishing
1964	The update to the Underwriters' Survey Bureau's atlas illustrates the complex (Image 3f)
1974	The property at 517 Wellington Street West is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
1979	The property at 517 Wellington Street is designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 758-79
1986	Pitman Publishing is purchased by Longman Publishers, a business unit of Pearson Plc
2016	517 Wellington Street (including the building at 495 Wellington Street West) is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan [Draft]
2017	The King-Spadina Heritage Conservation District (HCD) is designated by By-law 1111-2017 and amended by By-law 1241-2017 ⁶

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The property at 517 Wellington Street West is in the King-Spadina neighbourhood. Following the founding of York (Toronto) in the late 18th century, the area west of the townsite was set aside for the Military Reserve and (Old) Fort York was established near the entrance to the harbour. With the rapid growth of the community, by 1797 the boundary of the Town of York moved to the edge of the Reserve as "New Town" where major institutional buildings were adjoined by residential estates and, on the side streets, tracts of housing. The incorporation of the City of Toronto in 1834 coincided with the subdivision and sale of part of the Military Reserve for the residential development demanded by the growing municipality.

Historical maps and atlases (including those appended in Section 6 below) trace the development of King-Spadina from the mid 19th century when the arrival of the inaugural steam railways marked the beginning of its transformation from an institutional and residential enclave to the City's core industrial sector. The Grand Trunk Railway and the Northern Railway, respectively, constructed facilities on the east and west sides of Spadina Avenue, south of Front Street. The extension of railway right-of-way's across the neighbourhood resulted in the demolition of housing stock, particularly on Wellington Street West, and the replacement of other residential buildings with large-scale factories and warehouses. This process was accelerated after the Great Fire of 1904 destroyed the city's original manufacturing district, leading to its relocation to the area adjoining the intersection of King Street West and Spadina Avenue.⁷

⁶ In 2018, the King-Spadina HCD is under appeal to the Local Planning Appeals Tribunal

⁷ During this era, Spadina Avenue was extended south of Queen Street West. The street originated as Brock Avenue, the route to Dr. William Warren Baldwin's "Spadina" estate on the escarpment north of the Reserve

King-Spadina experienced a decline after World War II when many companies relocated to Toronto's suburbs. Beginning in the 1990s when the restrictive industrial zoning was removed, the area has been revitalized as a popular mixed-use neighbourhood. With its collection of surviving late-19th century residential buildings and early-20th century industrial edifices, King-Spadina was designated as a Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in 2017.⁸

517 Wellington Street West

The subject property at 517 Wellington Street West is located on land that was originally part of the Military Reserve before its subdivision and sale in the 1830s. As illustrated on Chewett's survey of 1831, the area was laid out as an upscale residential district according to British town planning principles, and was particularly distinguished by the inclusion of two expansive public squares (present-day Victoria Memorial Square at Wellington and Portland Streets, and Clarence Square on present-day Spadina Avenue) that were linked by a boulevard of unprecedented width named "Wellington Place" (Image 2c).⁹ The street was illustrated on Boulton's Atlas of 1858 when "Lyndhurst," the estate of the province's attorney general, Robert Jamieson, occupied a large parcel on the south side of the thoroughfare and set the standard for the impressive dwellings that followed (Image 2e).¹⁰ However, directly north, the office of the Commissariat (the military department tasked with supplying food and equipment) was an early non-residential use forecasting the later transformation of the street.

On the south side of Wellington Street, the subject property originated as Lots 16 and 17 in Block A of the Military Reserve. Lot 16, located east of Portland Street, remained undeveloped during the 19th century. The adjoining Lot 17 on the southeast corner of Wellington and Portland streets was patented to Thomas Bond in 1836. Archival sources indicate that by the mid-19th century only modest frame buildings were in place along the Wellington frontage. Bond's will was registered in 1870 and divided Lot 17 between his three married daughters. The north third was inherited by Elizabeth Izzard, who sold her allotment to William Augustine Lee, a Toronto realtor, in 1881. Lee commissioned a large house on the site, which was illustrated on Goad's Atlas in 1884 and remained in his family for twenty years (Image 2f). In 1908 and 1911, respectively, Lots 16 and 17 were acquired by the Copp Clark Company.

The origins of the Copp Clark Company date to the 1840s when Scottish emigrant Hugh Scobie began publishing the "British Colonist" newspaper in Toronto while operating a stationery shop that evolved into a printing and bookbinding enterprise. Following Scobie's death in the early 1850s, part of his business was acquired by partners Thomas Maclear and William Cameron Chewett, whose employees included William Walter Copp (1826-1894). In 1869, the latter firm was acquired by Copp and

⁸ Designated by By-law 1111-2017, as amended by By-law 1241-2017, the King-Spadina HCD is under appeal at the time of the writing of this report

⁹ This was inspired, in part, by the early-19th century design by English architect John Nash of Regent Street, Regent's Park and the surrounding neighbourhood in London, England

¹⁰ In 1867, Jamieson's property was acquired by the Loretto Sisters and renamed Loretto Abbey: <http://ibvm.ca/about/history/canada>. In 1961, it was razed for the Globe and Mail's newspaper facility, which was demolished in the summer of 2017

bookkeeper Henry James Clark, who dissolved the retail operation to concentrate on printing, publishing and wholesale book selling. Operating as the Copp Clark Company Limited, the business continued to publish Scobie's popular "Canadian Almanac," but diversified in the late 19th century with business stationery, maps, school textbooks, board games and popular literature. While Copps's son, William, joined the company, another long-term employee, Henry Leggatt Thompson, became its president in 1894. However, in the early 20th century, descendants of George Elliott Thomas returned to the Copp Clark Company and eventually purchased a controlling interest. The enterprise was renamed Copp Clark Publishing in 1955, coinciding with its transition to a public company. In 1963, following its acquisition by Sir Isaac Pitman (Canada) Limited, Copp Clark became the Canadian branch of Pitman Publishing, which was in turn acquired by Longman Publishers (a subsidiary of Pearson Canada Incorporated) in 1986. Today, the company is described as "Canada's oldest continuously operating book publisher."¹¹

As the Copp Clark Company evolved during the 19th century, its operations were based in downtown Toronto. After its manufacturing facility on Front Street was destroyed in the Great Fire of 1904, the business rebuilt in the same location. However, with the relocation of the city's industrial centre to the King-Spadina neighbourhood, Copp Clark acquired vacant Lot 16 on the south side of Wellington Street, east of Portland Street in 1908. The next year, the factory located at 495 Wellington was under construction. It was followed in 1911 and 1912 by the purchase of adjoining Lot 17 where Copp Clark's new office and warehouse were completed. The 1909 factory was extended to the south by a wing in 1928. In the second half of the 20th century, Copp Clark purchased additional land between Wellington and Front streets to expand its facilities, as shown in archival maps from this era (Images 3e and 3f).

The property at 517 Wellington Street West (including the address at 495 Wellington Street West) was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974 and designated under Part IV, Section 29 of the Ontario Heritage Act five years later. The Copp Clark Company Complex was identified as a contributing heritage property in the proposed King-Spadina Heritage Conservation District (HCD) Plan in 2016.

Wickson and Gregg, Architects

The Toronto architectural practice of Wickson and Gregg, and the successor firm of Wickson, Gregg and Blackwell, designed the Copp Clark Company's complex at 517 Wellington Street West. The firm was founded in 1905 by A. Frank Wickson (1861-1936) and Alfred Holden Gregg (1868-1945). Prior to this, Wickson had been a partner with N. B. Dick in the late 19th century, with the pair designing the warehouse complex on St. Joseph Street near Yonge Street for the cartage business of Marmaduke Rawlinson. A. H. Gregg had trained with the architectural firm founded by his older brother, William Rufus Gregg, before becoming his partner in 1896. During the next eight years, the latter pair designed several industrial edifices in the King-Spadina neighbourhood, including the Eclipse Whitewear Building (1903) at King and John streets, as well as the adjoining Canada Printing Ink Building (1903) and White Swan Mills Building (1903) on the northeast corner of Duncan and Pearl streets.

11 <http://www.coppclark.com/about-CompanyHistory.aspx>

During their partnership, Wickson and Gregg undertook a variety of projects, including those for high-end residential buildings in Rosedale and Forest Hill and on St. George Street. They received a series of commissions for industrial buildings in King-Spadina, including the Turnbull Elevator Company building (1905) on John Street, as well three factories adjoining the intersection of King and Spadina. The pair were best known, perhaps, for the Carnegie-funded Central Reference Library (completed 1909 in association with architect A. H. Chapman) at College and St. George streets, as well as Timothy Eaton Memorial Church and Sunday School (1911-1913) on St. Clair Avenue West.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 517 Wellington Street West are found on the cover and in Sections 2 and 6 of this report. The Copp Clark Company factory and the combined office and warehouse are designed with features of Edwardian Classicism, the style favoured for most building types in the pre-World War I era and identified by the symmetrical composition, restrained brick cladding and modest classical detailing.

The 1909 factory building extends three stories above a raised base with flat-headed window openings on the north elevation. Clad with red brick with brick, stone and wood trim, the structure is covered by a flat roof with a parapet and stone diamond motifs on the north elevation. The latter wall adjoins Wellington Street West and is organized into five bays by brick piers with stone coping. In the second bay from the east end, a frontispiece extends beneath the parapet and contains the main entrance at its base. The entry is placed in a classically-detailed surround. The fenestration ranges from flat-headed to segmentally-arched openings with brick voussoirs, stone sills and, in some cases, stone keystones. A cornice on brick corbels extends beneath the third-floor openings, west of the frontispiece. The west end of the building is connected to the neighbouring office building and warehouse by a glazed link, which is not original to the design. The east elevation of the factory is devoid of openings. The rear (south) wing rises two stories beneath a flat roof and complements the main part of the structure in its materials and fenestration along the east and west elevations. Directly south, the 1928 wing features a three-storey L-shaped plan above a raised base, brick cladding and symmetrically-placed openings. The fourth-storey addition reflects the evolution of the structure over time.

Directly west of the 1909 factory, the combination warehouse and office building features a near-square-shaped four-storey plan above a raised base with flat-headed window openings. It complements the adjoining factory with its red brick cladding with brick, stone and wood detailing, as well as the symmetrical treatment of the principal elevations (north and west) with classical embellishments. The design is particularly distinguished by the treatment of the northeast, northwest and southwest corners with the oversized piers with coping that are surmounted by stepped parapets with stone detailing. At the southeast corner, a penthouse extends above the roofline and a tall brick chimney is found on the south elevation. The principal elevations on Wellington Street West (north) and Portland Street (west) are similarly treated with a cornice that extends across both walls above the first (ground) floor openings, as well as the organization of the flat-headed and segmental-arched openings by brick piers with

stone detailing. The main entrance to the building, which is found on the north elevation in the westernmost bay, features a classical surround. A cargo entrance is placed on the west elevation.

iv. CONTEXT

Shown on the location map attached as Image 1, the property at 517 Wellington Street West is found on the southeast corner of Portland Street. The Copp Clark Company Complex is adjoined to the north and east by a series of mid-size industrial warehouses dating from 1907-1916 (which replaced most of the original late-19th century housing stock) that are listed on the City of Toronto’s Heritage Register.¹² Directly northwest, Victoria (Memorial) Square is part of the Fort York National Historic Site. To the east, the subject properties are adjoined by the Draper Street Heritage Conservation District, comprising a group of late 19th century row houses and semi-detached cottages that are designated under Part V of the Ontario Heritage Act. The Copp Clark Company Complex, along with the neighbouring house form buildings and warehouses, are identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan that was adopted by Toronto City Council in 2017.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. 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 517 Wellington Street West has cultural heritage value for its design as a complex of early 20th century industrial buildings sharing complementary Edwardian Classical detailing from the most popular style of the pre-World War I era. Identified by its somber red brick work, symmetrical appearance and restrained classical detailing, Edwardian Classicism was particularly popular for industrial buildings, including the Copp Clark Company Complex. The style is evident on the factory building (1909) where the north elevation on Wellington Street West incorporates a frontispiece with a parapet and stone detailing that contains a classically-detailed entrance at its base. Directly west, the larger combined office building and warehouse (1912) is viewed from both Wellington and Portland streets and is particularly distinguished by the treatment of the corners with the oversized piers and the stepped parapets, the stone

¹² On the north side of Wellington Street West, the Monarch Building (1915) at 436 Wellington, the Houlding Knitwear Building (1916) at 462 Wellington, the Butterick Publishing Building (1915) at 468 Wellington and the two Granatstein Buildings (1907 and 1918) at 488 Wellington Street were listed on the City’s Heritage Register prior to the designation (currently under appeal) of the King-Spadina Heritage Conservation District

embellishments along the north and west rooflines, and the cornice that continues from the north to the west elevation.

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	X

The Copp Clark Company Complex is valued for its association with the Toronto architectural firm of Wickson and Gregg, which designed all of the buildings. Headed by A. Frank Wickson and Alfred Holden Gregg, the partners opened their practice in 1905 and received immediate acclaim for their design for the Carnegie-funded Central Reference Library at College and St. George streets (completed in 1909 in association with architect A. H. Chapman) and Timothy Eaton Memorial Church and Sunday School (1911-1913) on St. Clair Avenue West. Both had previous experience designing factories and warehouses in the King-Spadina neighbourhood, which continued with the Turnbull Elevator Company Building (1906) on John Street, a trio of buildings adjoining the intersection of King and Duncan streets (1906-1907), and the Copp Clark Company's Wellington Street complex. The firm and its successors, Wickson, Gregg and Blackwell designed the subsequent additions to the latter site.

The property at 517 Wellington Street West is associated historically with the publishing industry in Toronto and Canada as the location beginning in 1909 of the Copp Clark Company Limited. The origins of the firm dated to the 1840s when Scottish-born bookseller and publisher, Hugh Scobie opened a stationery store in Toronto that evolved into a printing and bookbinding enterprise. Following Scobie's death, part of his business was acquired by partners Thomas Maclear and George Elliott Thomas, whose employees included William Walter Copp (1826-1894). In 1869, Copp and Henry James Clark continued the enterprise as Copp, Clark and Company while suspending the retail operation. The "Canadian Almanac" founded by Scobie remained a cornerstone of Copp Clark's varied publications, which expanded in the late 19th century to include maps, school textbooks and popular literature. During the interwar era, controlling interest in Copp Clark was acquired by the descendants of George Elliott Thomas, who retained the company until 1955 when it was renamed the Copp Clark Publishing Company. In the 21st century specializing in products and services relating to global financial markets, Copp Clark remains Canada's longest continuously operating book publisher.

The Copp Clark Company Complex has associative value for its contribution to the understanding of the historical evolution of the King-Spadina neighbourhood, which developed on part of the Military Reserve that was established in the 18th century west of the Town of York and was subsequently subdivided and sold in the early 19th century to accommodate the expansion of the City of Toronto. The plan of subdivision incorporated two important public squares (Victoria Memorial Square, with its military burial ground, and Clarence Square) that were connected by an unusually wide boulevard named Wellington Place as the setting of upscale housing. Most of the

original housing stock was removed as part of the transformation of the King-Spadina neighbourhood from its origins as an institutional and residential district to Toronto's new manufacturing centre after the Great Fire of 1904. The Copp Clark Company Complex was amongst the earliest industrial sites on Wellington Street West, west of Spadina Avenue, and contributed to the transformation of the formerly residential enclave.

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

Contextually, the property at 517 Wellington Street West supports the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's industrial centre. In King-Spadina, the Copp Clark Company Complex reflects the conversion in the early 20th century of the section of Wellington Street West originally known as Wellington Place from a residential enclave between Clarence Square and Victoria Memorial Square to part of Toronto's manufacturing sector. As one of the earliest industrial developments on the street, the Copp Clark Company Complex is historically, visually and physically linked to its setting on an expansive corner lot where it is viewed from Wellington, Portland and Front streets.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 517 Wellington Street has design, associative and contextual value. Located on the southeast corner of Wellington and Portland streets, the Copp Clark Company Complex is a well-crafted example of Edwardian Classical styling by the notable Toronto architectural firm of Wickson and Gregg that was commissioned by one of Canada's leading publishing enterprises. Contextually, in its setting on the corner of Wellington and Portland Street, the Copp Clark Company Complex is historically associated with and contributes to the character of the King-Spadina neighbourhood as it evolved from a 19th-century residential and institutional enclave to the city's new manufacturing centre following the Great Fire of 1904.

5. SOURCES

Archival Sources:

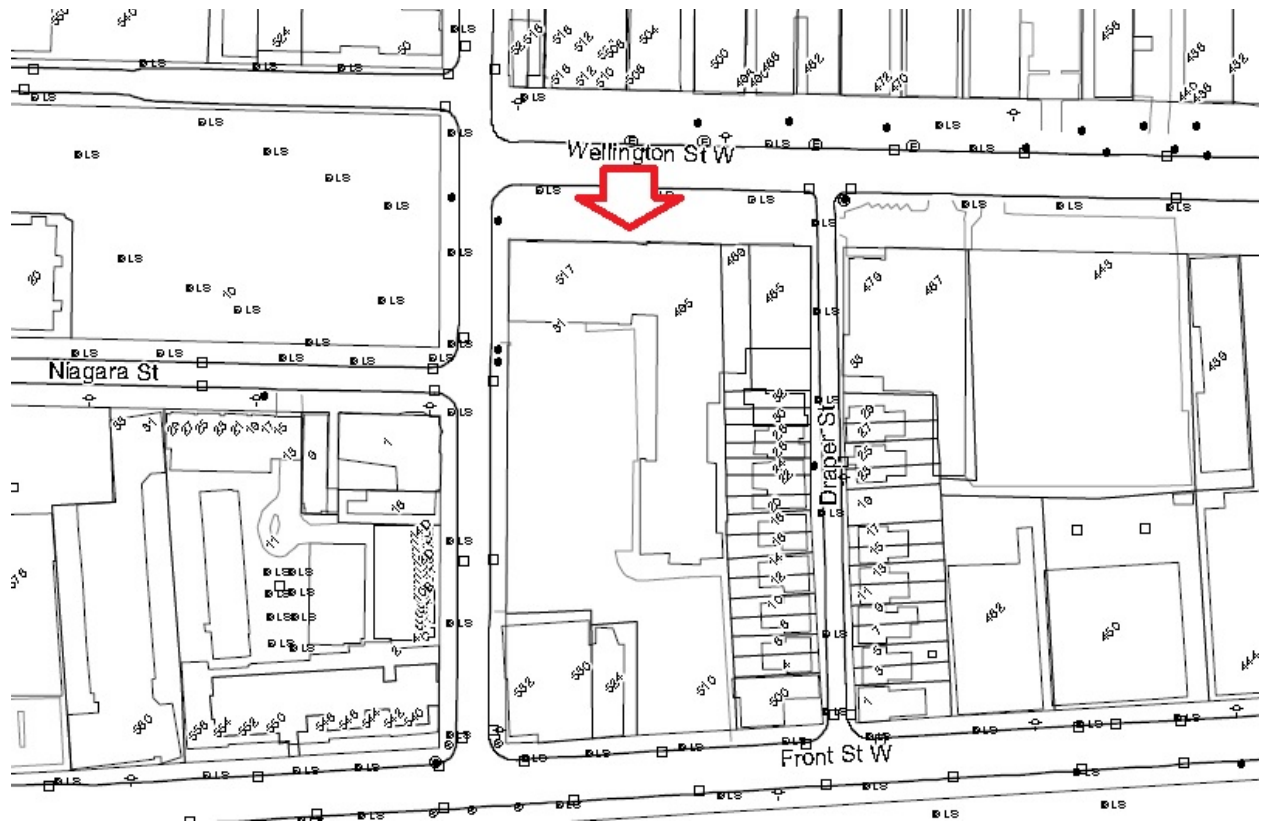
- Abstract Indices of Deeds, Toronto Military Reserve, Section A, Lots 4, 16 and 17, Plan 321, Lots 1-4, Plan 540, Lots A-6, and Plan 890, Lots A-E
- Archival Maps, 1797-1842, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)
- Assessment Rolls, City of Toronto, Ward 4, Division 1, 1880 ff.
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- Building Permits, #14147, March 11, 1909, #33293, April 13, 1912, and #A5884, March 12, 1928, City of Toronto Archives

- Building Plans, 495 Wellington Street West, 1909, City of Toronto Archives, Fonds 200, File 3164
- Building Plans, 519 Wellington Street West, 1912, City of Toronto Archives, Fonds 200, File 3182
- Building Records, City of Toronto, Toronto and East York, 1909 ff. (including specifications for 495 Wellington Street West)
- City of Toronto Directories, 1880 ff.
- Goad's Atlases, 1884-1903 and 1912-1923, Volume 1
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6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 517 Wellington Street West: showing the property on the southeast corner of Portland Street (City of Toronto Property Data Map).



2a. Bonnycastle, Plan of York Harbour, 1797



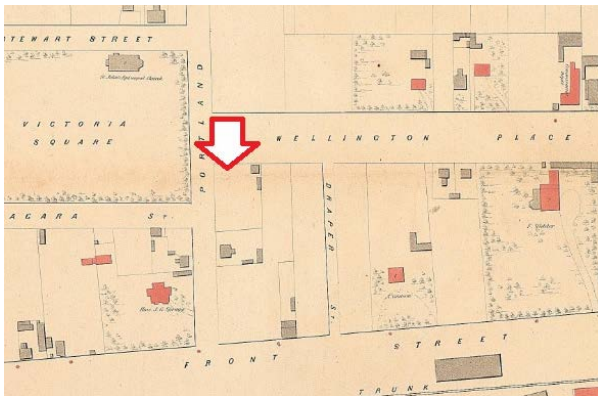
2b. Phillpott, Plan of York, 1827



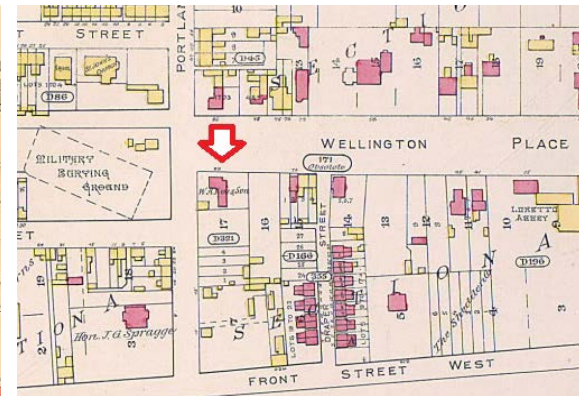
2c. Chewett, Garrison Survey, 1831



2d. Hawkins, Military Reserve, 1837

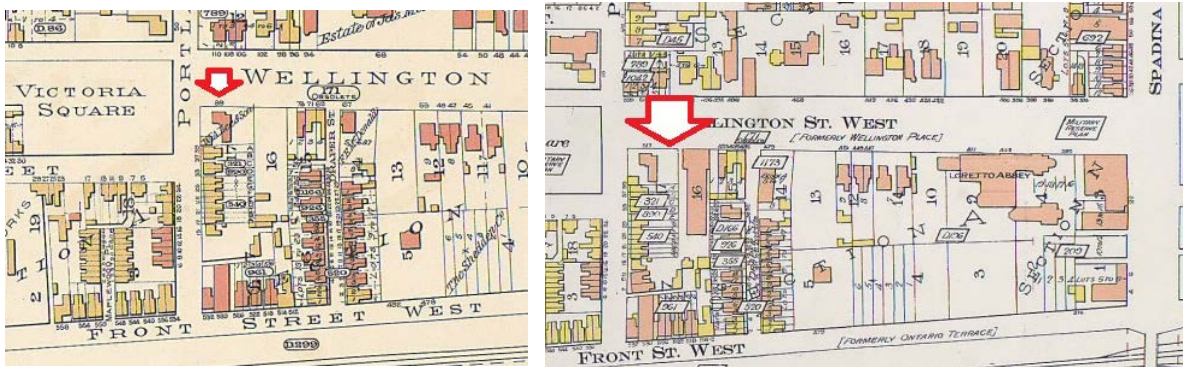


2e. Boulton, Toronto Atlas, 1858

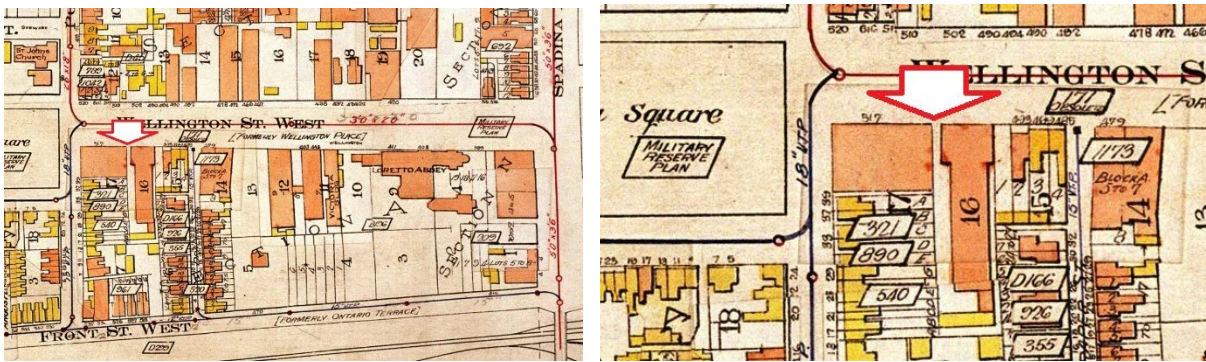


2f. Goad, Toronto Atlas, 1884

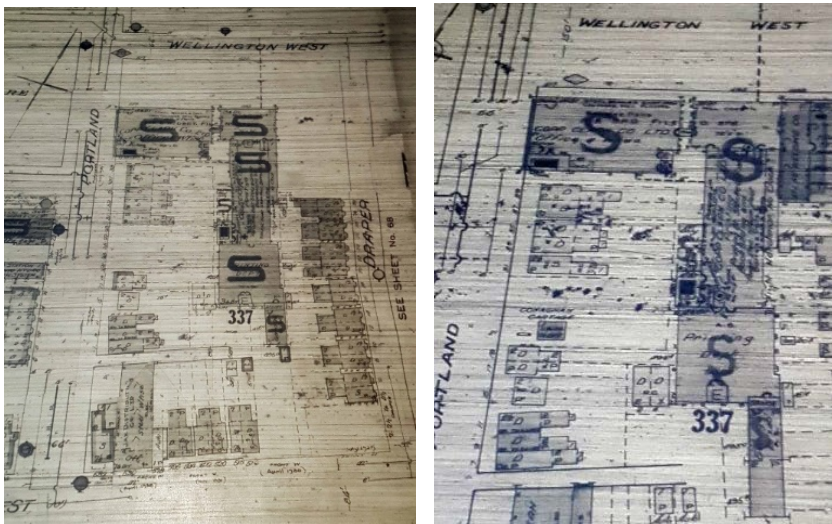
2. Historical Maps and Atlases, 517 Wellington Street West: City of Toronto Archives and <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>.



3a. & 3b. Goad, Toronto Atlases, 1890 (left) and 1910 (right)

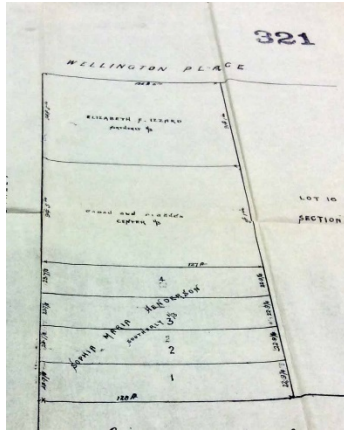


3c. & 3d. Goad, Toronto Atlases, 1910 revised to 1923, Volume 1 (plate extract, left, and site detail, right)

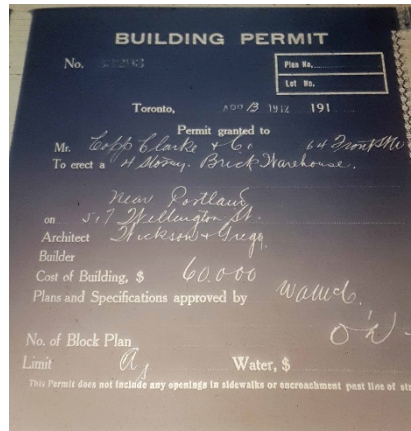


3e. & 3f. Underwriters' Survey Bureau, Atlases, 1921 revised to 1943 (left) and 1954 revised to 1964 (right)

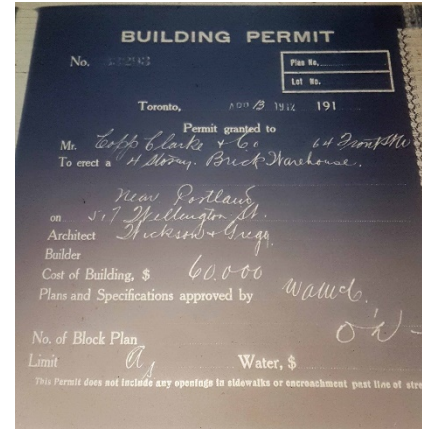
3. Historical Atlases, 517 Wellington Street West: City of Toronto Archives and <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>



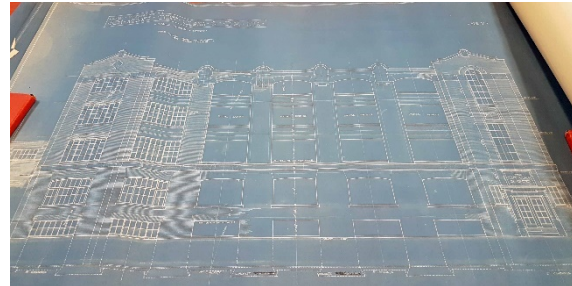
4a. Plan 321, 1880



4b. Building Permit, 1909



4c. Building Permit, 1912



4d. and 4e. Architectural Plans: 1909 Factory, north elevation (left) and 1912 Office and Warehouse, north elevation (right)



4e. Illustration, Copp Clark Company Complex, 1940

4. Archival Images: Plan 321, Land Registry Office, Toronto; Building Permits, City of Toronto Archives; Architectural Drawings, City of Toronto Archives, Fonds 200, Files 3164 and 3182; Illustration, 1940, <http://www.teunispats.nl/the-copp-clark-co-26-nov-1940-jack-e-gibbs.jpg>



5a. & 5b. 517 Wellington Street West, 1973, showing the 1909 factory (left) and the 1912 combined office building and warehouse (right)



5c. & 5d. 517 Wellington Street West, 1979 (left) and 1988 (right)



5e. Copp Clark Publishing Company Buildings, 1991 (left); 4f. view east on Wellington Street West from Victoria Square showing the subject property on the right, 2001 (right)

5. Archival Images, 517 Wellington Street West: City of Toronto Archives, 1973, Fonds 2043, File 293, and Toronto Historical Board, 1979, 1988, 1991 and 2001.



6a. Copp Clark Company factory, 1909, north elevation



6b. Copp Clark Company office and warehouse, 1912, west (left) and south (right) elevations

6. Photographs, 517 Wellington Street West: showing the 1909 factory with the entrance address of 495 Wellington (above) and the 1912 office building and warehouse at 517 Wellington (below). The latter image shows the west elevation on Portland Street (left)

http://www.acotoronto.ca/show_building.php?BuildingID=2270