

## **Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 96 Spadina Avenue and 379 and 383 Adelaide Street West**

**Date:** September 10, 2019

**To:** Toronto Preservation Board  
Toronto and East York Community Council

**From:** Senior Manager, Heritage Preservation Services, Urban Design, City Planning

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

### **SUMMARY**

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This report recommends that City Council approve the proposed alterations for the heritage properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West, in connection with a Zoning Amendment Application proposing a 16-storey redevelopment of the site that will contain retail uses at grade with office uses above. This report also recommends that City Council state its intention to designate 96 Spadina Avenue (Darling Building), 379 Adelaide Street West (Gage Building) and 383 Adelaide Street West (Lorne Building) under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreement(s) for these properties.

The conservation strategy for the heritage properties would retain, internally and externally, the two heritage commercial buildings at 96 Spadina Avenue and 379 Adelaide Street West. The property at 383 Adelaide Street West (Lorne Building) is proposed for partial retention. The street facing façade will be retained in situ and a substantive portion of the east return wall will be disassembled and rebuilt in its original location following construction. Further, the conservation strategy proposes rehabilitation and restoration of the heritage properties to their period of significance (time of construction) based on archival information.

## RECOMMENDATIONS

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The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 96 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation): 96 Spadina Avenue (Attachment 2) attached to the report (September 10, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
2. City Council state its intention to designate the property at 379 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation): 379 Adelaide Avenue West (Attachment 3); attached to the report (September 10, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
3. City Council state its intention to designate the property at 383 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation): 383 Adelaide Avenue West (Attachment 4) attached to the report (September 10, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
4. If there are no objections to the, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
5. If there are objections to the designations, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
6. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.
7. City Council authorize the entering into Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 96 Spadina Avenue and 379 and 383 Adelaide Street West in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West.
9. City Council approve the alterations to the heritage properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 96 Spadina Avenue and 379 and 383 Adelaide Street West, with such

alterations substantially in accordance with plans and drawings prepared by Sweeney and Company Architects, dated July 18, 2019, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), dated December 5, 2017 with the HIA Addendum, dated August 16, 2019, prepared by ERA Architects Inc., and 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 City Council, as determined by the Chief Planner and Executive Director, City Planning, 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, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West substantially in accordance with plans and drawings prepared by Sweeney and Company Architects, dated July 18, 2019, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), dated December 5, 2017 with the HIA Addendum, dated August 16, 2019, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 7.b.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 and HIA Addendum for 96 Spadina Avenue and 379 and 383 Adelaide Street West, prepared by ERA Architects Inc., dated December 5, 2017 and August 16, 2019 respectively, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Enter into and register on the properties at 96 Spadina Avenue and 379 and 383 Adelaide 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 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 final project specifications, 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. Withdraw their appeal(s) of the King-Spadina Heritage Conservation District Plan, 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, for the development contemplated for 96 Spadina Avenue and 379 and 383 Adelaide Street West, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 7.b.2 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 property, such Amendment to have come into full force and effect;

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

4. 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;

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

d. That prior to the issuance of any permit for all or any part of the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 7.b.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, and approved Interpretation Plan;

4. Provide full documentation of the existing heritage property at 96 Spadina Avenue and 379 and 383 Adelaide Street West, 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.

e. That prior to the release of the Letter of Credit required in Recommendation 7.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 and the required interpretive work has been completed in accordance with the Conservation 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.

## **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 properties at 96 Spadina Avenue and 379 Adelaide Street West were listed on the City's Heritage Register in 2005.

The property at 383 Adelaide Street West was listed on the City's Heritage Register December 5, 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

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.

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

The properties at 96 Spadina Avenue, 379 Adelaide Street West and 383 Adelaide Street West are all identified as contributing heritage properties in the King-Spadina HCD Plan based upon their design, associative and contextual values.

This plan is not currently in force and effect as it is the subject of appeal(s) to the LPAT.

## **BACKGROUND**

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### **Heritage Context**

#### **96 Spadina Avenue and 379 and 383 Adelaide Avenue West**

Following research and evaluation according to Regulation 9/06, it has been determined that the adjoining properties at 96 Spadina Avenue (Darling Building), 379 Adelaide Street West (Gage Building), and 383 Adelaide Street West (Lorne Building) have cultural heritage value for their designs, associations and context. The group consisting of two warehouses dating to the pre-World War I era and a 1940s commercial building individually and collectively contribute to the historical development and evolution of the King-Spadina neighbourhood in the 20th century. The Darling, Gage and Lorne Buildings were designed by architects who made important contributions to Toronto, and the property at 379 Adelaide Street West is also linked to the businessman and philanthropist, Sir William J. Gage, a person of historical significance in Canada.

The Statements of Significance comprise the Reasons for Designation for the properties at 96 Spadina Avenue (Attachment 2), 379 Adelaide Street West (Attachment 3); and, 383 Adelaide Street West (Attachment 4).

#### **Adjacent Heritage Context**

The project site is adjacent to the following properties that are on the City's Heritage Register and also identified as contributing in the King-Spadina HCD:

##### ***Listed Properties:***

82 Spadina Avenue (W.J. Gage Building) is a 4-storey brick warehouse built in 1905 according to the designs of architect C.J. Gibson Architect that was listed in May 2005.

99 Spadina Avenue is a 6-storey brick warehouse built in 1919 that was listed in 2017.

110 Spadina Avenue (Tower Building) is a 9-storey brick warehouse built in 1927 according to the designs of architect Benjamin Brown that was listed in June 1989.

117 Spadina Avenue (Balfour Building) is a 12-storey brick warehouse built in 1930 according to the designs of architect Benjamin Brown that was listed in July 1989.

## **Development Proposal**

The proposal for the site is for a zoning by-law amendment to develop a 16-storey building with ground floor retail uses and office uses above. The site contains four structures from the southwest corner of Spadina Avenue and Adelaide Street West extending westward along the Adelaide Street frontage to include: 96 Spadina Avenue, 379 Adelaide Street West, 383 Adelaide Street West and 391 Adelaide Street West. All the above properties with the exception of 391 Adelaide Street West are listed on the City's Heritage Register and are contributing to the under appeal King-Spadina HCD.

### **96 Spadina Avenue and 379 Adelaide Street West**

The proposal will conserve the existing heritage properties at 96 Spadina Avenue and 379 Adelaide Avenue West in their entirety, along with substantive conservation of the property at 383 Adelaide Street West. The single storey building at 391 Adelaide Street West, which is identified as a non-contributing property in the King-Spadina Heritage Conservation District, will be demolished. At the Spadina Avenue frontage the project will provide a 7 metre step back at the 9th floor level (roof level) which gradually diminishes to 6 metres as the tower rises to the 15th.

### **383 Adelaide Street West**

The original application submittal proposed demolition of the Lorne Building at 383 Adelaide Street West.

The revised submission substantively conserves the property as perceived from the public realm by retaining the building's primary street facing façade in situ. The altered and non-original ground floor door and window openings of this façade will be modified to function as a principal entrance to the lobby of the new building. The revised ground floor design scheme would provide for a more appropriate rehabilitation of the ground level facade in keeping and consistent with architectural typology of the property.

Following construction, an approximately 26-metre portion of the building's east return wall will be reconstructed using salvaged material if possible, or new material to match the original. A new ground-floor level opening of approximately 7.5-metres is also proposed in the Lorne Building's reconstructed east wall to accommodate interior access to the new building's lobby and elevator core. At the Adelaide Street West frontage, the proposed tower employs a 6 metre step back above the 6 storey heritage property at 379 Adelaide Street west which diminishes to a 3 metre step back as the tower rises. The podium is stepped back approximately 3 metres above the conserved Lorne building.

The west wall of the property is attached to the non-contributing and abutting property at 391 Adelaide Street West and will be demolished and then rebuilt so that 0.75 metres is visible externally.

## **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."

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."

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**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."



## 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 façades 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.

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 district's heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

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.

### **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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Heritage Preservation Services staff has reviewed the Heritage Impact Assessment and Addendum submitted in support of the proposal prepared by ERA Architects Inc., 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.

### **96 and 379 Adelaide Street West**

The proposed Conservation Strategy will conserve and rehabilitate the existing heritage properties at 96 Spadina Avenue and 379 Adelaide Avenue West in their entirety, externally and internally. A structural support system ('structural mast') will be located in the public laneway between 96 Spadina Avenue and 379 Adelaide Street West and this structural mast will be utilized to suspend the office building above the conserved heritage properties, thereby limiting its impact upon them. Pedestrian access to the public laneway will be maintained and not curtailed and both buildings will retain existing tenancies while construction proceeds. By employing this unique construction methodology, the project will achieve whole building conservation, which is a stated goal of the King-Spadina HCD and City of Toronto OP Heritage Policies.

### **383 Adelaide Street West**

At 383 Adelaide Street West (Lorne Building) the proposal will substantively conserve the property. The development proposal conserves 383 Adelaide Street West's whole north facade in situ using a structural support system.

Following construction, an approximately 26-metre portion of the building's east return wall will be reconstructed using salvaged material where possible, or new material to match the original. A new ground-floor level opening of approximately 7.5-metres is also proposed in the Lorne Building's reconstructed east wall to accommodate interior access to the new building's lobby and elevator core.

Only a very small amount of the second floor of the west wall of the Lorne Building is currently visible. The proposal would remove this wall and approximately 0.75-metres of this west return wall will be rebuilt and would be visible from the public realm in Adelaide Street West. A further depth of west wall will be rebuilt within the new tower and will not be visible from the public realm.

### **Street Facing Façade and Storefront Rehabilitation**

The existing windows on the second storey of the building's north (principal) side are proposed to be replaced and the existing (unoriginal) ground floor door and window openings on the building's north (principal) facade modified to function as an accessible entrance to the lobby of the new building. The Lorne Building's existing interior floor partitions are also proposed to be removed, in order to create a double-height entrance to the new lobby.

A preliminary drawing for the Lorne Building's north facing storefront and entrance is provided in Attachment 3. This preliminary storefront design incorporates architectural elements from archival and contemporary documentation of similar commercial buildings constructed during the same time period and designed by the building's architect. Further detail on the ultimate storefront design will be provided at the site plan approval stage.

### **Internal Perception**

The proposed modifications to the Lorne Building allows for the building to be internally experienced as an individual structure while providing access to the new tower and adjacent buildings. Within the larger development proposal, the Lorne Building is delineated along Adelaide Street West as a secondary entrance to the lobby of the new tower. Its east wall would provide an access point to the through-block connection and adjacent heritage buildings; and the west wall is proposed to be rebuilt as an internal adjoining wall to the new tower. Together, these changes would provide a sense of enclosure within the space and allow users to experience the Lorne Building as a discrete, yet integrated, part of the proposed new development.

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

The proposed development 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. At the Spadina Avenue frontage, specifically at 96 Spadina Avenue, this impact is reduced by both the 8 storey height of the heritage property in combination with a 7 metre step back at the 9th floor level which gradually diminishes to 6 metres as the tower rises to the 15th floor level.

At the Adelaide Street West frontage, the proposed tower employs a 6 metre step back above the 6 storey heritage property at 379 Adelaide Street west which diminishes to a 3 metre step back as the tower rises. The height of the heritage properties at 96 Spadina Ave and 379 Adelaide Street West in conjunction with full building conservation for these two properties both mitigates this impact while still providing three dimensional legibility of these properties from the public realm.

At the Adelaide Street West frontage, the proposed podium is stepped back approximately 3 metres above the conserved Lorne building at 383 Adelaide Street West. Also, the glazed internal mid-block connection (between 379 Adelaide Street West and 383 Adelaide Street West) is setback from the heritage building's north/street facing façade and its transparent cladding maintains visibility of the building's rebuilt east return wall from the public realm. These design measures reduce the impact of the tower massing and conserve the building's three dimensional integrity.

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 development will mitigate for the visual impact of the proposal relative to perception of the heritage properties from the public realm and compatibility or "fit" of the new development along the Spadina Ave and Adelaide Street West frontages.

### **Restoration Details**

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 façades will be conserved in accordance with best practices in heritage masonry, including the removal of all non-original components, masonry cleaning, repair and replacement in-kind as necessary. 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.

Staff will also work with the applicant to ensure development of any new entries and storefront bays are complementary and sensitive relative to the façade wall. Staff will also ensure that any railing at the rooftop of the heritage properties is recessed and minimized from view.

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.

### **391 Adelaide Street West - Removal**

The property at 391 Adelaide Street West is proposed for removal and replacement with a new five storey base building component. The property is not listed in the City's Heritage Register nor is it identified as contributing within the under appeal King-Spadina HCD.

### **New Adjacent Base Building**

The property at 391 Adelaide Street West will be replaced with a contemporary podium or base building that abuts the heritage property at 383 Adelaide Street West. This discrete form at the street frontage will be designed to continue the rhythm and character of the existing Adelaide Street West street wall. The five storey base building

height, scale, and cladding references the existing heritage properties at the street frontage.

The design of the base will be clearly contemporary and is compatible yet distinguishable from the on-site heritage properties. Staff will continue to work with the applicant with regard to design of this base building component in conjunction with other aspects of the design where it abuts the heritage properties.

## **Laneways**

The proposed development has been designed to conserve the historic pattern of laneways in the King-Spadina district; the laneway between 96 Spadina and 379 Adelaide Street West is conserved and incorporated into the proposed building, while the laneway between 379 Adelaide Street West and 383 Adelaide Street West is enclosed to function as an internal mid-block connection.

## **Adjacent Heritage Resources**

There are individual heritage resources as indicated 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 all visible façades of the heritage properties, based on archival documents, will enhance the heritage fabric within this portion of the 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 most policies of the HCD Plan but falls short on others.

The HCD Plan identifies commercial detached buildings as an important typology and the development policy states that "Additions to contributing commercial properties shall only be permitted when the addition conserves the whole building". Though the project will conserve the properties at 96 Spadina Avenue and 371 Adelaide Street West in their entirety, whole building conservation has not been strictly achieved at 383 Adelaide Street West. However, the property's existing form will be conserved and perceived as such from the public realm as visible elevations will be conserved in conjunction with the proposed step back to the tower element.

Policy 8.3.3 states that "Additions to contributing properties shall step back 10 metres from all elevations facing Spadina Avenue." The project provides a 7 metre step back from the street wall of 96 Spadina Avenue that faces Spadina Avenue, tapering to 6 metres at the top of the development. However, the existing heritage property's 8 storey height in combination with whole building conservation being achieved at the site

effectively mitigates non-compliance with this provision in the absence of the in force policy.

While staff would prefer to see the policies of the adopted HCD Plan fully adhered to, the proposal is responsive to many of the heritage issues raised and largely complies with the City of Toronto Heritage Official Plan policies. In the overall context of the development, excellent conservation is achieved for two of the three heritage properties and staff are able to support the proposal.

### **Conservation Plan**

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 96 Spadina Avenue and 379 and 383 Adelaide 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 properties at 96 Spadina Avenue and 379 and 383 Adelaide 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 96 Spadina Avenue and 379 and 383 Adelaide 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 properties at 96 Spadina Avenue and 379 and 383 Adelaide 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 properties 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 properties 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 properties. This

Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

## **CONCLUSION**

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Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2019) 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 conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) and determined that the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West are consistent with Ontario Regulation 9/06 and meet the criteria for designation under all three categories of design, associative and contextual values.

The Statements of Significance (Attachments 2-4) for 96 Spadina Avenue and 379 and 383 Adelaide Street West comprise the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Preservation Services  
Urban Design, City Planning

## **ATTACHMENTS**

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Attachment 1 – Location Map

Attachment 2 - Statement of Significance (Reasons for Designation) – 96 Spadina Ave

Attachment 3 - Statement of Significance (Reasons for Designation) – 379 Adelaide Street West

Attachment 4 - Statement of Significance (Reasons for Designation) – 383 Adelaide Street West

Attachment 5 - Heritage Property Research and Evaluation Report

Attachment 6 - Proposal Drawings



LOCATION MAP

ATTACHMENT 1

96 Spadina Avenue and 379 and 383 Adelaide Street West



Location Map showing the development site at 96 Spadina Avenue and 379 and 383 Adelaide Street West at the southwest corner of Spadina Avenue and Adelaide Street West

## **Darling Building**

The property at 96 Spadina Avenue (including the entrance addresses at 100 and 104 Spadina) 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**

The property at 96 Spadina Avenue is located on the southwest corner of Adelaide Street West in the King-Spadina neighbourhood and contains an 8-storey warehouse that was constructed in 1907 according to the designs of Toronto architects Gordon and Helliwell. Andrew Darling commissioned the Darling Building for his women's apparel company and offered the remaining space to tenants identified with the printing, lithography and clothing trades, as well as the supply warehouse for the Tamblin's drugstore chain. Following Darling's untimely death in 1910, his executors retained the property and subsequent occupants included the Robert Darling and Company's woollens business.

The property at 96 Spadina Avenue was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005. 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. The King-Spadina HCD Plan (2016) identifies 96 Spadina Avenue as a contributing heritage property. In 2019, the HCD was under appeal.

## **Statement of Cultural Heritage Value**

The property at 96 Spadina Avenue has design value as a well-crafted early-20th century warehouse in the King-Spadina neighbourhood. The design of the Darling Building is particularly distinguished as an early example in Toronto of the Kahn system for reinforced concrete construction and stands out with its exposed concrete cladding and the Gothic-inspired crenellations on two corners of the roof.

The cultural heritage value of 96 Spadina Avenue is also through its role in the development and evolution of the King-Spadina neighbourhood in the early 1900s when the area changed from an institutional and residential enclave to Toronto's new industrial centre following the Great Fire of 1904. During the first half of the 20th century, the Darling Building contributed to Toronto's economic prosperity as part of the new collection of warehouses in the manufacturing district, replacing earlier residential and commercial buildings at the southwest corner of Spadina and Adelaide.

The Darling Building is also valued for its historical association with the Toronto architects Gordon and Helliwell. In a partnership that began in 1879 and lasted for five decades, Henry Bauld Gordon and Grant Helliwell completed projects for a variety of

building types, but with a particular focus on churches and buildings sponsored by religious organizations (including YMCAs and the Upper Canada Bible and Tract Society) that reflected Gordon's participation in missions in China and Korea. The Darling Building was the firm's first documented commission in King-Spadina.

Contextually, the value of the property at 96 Spadina Avenue 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 Darling Building is historically, visually and physically linked to its setting anchoring the southwest corner of Spadina Avenue and Adelaide Street West where it is adjoined to the south and west by warehouses (1905 and 1912) associated with the W. J. Gage Publishing Company, while the landmark Tower Building (1927) and Balfour Building (1930) were recognized on the City's Heritage Register in the 1980s and mark two other corners of this important intersection in King-Spadina. With the neighbouring warehouse and commercial building at 379 and 383 Adelaide Street West, the Darling Building forms a trio of recognized heritage buildings that reflect the evolution of King-Spadina.

### **Heritage Attributes**

The heritage attributes of the Darling Building at 96 Spadina Avenue are:

- The placement, setback and orientation of the building on the southwest corner of Spadina Avenue and Adelaide Street West
- The scale, form and massing of the eight-storey building above the raised base with the flat-headed openings
- The materials, with the concrete construction, cladding and detailing
- The flat roofline with the concrete crenellations and banding at the northeast and southeast corners
- The east and north elevations facing Spadina Avenue and Adelaide Street West, respectively, which are organized into five bays by piers that are banded in the base and the first (ground) floor
- The flat-headed openings on the east and north elevations, which are wider in the centre three bays (the original entrance on the east elevation was relocated from the southernmost bay)
- The west side and rear (south) elevations, which are viewed from Adelaide Street West and Spadina Avenue, respectively, and feature symmetrically placed flat-headed openings that are separated by regularly spaced bays

The fire escapes on the north elevation are not identified as heritage attributes.

## STATEMENT OF SIGNIFICANCE: 379 ADELAIDE STREET WEST ATTACHMENT 3 (REASONS FOR DESIGNATION)

### **Gage Building**

The property at 379 Adelaide 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**

The property at 379 Adelaide Street West is located on the south side of the street, west of Spadina Avenue in the King-Spadina neighbourhood and contains a five-storey warehouse that was constructed in 1912 according to the designs of the Toronto architectural firm of Burke, Horwood and White. William J. Gage, founder of W. J. Gage and Company, commissioned the subject building for his subsidiary, the Educational Book Company. The site was chosen for its proximity to Gage's earlier warehouse (1905) at 82 Spadina Avenue, directly south of Adelaide, with the two properties adjoined at the rear where the buildings were linked.

The property at 379 Adelaide Street West was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005. 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. The King-Spadina HCD Plan (2016) identifies 379 Adelaide Street West as a contributing heritage property. In 2019, the HCD was under appeal.

### **Statement of Cultural Heritage Value**

The property at 379 Adelaide Street West has design value as a well-crafted early-20th century warehouse in the King-Spadina neighbourhood, which is distinguished by the classical organization of the principal (north) elevation with the decorative terra cotta detailing and the segmental-arched pediments that reflect the popular Edwardian Classical styling of the era.

The cultural heritage value of the property at 379 Adelaide Street West is also through its role in the development and evolution of the King-Spadina neighbourhood in the early 1900s when the area changed from an institutional and residential enclave to Toronto's new industrial centre following the Great Fire of 1904. During the first half of the 20th century, the Gage Building contributed to Toronto's economic prosperity as part of the new collection of warehouses in the manufacturing district, replacing earlier house form buildings on Adelaide Street West.

The associative value of the property at 379 Adelaide Street West is also through its connection to businessman and philanthropist, Sir William J. Gage, who commissioned the building. Founder of the W. J. Gage and Company that was noted for its publication of school textbooks and other educational supplies, Gage was a noted benefactor who received a knighthood in 1918 for his roles in fighting tuberculosis as a co-founder of the

National Sanitarium Association and the financier of hospitals and other treatment facilities. Gage was also recognized as the founder of the Ina Grafton Homes Corporation, with the original mandate to accommodate widows and orphans after World War I. In 1938, the federal government commemorated Sir William J. Gage as a National Historic Person.

The Gage Building is associated with the Toronto architectural partnership of Burke, Horwood and White, which designed many landmark buildings in the city. The firm was headed by Edmund Burke, who had trained and then worked with his uncle, the celebrated Toronto architect, Henry Langley. After becoming a solo practitioner in 1892, Burke accepted the important commission for the Robert Simpson Department Store, noted as the first Chicago-style building in Canada, which was destroyed by fire immediately following its completion. In 1894, Burke's former apprentice, J. C. B. Horwood, returned from New York City to join the practice, which began with the firm's reconstruction of Simpson's complex. The addition in 1907 of Murray White, another former student who had gained further experience in Chicago, was reflected in projects for the Pilkington Glass Company (the recognized heritage complex on Mercer Street) and the subject building.

Contextually, the value of the property at 379 Adelaide 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 Gage Building is historically, visually and physically linked to its setting on Adelaide Street West near Spadina Avenue where it is adjoined to the southwest by the W. J. Gage Building (1905) at 82 Spadina (to which it is also historically related), the Darling Building (1907) to the east at 96 Spadina and the Lorne Building (1945) to the west at 383 Adelaide. The Gage Building is part of the group of recognized heritage buildings that anchors the southwest corner of Spadina and Adelaide.

### **Heritage Attributes**

The heritage attributes of the Gage Building at 379 Adelaide Street West are:

- The placement, setback and orientation of the building on the south side of Adelaide Street West, west of Spadina Avenue
- The scale, form and massing of the building with the five-storey rectangular-shaped plan, which has basement window openings on the principal (north) elevation
- The materials, with the red brick cladding on the principal (north) elevation and on the north ends of the east and west side elevations, and the brown brick cladding on the remainder of the side elevations
- The brick, stone and terra cotta trim, including the window detailing
- The flat roofline with the brick parapet and the terra cotta coping on the north elevation, which extends to the north ends of the east and west side elevations
- The segmental-arched pediments at the east and west ends of the north elevation and the single segmental-arched pediment at the north end of the east side elevation

### **Principal elevation (north):**

- The organization of the north elevation into six bays
- The first (ground) floor with the stone base course, the entrances in the outer bays that are set in flat-headed stone surrounds, the small flat-headed window opening above each entrance with the lintel and sill, the four basement window openings between the entrances with the lintels and sills, the four segmental-arched window openings above the basement windows with the flat arches and sills, the lozenge-shaped motifs and the brick banding between the basement and first-floor openings, and the cornice separating the first floor from the stories above
- In the second through the fifth stories, the outer bays that project as frontispieces under the segmental-arched pediments and contain a single window opening in each storey, which are flat-headed with flat arches and sills in the second through the fourth stories, and segmental-arched with hood moulds and sills in the upper (fifth) storey
- The centre four bays in the second through the fifth stories, which are organized by brick piers with terra cotta caps connected by a terra cotta string course, and contain flat-headed window openings with lintels and sills

**Side elevations (east and west):**

- The east side elevation, where the first bay at the north end continues the red brick cladding, brick, stone and terra cotta trim, and the shape and detailing of the fenestration from the north elevation, and the remainder of the wall with the brown brick cladding and the symmetrically placed flat-headed openings with the stone lintels and sills
- On the west side elevation, the first bay at the north end, which is clad in red brick and has no openings, and the remainder of the wall with the brown brick cladding and the symmetrically placed flat-headed openings with the stone lintels and sills

Note: the rear (south) elevation and the link to the neighbouring building at 82 Spadina Avenue are not identified as heritage attributes.

## STATEMENT OF SIGNIFICANCE: 383 ADELAIDE STREET WEST ATTACHMENT 4 (REASONS FOR DESIGNATION)

### **Lorne Building**

The property at 383 Adelaide Street West (including the entrance address at 385 Adelaide) 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**

The property at 383 Adelaide Street West is located on the south side of the street, west of Spadina Avenue in the King-Spadina neighbourhood and contains a two-storey commercial building that was completed in 1945 according to the designs of Toronto architect Benjamin Swartz. Known historically as the Lorne Building, it was originally owned by Samuel Hollinger, founder of Empire Textiles, who had previously commissioned the neighbouring Hollinger Building (1941) at 350 Adelaide Street West.

The property at 383 Adelaide Street West was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 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. The King-Spadina HCD Plan (2016) identifies 383 Adelaide Street West as a contributing heritage property. In 2019, the HCD was under appeal.

### **Statement of Cultural Heritage Value**

The Lorne Building has design value as a well-crafted commercial building in the King-Spadina neighbourhood, which is distinguished by its Art Moderne styling, particularly its diminutive scale, restrained brick and stone detailing, and distinctive signage. It complements in style and vintage the neighbouring Hollinger Building at 350 Adelaide Street West.

The cultural heritage value of the property at 383 Adelaide Street West is also through its role in the development and evolution of the King-Spadina neighbourhood in the early 1900s when the area changed from an institutional and residential enclave to Toronto's new industrial centre following the Great Fire of 1904. With its location in the manufacturing district that contributed to Toronto's economic prosperity, the Lorne Building was part of the ongoing development of King-Spadina during the interwar and World War II eras when properties with remaining late-19th century housing stock were redeveloped with modest commercial buildings adjoining the earlier large-scale warehouses.

The Lorne Building is also valued for its historical association with Toronto architect Benjamin Swartz, who is best known as the designer of several landmark buildings associated with the Jewish community, among them the Kiever Synagogue (also known as the First Russian Synagogue) in Kensington Market in 1927, followed by the first

Mount Sinai Hospital (for which he modified an existing Yorkville building that survives in altered form). Beginning in the 1930s, Swartz's design aesthetic turned to the Art Moderne, as exemplified by the Pylon Theatre on College Street and the Hollinger and Lorne Buildings on Adelaide Street West.

Contextually, the value of the property at 383 Adelaide Street West is through its support for the historical character of the King-Spadina neighbourhood as it continued to evolve during the interwar and World War II eras when smaller commercial buildings were introduced, with most accommodating the garment trade that maintained its presence in the area. The Lorne Building is historically, visually and physically linked to its setting on Adelaide Street West near Spadina Avenue where it is the westernmost of a trio of recognized heritage buildings, with the Darling Building (1907) at the southwest corner of the intersection and the neighbouring Gage Building (1912) at 379 Adelaide Street West.

### **Heritage Attributes**

The heritage attributes of the Lorne Building at 383 Adelaide Street West are:

- The placement, setback and orientation of the building on the south side of Adelaide Street West, west of Spadina Avenue
- The scale, form and massing of the building with the two-storey rectangular-shaped plan
- The materials, with the buff brick cladding and the brick and stone detailing
- The flat roofline with the shaped parapet with the stone coping at the north end and, beneath, the vintage sign reading "Lorne Building"
- The principal (north) elevation, with the incised stone lintel and piers in the first (ground) floor (where the openings have been altered)
- On the north elevation, the contrasting brick and stone band courses in the second storey where the pair of flat-headed window openings have stone sills
- Viewed from Adelaide Street, the east and west side elevations with the flat-headed window openings (the first-storey windows on the west side elevation are concealed by the neighbouring building)



ATTACHMENT 5

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**DARLING BUILDING, 96 SPADINA AVENUE  
GAGE BUILDING, 379 ADELAIDE STREET WEST, AND  
LORNE BUILDING, 383 ADELAIDE STREET WEST,  
TORONTO**

Prepared by:

Heritage Planning  
City Planning Division  
City of Toronto

September 2019



Above: 96 Spadina (left), 379 Adelaide (centre) and 383 Adelaide (right) in 1972 (City of Toronto Archives, Series 841, Item 9); cover: aerial photograph looking south and showing the subject properties outlined ([www.google.ca/maps](http://www.google.ca/maps)).

## 1. DESCRIPTION

96 SPADINA AVENUE AND 379 & 383 ADELAIDE STREET WEST	
ADDRESSES	96 Spadina Avenue and 379 and 383 Adelaide Street West (southwest corner of Spadina and Adelaide)
WARD	Ward 10 – Spadina-Fort York
LEGAL DESCRIPTION	Military Reserve, Section E, Lots 1-3
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAMES	See Section 2
CONSTRUCTION DATE	See Section 2
ORIGINAL OWNER	See Section 2
ORIGINAL USE	Industrial and commercial (see Section 2)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Included on the City of Toronto's Heritage Register
RECORDER	Heritage Planning: Kathryn Anderson
REPORT DATE	September 2019

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 96 Spadina and 379 and 383 Adelaide Street West, and applies Ontario Regulation 9/06, the provincial criteria prescribed for municipal 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 BACKGROUND

For the three adjoining properties with the Darling Building at 96 Spadina Avenue, the Gage Building at 379 Adelaide Street West, and the Lorne Building at 383 Adelaide Street West, individual timelines for the separate buildings follow this introductory section outlining the history of the neighbourhood.

#### King-Spadina Neighbourhood:

The properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West are in the King-Spadina neighbourhood, which was named for the major cross-roads of King Street West and Spadina Avenue. Following the founding of the Town of York (Toronto) in 1793, an expansive area west of the original 10-block town site was set aside as the Military Reserve where (Old) Fort York was placed to defend the entrance to the harbour. The community's rapid growth led to its expansion westward to Peter Street adjoining the Military Reserve (as illustrated by Chewett in 1827, with an excerpt attached as Image 2a). In this "New Town," tracts of land were reserved for major institutional buildings, including the inaugural Upper Canada College campus and the first general hospital on King Street, which was extended from Old Town as the "Main Street." Elsewhere in King-Spadina, land was developed for residential housing that ranged from high-end estates near the waterfront to more modest row houses on the side streets. Prior to the incorporation of the City of Toronto in 1834, the easternmost section of the Military Reserve between Garrison Creek and Peter Street was released for development.

The evolution 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 and attracted manufacturers. After the Great Fire of 1904 destroyed the city's central industrial district, King-Spadina became its new location where large-scale factories and warehouses replaced much of the earlier building stock. King-Spadina remained an active manufacturing centre until after World War II when most industries moved to Toronto's suburbs where large tracts of land were served by highways. While part of King-Spadina was dubbed the "Fashion District" for the clothing producers that remained, entrepreneur Edwin "Honest Ed" Mirvish ignited the transformation of the neighbourhood in the 1960s with the restoration of the Royal Alexandra Theatre on King Street West and conversion of the adjoining 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>1</sup>

96 Spadina Avenue and 379 and 383 Adelaide Street West:

The historical development of the three adjoining properties on the southwest corner of present-day Spadina Avenue and Adelaide Street West is traced through archival records and images, including those attached in Section 6 of this report. The subject properties are located in the easternmost section of the Military Reserve, which was subdivided according to a plan prepared by Hawkins in 1837 (Image 2b). Located on Lots 1 to 3 in Section E of the Military Reserve, the sites were patented between 1835 and 1846. Over a decade later, Boulton's Atlas (1858) confirms that little development had occurred by that time (Image 2c). The first Goad's Atlas illustrating the area in 1884 indicates that modest commercial buildings marked Lot 1 at the southwest corner of Spadina and Adelaide (the future site of 96 Spadina), while houses crowded the north edge of Lots 2 and 3 along Adelaide Street West (Image 2d).

The redevelopment of Lots 1 through 3 for manufacturing and commercial purposes began after the Great Fire of 1904 when manufacturers Sir William Gage and Andrew Darling lost their existing premises and commissioned new buildings on prominent locations on Spadina Avenue near Adelaide Street West. Later in the 20th century, Samuel Hollinger was part of the wave of businessmen who developed sites in King-Spadina, replacing surviving houses with low-rise commercial complexes. The individual development of the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West is traced in the timelines below.

## ii. HISTORICAL TIMELINES:

**Timeline for 96 Spadina Avenue (including the entrance addresses at 100 and 104 Spadina),** located on the southwest corner of Adelaide Street West

<b>Key Date</b>	<b>Historical Event</b>
1905	After Andrew Darling's business (in partnership) is destroyed in the Great Fire of 1904, he forms his own company and rents space in W. J. Gage's new building at 82 Spadina Avenue
1906 Aug	In two separate transactions, Darling purchases Lot 1 in Section E of the Military Reserve; that month the tax assessment rolls describe vacant building on the site

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<sup>1</sup> 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>. In 2019, the King-Spadina HCD was under appeal

Key Date	Historical Event
1907 Apr	Darling mortgages the subject property for \$95,000 and is issued a building permit for an “8-storey concrete factory” according to plans by architects Gordon and Helliwell (Image 4a) <sup>2</sup>
1907 Aug	Construction is underway with an “unfinished building” occupying the site according to the tax assessment rolls
1907 Sept	A series of Mechanics Liens is filed against the property by the contractors and suppliers of building materials between September 1907 and May 1908
1908 Feb	The Darling Building is profiled in <i>Construction</i> magazine, with exterior and interior photographs (Image 4b)
1909	Printing, lithography and clothing companies are among the first tenants in the Darling Building according to the City of Toronto Directory of 1910 (with information dating to the previous year)
1910 Sept	Andrew Darling dies and, per the terms of his will, his executors retain the Darling Building; in the interwar era, the tenants include woollen manufacturers Robert Darling and Company
1910	The Darling Building is first illustrated on Goad’s Atlas (Image 3a)
1921	An archival photograph shows the Darling Building with the “Robert Darling and Company” signage, as well as the crenellation on the northwest corner of the roof that was later removed (Image 5c)
1936	Darling’s executors convey the property to Hyman M. Smith
1951	The Manufacturers’ Realty Company purchases the subject property and, six years later, an application is submitted for new elevator penthouses
1960	An application is made to change some “frame windows to steel windows with cast wire glass” and, two years later (1962), the “front entrance” is altered <sup>3</sup>
2005	The property is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) as part of the King-Spadina Survey
2017	The property at 96 Spadina Avenue is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan

<sup>2</sup> The architectural drawings show classical details that were not included on the building

<sup>3</sup> City of Toronto Building Records, Toronto and East York, #63309, December 15, 1960

Toronto businessman Andrew Darling (1851-1910) acquired Lot 1 on the southwest corner of Spadina and Adelaide in 1906. The son of a prominent Montreal hardware merchant, in 1879 Darling moved to Toronto where he opened the A. and J. Darling and Company with his brother. A decade later, he became a partner in Wyld, Grasset and Darling, which specialized in dry goods and men’s clothing. When the firm’s building at Bay and Wellington streets was destroyed in the Great Fire of 1904, Darling established his own women’s apparel company, renting quarters at 82 Spadina Avenue before commissioning a purpose-built warehouse next door. The Darling Building was profiled in a *Construction* magazine article called “Modern Warehouse Construction” as a “good example of reinforced concrete construction” employing the Kahn system.<sup>4</sup> After Darling’s untimely death in 1910, according to the directions in his will, his wife and another executor continued to manage his company and retained the Darling Building. During the interwar era, one of the tenants was Robert Darling and Company, who erected a prominent sign that was captured in a 1921 photograph (Image 5c). While the familial relationship between Andrew and Robert Darling is unclear, an article in a 1924 edition of the *Globe* newspaper clarified there was no connection between their businesses. Darling’s heirs retained the subject property until 1936.

**Timeline for 379 Adelaide Street West**, located on the south side, west of Spadina Avenue

<b>Key Date</b>	<b>Historical Event</b>
1879	William J. Gage and Company is formed, specializing in educational publications and stationery
1904 June	In the aftermath of the Great Fire of (April) 1904 that destroys his property, William J. Gage purchases land on Spadina Avenue, south of Adelaide Street West as the location for a warehouse; the new building is occupied the next year (and shown in Image 3e)
1911 Nov	To expand his Spadina Avenue premises, Gage acquires part of adjoining Lot 2 on the south side of Adelaide Street West, adding the remainder of the allotment in April 1912
1912 June	A building permit is issued to Gage for a 5-storey warehouse on Adelaide, west of Spadina, naming Burke Horwood and White as the architects (Image 5a) <sup>5</sup>
1913 Aug	The subject building is completed according to the tax assessment rolls, with Gage’s Educational Book Company as one of the occupants, which include G. Tamblin Limited’s supplies warehouse (serving the company’s chain of Toronto drugstores)

<sup>4</sup> *Construction*, February 1908, 26

<sup>5</sup> Architectural plans for the warehouse are included in the Horwood and White Collection at the Archives of Ontario

Key Date	Historical Event
1921	Knighted in 1918 for his charity work, Sir William J. Gage dies (in the 1930s, the federal government designates Gage as a person of national historic significance for his roles in business and philanthropy)
1923	The warehouse at 379 Adelaide Street West is illustrated on the update to Goad's Atlas (Volume 1, Image 3b)
1938	Gage's executors transfer the property to W. J. Gage and Company Limited
1957	Albert White, owner of the adjoining property at 383 Adelaide, acquires the subject property, transferring it to Ballast Holdings four years later
2005	City Council lists the property at 379 Adelaide Street West containing the Gage Building on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register as part of the King-Spadina Survey <sup>6</sup> )
2017	The property at 256 King Street East is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan

The noted Toronto businessman and philanthropist, Sir William J. Gage (1849-1921) purchased Lot 2 on the south side of Adelaide Street West in the pre-World War I era. A former teacher, in the early 1870s Gage joined the Toronto publishing firm of Adam Miller and Company, becoming a partner and afterward the owner of the enterprise. Renamed W. J. Gage and Company in 1879, the business specialized in educational products, including dictionaries, school textbooks and stationery, and was a leader in colour printing. When Gage's Front Street location was destroyed in the Great Fire of 1904, he commissioned a new warehouse (1905) at 82 Spadina Avenue. In 1912, a second warehouse was completed on the subject property for Gage's subsidiary, the Educational Books Company, with a connection between the two buildings. Gage was knighted in 1918 for his charitable work that focused on fighting tuberculosis (which was a leading cause of death in Canada until the 1950s when a vaccine became widely available), including his role in the founding of the National Sanitarium Association and the funding of the Gage Institute (as the latter association's headquarters) and many treatment facilities. He also founded the Ina Grafton Homes Corporation with the original mandate to house widows and orphans of military personnel lost in World War I (the organization still exists to provide supportive housing). Following his death in 1921, Gage's company retained the property at 379 Adelaide Street West until 1957, when it was purchased by the owner of the neighbouring site at 383 Adelaide Street West.

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<sup>6</sup> The building at 379 Adelaide Street West is identified as the Gage Building on the City's Heritage Register to distinguish it from the W. J. Gage Building at 82 Spadina Avenue

**Timeline for 383 Adelaide Street West (including the entrance address at 385 Adelaide), located on the south side, west of Spadina Avenue**

<b>Key Date</b>	<b>Historical Event</b>
1911	The subject property is shown in an archival photograph (Image 6a) when it contained a 19th-century house form building
1916	Samuel Hollinger arrives in Toronto from New York City where he was “active in the merchandising industry,” and works for B. Weiss and Son, wholesale clothing retailers <sup>7</sup>
1926	Hollinger is president of the Dominion Jobbing Company, woollens dealers, before creating Empire Textiles Limited in the late 1930s
1943 Mar	Hollinger purchases Lot 3 on the south side of Adelaide, west of Spadina (two years earlier, he had commissioned a two-storey commercial building at 350 Adelaide, shown in Image 3f)
1944 Aug	A building permit application is made for a store and office building for Samuel Hollinger (the application is accompanied by letters from the adjoining property owners, including W. J. Gage and Company, to allow window openings on the side elevations of the new building) <sup>8</sup>
1944 Sept	According to inspection reports, construction is underway and the project is recorded as “finished” in February 1945
1948 Mar	Hollinger dies and, two years later, Albert White, owner of the adjoining Gage Building at 379 Adelaide, purchases the subject property, transferring both sites to Ballast Holdings Limited in 1964
1953 Mar	An application is made to alter the store front according to the plans of architect J. Sugarman (Images 6b-6c) <sup>9</sup>
1954	The Lorne Building is illustrated on the Underwriters Survey Bureau Atlas (Volume 1, Image 3d)
2017 June	The property at 383 Adelaide Street West is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan
2017 Dec	City Council lists the property at 383 Adelaide Street West on the City of Toronto’s Heritage Register

<sup>7</sup> *Globe*, March 31, 1948. Hollinger’s wife was a relation of the Weiss family

<sup>8</sup> City of Toronto Building Records, Toronto and East York, #81680, August 2, 1944

<sup>9</sup> City of Toronto Building Records, Toronto and East York, #21470, March 6, 1953



The property at 383 Spadina Avenue containing the Lorne Building was developed in the 19th century with modest house form buildings of the type predominant in the King-Spadina neighbourhood, which were illustrated on atlases and in archival photographs. In 1943, Lot 3 on the south side of Adelaide Street, west of Spadina Avenue, was purchased by Samuel Hollinger (1883-1847), who had relocated to Toronto from New York City during World War I and, following positions in the clothing and woollens trades, founded Empire Textiles Limited. He acquired several properties in the King-Spadina neighbourhood, including those at 350 Adelaide Street West and the subject property where small-scaled commercial buildings were completed in 1941 and 1945, respectively (the Hollinger Building at 350 Adelaide is shown in Image 3f). In 1950, two years after Hollinger's death, Albert White, owner of the adjoining Gage Building at 379 Adelaide, acquired the Lorne Building.

Architects for 96 Spadina Avenue and 379 and 383 Adelaide Street West:

As outlined on the timelines above, archival records indicate that the early 20th-century warehouses at 96 Spadina Avenue and 379 Adelaide Street West and the 1940s commercial building at 383 Adelaide Street West were designed by Toronto architectural firms as follows:

The building permit for the 1907 warehouse at 96 Spadina Avenue identified the Toronto architectural practice of Gordon and Helliwell as the designers of the Darling Building. In 1879, Henry Bauld Gordon (1854-1951) and Gordon Helliwell (1855-1953) formed “an enduring collaboration lasting five decades.”<sup>10</sup> Accepting commissions for all types of buildings, the firm was particularly noted for its designs for churches (with over 50 completed across Canada) and buildings with religious associations, including YMCAs in Toronto and buildings for the Upper Canada Bible and Tract Society on Yonge and College streets. The latter projects reflected Gordon’s interest in “church work” (as explained in his obituary), including his participation in Presbyterian missions in Korea and China where he built churches. Gordon and Helliwell designed the Brant Street School in King-Spadina in 1882, prior to the neighbour’s evolution after the Great Fire of 1904 when the firm completed the Darling Building.

In 1912, the building permit issued for the Gage Building at 379 Adelaide Street West named the Toronto architectural firm of Burke, Horwood and White as the architects. The origins of the practice dated to 1865 when Edmund Burke (1850-1919) articulated with his uncle, the famed architect, Henry Langley, before joining the latter in a partnership that included (for a decade) Henry’s brother, Charles Langley. In 1892, Burke took over the office of the deceased architect, William Storm, and two years later, received the commission for Robert Simpson's department store at Yonge and Queen streets, noted as the first Chicago-style building in Canada. The destruction of the latter landmark by fire in 1894 coincided with the arrival of Burke's new partner, J. C. B. Horwood (1864-1938), who had trained with Burke before relocating to New York City. The pair rebuilt Simpson's store and completed an addition to the complex in 1907 when Murray White (1870-1935), another former apprentice returned from Chicago to join the partnership. Burke, Horwood and White are credited with the designs of innumerable recognized heritage buildings in Toronto, including Willard Hall (1911, and now Covenant House) on Gerrard Street East, the Wesley Building (completed in 1915, and now City-TV) on

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10 “Gordon Helliwell,” entry in Biographical Dictionary of Architects in Canada, 1800-1950, unpaginated

Queen Street West, and the Canadian General Electric Building (1917) at King and Simcoe streets. The latter, with the Pilkington Glass Company's complex (1909) on Mercer Street and the subject property at 379 Adelaide Street West are projects of note by Burke, Horwood and White in King-Spadina.

The commercial building at 383 Adelaide Street West was designed by Toronto architect Benjamin Swartz (1899-1961) who is named on the building application for the Lorne Building. Born in Romania, Swartz was listed in archival records in 1921 as an apprentice to Toronto architect Bertram Swartz, whose relationship to him is unknown.<sup>11</sup> Two years later, Benjamin Swartz was in private practice and designed the Kiever Synagogue (also known as the First Russian Synagogue) in Kensington Market as "likely his first major project in Toronto."<sup>12</sup> Other notable commissions for the Jewish community included alterations to a building in Yorkville for the inaugural Mount Sinai Hospital (1928), an addition to the Jewish Old Folk's Home (1936) on Cecil Street, and the conversion of semi-detached houses on Markham Street for the Shaarei Tzedec Synagogue (completed 1937). The following year, Swartz designed the landmark Pylon Theatre on College Street with its distinctive Art Moderne design, before completing two projects in the 1940s for Samuel Hollinger on Adelaide Street West, including the Lorne Building.

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West are found on the cover and in Sections 2 and 6 of this report. The buildings are described individually below:

#### Darling Building:

Anchoring the southwest corner of Spadina Avenue and Adelaide Street West, the Darling Building is an excellent example of an early-20th century warehouse that is distinguished by its Gothic-inspired detailing and contemporary materials. It is noted as an early application in Toronto of the Kahn system of reinforced concrete that used trussed rather than straight steel bars.<sup>13</sup>

Rising eight stories above a base with flat-headed openings, the Darling Building is constructed, clad and trimmed with concrete. The northeast and southeast corners of the roof are highlighted by Gothic-inspired crenellations with banding (Image 5c indicates that the northwest corner originally had a similar ornament). On the east, north, west and part of the south elevations, the flat-headed openings are organized by piers, which are banded in the first (ground) floor on the east and north walls facing Spadina and Adelaide. On the five-bay east and north elevations above the first (ground) floor, the outer bays are narrower and contain two-part windows, while those in the centre have three-part windows. Some of the openings in the base have been

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<sup>11</sup> In the 1921 Census, Benjamin Swartz is identified as an architect and single man residing with his parents, Morris and Rosie Swartz

<sup>12</sup> <http://ontariojewisharchives.org/exhibits/synagogues/synogogues/Kiever/architecture.html>

<sup>13</sup> Plans of the building dated March 1907 and filed in City of Toronto Building Records were prepared by "Trussed Concrete Steel Company of Canada, Toronto, for the Kahn System of Reinforced Concrete"

altered, including the relocation of the main entrance on the east elevation from the southernmost bay. The west side and rear (south) elevations are viewed from Adelaide Street West and Spadina Avenue, respectively, and feature symmetrically placed flat-headed openings that are separated by regularly spaced bays. The fire escapes on the north elevation are not identified as heritage attributes.

#### Gage Building:

West of the Darling Building, the Gage Building at 379 Adelaide Street West is an early-20th century warehouse that is distinguished by its Edwardian Classical styling with the decorative terra cotta detailing. The five-storey rectangular-shaped plan has basement window openings on the principal (north) elevation. The materials feature red brick cladding on the north elevation and on the north ends of the east and west side elevations, while the remainder of the side elevations have brown brick. The building is trimmed with brick, stone and terra cotta, including the window detailing. The flat roofline has a brick parapet and terra cotta coping on the north elevation that extends to the north ends of the east and west side elevations. Segmental-arched pediments are found at the east and west ends of the north elevation and on the northernmost bay of the east side elevation.

The principal (north) elevation features the classical tripartite organization of base, shaft and cornice. It is divided horizontally by the cornice and string course, and vertically into six bays by the frontispieces at the north and west ends and the piers in the centre of the wall. In the first (ground) floor, flat-headed entrances with stone surrounds are placed in the end bays. Above each entry, a small flat-headed window opening has a lintel and sill. In the centre of the first storey, above the basement window openings with the lintels and sills, four segmental-arched window openings have flat arches and sills. Brick banding and lozenge-shaped stone motifs separate the basement and first-floor window openings.

In the upper stories above the cornice, the outer bays project as frontispieces under the segmental-arched pediments and contain flat-headed window openings with flat arches and sills in the second through the fourth stories and segmental-arched window openings with hood molds and sills in the upper (fifth) floor. The centre four bays in the upper stories contain flat-headed window openings with stone lintels and sills between brick piers with terra cotta caps connected by a terra cotta string course.

On the east side elevation at the north end, the red brick cladding with the brick, stone and terra cotta trim and the shape and detailing of the window openings is continued from the north elevation. The remainder of this wall displays symmetrically placed flat-headed openings with stone lintels and sills. There are no openings on the northernmost bay of the west side elevation, while the rest of the wall has symmetrically placed flat-headed openings with stone lintels and sills.

The rear (south) elevation and the link to the neighbouring building at 82 Spadina Avenue are not identified as heritage attributes.

## Lorne Building:

At the west end of the group of three adjoining recognized heritage properties, the Lorne Building at 383 Adelaide Street West reflects the Art Moderne style that was popular in the interwar era and identified by the shaped parapet and vintage signage, as well as the geometric composition of the principal (north) elevation with the simplified detailing.

Featuring a two-storey rectangular-shaped plan, the building is clad with buff brick with brick and stone detailing. The flat roofline has a shaped parapet with stone coping at the north end where the vintage sign beneath reads "Lorne Building." On the principal (north) elevation, the incised stone lintel on piers extends above the first (ground) floor where the openings have been altered. The second storey is highlighted by brick and stone string courses and contains a pair of flat-headed window openings with stone sills.

The symmetrically placed flat-headed window openings continue on the east and west side elevations, with the east elevation viewed from Adelaide Street West and the first floor of the west elevation obscured by the neighbouring building.

## iv. CONTEXT

The properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West are shown on the location map (Image 1) and in the aerial photograph on the cover of this report. The group anchors the southwest corner of Spadina Avenue and Adelaide Street West, one of the major intersections in the King-Spadina neighbourhood. Directly north, the trio faces the Tower Building (1927) at the northwest corner of Spadina and Adelaide, and overlooks the Balfour Building (1930) at the northeast corner. The adjoining Darling, Gage and Lorne Buildings are part of an important collection of industrial and commercial edifices that, with other typologies, are identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan (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 Darling Building at 96 Spadina Avenue has design value as a well-crafted early-20th century warehouse in the King-Spadina neighbourhood. The design of the Darling

Building is particularly distinguished as an early example in Toronto of the Kahn system for reinforced concrete construction and stands out with its exposed concrete cladding and the Gothic-inspired crenellations on two corners of the roof.

The Gage Building at 379 Adelaide Street West has design value as a well-crafted early-20th century warehouse in the King-Spadina neighbourhood, which is distinguished by the classical organization of the principal (north) elevation with the decorative terra cotta detailing and the segmental-arched pediments that reflect the popular Edwardian Classical styling of the era.

The Lorne Building at 383 Adelaide Street West has design value as a well-crafted commercial building in the King-Spadina neighbourhood, which is distinguished by its Art Moderne styling, particularly its diminutive scale, restrained brick and stone detailing, and distinctive signage. It complements in style and vintage the neighbouring Hollinger Building at 350 Adelaide Street West.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community ( <i>applicable to 379 Adelaide Street West in this evaluation</i> )	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 cultural heritage value of 96 Spadina Avenue and 379 and 383 Adelaide Street West is also through their roles to the development and evolution of the King-Spadina neighbourhood in the early 1900s when the area changed from an institutional and residential enclave to Toronto's new industrial centre following the Great Fire of 1904. The Darling Building and the Gage Building contributed to Toronto's economic prosperity as part of the new collection of warehouses in the manufacturing district, replacing earlier residential and commercial buildings adjoining the southwest corner of Spadina and Adelaide. The Lorne Building was part of the ongoing development of King-Spadina during the interwar and World War II eras when properties with remaining late-19th century housing stock were redeveloped with modest commercial buildings adjoining the earlier large-scale warehouses.

The Darling Building, Gage Building and Lorne Building are also valued for their historical associations with important Toronto architects and firms. The Darling Building is linked to the practice of Gordon and Helliwell. In a partnership that began in 1879 and lasted for five decades, Henry Bauld Gordon and Grant Helliwell completed projects for a variety of building types, but with a particular focus on churches and buildings sponsored by religious organizations (including YMCAs and the Upper Canada Bible and Tract Society) that reflected Gordon's participation in missions in China and Korea. The Darling Building was the firm's first documented commission in King-Spadina.

The Gage Building is associated with the Toronto architectural partnership of Burke, Horwood and White, which designed many landmark buildings in the city. The firm was headed by Edmund Burke, who had trained and then worked with his uncle, the

celebrated Toronto architect, Henry Langley. After becoming a solo practitioner in 1892, Burke accepted the important commission for the Robert Simpson Department Store, noted as the first Chicago-style building in Canada, which was destroyed by fire immediately following its completion. In 1894, Burke's former apprentice, J. C. B. Horwood, returned from New York City to join the practice, which began with the firm's reconstruction of Simpson's complex. The addition in 1907 of Murray White, another former student who had gained further experience in Chicago, was reflected in projects for the Pilkington Glass Company (the recognized heritage complex on Mercer Street) and the subject building.

The Lorne Building is linked to Toronto architect Benjamin Swartz, who is best known as the designer of several landmark buildings associated with the Jewish community, among them the Kiever Synagogue (also known as the First Russian Synagogue) in Kensington Market in 1927, followed by the first Mount Sinai Hospital (for which he modified an existing Yorkville building that survives in altered form). Beginning in the 1930s, Swartz's design aesthetic turned to the Art Moderne, as exemplified by the Pylon Theatre on College Street and the Hollinger and Lorne Buildings on Adelaide Street West.

The associative value of the property at 379 Adelaide Street West is also through its connection to businessman and philanthropist, Sir William J. Gage, who commissioned the building. Founder of the W. J. Gage and Company that was noted for its publication of school textbooks and other educational supplies, Gage was a noted benefactor who received a knighthood in 1918 for his roles in fighting tuberculosis as a co-founder of the National Sanitarium Association and the financier of hospitals and other treatment facilities. Gage was also recognized as the founder of the Ina Grafton Homes Corporation, with the original mandate to accommodate widows and orphans after World War I. In 1938, the federal government commemorated Sir William J. Gage as a National Historic Person.

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 ( <i>applicable to 96 Spadina Avenue in this evaluation</i> )	X

Contextually, the value of the properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West is through their 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 and, in the case of 383 Adelaide, continued to evolve during the interwar and World War II eras when smaller commercial buildings were introduced, with most accommodating the garment trade that maintained its presence in the area.

The Darling Building is historically, visually and physically linked to its setting anchoring the southwest corner of Spadina Avenue and Adelaide Street West where it is adjoined to the south and west by warehouses (1905 and 1912) associated with the W. J. Gage Publishing Company, while the landmark Tower Building (1927) and Balfour Building (1930) were recognized on the City's Heritage Register in the 1980s and mark two other

corners of this important intersection in King-Spadina. With the neighbouring warehouse and commercial building at 379 and 383 Adelaide Street West, the Darling Building forms a trio of recognized heritage buildings that reflect the evolution of King-Spadina. With its setting, exposed concrete cladding and rooftop crenellations, the Darling Building is a local landmark at Spadina and Adelaide in the King-Spadina neighbourhood.

Gage Building is historically, visually and physically linked to its setting on Adelaide Street West near Spadina Avenue where it is adjoined to the southwest by the W. J. Gage Building (1905) at 82 Spadina (to which it is also historically related), the Darling Building (1907) to the east at 96 Spadina and the Lorne Building (1945) to the west at 383 Adelaide. The Gage Building is part of the trio of recognized heritage buildings that anchors the southwest corner of Spadina and Adelaide.

The Lorne Building is historically, visually and physically linked to its setting on Adelaide Street West near Spadina Avenue where it is the westernmost of a trio of recognized heritage buildings, with the Darling Building (1907) at the southwest corner of the intersection and the neighbouring Gage Building (1912) at 379 Adelaide Street West.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the adjoining properties at 96 Spadina Avenue and 379 and 383 Adelaide Street West have cultural heritage value for their designs, associations and context as an adjoining group consisting of two warehouses dating to the pre-World War I era and a 1940s commercial building that individually and collectively contribute to the historical development and evolution of the King-Spadina neighbourhood in the 20th century. The Darling, Gage and Lorne Buildings were designed by architects who made important contributions to Toronto, and the property at 379 Adelaide Street West is also linked to the businessman and philanthropist, Sir William J. Gage, a person of historical significance in Canada.

#### 5. SOURCES

##### Archival Sources:

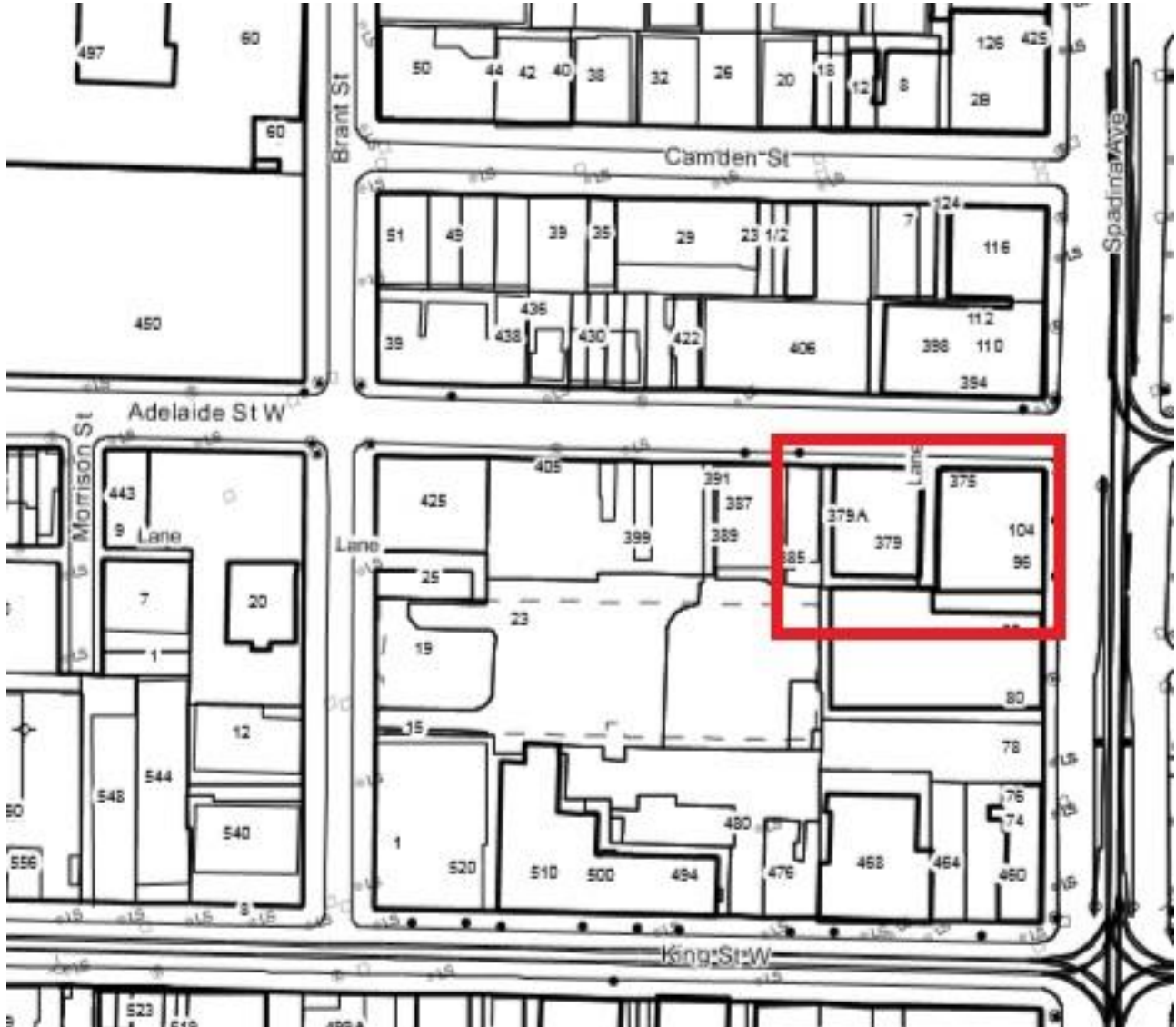
- Abstract Indices of Deeds, Military Reserve, Section E, Lots 1-3
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- Building Permits, 7050 (April 18, 1907) and 35679 (June 29, 1912), City of Toronto Archives
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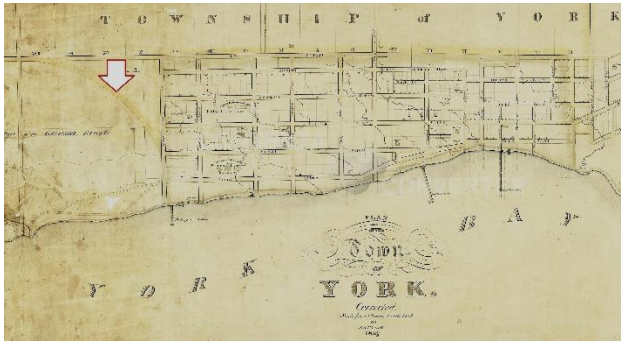
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- “Obituary – Samuel Hollinger,” *Globe*, March 31, 1948
- “The Kiever – Architecture,” <http://ontariojewisharchives.org/exhibits/synagogues/synogogues/Kiever/architecture.html>
- “William James Gage,” entry in Dictionary of Canadian Biography, [www.biographi.ca/en/bio/gage\\_william\\_james\\_15E.html](http://www.biographi.ca/en/bio/gage_william_james_15E.html)



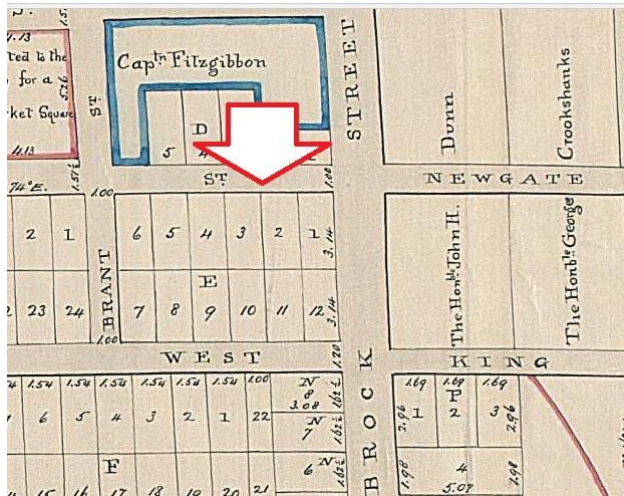
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows or outlines mark the locations of the subject properties. All images are oriented with north on the top unless indicated in the captions.



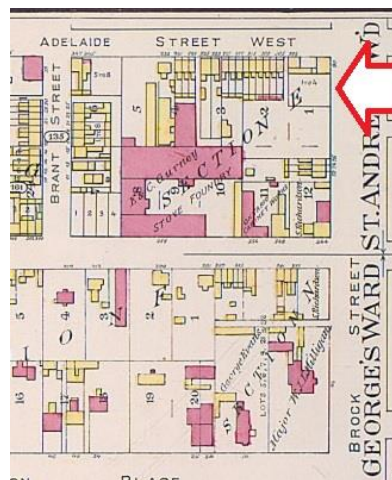
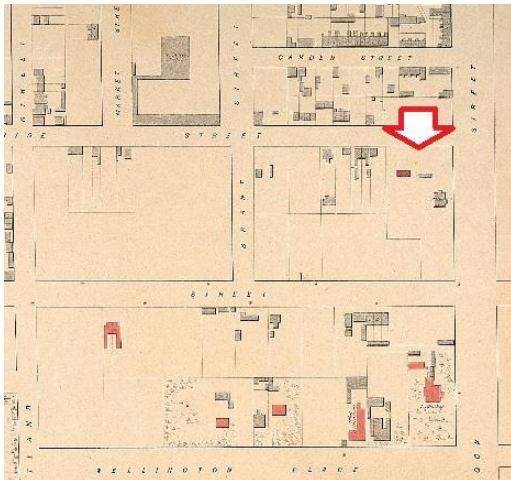
1. Location Map: showing the three adjoining properties at 96 Spadina Avenue (southwest corner of Adelaide) and 379 and 383 Adelaide Street West (City of Toronto Property Data Map).



2a. Chewett, Town of York, 1827: showing the future location of the subject properties in the Military Reserve west of the expanded Town of York (to Peter Street)

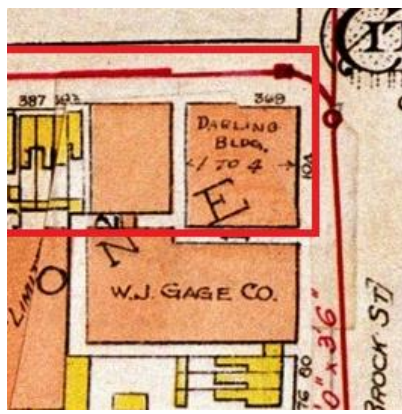
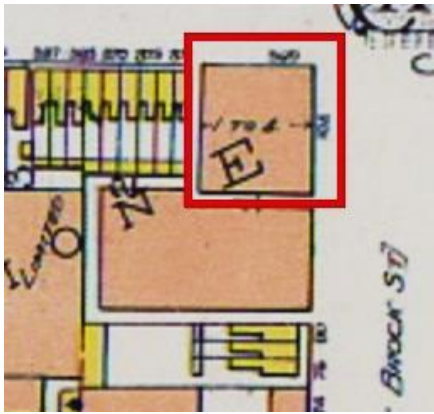


2b. Hawkins, Military Reserve, 1837: showing the future sites of the subject properties in the easternmost section of the Military Reserve, which was released for development in the early 1830s

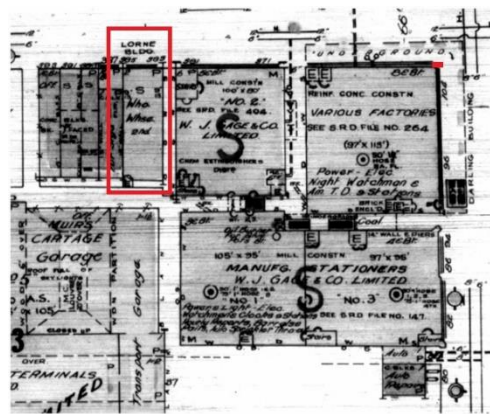
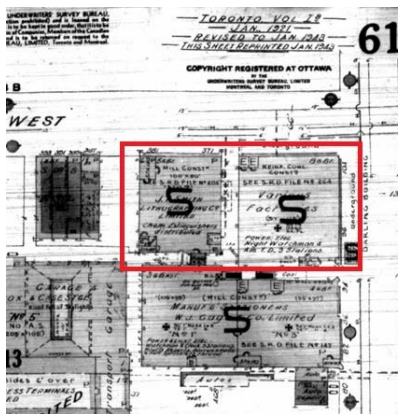


2c and 2d. Boulton's Atlas, 1858 (left) and Goad's Atlas, 1884 (right): showing the change in status of the subject properties from vacant to developed with commercial (east) and house form buildings

Historical Maps and Atlases: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>



3a. and 3b. Goad's Atlases, 1910 (left) and revised to 1923 (right): showing the Darling Building (1907) in place (left) and the addition of the Gage Building (1912), which was linked to the earlier "W. J. Gage Co." building to the southeast (right)

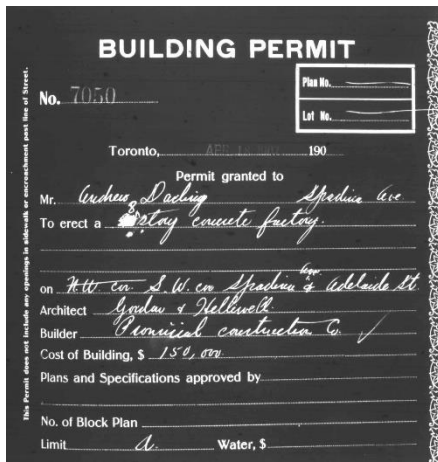


3c. and 3d. Underwriters' Survey Bureau Atlases, 1921 revised to 1943 (left) showing the Darling Building on the corner and the Gage Building to its west, and revised to 1954 (right) showing the Lorne Building at the west end of the group



3e. W. J. Gage Building (1905), 82 Spadina Avenue, 1981; 3f. Hollinger Building (1941), 350 Adelaide Street West, 2017

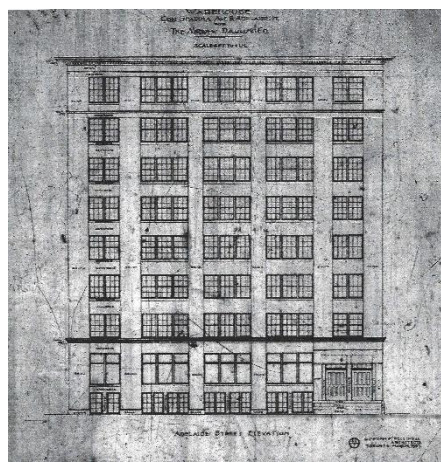
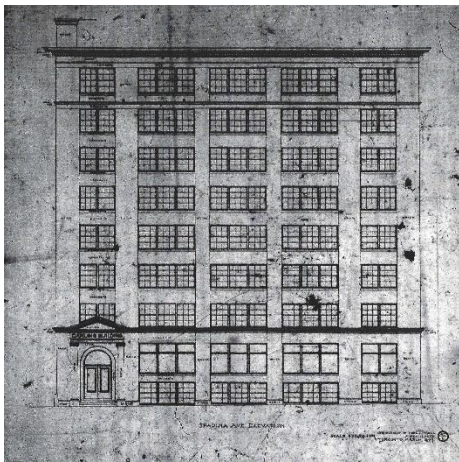
Historical Images: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html> (Goad's), City of Toronto Archives (Underwriters' Survey Bureau and 1981 photograph, Fonds 2043, Series 2523), and Heritage Preservation Services (2017).



4a. Building Permit, 1907;



4b. Darling Building, *Construction* magazine, 1908

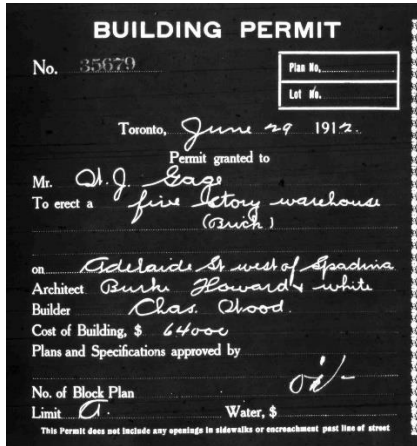


4c. and 4d. Architectural drawings, east (left) and north (right) elevations, 1907



4e. and 4f. Archival photographs, 1973 (left) and 1991 (right)

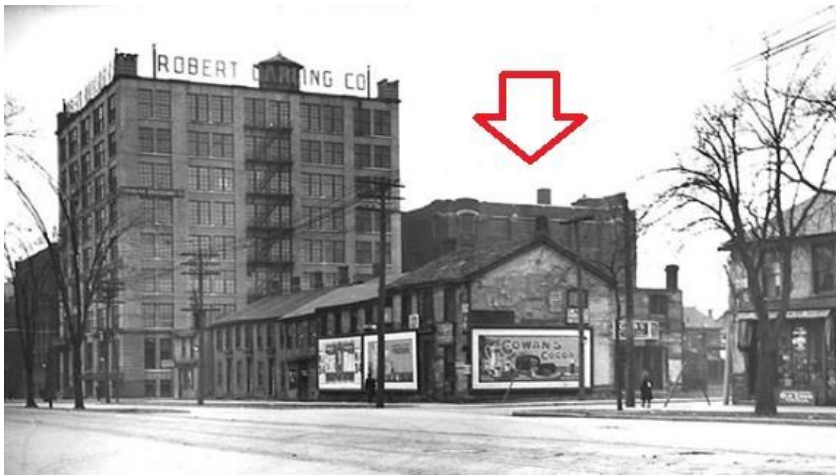
Archival Images, 96 Spadina Avenue: City of Toronto Archives, building permit and 1971 and 1991 photographs (Fonds 2043, Series 2523); architectural drawings, City of Toronto Building Records, Toronto and East York.



5a. Building Permit, 1912;



5b. illustration, Gage Building, 1912



5c. Archival Photograph, 1921, showing the Gage Building west of the Darling Building

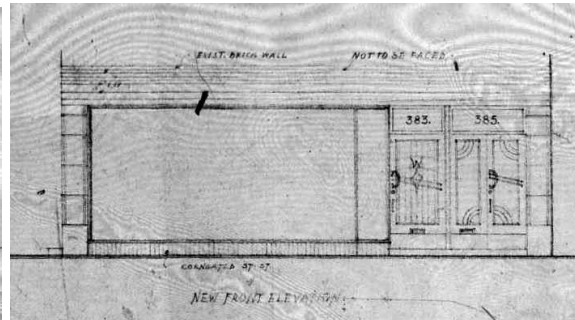
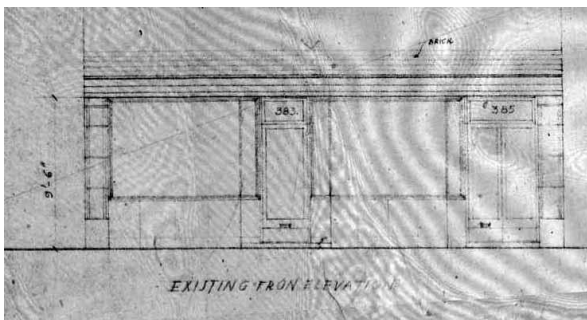


5d. and 5e. archival photographs, 1973 (left) and 1991 (right)

Archival Images, 379 Adelaide Street West: City of Toronto Archives (photographs, Series 71, Item 2328 and Fonds 2043, Series 2523, and illustration Fonds 2, Series 112, File 319).



6a. Archival photograph, Adelaide Street, west of Spadina Avenue, 1911, showing houses on the future location of the Lorne Building (the Darling Building is in place on the left)



6b. and 6c.. Architectural drawings, 1953, showing the existing storefront and the proposed alterations



6c. and 6d. Archival photographs, 1973 (left) and 1991 (right)

Archival Images, 383 Adelaide Street West: photographs, City of Toronto Archives, Series 372, Item 36 (1911) and Fonds 2043, Series 2523 (1973 and 1991), and plans, City of Toronto Building Records, File 21470.



7a. and 7b. 96 Spadina Avenue: east and north elevations facing Spadina and Adelaide (left) and east elevation on Spadina (right)



7c. and 7d. 379 Adelaide Street West: east and north elevations (left) and north and west elevations (right)

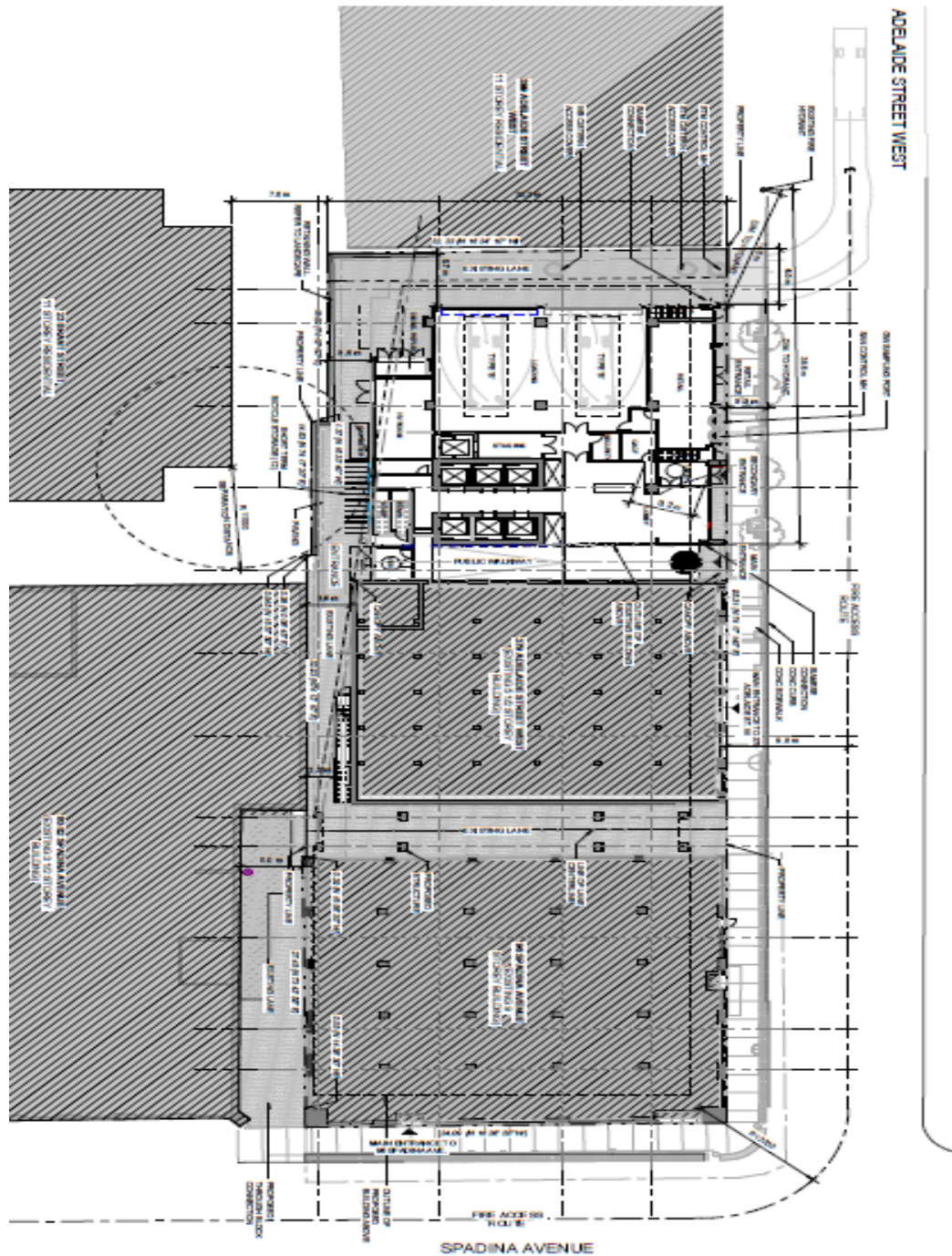


7e. and 7f. 383 Adelaide Street West: north (left) and north and west (right) elevations

Current Photographs, 96 Spadina Avenue and 379 and 383 Adelaide Street West: Heritage Planning, August 2019.

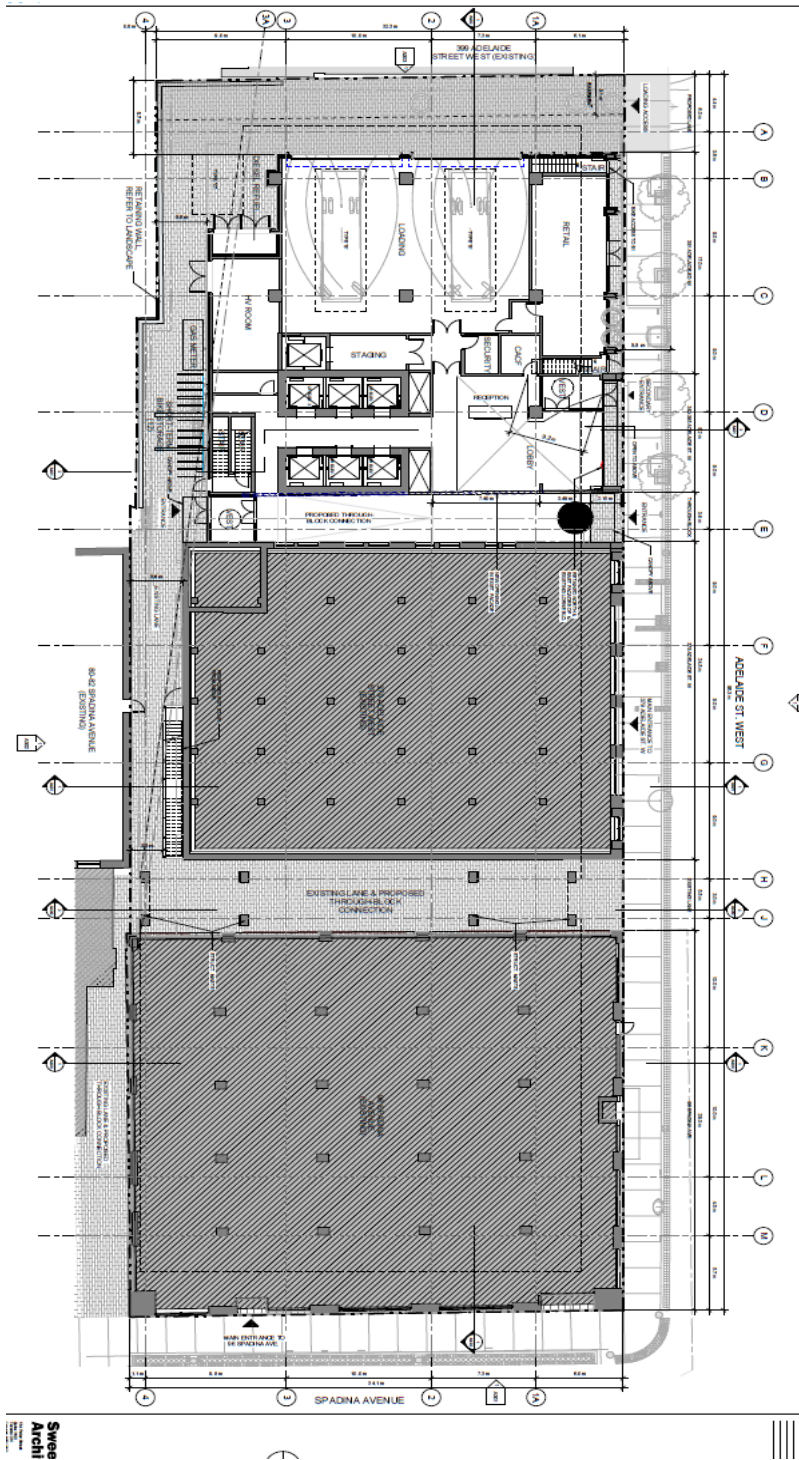






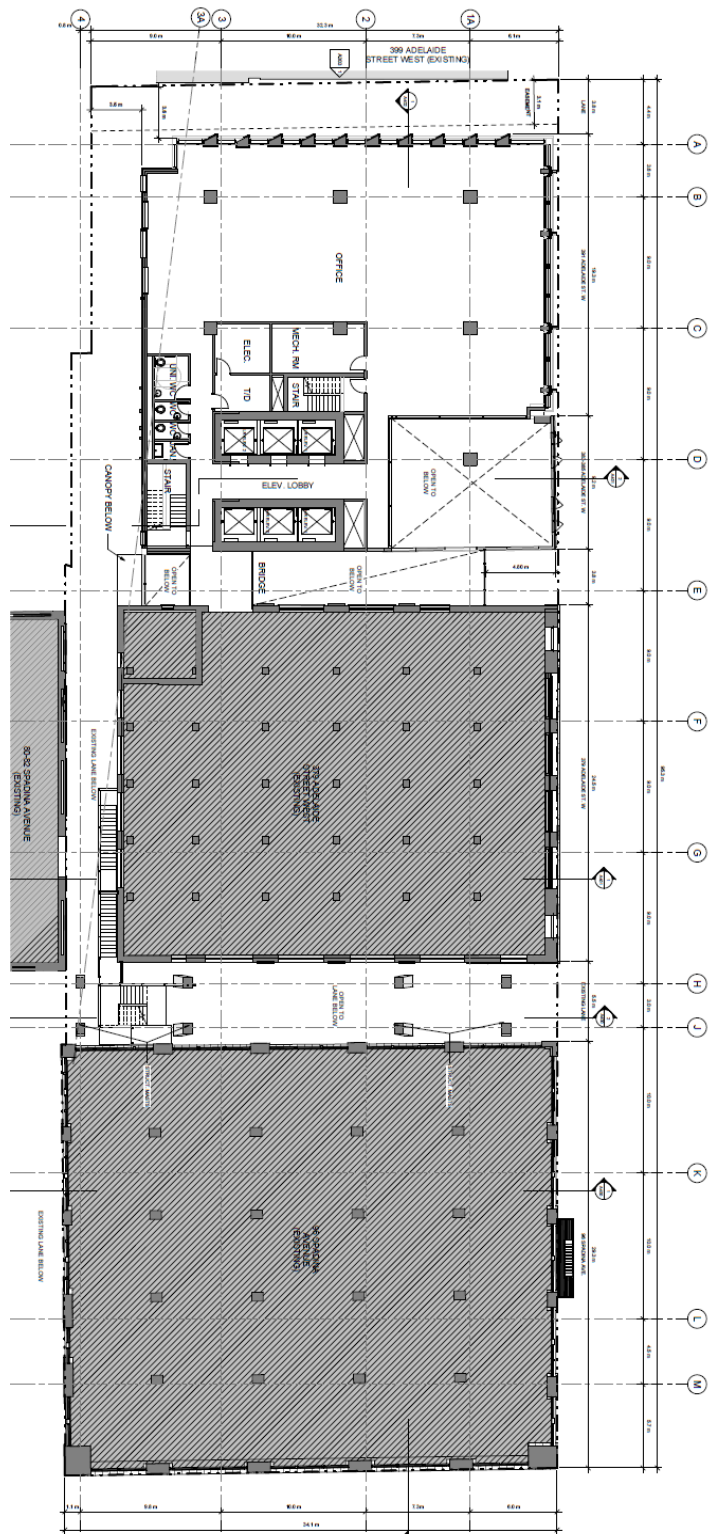
Site Plan - Drawing turned for greater legibility. North oriented towards right of drawing.





First Floor Plan - Note; 96 Spadina and 379 Adelaide Street West internal floor layouts unchanged throughout building envelope.





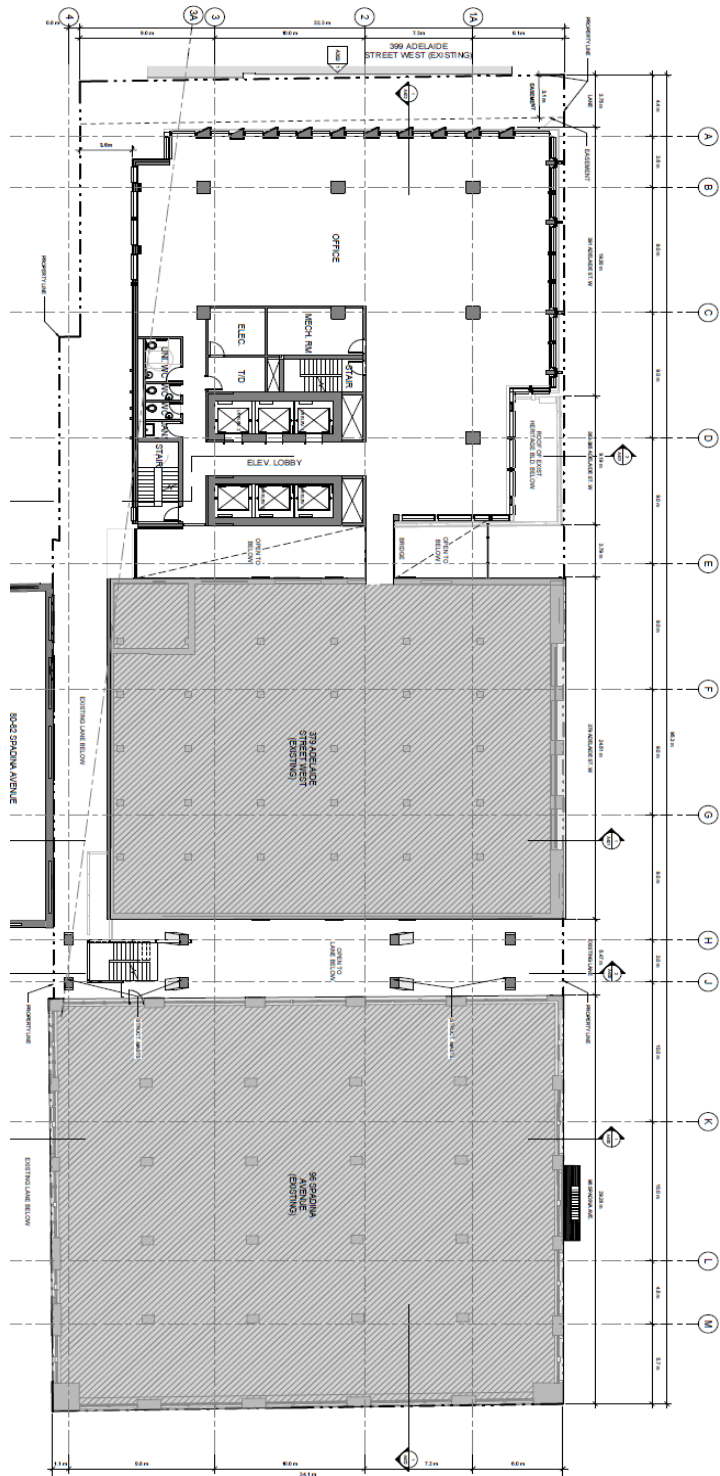
Second floor Plan - Note: 96 Spadina and 379 Adelaide Street West internal floor layouts unchanged throughout building envelope.

DRAWINGS

ATTACHMENT 6

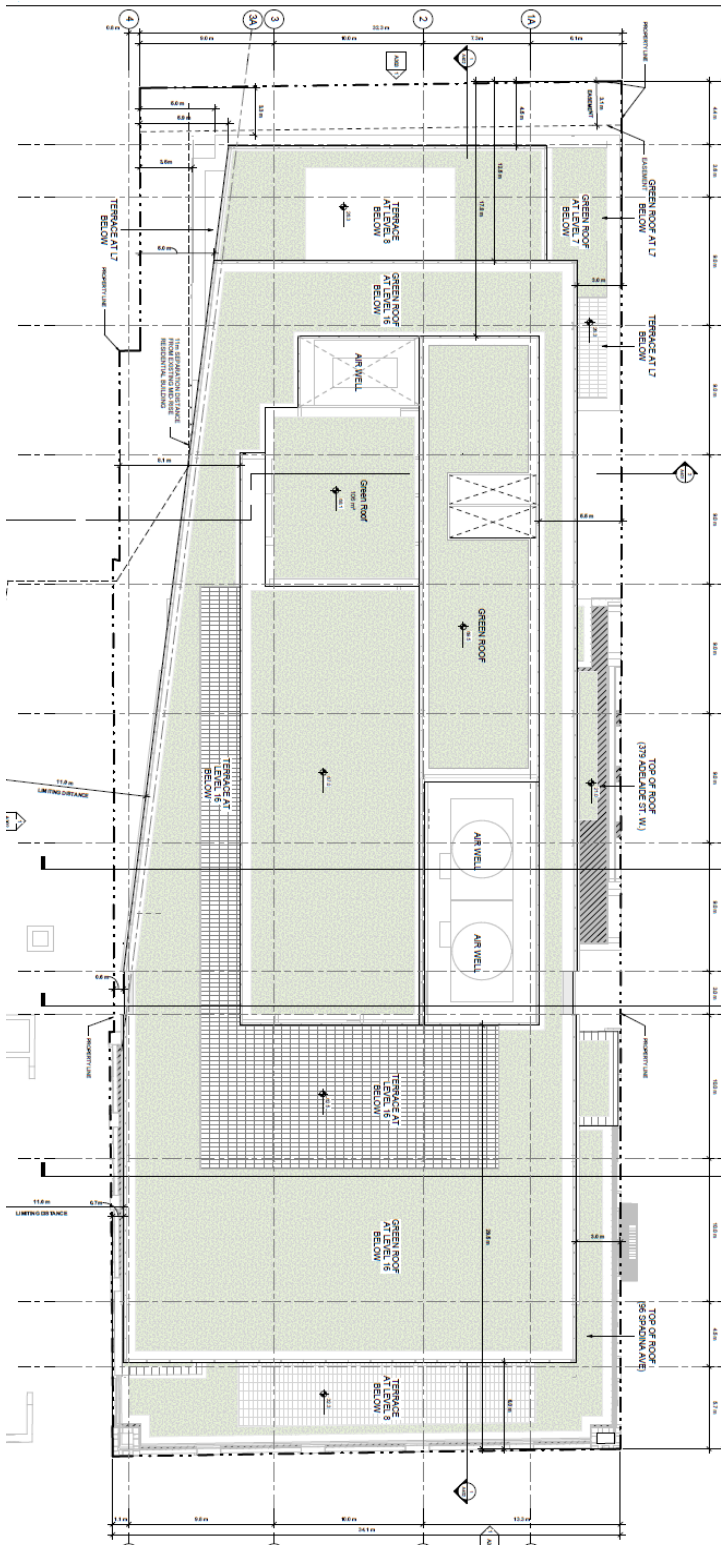
96 Spadina Avenue and 379 and 383 Adelaide Street West





Third Floor Plan - Note: 96 Spadina and 379 Adelaide Street West internal floor layouts unchanged throughout building envelope.



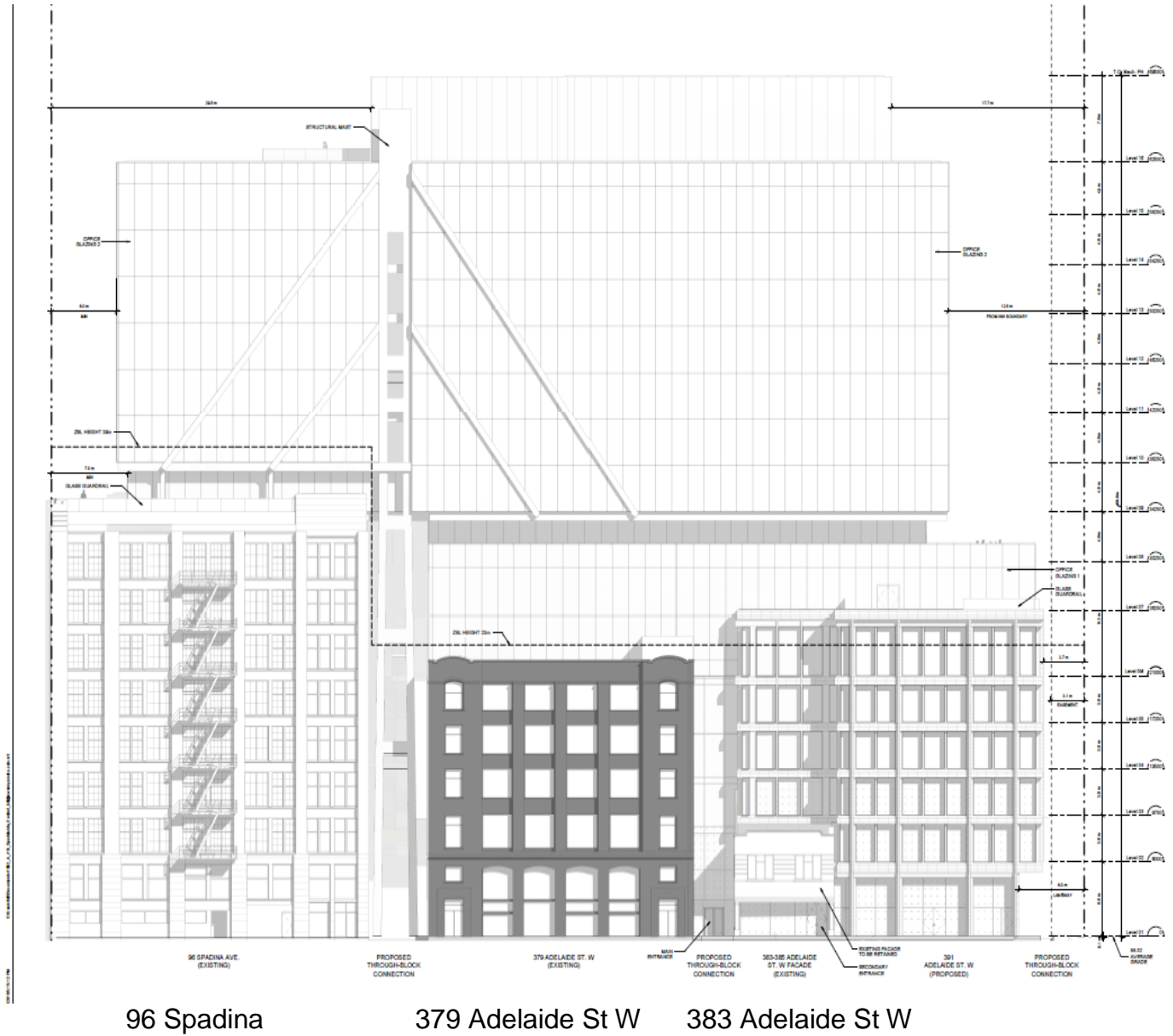


Roof Plan

DRAWINGS

96 Spadina Avenue and 379 and 383 Adelaide Street West

ATTACHMENT 6



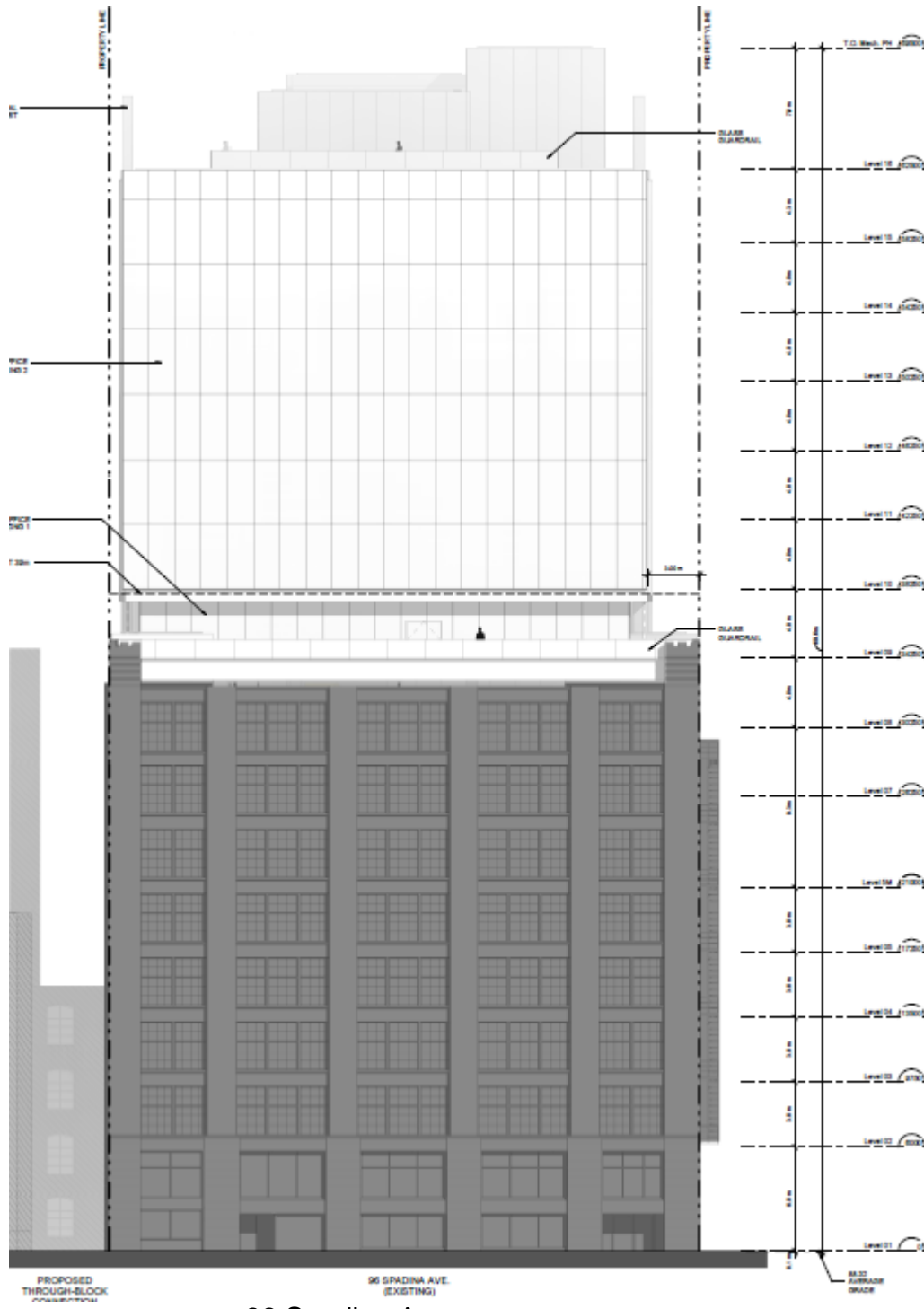
96 Spadina

379 Adelaide St W

383 Adelaide St W

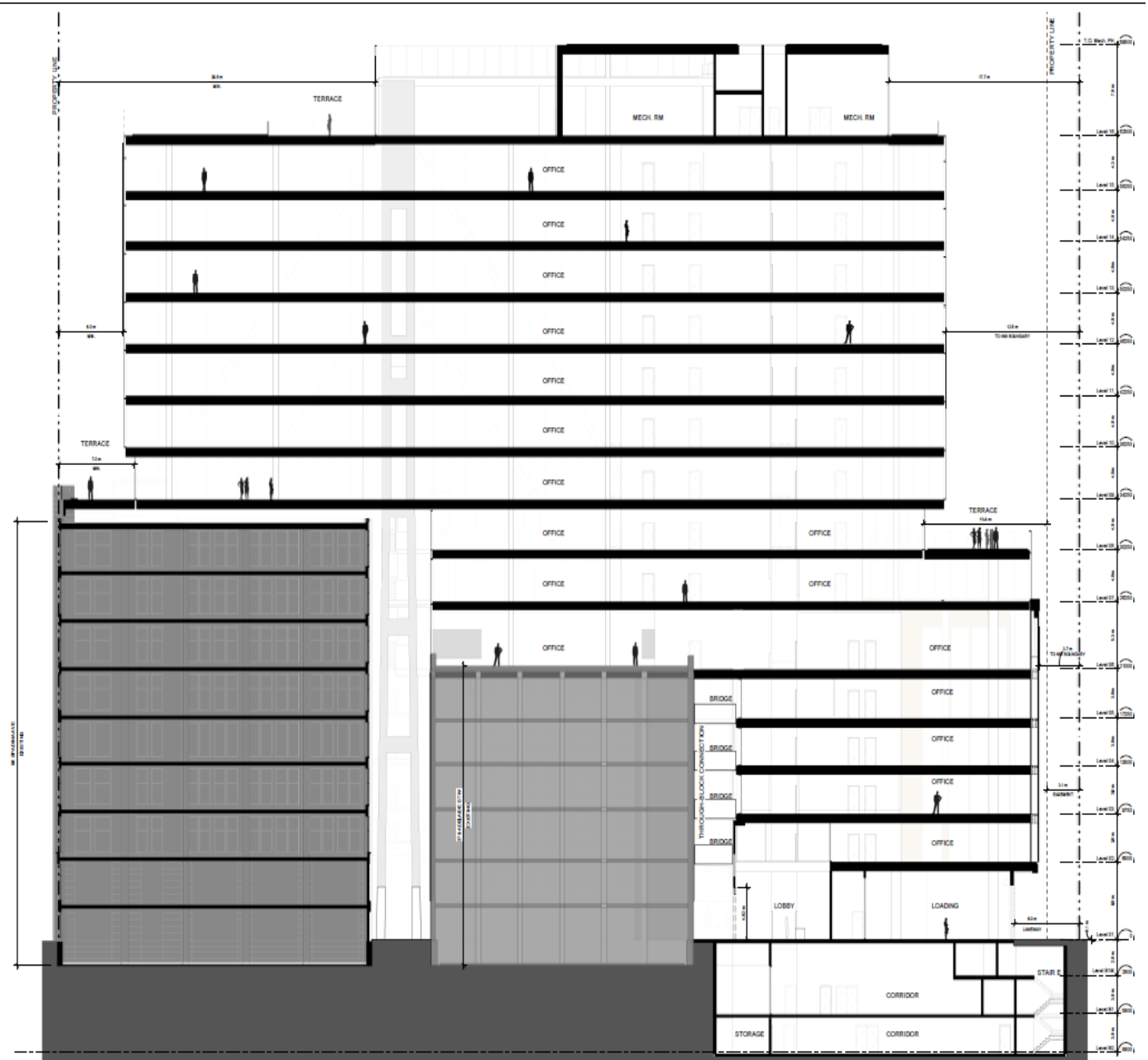
Adelaide Street West Elevation

96 Spadina Avenue and 379 and 383 Adelaide Street West

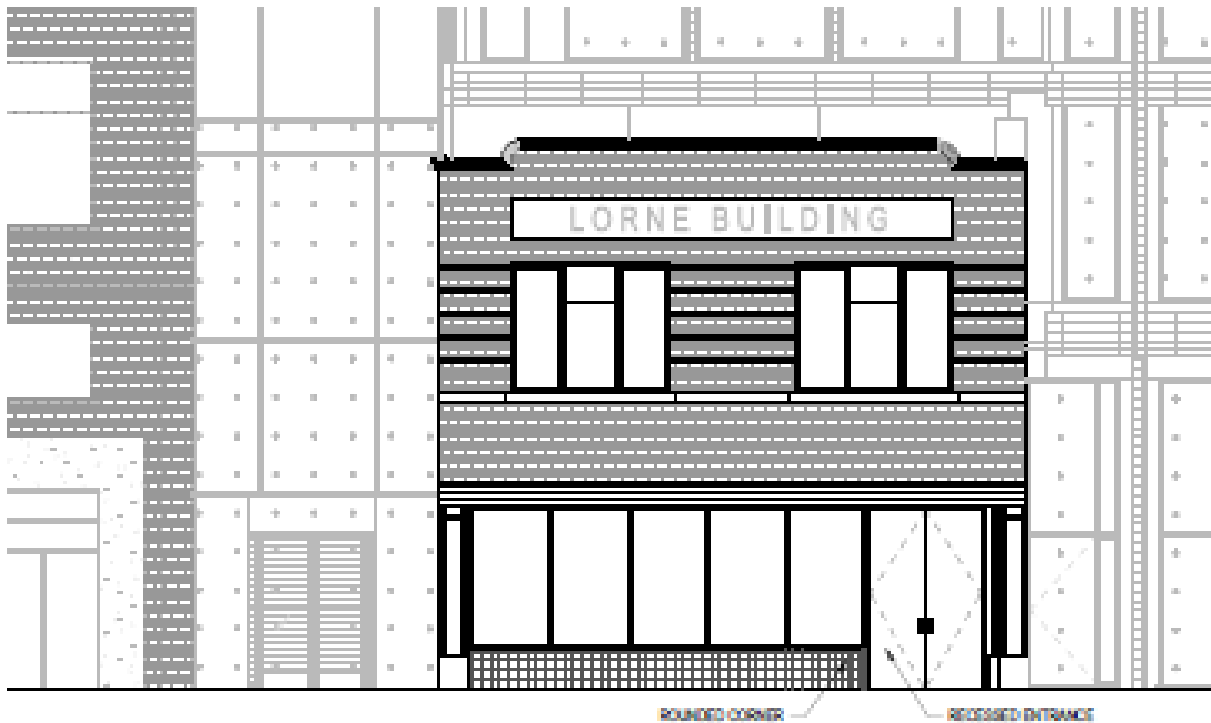


96 Spadina Avenue

Spadina Avenue Elevation



Cross Section - East to West (from Spadina Avenue westward)



**DRAFT - NOT FOR CONSTRUCTION**

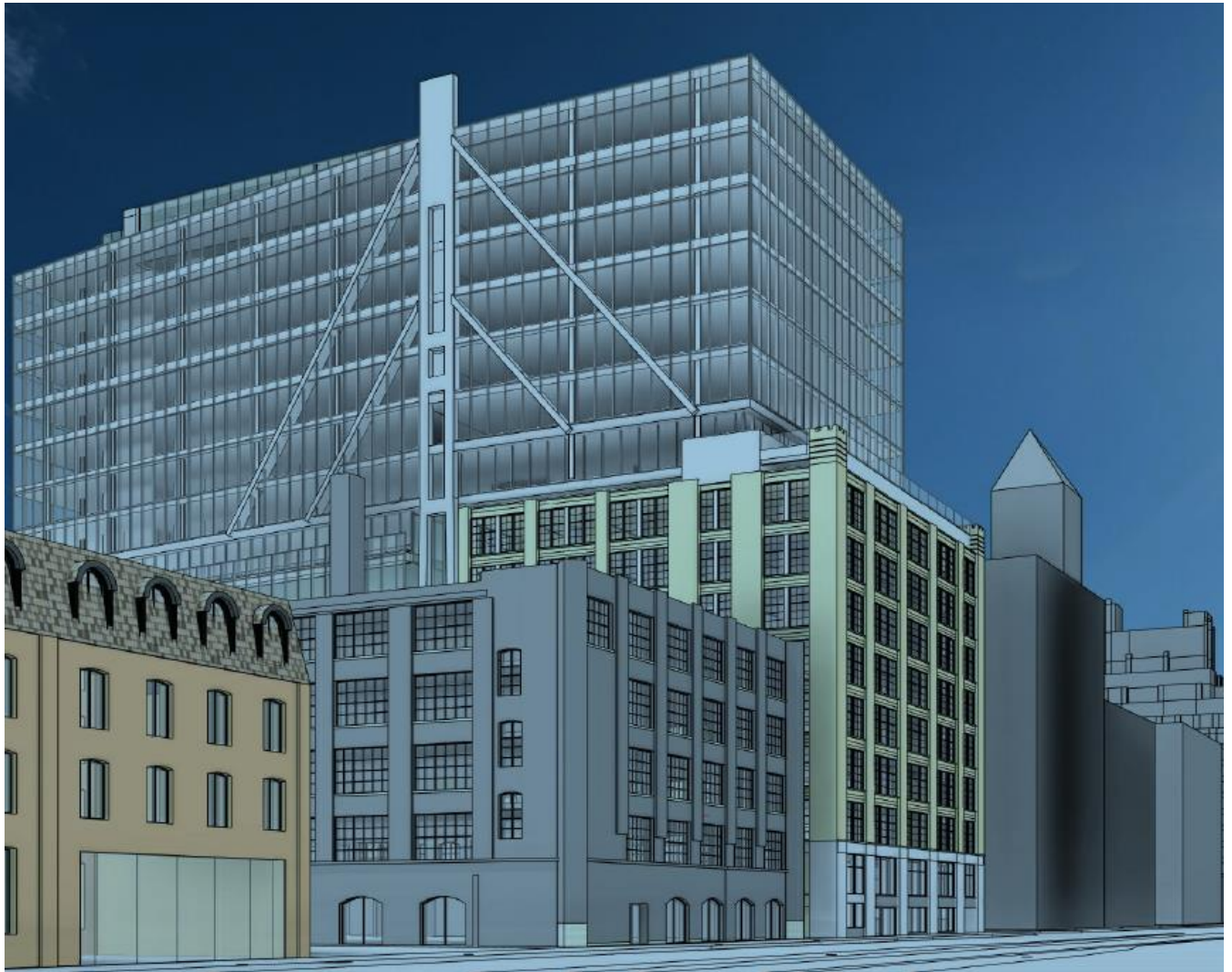
LORNE BUILDING PRELIMINARY STOREFRONT DESIGN  
383-385 Adelaide Street West | Suite 1300 | Drawing No. 01  
DATE: 2023.08.15  
LAD RELEASE

383 Adelaide Street West - Lorne Building - Preliminary Storefront Design based on similar architectural typologies





Rendering - Adelaide Street West frontage



Rendering - Project at Spadina Avenue frontage

96 Spadina Avenue and 379 and 383 Adelaide Street West



Rendering - Adelaide Street West frontage showing 383 Adelaide Street West. Note east façade visibility externally and internally. Preliminary Storefront scheme that has been secured is not shown on this rendering.