

## **Alterations to a Designated Heritage Property, Intention to Designate 663 King Street West under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement**

**Date:** January 28, 2019

**To:** City Council

**From:** Chief Planner and Executive Director, City Planning Division

**Wards:** Ward 10 – Spadina - Fort York

### **SUMMARY**

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This report recommends that City Council approve the proposed alterations for the heritage property at 663 King Street West, in connection with the proposed redevelopment of the site and in conjunction with an appeal to the Local Planning Appeals Tribunal and subsequent mediation of the application for Zoning By-law Amendment. This report also recommends that City Council state its intention to designate 663 King Street West under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement for this property.

The property at 663 King Street West was listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973. It is also located in the King-Spadina Heritage Conservation District (HCD), which was adopted by City Council in 2017 and is currently under appeal. As part of the project scope, the existing property at 663 King Street, with building frontages on King Street West, Bathurst Street and Stewart Street, will be conserved and incorporated into the redevelopment.

The Conservation strategy for 663 King Street would retain in situ the north, west and south facades of the property which will be integrated with new construction. The facades to be retained constitute a total of 100.2 metres of street facing building wall. The tower component will be stepped back 5 metres from both the principal (north) façade and lengthy Bathurst Street façade (no balcony or other projections into this 5 metre step back) with a lesser approximate 3 metre step back at the south building wall frontage along Stewart Street. Further, the conservation strategy proposes rehabilitation and restoration of the heritage property to its period of significance (time of construction) based on archival information. New small format retail uses are proposed within the heritage structure. New window and storefront openings would be added at the Bathurst

Street frontage. However, the design for these new openings shall be further developed in consultation with staff.

The listed building at 60 Stewart Street is proposed for demolition. This property is a component of the 663 King Street "building block" and constitutes approximately 11 % of the overall street facades. The property is in poor condition with areas of mortar loss, parging patches, efflorescence, water damage, environmental and biological staining, spalled, missing and broken bricks, obsolete fasteners and holes.

Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into a Heritage Easement Agreement to ensure the long-term protection of the heritage property.

## **RECOMMENDATIONS**

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

1. City Council approve settlement offer which comprises the alterations to the designated heritage property at 663 King Street West, in accordance with Section 33 of the Ontario Heritage Act, for the construction of a new tower and podium with alterations to the designated buildings 663 King Street West in conjunction with an appeal to the Local Planning Appeals Tribunal ("LPAT") and subsequent mediation of the application for Zoning By-law Amendment, comprised of the plans and drawings prepared by Diamond Schmitt Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 21, 2018, all 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 conditions:

a. Prior to issuance of an LPAT order in connection with the Zoning By-law Amendment appeal for the property at 663 King Street West, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 663 King Street West substantially in accordance with plans and drawings prepared by Diamond Schmitt Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 21, 2018 or otherwise revised in accordance with a settlement offer or LPAT Order, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 663 King Street West, ERA Architects Inc., dated November 21, 2018 or otherwise a conservation strategy revised in accordance with a settlement offer or

LPAT Order, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into and register on the property at 663 King Street West one or more agreements with the City pursuant to Section 37 of the Planning Act, all to the satisfaction of the City Solicitor, the Director, Urban Design, 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, including amongst other matters, securing the preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide for the withdrawal of the appeal of the King Spadina Heritage Conservation District plan which was approved by Council for intent to designate under Part V of the Ontario Heritage Act.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 663 King Street West, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.2 in the report of December 20, 2018 from the Director, Urban Design, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. 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.

3. 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.

4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the properties at 663 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 buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 663 King Street West, such amendments to have been enacted by City Council in connection with a LPAT Order and to have come into effect in a form and with content acceptable to City Council as determined by the Director, Urban Design, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above 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.
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, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan.
4. Provide full documentation of the existing heritage properties at 663 King Street West and 60 Stewart Street, 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.

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

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

2. City Council state its intention to designate the property at 663 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement

of Significance: 663 King Street West (Reasons for Designation) attached as Attachment 4 to the report (January 21, 2019) from the Chief Planner and Executive Director, City Planning Division.

3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

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

5. If the designation 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 on the designation of the property.

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 663 King Street West for the properties at 663 King Street West in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

7. City Council authorizes the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 663 King Street West.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The property at 663 King Street West was listed on the City of Toronto Heritage Register by City Council in 1973.

The property at 60 Stewart, adjoining the property at 663 King Street West, was listed on the City of Toronto's Heritage Register in conjunction with passage of the King Spadina Heritage Conservation District by Council in late 2017.

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

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act.

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District.

[https://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/King-Spadina/Final\\_King-Spadina%20HCD%20Plan.pdf](https://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/King-Spadina/Final_King-Spadina%20HCD%20Plan.pdf)

The properties at 663 King Street West and 60 Stewart Street are identified as contributing heritage properties in the King-Spadina HCD Plan based upon their design and contextual values.

## **ISSUE BACKGROUND**

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### **Development Proposal**

The original proposal for the Site was for a zoning by-law amendment to develop a 19-storey, mixed use retail and residential project. The project would include 2-levels of below grade parking with 3 levels of retail. The property at 663 King Street West would have been demolished, except for the primary façade at the King Street West frontage and one bay at the Bathurst Street frontage which would have been conserved. The existing façade at the King Street West frontage would have been incorporated into the new podium level of the project. A new elevation was proposed at the Bathurst Street frontage to "sympathize" with the scale, form and materiality that characterize many of the heritage structures nearby to the site. The property at 60 Stewart Street was proposed to be completely removed from the site.

The applicant has appealed its Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT) formerly the Ontario Municipal Board (OMB) citing Council's failure to make a decision within the time allotted by the *Planning Act*. A pre-hearing conference was held on March 26, 2018, and a hearing has been tentatively scheduled for 10 days, from February 5, 2019 to February 15, 2019.

In November 2018, the applicant submitted a without prejudice settlement offer (the "Revised Proposal ") to the City. The Revised Proposal features a 17 storey (58 metre tall) mixed-use building with 251 dwelling units and ground floor commercial/retail space. The Revised Proposal sought to integrate the heritage building at 663 King Street West into the development, through conservation in situ of all the building walls at the three street frontages, King Street West, Bathurst Street and Stewart Street (approximately 100.2 metres of street facing facades). The heritage building at 60 Stewart Street is proposed to be demolished.

In conjunction with an appeal to the LPAT of the application for Zoning By-law Amendment, based upon a mediated agreement, a conservation strategy for the site revises the above Zoning Amendment project scope for the subject properties to allow for the construction of a 17 storey mixed use building that will retain, integrate and restore the heritage property at 663 King Street West. The infill or new base component of the project, located both east of 663 King Street West at both the King Street West and also the Stewart Street frontages will be designed to complement the heritage

properties in terms of its scale, massing and use of materials. Details of the conservation strategy developed in conjunction with the mediated agreement are described in following sections of this report.

## **Heritage Context**

### **663 King Street**

Located on the southeast corner of Bathurst Street, the property at 663 King Street West contains a four-storey factory building dating to 1900. The Canada Biscuit Company Building is a well-crafted example of Edwardian Classicism applied to an industrial building that is historically associated with Toronto architect A. R. Denison, who designed it, as well as the evolution of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's main manufacturing district after the Great Fire of 1904. Contextually, the property at 663 King Street West anchors an important intersection in King-Spadina where it is an integral part of the collection of early 20<sup>th</sup> century industrial buildings that characterizes the community. The property was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973 and is located in the King-Spadina Heritage Conservation District, which was adopted by Council in 2017.

### **60 Stewart Street**

Located on the north side of the street, east of Bathurst Street, the property at 60 Stewart Street contains a four-storey commercial building dating to 1900 in the King-Spadina HCD Plan (2017). It adjoins the Canada Biscuit Company Building (1900) at 663 King Street West (which extends south along Bathurst Street to Stewart Street). The property at 60 Stewart Street has cultural heritage value for its design as a detached commercial building with (styling) associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. With its scale, cladding and fenestration, the building at 60 Stewart Street complements the adjoining south wings of the Canada Biscuit Company Building at 663 King Street West, to which it is historically linked

## **Adjacent Heritage Context**

The project site is adjacent to the following designated and listed properties also identified as contributing in the King Spadina HCD:

### **Designated under Part IV of the Ontario Heritage Act:**

- 51 Bathurst Street, south of the property, across Stewart Street.

### **Listed Property:**

- 662 King Street West, opposite side of King Street West, north from the project property;
- 667 King Street West, opposite corner at SW corner of King Street West and Bathurst Street;

- 668 King Street West, opposite corner at NE corner of King Street West and Bathurst Streets.

## **Provincial Framework**

### **Provincial Policy Statement and Planning Act**

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."

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."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

### **Growth Plan**

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, will be conserved in order to foster a sense of place and benefit communities. Both the PPS and the Growth Plan outline that built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

### **City of Toronto Official Plan**

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:



3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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.

3.1.5.26 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 facades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

### **Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada**

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and 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) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

## COMMENTS

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### **Assessment of Heritage Impacts**

Heritage staff has reviewed the Heritage Impact Assessment submitted per the LPAT Mediation proceedings and in support of the proposal prepared by Diamond Schmitt Architects, for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

### **Façade Retention**

The north, west and south facades of 663 King Street West will be retained in situ and comprises the entire street facing façade walls of the property. Only a portion of the fourth storey along the west and south facades will need to be dismantled and rebuilt resulting from its poor structural condition. This fourth storey portion, which has been determined as a later addition to the structure, comprises the entire fourth storey façade on Stewart Street and the fourth storey above the interrupted cornice (between the third and fourth level at this portion the façade) at the southernmost four bays along King Street. Further investigation is required to determine whether the cornice needs to be rebuilt. The method of facade retention will be determined in consultation with a structural engineer. Preliminary investigations have explored both exterior and interior bracing options in order to secure in situ retention of facades during the construction period.

### **Tower Design and Scale, Form, and Massing**

The proposed tower will have a visual impact on the scale, form, and massing relating to the perception of the heritage buildings from surrounding public rights of way. However, this impact is greatly reduced by the proposed approximately 5 metre step backs from both the King Street West and Bathurst Street frontages to the 17 storey development and further mitigated by the conservation strategy as outlined in the HIA. The HIA describes the strategy that the applicant proposes to employ in an effort to mitigate this impact.

The north, west and south facades will be integrated with new construction. Above the heritage street wall facades at King Street West and Bathurst Streets, the fifth floor will be stepped back 3m from the principal (north) King Street West façade and 2m from the Bathurst Street (west) façade. Above the fifth floor, the massing would step back additionally to a 5 metre step back with no projecting balconies over this step back area until the eighth floor. At the eighth floor, staggered balconies would project over this 5 metre stepback area, but extend no closer than 3 metres from the heritage façade walls.

At Stewart Street, the stepback of the fifth floor would be 1 metre with a two metre additional stepback above this floor level.

In addition, the podium of the adjacent new base building will be integrated with the heritage properties at the street frontages and will reinforce the height, scale, vertical articulation and materiality of the heritage buildings. The conservation strategy as outlined below will substantively mitigate further impacts.

The design of the proposed tower is consistent with the City's Heritage Policies 3.1.5.5 and 3.1.5.26 as the location, massing, and design of the tower will mitigate for the visual impact of the proposal.

## **60 Stewart Street - Removal**

The 60 Stewart, is a listed on the City's Heritage Register through its association with 663 King Street West and also considered as contributing in the approved, but under appeal, King Spadina HCD. The property has strong association with the property at 663 King Street, the Canada Biscuit Building and is a secondary component of the "building block" comprising 60 Stewart and 663 King Street West.

The building at 60 Stewart Street is in poor condition with areas of mortar loss, parging patches, efflorescence, water damage, environmental and biological staining, spalled, missing and broken bricks, obsolete fasteners and holes. A condition assessment has been provided by the applicant to document this condition.

The property also has been modified through incompatible alterations. Openings have been altered on the south and east elevations. The brick has been painted and partially cleaned with abrasive techniques. Signage, metal fasteners and other metal components, some of which are rusting and staining the masonry, are affixed to the east elevation.

The property contains just over 11% of the street facing heritage facades. Removal of the property from the site still results in approximately 89% of street facing facades being retained when the entire building block is considered.

Moreover, the property's removal will provide for construction access to the Site, which will be required if three facades of the primary component of the site at 663 King Street West are to be retained. The phasing of shoring, retention, demolition and construction for the entire block will be determined in light of the conservation objectives at 663 King Street West. The phasing plan will ensure that 663 King Street West remains stable during the removal of 60 Stewart Street. The replacement building will be designed to be compatible and sympathetic to 663 King Street West in terms of form, scale, materiality and design language.

## **Proposed Conservation Strategy**

The original proposal at the site would have demolished approximately 75 % of the heritage properties street facing facades. Only the King Street facade and one bay of the Bathurst Street façade at 663 King Street west would have been conserved. The proposed revised development conserves approximately 89% of the heritage properties street facing facades conserving completely the facade of the property at 663 King Street West, the primary building component of the overall building block.

The overarching conservation strategy for the site will be to restore and rehabilitate the property at 663 King Street West to its periods of significance, which is the time when it was built.

Determining the details of the conservation scope will require further research to uncover potential sources of archival information from which to base restoration details. Should archival photographs and/or drawings become available, the restoration strategy

would rely on these sources of information. In the event that no additional archival information is available, the building facades will be conserved in accordance with best practices in heritage masonry, including the removal of all non-original components (including wood shutters), masonry cleaning and repair. Stone components will be cleaned and repaired as required. The existing windows will be replaced with new units to match the design and profile of existing units; the viability of providing wood units as replacements will be explored during energy modelling.

In order to adaptively reuse the property for new uses, new upper storey window and ground level storefront penetrations into the west/Bathurst Street façade are proposed in order to provide commercially viable ground level retail units and desirable dwelling units at the upper levels above the storefronts.

The existing paired upper window openings are proposed to be conserved at the north/King Street West facade, west return bay at Bathurst Street and retained south/Stewart Street façade, while new windows will also be added in conjunction to the existing "punched" windows at the Bathurst Street elevation. The development of this upper window strategy at the Bathurst Street façade is still being considered with staff with the concept being further refined prior to the Conservation Plan submittal.

Existing ground level openings at grade will be altered for commercial purposes introducing new storefront openings at the Bathurst Street facade. Staff will also work with the applicant to ensure development of storefront display bays that are complementary and sensitive relative to the façade wall. It is desirable to retain some of the existing ground level punched windows as well as the existing entry containing a brick surround (non - original).

Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

### **New Adjacent Base Buildings and Relationship to the Tower**

The new development on the site will consist of a mixed-use multi-storey building, with commercial spaces at the ground level and residential units in upper storeys.

At the ground level, commercial uses will occupy the existing heritage building. New base buildings will be added at the east of 663 King Street West at both the King Street West and Stewart Street frontages. The new base building at the King Street West frontage will be six stories in height transitioning between the lower height heritage property at 663 King Street West and the much higher new development to the east of the project site. The base building at the Stewart Street frontage is proposed to be four stories in height matching the scale of the heritage property's retained Stewart Street façade.

The new base building component will consist of a complimentary scale, massing, form and materiality relative to the heritage property to achieve an appropriate contextual relationship and transition to the step backed tower form. The design of the base will be clearly contemporary and distinguishes the new building while relating to the heritage property.

## **Adjacent Heritage Resources**

There are numerous individual heritage resources adjacent to the subject development site within the council approved King Spadina HCD and along all of the project site street frontages.

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative impact on these adjacent heritage properties. In fact, restoration and rehabilitation of the all visible facades heritage property, based on archival documents, will enhance the heritage fabric within this portion of King Spadina HCD.

## **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 satisfies certain policies of the HCD Plan but falls short on others. For example, the plan identifies commercial detached buildings as an important typology.

The HCD Plan states that "Additions to contributing commercial properties shall only be permitted when the addition conserves the whole building". Though the project will conserve all street facing elevations at 663 King Street West and through proposed step backs will retain three dimensional perception as viewed from public rights of ways, it can be determined that "whole building conservation" has not been strictly achieved.

The HCD Plan also requires that cantilevered portions of "additions to contributing properties shall not be permitted above any required step back or setback". The proposed tower has staggered balconies that project into the required 5 metre step back area from the eighth floor up. However, the height of the balconies provides airspace above the heritage property in order to clearly define its built form legibility.

While staff would strongly prefer to see the policies of the adopted HCD Plan met, because the application pre-dates the adoption of the Plan, we believe that the proposal is responsive to many of the heritage issues raised, and complies with the City of Toronto heritage Official Plan policies. In the overall context of a Council approved settlement, staff are able to support the proposal.

## **Conservation Plan**

Prior to the LPAT order issuing for the proposed development at 663 King Street West, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the property at 663 King Street West will be conserved.

## **Heritage Interpretation Plan**

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 663 King Street West, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the property at 663 King Street West will be interpreted.

### **Heritage Lighting Plan**

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage property will be lit to enhance heritage character as viewed from the public realm at night.

### **Landscape Plan**

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

### **Signage Plan**

Given the grade related commercial uses proposed for the development site, staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage property. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the property.

## **CONCLUSION**

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Heritage Preservation Services staff has reviewed the proposed development for the heritage property at 663 King Street West and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structure will be conserved.

Staff have completed the attached Research and Evaluation Report (Attachment 5) for the property at 663 King Street West and have determined that it meets Ontario Regulation 9/06, the 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. Located on the southeast corner of King and Bathurst streets, the Canada Biscuit Company Building a well-designed example of Edwardian Classicism applied to an industrial building that is historically associated with Toronto architect A. R. Denison, who designed it, as well as the evolution of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's main manufacturing district after the Great Fire of 1904. Contextually, the property at 663 King Street West anchors an important intersection in King-Spadina where it is an integral part of the collection of early-20<sup>th</sup> century industrial buildings that characterizes the neighbourhood.

The Statement of Significance (Attachment 4) for 633 King Street West comprises 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 provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Urban Design/Heritage  
Tel: 416-338-1079 Fax: 416-392-1973  
[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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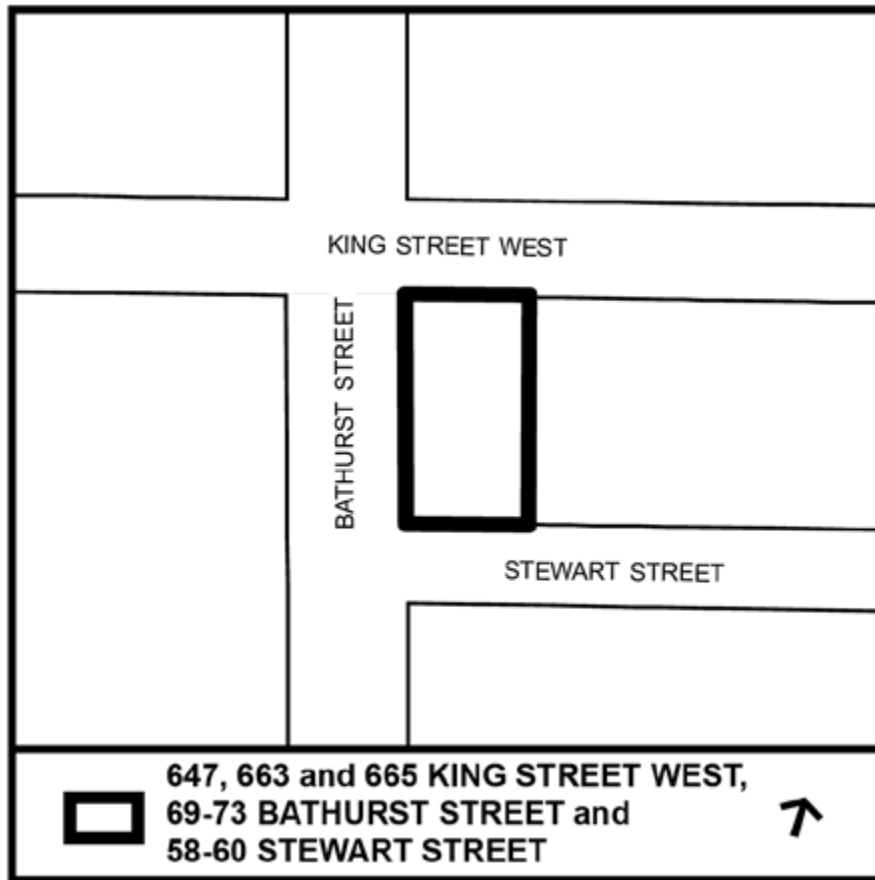
Attachment 1 – Location Plan  
Attachment 2 – Photographs  
Attachment 3 – Proposal Drawings  
Attachment 4 - Statement of Significance (Reasons for Designation) –663 King St. West  
Attachment 5 - Heritage Property Research and Evaluation Report –663 King St. West

LOCATION MAP  
663 King Street West

ATTACHMENT 1



North



Location Map showing the development site at 663 King Street West





663 King Street West Looking south east towards the north façade at King Street West and the north portion of the Bathurst Street facade



663 King Street West – Looking at the west façade along Bathurst Street

PHOTOS  
663 King Street West

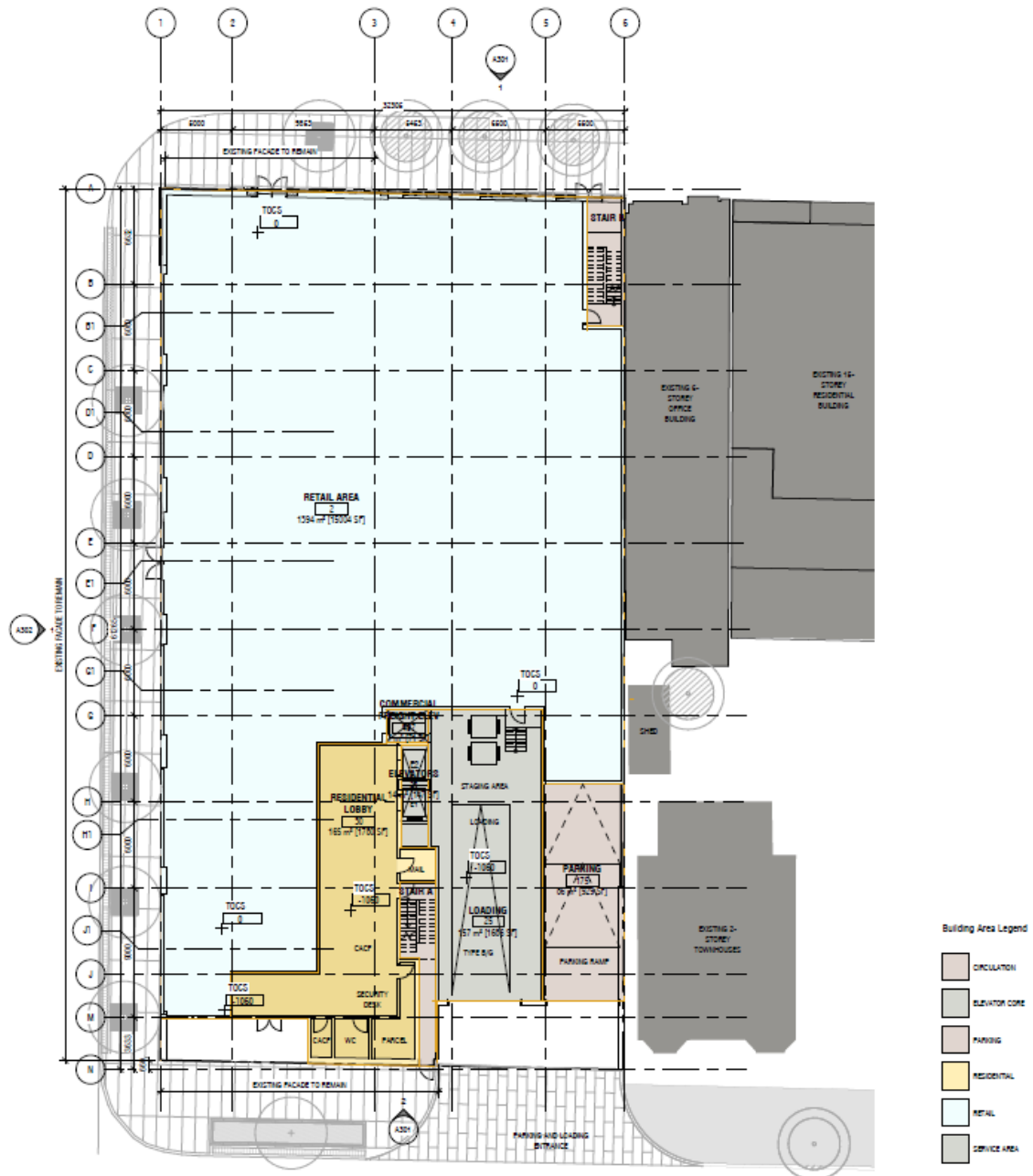


663 King Street West - Looking north east towards facades at east side of Bathurst Street and north side of Stewart Street. 60 Stewart as indicated by the arrow.

60 Stewart Street – Adjoins 633 King Street West



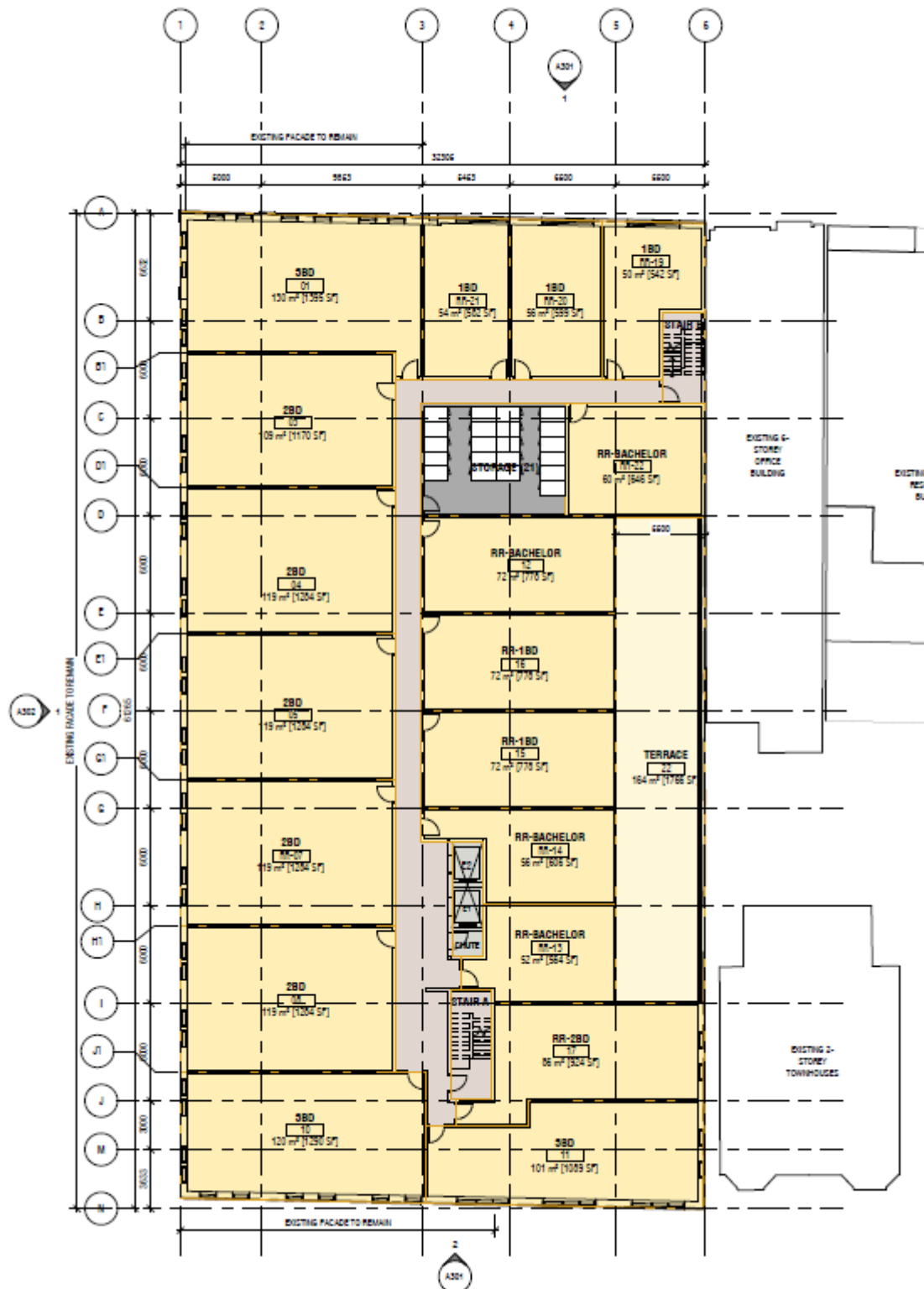
Archival Photograph showing 663 King Street West on the southeast corner of Bathurst Street in 1981 (Toronto Historical Board collection).



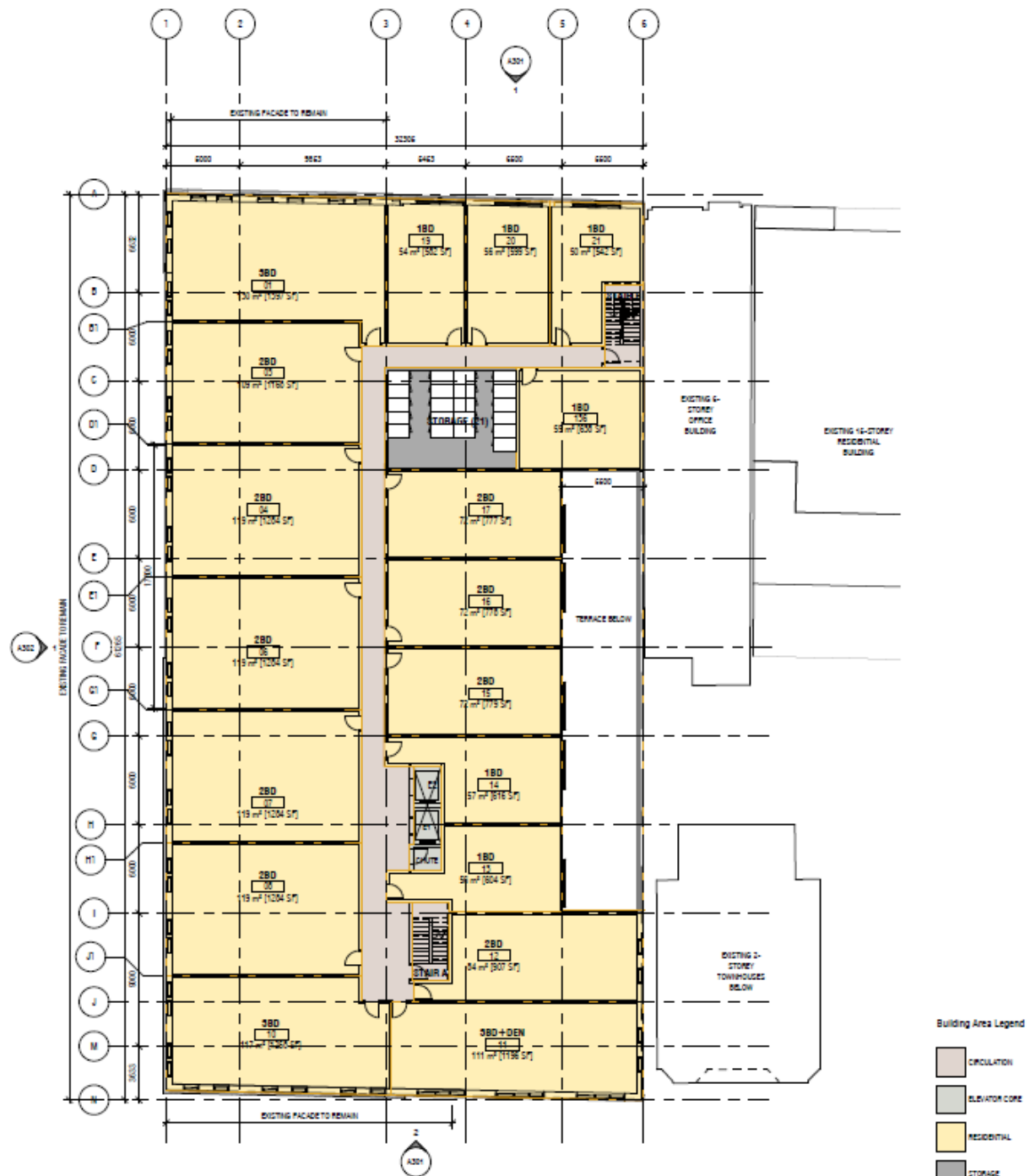
Ground floor plan of the proposed development. Strategy to retain three dimensional form:



## Page 20 of 46

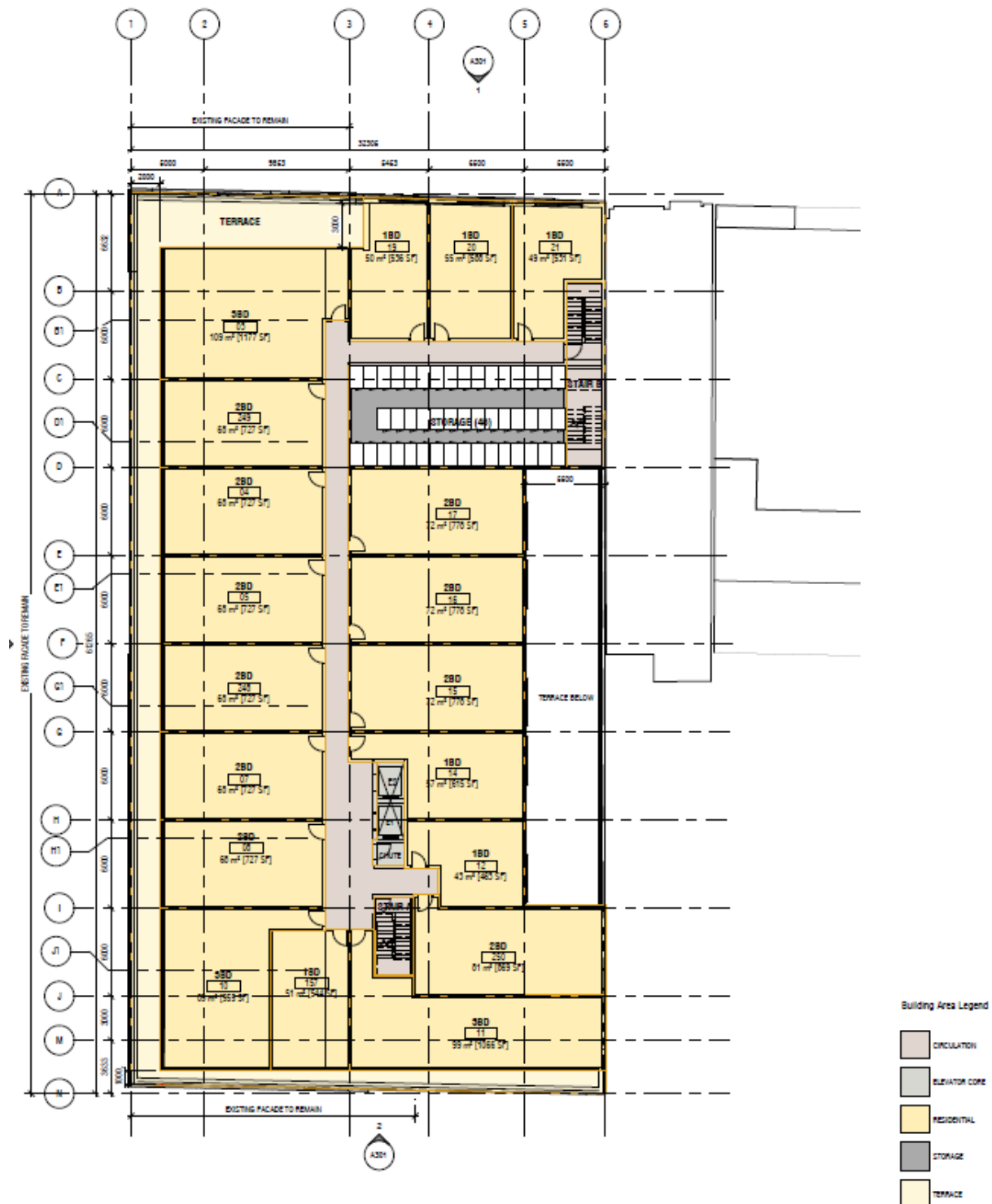


PROPOSAL DRAWINGS  
663 King Street West



### Third Floor and Fourth level

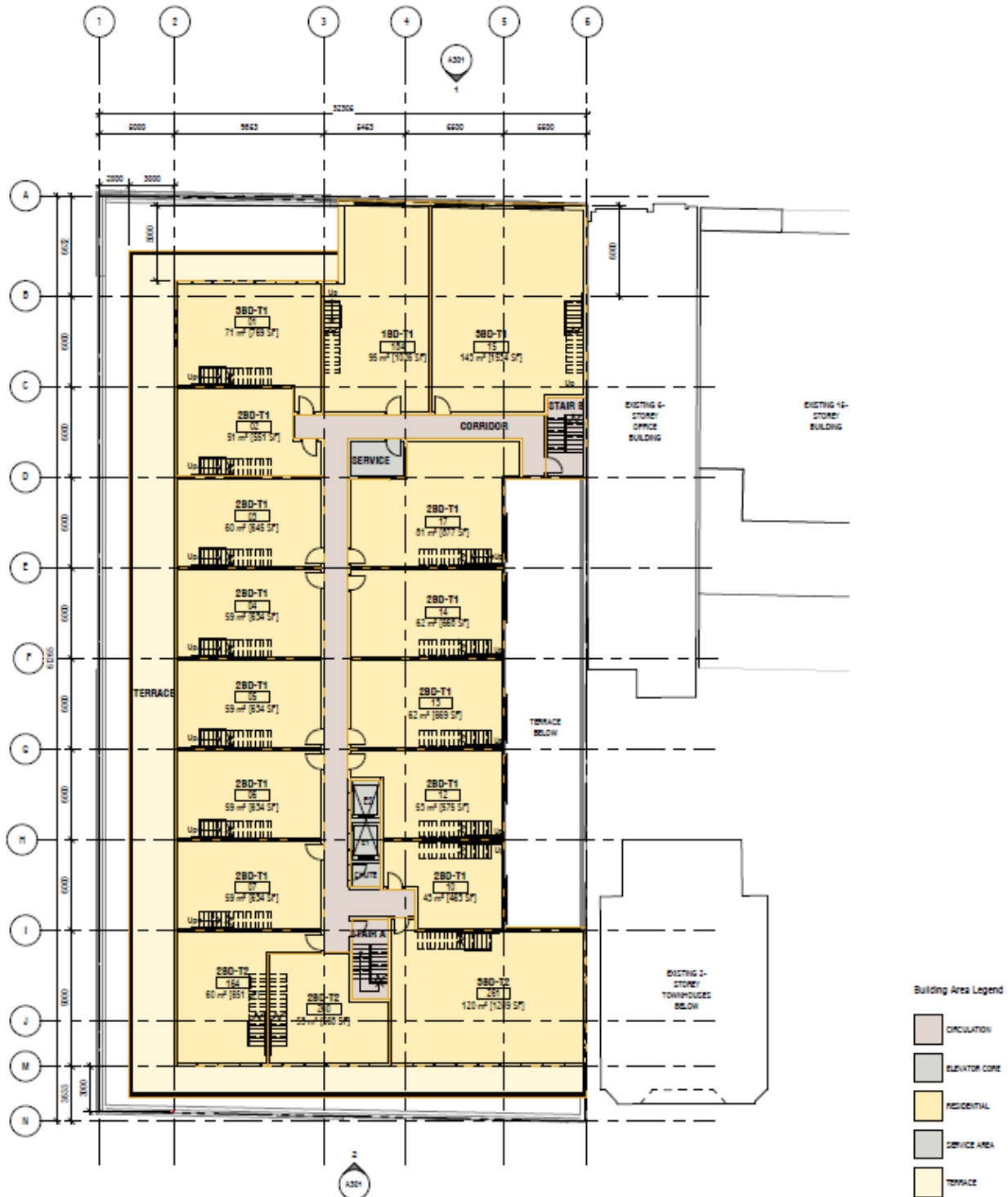
PROPOSAL DRAWINGS  
663 King Street West



Fifth Level. Note two metre step back for this level.

# PROPOSAL DRAWINGS

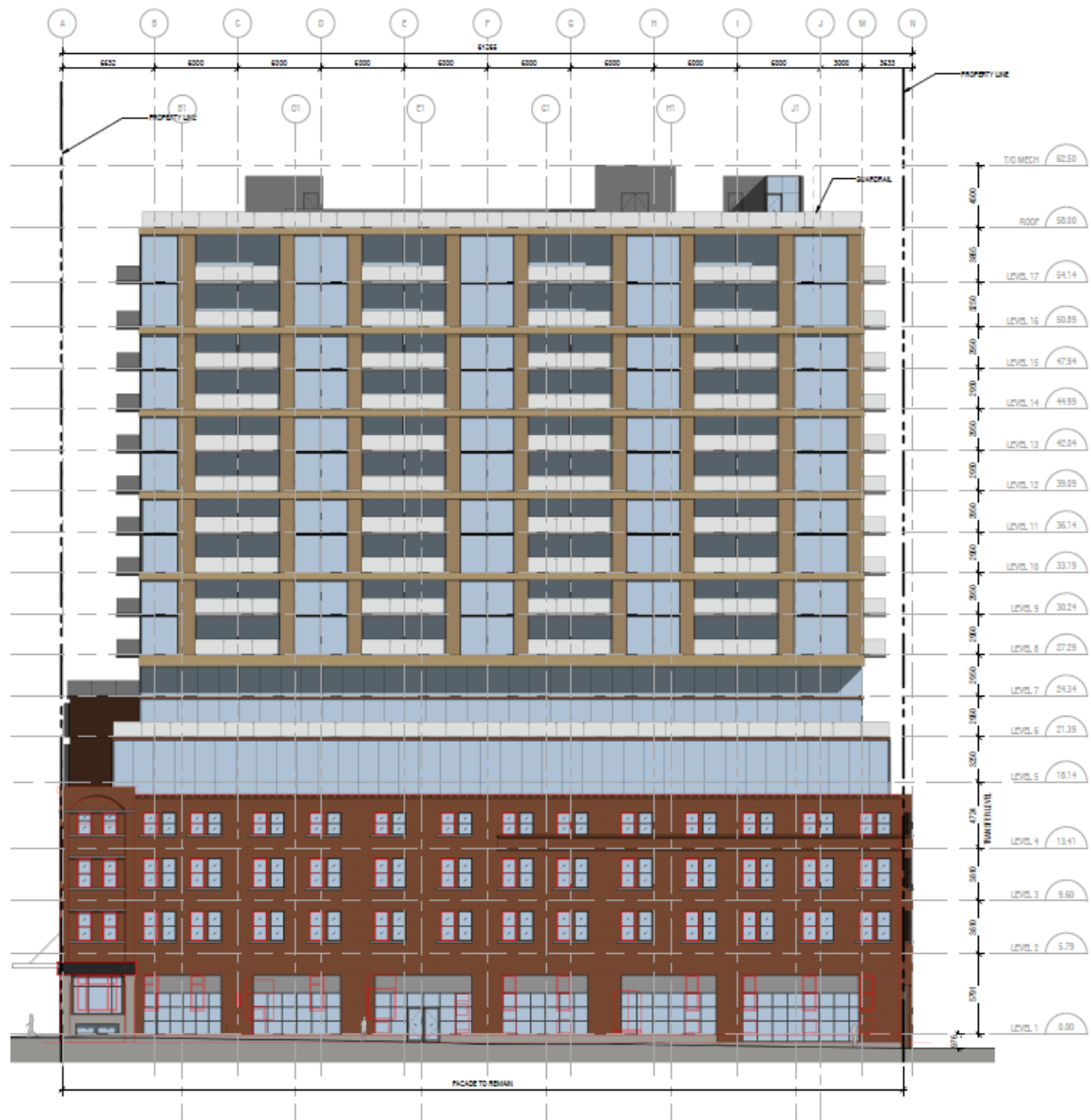
## 663 King Street West



Sixth level. Setback increased to five metres above heritage facades at King Street West and Bathurst Street

# PROPOSAL DRAWINGS

## 663 King Street West

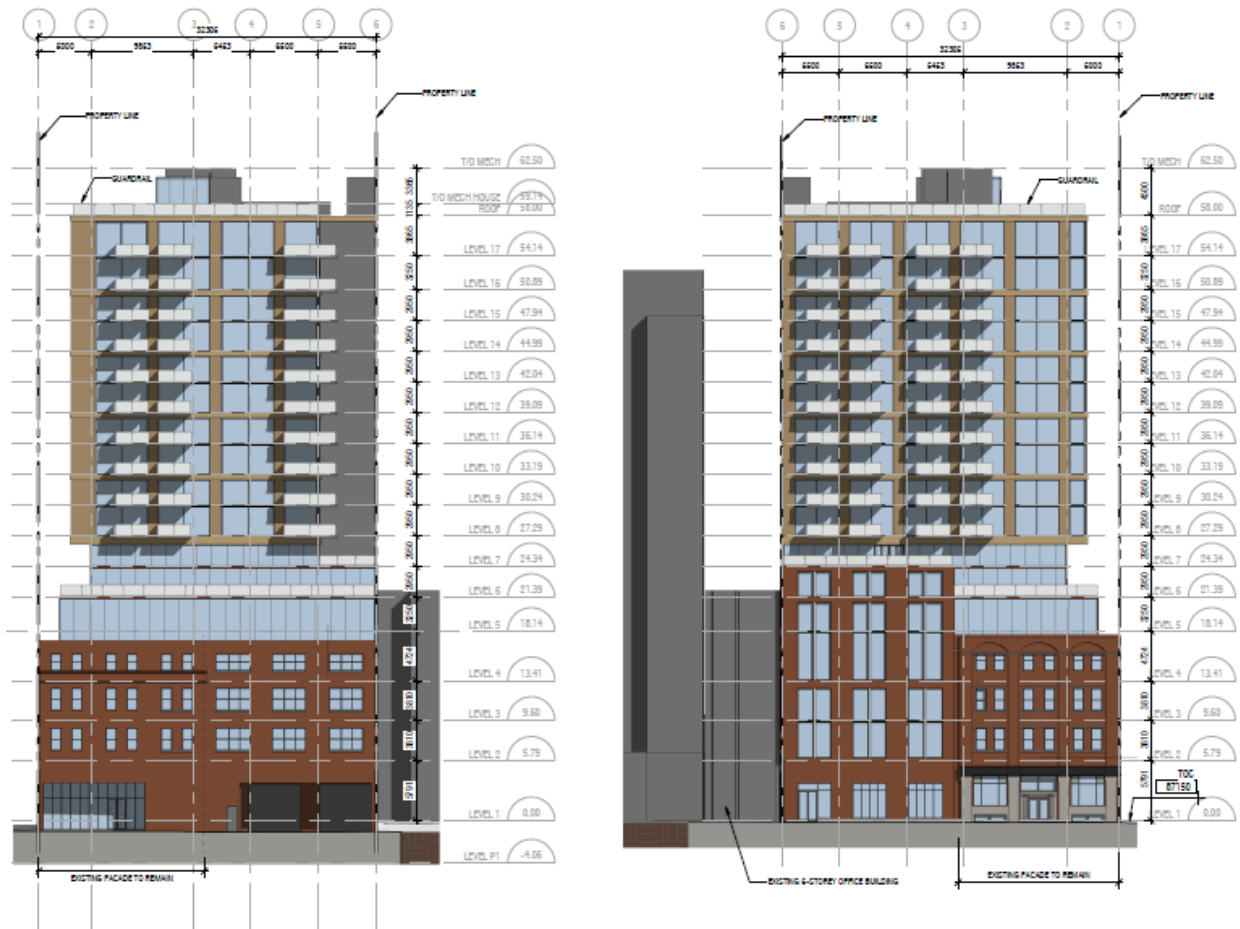


Bathurst Street façade. Existing windows to be retained while new Window and Storefront scheme subject to further development

# PROPOSAL DRAWINGS



## 663 King Street West



1) Stewart Street façade at left. New construction that abuts heritage property will be sympathetic to design of heritage property.

2) King Street West façade at right.

## PROPOSAL DRAWINGS

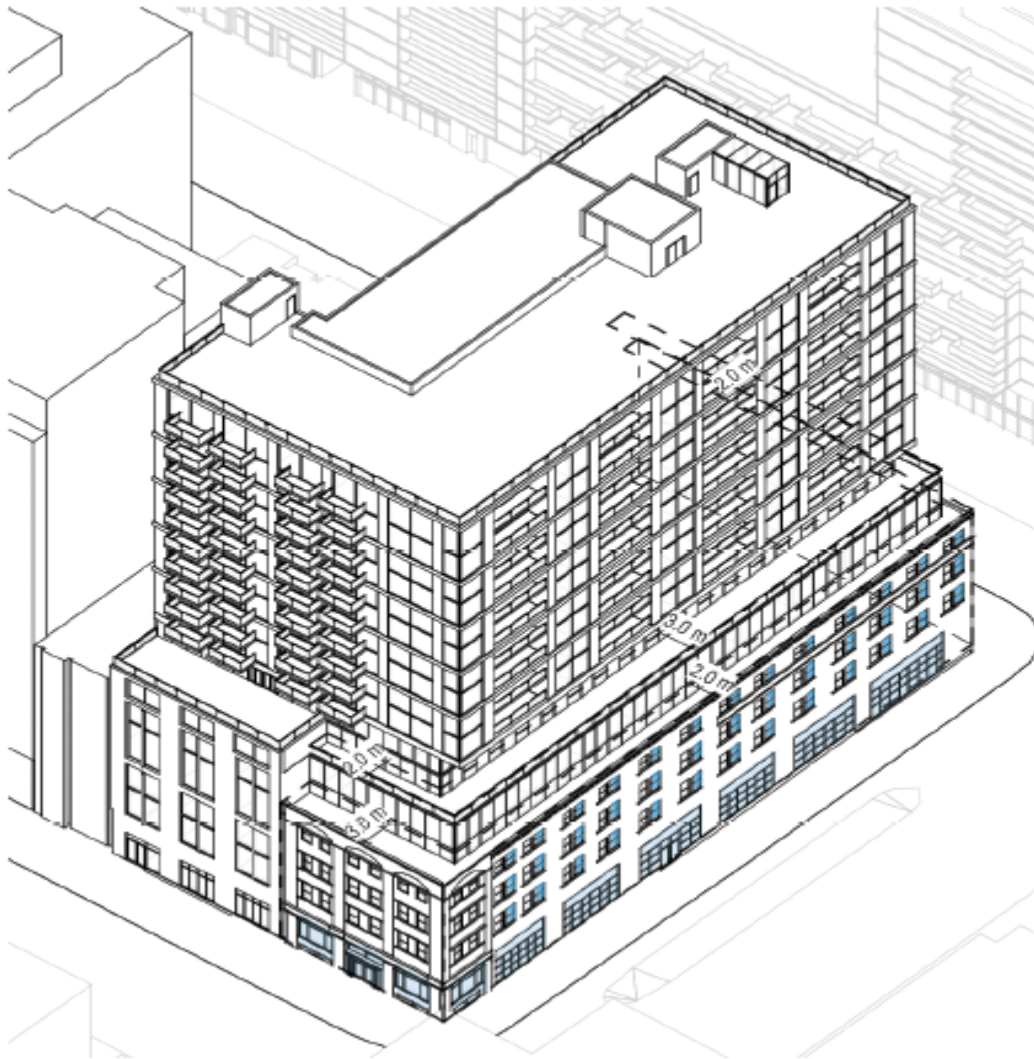
*After (100%\* facade retention)*



\*Considers 663 King Street West only; a small portion of the upper fourth storey may be dismantled and rebuilt.

Complete Façade Retention at 663 King Street West includes approximately 100.2 metres of building wall upon three street frontage.

## PROPOSAL DRAWINGS



Massing Rendering of project – looking southeast towards King Street West and Bathurst Street.

### Canada Biscuit Company Building

The property at 663 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and 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 Bathurst Street in the King-Spadina neighbourhood, the property at 663 King Street West contains a four-storey industrial building that was constructed in 1900 for the Canada Biscuit Company according to the designs of Toronto architect A. R. (Arthur Richard) Denison. Following the demise of the latter company in 1905, the complex was acquired by a trio of manufacturers' agents who headed the Anglo-Canadian Leather Company, which became the lead tenant in the building. A significant occupant between 1907 and 1921 was the Reliance Knitting Company, which eventually purchased the property following its amalgamation with another manufacturer. The Samuel Trees Company, a saddlery manufacturer that evolved its business to produce automobile fittings, owned and occupied the building for nearly 40 years, a period when the Bank of Montreal operated a branch on the premises.

The property at 663 King Street West was listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Inventory) in 1973. The King-Spadina HCD Plan (2016) identifies 663 King Street West as a contributing heritage property. Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in October 2017 by By-law 1111-2017, which was amended by By-law 1241-2017. In 2019, the HCD was under appeal.

#### Statement of Significance:

The property at 663 King Street West has design value as a well-crafted example of an early-20<sup>th</sup> century factory in the King-Spadina neighbourhood with features of Edwardian Classicism, the most popular style for most building types during this era. The sheer scale of the building is viewed on Bathurst Street where the west elevation extends 14 bays to Stewart Street, and the principal (north) elevation on King Street is distinguished by the stone facing of the lower wall and the organization of the windows above in a three-storey arcade.

The cultural heritage value of 663 King Street West is also through its contribution to the development and evolution of the King-Spadina neighbourhood in the early 20<sup>th</sup> century when the area changed from an institutional and residential enclave to Toronto's new manufacturing district following the Great Fire of 1904. The Canada Biscuit Company Building anchors a major intersection in King-Spadina where it is an integral part of the collection of industrial buildings that extends along King Street West.

The Canada Biscuit Company Building is also valued for its historical association with Toronto architect A. R. (Arthur Richard) Denison. A member of one of the city's

founding families, Denison accepted innumerable commissions during a career that lasted more than 40 years and included brief partnerships with other practitioners. During the period in the early 1900s when he designed the Canada Biscuit Company Building, Denison specialized in factories and warehouses, including the E. W. Gillett Company's complex (1912) on Fraser Street in today's Liberty Village, which is also recognized on the City's Heritage Register.

Contextually, the value of the property at 663 King Street West is through its support for the historical character of the King-Spadina neighbourhood where it contributes to the important collection of former warehouses and factories that changed the area from its origins as an institutional and residential enclave to Toronto's manufacturing sector after the Great Fire of 1904. The Canada Biscuit Company Building is historically, visually and physically linked to its setting at King Street West and Bathurst Street where it anchors a major intersection in both King-Spadina and Toronto with the landmark Wheat Sheaf Tavern (1849) on the opposite (southwest) corner.

### Heritage Attributes

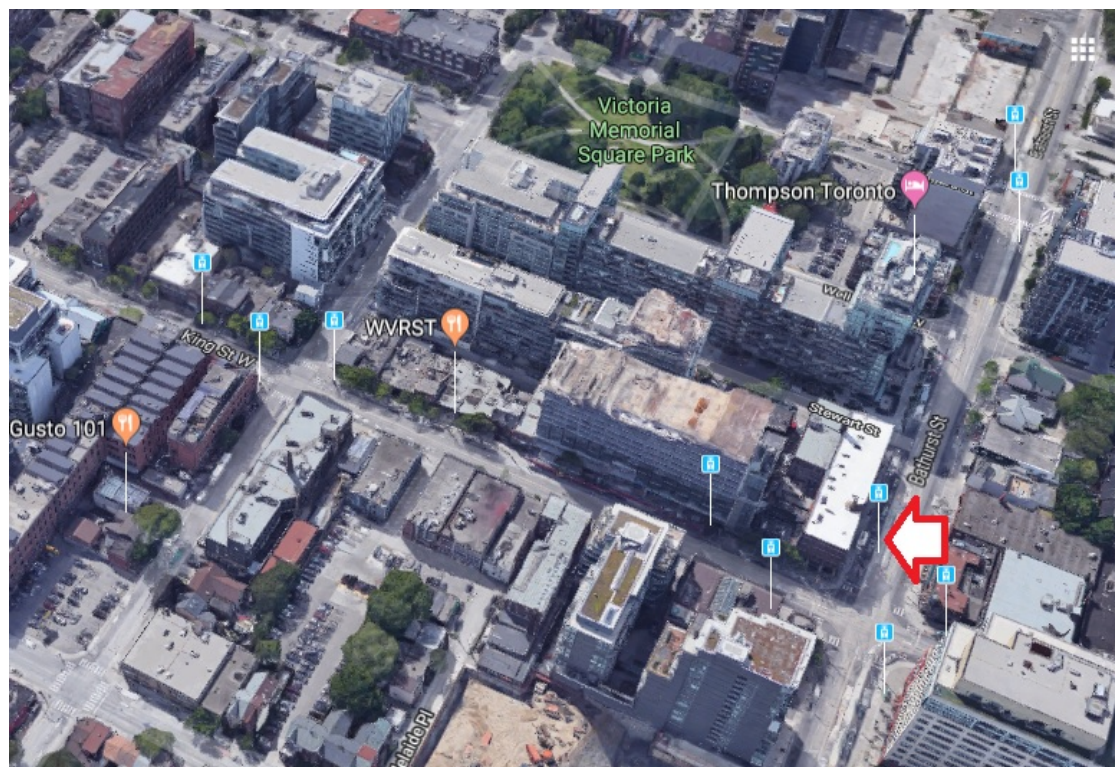
The heritage attributes of the Canada Biscuit Company Building at 663 King Street West are:

- The placement, setback and orientation of the building on the southeast corner of Bathurst Street
- The scale, form and massing of the four-storey building with the rectangular-shaped plan above the raised base with the flat-headed window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The flat roofline with the corbelled brickwork along the north, west and south elevations
- The principal (north) elevation on King Street West with the stone cladding in the first storey where the main entrance is centered between two oversized flat-headed window openings and, in the upper three stories, brick arcades organize the pairs of flat-headed window openings with the continuous stone lintels and sills
- The extended west elevation on Bathurst Street, with the organization and detailing of the flat-headed door and window openings, some of which have been altered
- On the west elevation, the cornice between the third and fourth stories in the southerly seven bays, which marks the point where the complementary extra storey was added
- The rear (south) elevation on Stewart Street extending five bays, which has an entrance in the first (ground) floor and pairs of flat-headed window openings above, and where the cornice between the third and fourth stories is continued from the west elevation

No heritage attributes are identified on the east elevation. The adjoining four-storey building at 60 Stewart Street is not identified in the Statement of Significance (Reasons for Designation).



## HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CANADA BISCUIT COMPANY BUILDING  
663 KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

January 2019

## 1. DESCRIPTION



Cover: aerial view showing 663 King Street West on the southeast corner of Bathurst Street, which is oriented with north on the bottom ([www.google.ca/maps](http://www.google.ca/maps));  
above: current photograph showing the principal (north) elevation (Heritage Preservation Services)

<b>663 King Street West: Canada Biscuit Company Building</b>	
ADDRESS	663 King Street West (southeast corner of Bathurst Street)
WARD	Ward 10 (Trinity-Fort York)
LEGAL DESCRIPTION	Military Reserve, Section M, part Lot 6
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Canada Biscuit Company Building
CONSTRUCTION DATE	1900
ORIGINAL OWNER	Canada Biscuit Company of Canada
ORIGINAL USE	Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	A. R. Denison, architect
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2019

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 663 King 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 townsite is set aside as the Military Reserve
1797	With the growth of the community, a “New Town” is established and extends west to Peter Street along King Street to the edge of the Military Reserve (it is shown on Phillpott’s map in 1818, which is attached as Image 2a)
1842	After the incorporation of the City of Toronto (1834), sections of the Military Reserve are sold as the municipality continues its westward expansion past Bathurst Street (as illustrated on Cane’s map in Image 2b)
1853	The arrival of the steam railway is followed by the first industrial buildings in the area
1884	When the first Goad’s Atlas covering King-Spadina is published (Image 2d), the subject site remains vacant (a situation that continues until the 1903 revision)
1900 April	The Canada Biscuit Company is founded in Toronto to manufacture “a complete line of biscuits, confectionery, jams and jellies...” <sup>1</sup>
1900 June	The Canada Biscuit Company enters into an agreement to purchase Lot 6 in Section M of the former Military Reserve, with the transaction finalized in August when the vacant tract is recorded on the tax assessment roll
1900 Sept	The <i>Toronto Star</i> announces that “the newly formed Canada Biscuit Company yesterday took out a permit for a \$25,000 four-storey main and three-storey rear brick factory at the southeast corner of King and Bathurst streets” <sup>2</sup> (Image 3c)
1900 Nov	The <i>Globe</i> illustrates the new factory complex, which is described as partially constructed with “the jam department completed and in operation” prior to the anticipated opening in January 1901 <sup>3</sup> (Image 3e)
1900	The City Directory for 1901 (containing information from the previous year) records an “unfinished building” on the subject property
1901 Aug	When the next tax assessment roll is compiled, the Canada Biscuit Company occupies a building valued at \$25,000

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<sup>1</sup> *Globe*, November 10, 1900

<sup>2</sup> *Globe*, September 1, 1900

<sup>3</sup> *Globe*, November 10, 1900



1901 Nov	The Canada Biscuit Company is issued a permit for a four-storey brick factory valued at \$5250 <sup>4</sup> (Image 3d)
1902 Mar-May	A series of Mechanics Liens are registered against the property at 663 King Street West
1903	The Canada Biscuit Company's factory complex is illustrated on the update to Goad's Atlas, prior to the Great Fire of 1904 that results in the relocation of most of Toronto's manufacturing district to King-Spadina (Image 2e)
1904 July	The Canada Biscuit Company reports that "we have more business now than we can comfortably handle," with the <i>Globe</i> surmising that "it will be necessary to enlarge the plant, which is now housed in a splendid four-storey factory with a floor space of nearly 70,000 feet" <sup>5</sup>
1905 June	The Canada Biscuit Company is in financial difficulty, but "the large works of the company at the corner of Bathurst and King streets are still in operation..." <sup>6</sup>
1905 July	The assets of the Canada Biscuit Company are offered for sale, but "no one is eager to buy" <sup>7</sup>
1906 June	The property at 663 King Street West is sold to a trio of businessmen, including William J. Heaven, manager of the Anglo-Canadian Leather Company
1906 Aug	The Canada Biscuit Company's building sits vacant according to the tax assessment rolls
1907 May	As a new tenant at 663 King Street West, the Reliance Knitting Company announces an "important new addition" to its Toronto operations after purchasing the works of an Ontario factory <sup>8</sup>
1911 Sept	According to the tax assessment roll, the Anglo-Canadian Leather Company is the main occupant in the subject building, with the Reliance Knitting Company at "669 over 665 King" (the latter's subsidiary, the Textile Trimming Company, and the Sanitol Chemical Laboratory Company are tenants in the remainder of the complex)
1913	The update to Goad's Atlas (Volume 1) illustrates a wood-clad addition to the east elevation of the complex (Image 3a), and an archival photograph shows the subject site from Stewart Street (Image 4a)
1919 Mar	The Reliance Knitting Company amalgamates with the Zimmerman Manufacturing Company of Hamilton as Zimmerman-Reliance Limited
1920 Mar	Zimmerman-Reliance Limited purchases the subject property where the former Reliance Knitting Company "occupied the two top floors of the building for the past 14 years," with plans to locate their spinning plant from Bathurst and Niagara streets to the site <sup>9</sup>

<sup>4</sup> This is presumably for the adjoining four-storey building at 60 Stewart Street, which is half the size of the first structure and more modest in appearance. It has not been determined whether the fourth-storey addition at the south end of the 1900 building was made at this time; no other building permits have been located for the property at the time of the writing of this report

<sup>5</sup> *Globe*, July 24, 1904

<sup>6</sup> *Toronto Star*, June 13, 1905

<sup>7</sup> *Ibid*, July 25, 1905

<sup>8</sup> *Globe*, May 13, 1907

<sup>9</sup> *Toronto Star*, April 5, 1920

1920 Aug	While Zimmerman-Reliance Limited moves its operations to Hamilton, it retains the subject property where the Anglo-Canadian Leather Company remains a tenant according to the tax assessment rolls
1922 Oct	The <i>Toronto Star</i> announces the purchase of the subject building by Samuel Trees Limited, which “will use the building as a factory and warehouse” <sup>10</sup> (an archival photograph, attached as Image 4b, shows the site in 1927 with the company’s painted signage on the east wall)
1922 Dec	The Bank of Montreal signs the first in a series of leases for part of the building where it operates a branch for half a century
1960 June	George J. McLeod Limited acquires the subject property, which is illustrated on the Underwriter’s Survey Bureau Atlas five years later (Image 3b)
1973 June	The property at 663 King Street West is listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
2017 June	Toronto City Council adopts the King-Spadina Heritage Conservation District (HCD), which identifies 663 King Street West as a contributing heritage property
2017 Oct	The King-Spadina HCD is designated under Part V of the Ontario Heritage Act <sup>11</sup>

## ii. HISTORICAL BACKGROUND

### King-Spadina Neighbourhood

The property at 663 King Street West is in the King-Spadina neighbourhood, which was named for the major cross-roads of King Street West and Spadina Avenue. The area originated as part of the Military Reserve that was established west of the Town of York (Toronto) following its founding in 1793. With the rapid population growth, the community expanded west from the original 10-block townsite to present-day Peter Street as “New Town” where tracts of land were set aside for major public buildings, including Upper Canada College’s inaugural campus and the municipality’s first general hospital. The latter complexes were located on King Street, which was continued from Old Town as the community’s “Main Street.” In King-Spadina, other land was taken for residential developments that ranged from high-end estates near the waterfront to more modest row housing on the side streets.

The transformation of the King-Spadina neighbourhood from an institutional and residential enclave began in the 1850s when the first steam railways extended their tracks across the area. This new method of shipping manufactured goods resulted in the gravitation of companies to the vicinity, a situation that intensified after the Great Fire of 1904 when the city’s main industrial district relocated to King-Spadina. With its large-scale factories and warehouses replacing much of the earlier building stock, King-Spadina remained an active manufacturing centre until after World War II and the exodus of industries to Toronto’s suburbs. While part of the area was dubbed the

<sup>10</sup> Ibid, October 18, 1922

<sup>11</sup> The proposed HCD is under appeal at the time of the writing of this report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE236.14>

"Fashion District" for the clothing producers that remained, the transformation of King-Spadina for non-industrial uses began in the 1960s when entrepreneur Edwin "Honest Ed" Mirvish restored the Royal Alexandra Theatre on King Street West and converted the neighbouring industrial buildings to offices and restaurants. The removal in the 1990s of the neighbourhood's restrictive industrial zoning intensified the revitalization of King-Spadina as a popular mixed-used community. With its collection of surviving heritage buildings from all periods of its development, the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act in 2017.<sup>12</sup>

## 663 King Street West

The historical development of the property at 663 King Street West is traced on the timeline above, as well as through the archival maps and images attached in Section 6 of this report. In the early 1830s, and coinciding with the incorporation of the City of Toronto, the easterly section of the Military Reserve was sold and the area opened for residential development. Within Block M of the former military lands, Lot 6 was granted to George Stoughton in the 1840s and retained by his heirs for three decades. While the next owner, Toronto Senator John O'Donohue, leased the allotment on the southeast corner of King and Bathurst streets in the mid 1880s, the site apparently remained undeveloped until 1900 when it was acquired by the Canada Biscuit Company.

The Canada Biscuit Company was incorporated in April 1900 with the Honorable John Dryden, an Ontario provincial cabinet minister named as president and, as reported in *The Globe* newspaper, a mandate to manufacture "a complete line of biscuits, confectionery, jams and jellies..."<sup>13</sup> During the second half of the year, the company purchased property and constructed "a \$25,000 four-storey main and three-storey rear factory at the southeast corner of King and Bathurst streets."<sup>14</sup> The complex was fully operational in 1901 when the Canada Biscuit Company received a permit for a second factory on the site that increased the assessed value of the complex by more than \$5000.<sup>15</sup> By mid-1904 the company reported that "we have more business now than we can comfortably handle," resulting in speculation that "it will be necessary to enlarge the plant, which is now housed in a splendid four-storey factory with a floor space of nearly 70,000."<sup>16</sup> However, a year later (1905) the Canada Biscuit Company was in receivership and its assets offered for sale.

In 1906, the building stood vacant after the property at 663 King Street West was acquired by a trio of manufacturers' agents who were linked to the Anglo-Canadian Leather Company, which operated a tannery in Huntsville and a warehouse in Montreal. The latter company did not move into the premises at 663 King immediately but, beginning in 1907, rented the top two floors to the Reliance Knitting Company in an

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12 In 2017, the King-Spadina HCD was designated under By-law 1111-2017, as amended by By-law 1241-2017: <https://www.toronto.ca/legdocs/bylaws/2017/law1111.pdf> and <https://www.toronto.ca/legdocs/bylaws/2017/law1241.pdf>

<sup>13</sup> *Globe*, November 10, 1900

<sup>14</sup> *Ibid*, September 1, 1900

<sup>15</sup> The building at 60 Stewart Street is not described in this report

<sup>16</sup> *Globe*, July 24, 1904

arrangement that continued for 14 years.<sup>17</sup> After World War I, the Reliance Knitting Company announced its merger with the Zimmerman Manufacturing Company of Hamilton under the name Zimmerman-Reliance Limited.<sup>18</sup> The latter business purchased the property at 663 King in 1920, but ultimately relocated its operations to Hamilton. In 1922, the Bank of Montreal leased part of the building for a branch that remained in this location for over half a century. Two years later (1924), the Samuel Trees Company Limited acquired the property at 663 King to “use the building as a factory and warehouse” for its saddlery manufacturing business (Image 5d).<sup>19</sup> The company’s owners retained the site until 1960.

In 1973, the property at 663 King Street West was listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register). When Toronto City Council adopted the King-Spadina Heritage Conservation District (HCD) in 2017, the Canada Biscuit Company Building was identified as a contributing heritage property.

#### Architect A. R. Denison

The Canada Biscuit Company Building was designed by architect A. R. (Arthur Richard) Denison (1857-1923). A member of one of Toronto’s founding families who also served as a city alderman, Denison was purported to have studied with leading Toronto architects, but only his training in the late 1870s with Silas James and Company has been confirmed.<sup>20</sup> Denison worked as a solo practitioner for most of his career, but had brief associations with several architects, including his father-in-law, George A. Stewart. A profile of Denison in a 1905 edition of *The Toronto Star* reported that “of late years he has made a speciality of business places in general and factories and warehouses in particular,” noting the Canada Biscuit Company as a client. Denison accepted commissions for over 100 projects in Toronto and beyond, with St. Andrew’s-by-the-Lake Anglican Church (1884) on the Toronto Islands, St. Helen’s Roman Catholic Church (1889) in Brockton and the Comstock Building (1890) on Victoria Street among those recognized on the City’s Heritage Register. In addition to the Canada Biscuit Company Building, among Denison’s list of commercial and industrial projects was the E. W. Gillett Company’s complex (1911) on Fraser Street in today’s Liberty Village.

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 663 King Street West are found on the cover and in Sections 2 and 6 of this report. The Canada Biscuit Company Building is designed with the sombre red brickwork, inclusion of classical elements and overall symmetry identified with the Edwardian Classical style that was popular for most building types in Toronto in the early 20<sup>th</sup> century. This styling was particularly adaptable for industrial and commercial buildings with the orderly organization of multiple openings that

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<sup>17</sup> In 1910, the Anglo-Canadian Leather Company was one of 15 tanneries in Ontario and Quebec to amalgamate as the Canadian Leather Company Limited, with headquarters in Montreal

<sup>18</sup> This announcement followed the loss in 1915 of the company’s president, George R. Copping in the sinking of the *Lusitania*

<sup>19</sup> *Toronto Star*, October 18, 1922

<sup>20</sup> *Toronto Star*, June 24, 1905, and Denison entry in *The Biographical Dictionary of Architects in Canada*, unpagged

provided light and access, along with the restrained classical highlights that elevated the designs.

The Canada Biscuit Company Building has a rectangular-shaped plan that extends four stories above a raised base with flat-headed window openings. The structure is clad with red brick and trimmed with brick, stone and wood beneath the flat roofline with the elaborate corbelled brickwork along the north, west and south ends (the roofline is interrupted by a brick penthouse midway on the west elevation). The principal (north) and rear (south) elevations are organized into three bays, while the west elevation extends 14 bays along Bathurst Street. As shown in Image 3e, an illustration dating to 1900 depicts the classical tripartite organization of the north elevation with the stone facing on the base and first (ground) floor, the three-storey arcade for the openings in the upper three floors, and the decorative cornice, which has been removed. On the north elevation, the main entrance is centred between two oversized flat-headed window openings (the original doors have been removed). In the second through the fourth stories, brick pilasters separate the pairs of flat-headed window openings with the continuous stone lintels and sills.

On the extended west elevation along Bathurst Street, the northernmost bay continues the detailing from the King Street elevation. The remainder of the west elevation features symmetrically-placed flat-headed window and door openings (some of which have been altered) with stone detailing. The south half of the building (with the seven southerly bays on the Bathurst Street elevation) was originally three stories, with the fourth storey added above the decorative brick cornice.

The south elevation facing Stewart Street has an entrance at the base and pairs of flat-headed window openings above. The east elevation is viewed from King Street West and once displayed painted signage seen in archival photographs (including Image 4b). At the south end on the east side, the building is adjoined by the four-storey factory building at 60 Stewart Street that was developed as part of the complex.

#### iv. CONTEXT

The map attached as Image 1 shows the location of the property on the southeast corner of King and Bathurst streets. On the southwest corner of the intersection, the Wheat Sheaf Tavern (1849) at 667 King Street West is a local landmark that recalls the appearance of King-Spadina before it became Toronto's main industrial centre in the early 20<sup>th</sup> century. The Canada Biscuit Company Building faces to the north the Bank of Toronto Building (1902) at 668 King Street West.<sup>21</sup> The latter properties are individually listed on Toronto's Heritage Register and identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan. With its position anchoring a major cross-roads in King-Spadina, the Canada Biscuit Building is part of a large collection of surviving warehouse and factory buildings along both streets, including the Ideal Women's Wear Building (1904) at 662 King Street West, opposite.

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<sup>21</sup> The remaining (northwest) corner of King and Bathurst streets contained until the mid 1970s the piano keys manufacturing plant of Otto Higel, which is shown in the archival photograph attached as Image 5d

### 3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. 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 663 King Street West has design value as a well-crafted example of an early-20<sup>th</sup> century factory in the King-Spadina neighbourhood with features of Edwardian Classicism, the most popular style for most building types during this era. The sheer scale of the building is viewed on Bathurst Street where the west elevation extends 14 bays to Stewart Street, and the principal (north) elevation on King Street is distinguished by the stone facing of the lower wall and the organization of the windows above in a three-storey arcade.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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 cultural heritage value of 663 King Street West is also through its contribution to the development and evolution of the King-Spadina neighbourhood in the early 20<sup>th</sup> century when the area changed from an institutional and residential enclave to Toronto's new manufacturing district following the Great Fire of 1904. The Canada Biscuit Company Building anchors a major intersection in King-Spadina where it is an integral part of the collection of industrial buildings that extends along King Street West.

The Canada Biscuit Company Building is also valued for its historical association with Toronto architect A. R. (Arthur Richard) Denison. A member of one of the city's founding families, Denison accepted innumerable commissions during a career that lasted more than 40 years and included brief partnerships with other practitioners. During the period in the early 1900s when he designed the Canada Biscuit Company Building, Denison specialized in factories and warehouses, including the E. W. Gillett Company's complex (1912) on Fraser Street in today's Liberty Village, which is also recognized on the City's Heritage Register.

Contextual Value	
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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 value of the property at 663 King Street West is through its support for the historical character of the King-Spadina neighbourhood where it contributes to the important collection of former warehouses and factories that changed the area from its origins as an institutional and residential enclave to Toronto's manufacturing sector after the Great Fire of 1904. The Canada Biscuit Company Building is historically, visually and physically linked to its setting at King Street West and Bathurst Street where it anchors a major intersection in both King-Spadina and Toronto with the landmark Wheat Sheaf Tavern (1849) on the opposite (southwest) corner.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 663 King Street West has cultural heritage value for its design, historical associations and context. Located on the southeast corner of King and Bathurst streets, the Canada Biscuit Company Building is a well-crafted example of Edwardian Classicism applied to an industrial building that is historically associated with Toronto architect A. R. Denison, who designed it, as well as the evolution of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's main manufacturing district after the Great Fire of 1904. Contextually, the property at 663 King Street West anchors an important intersection in King-Spadina where it is part of the collection of early 20<sup>th</sup> century industrial buildings that characterizes the community.

#### 5. SOURCES

##### Archival Sources:

- Abstract Index of Deeds, Military Reserve, Block M, Lot 6
- Archival Maps and Atlases, <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, Ward 4, Division 1, 1900 ff.
- Building Permits 157 (August 21, 1900) and 107 (November 26, 1901), City of Toronto Archives
- Building Records, Toronto and East York
- City of Toronto Directories, 1900 ff.
- Goad's Atlases, 1880-1923, Volume 1
- Underwriter Survey Bureau Atlas, 1964

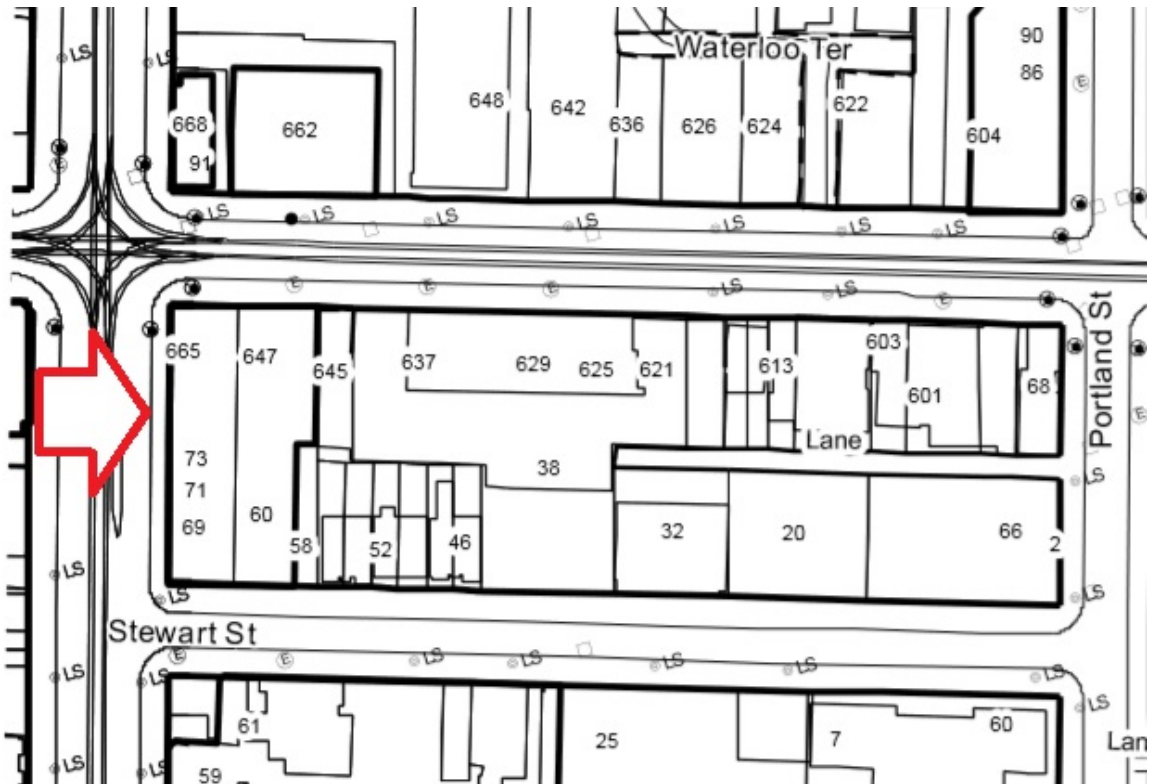
##### Secondary Sources:

- "Announce \$124,000 Sale," *Toronto Star*, October 18, 1922
- "Arthur R. Denison, Architect," *Toronto Star*, June 24, 1905

- “Arthur Richard Denison,” entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1637>
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- “The Canada Biscuit Company,” *The Globe*, November 10, 1900
- Careless, J. M. S., *Toronto to 1918*, 1984
- Dendy, William, *Lost Toronto*, 2nd ed., 1993
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- Lundell, Liz, *The Estates of Old Toronto*, 1998
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *Canadian Architectural Styles*, 2003
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- “A New Factory,” *Toronto Star*, April 30, 1900
- “The Newly Formed Canada Biscuit Company,” *Toronto Star*, September 1, 1900
- “No One Eager To Buy,” *Toronto Star*, July 25, 1905
- “Surplus But No Dividends,” *Toronto Star*, June 13, 1905
- “Two Knitting Companies Form Amalgamation,” *The Globe*, March 27, 1919
- “Unique Display of New Factories,” *The Globe*, July 24, 1904
- “Will Wind Up Biscuit Company,” *Toronto Star*, July 5, 1905



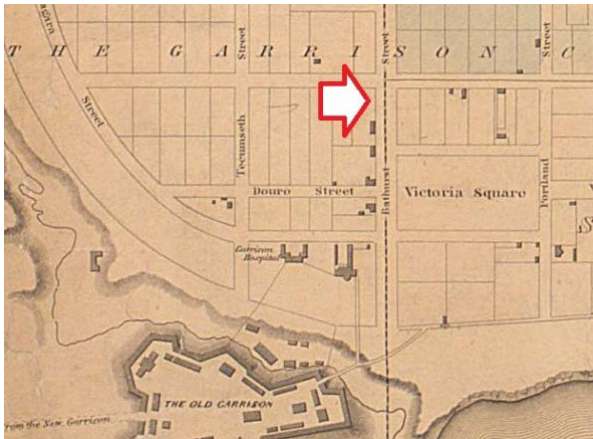
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



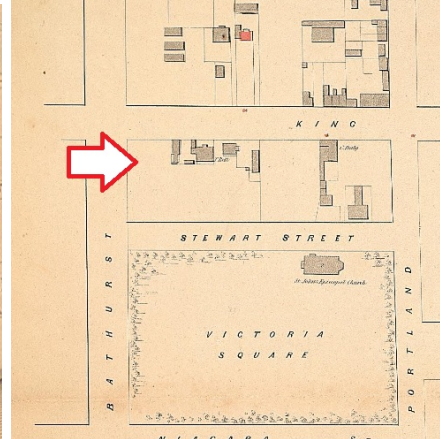
1. City of Toronto Property Data Map: showing the location of the property on the southeast corner of King Street West and Bathurst Street.



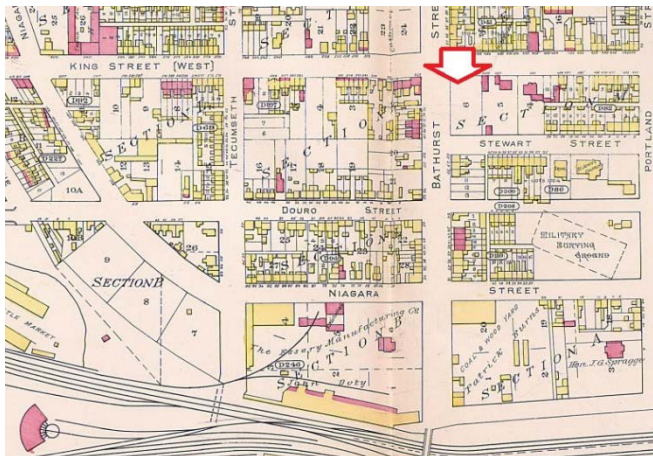
2a. 1818, Phillpott's Map



2b. 1842, Cane's Map



2c. Boulton's Atlas



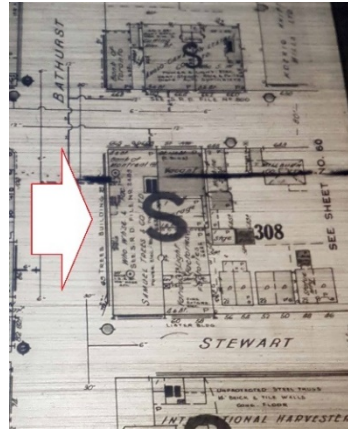
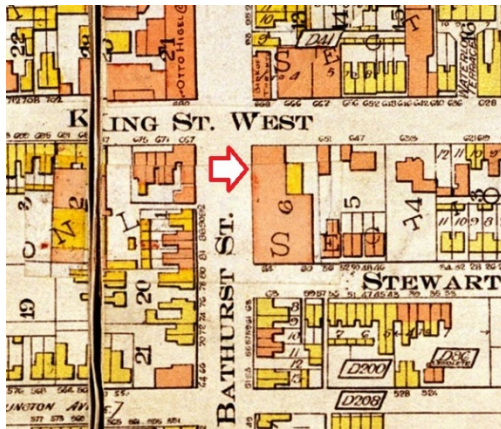
2d. 1884, Goad's Atlas



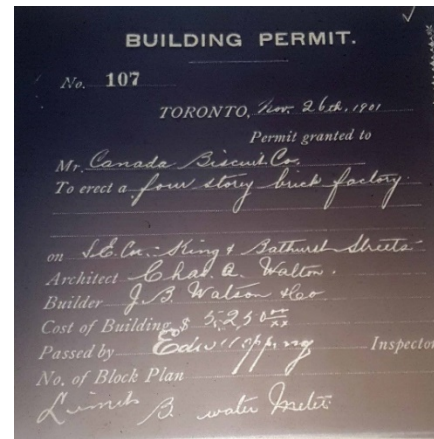
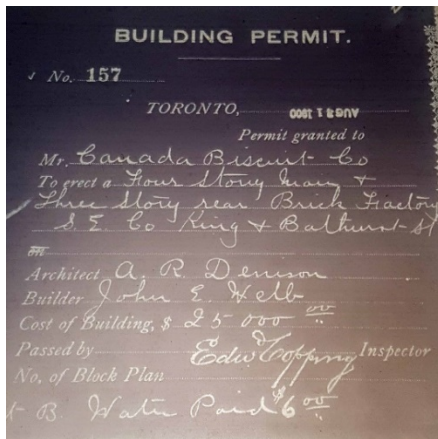
2e. 1903, Goad's Atlas

2. Archival Images, 663 King Street West: maps and atlases:  
<http://oldtorontomaps.blogspot.com/p/index-of-maps.html>





3a. Goad's Atlas, revised 1913, Vol. 1; 3b. Underwriters' Survey Bureau Atlas, 1965



3c. and 3d. Building Permits, 1900 (left) and 1901 (right)



THE CANADA BISCUIT COMPANY'S NEW FACTORY.

3e. Illustration, 1900

3. Archival Images, 663 King Street West: Underwriters' Survey Bureau Atlas and Building Permits, City of Toronto Archives; Goad's Atlas, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>, and illustration, *The Globe*, November 10, 1900.



4a. Archival Photograph, 1913



4b. Archival Photograph, 1927



4c. Archival Photograph, 1972

4c. Archival Photographs, 663 King Street West: City of Toronto Archives, Series 372, Item 193 (1913), Series 71, Item 4810 (1927), and Fonds 1526, Item 37 (1972).





5a. and 5b. 665 King Street West, 1970s (left) and 1981 (right)



5c. 668 King Street West, 1970s; 5d. 680 King Street West, 1970s (demolished)



5e. 667 King Street West (Wheat Sheaf Tavern), 1970s

5. Archival Photographs, Four Corners of King and Bathurst streets, 1970s and 1980s: Toronto Historical Board.



6a. West elevation on Bathurst Street, showing the north end near King Street West



6b. South elevation on Stewart Street, with the south end of the west (Bathurst Street) elevation on the left

## 6. Current Photographs, 665 King Street West: Heritage Preservation Services.