

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 49 Spadina Avenue

Date: January 9, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Urban Design/Heritage, City Planning Division

Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends that Toronto City Council approve the alterations proposed for the heritage property located at 49 Spadina Avenue, the "Steele Briggs building" in connection with the a proposed development of the subject property, that Council state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the Subject property.

RECOMMENDATIONS

The Senior Manager, Urban Design/Heritage, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 49 Spadina Avenue, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 14-storey commercial office building on the lands known municipally in the year 2019 as 49 Spadina Avenue, with such alterations being substantially in accordance with plans and drawings dated May 31, 2018, prepared by Sweeny & Co Architects, and on file with the Senior Manager, Heritage Preservation Services; and in conformity with the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated December 18, 2018, 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 prior to the City Solicitor advising the Local Planning Appeal Tribunal that their Order may issue in connection with the Zoning By-law Amendment appeal for the property at 49 Spadina Avenue the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 49 Spadina Avenue in accordance with the plans and drawings dated May 31, 2018, prepared by Sweeny & Co Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated December 18, 2018, and in accordance with the Conservation Plan required in Recommendation 1.a.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for at 49 Spadina Avenue prepared by ERA Architects Inc., dated December 18, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services;
3. Enter into and register on the property at 49 Spadina Avenue one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval, for the development contemplated for 49 Spadina Avenue in the Local Planning Appeal Tribunal case no. PL170820 the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.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 property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;
4. Provide an Interpretation Plan for the subject property, 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;

c. That prior to the issuance of any permit for all or any part of the property 49 Spadina Avenue, 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 1.a.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and approved Interpretation Plan;

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 above, City Planning Division, 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.

2. City Council state its intention to designate the property at 49 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 49 Spadina Avenue (Reasons for Designation) attached as Attachment No. 4 to the report (January 9, 2019) from the Senior Manager, Urban Design/Heritage, City Planning.

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

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

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

6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 49 Spadina Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 49 Spadina Avenue.

FINANCIAL IMPACT

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

DECISION HISTORY

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated by by-law the King-Spadina Heritage Conservation District (HCD) and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The boundaries of the HCD include the development site.

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

On January 31, 2018, City Council adopted Item TE29.100, 49 Spadina Avenue - Request for Report on Ontario Municipal Board Appeal from the Acting Chief Planner and Executive Director, City Planning authorizing the City Solicitor with Planning and any other appropriate staff to attend an Ontario Municipal Board (now the Local Planning Appeals Tribunal) hearing to oppose the appeal of a Zoning By-law Amendment application for the property at 49 Spadina Avenue

On June 26, 2018 City Council adopted Item CC43.18, a report from the City Solicitor, 49 Spadina Avenue - Zoning Amendment Application - Request for Direction, dated June 18, 2018 and accepted a With Prejudice Settlement Offer from the applicant on the Zoning By-Law appeal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC43.18>

BACKGROUND

2017 Development Proposal

In February of 2017 the applicant applied to the City to rezone the subject property to allow for the construction of a 20-storey office building containing retail uses at grade. The Steele Briggs building would have been retained and would have continued to function primarily as an office building. The new building was proposed to have been built immediately west of the Steele Briggs building. It would have required the demolition of the two storey 1940s addition to the Steele Briggs building that currently exists in this location. The massing of the new building would have risen up largely uninterrupted from Clarence Square. At the seventh floor the floor plate of the new building was proposed to have cantilevered over the Steele Briggs building by approximately six metres.

Prior to the submission of the planning application staff met with the applicant to discuss the proposal. At these pre-application meetings staff expressed concerns with the concept. These concerns included the negative visual impact that the development would have on the onsite and surrounding heritage resources including the significant shadows that the development would cast on Clarence Square Park.

The applicant appealed their Zoning By-law Amendment application to the Ontario Municipal Board (the "Board") citing Council's failure to make a decision within the time required by the Planning Act. City Planning staff subsequently recommended to Council that the City Solicitor together with City Planning and other appropriate staff be directed to attend at the Ontario Municipal Board hearing in opposition to the appeal as the application constituted overdevelopment of the site, was not good planning, and was not in the public interest.

Current Proposal

The current proposal reflects a settlement offer that was submitted to the City in May of 2018, which was accepted by City Council, and was presented at a hearing of the Ontario Municipal Board (now Local Planning Appeal Tribunal). In an effort to reduce shadows on Clarence Square Park the settlement offer decreases the height of the proposed office building from 20-stories to 14-stories. In an effort to further reduce shadowing the floor plates of the 13th and 14th floors have been decreased in size and some of the mechanical equipment originally proposed for the roof of the new building has been relocated to the roof of the Steele Briggs building. The proposed exterior expression of the building has been refined so that the lower floors of the north side of the building now have a better relationship with the Steele Briggs building. A one storey reveal has been added at the height of the Steele Briggs building on the north facade of the proposed office building in order to reinforce the existing street wall height on south side of Clarence Square. The extent of the cantilevered portion of the new building over the Steele Briggs building has been increased from approximately six metres to approximately 11 metres. The Steele Briggs building will be retained in its entirety and is proposed to continue to be used as commercial office space with ground floor retail.

Heritage Property

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) and determined that the property at 49 Spadina Avenue is consistent with Ontario Regulation 9/06 and meets the criteria under all three categories of design, associative and contextual values.

Located on the northeast corner of Front Street West and overlooking Clarence Square to the north, the Steele Briggs Building is a well-designed example of Edwardian Classicism applied to an industrial building that is historically associated with the Toronto architectural firm of Sproatt and Rolph, which designed it, as well as the evolution of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's main manufacturing district after the Great Fire of 1904. Contextually, the property at 49 Spadina Avenue anchors an important intersection and, with its position at the south end of the street and opposite the Gale Building at 24 Spadina Avenue, introduces the important collection of industrial and commercial buildings on Spadina Avenue that serves as a major thoroughfare in King-Spadina.

The Statement of Significance comprises the Reasons for Designation for the property at 49 Spadina Avenue (Attachment 4). The Notice of Intention to Designate will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

Adjacent Heritage Properties

Clarence Square Park

Clarence Square park is located immediately north of the development site. This property was designated by Council under Part IV of the Ontario Heritage Act by By-law 713-2017 on July 7, 2017. The property has cultural heritage value for its design as one of the earliest public parks in Toronto. Originating as part of the Military Reserve west of the Town of York that was opened for development in the 1830s, Clarence Square was originally laid out according to British planning principles as an open space that, with Victoria Square to the west, bookended Wellington Place (Wellington Street West), an expansive treed boulevard and a focal point of the exclusive residential enclave. Granted to the City of Toronto in 1860, Clarence Square was opened as a public park with a formal symmetrically-organized design that was replaced in the 1920s by the layout with axial linear pathways. In the City of Toronto's Official Plan, Clarence Square is recognized for its "spatial pattern [that] remains intact, and is unique in Toronto."

The associative value of Clarence Square is linked to its role in contributing to an understanding of the development of the King-Spadina neighbourhood, which originated in the early 19th century as an institutional enclave where landmarks such as the Third Provincial Parliament Buildings and Upper Canada College were adjoined by upscale housing. Coinciding with the incorporation of the Town of York as the City of Toronto and purportedly named for the Duke of Clarence (King William IV), Clarence Square was laid out in the 1830s as part of the first residential subdivision in the former Military Reserve. Originally set aside for a purpose-built Government House for the Lieutenant-Governor, instead Clarence Square was reserved for public uses and, following its

transfer to the City of Toronto in 1860, designed as a public park. As the surrounding area underwent a dramatic transformation after the Great Fire of 1904 when Toronto's manufacturing district relocated to the King-Spadina cross-roads, Clarence Square remained as open space and a treed oasis amidst the factories and warehouses. A century later, with the regeneration of King-Spadina as a mixed-use community, Clarence Square is a visual reminder of the historic origins of the neighbourhood and the city.

Contextually, Clarence Square maintains the historic character of the King-Spadina neighbourhood as it was first established as an institutional and residential enclave in the early 1800s, and evolved with the development of Clarence Square as part of a planned residential subdivision that represented the westward growth of the community. The square is also historically, visually and functionally linked to its setting in open space organized by the series of pathways beneath a mature tree canopy. It is overlooked on the north by the Clarence Square Row Houses (1879), the lone survivors of the residential buildings that once lined Clarence Square on three sides. Identified as an area of special identity within the King-Spadina neighbourhood in the City of Toronto's Official Plan, Clarence Square is a local landmark in the community.

Clarence Square has been identified as a contributing property within the Council approved King Spadina Heritage Conservation District Plan.

24 Spadina Avenue

The property at 24 Spadina Avenue is located directly west of the redevelopment site and contains the three storey commercial building known as the Gale Building that was constructed in 1905. The Gale Building was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by Toronto City Council on June 16, 2005. The property has design value as an early 20th Century warehouse displaying Classical and Gothic-inspired decorative features and has contextual value for its contribution to the King-Spadina neighbourhood.

24 Spadina Avenue has been identified as a contributing property within the Council approved King Spadina Heritage Conservation District Plan.

5-16 Clarence Square

On the north side of Clarence Square Park, near, but not directly adjacent to the development site are the properties known as the Clarence Square Row Houses, which are listed on the City's Heritage Register. These properties were listed by the City of Toronto on June 20, 1973.

King Spadina Heritage Conservation District Plan

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

The first phase of the study involved the identification of the area's cultural heritage value, and the determination of potential HCD boundaries. In May 2014, the Toronto Preservation Board endorsed the HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the two HCDs and the community consultation process, the project team and City staff determined that a single HCD for the entire district would be more appropriate. The HCD boundary roughly aligns to that of the King-Spadina Secondary Plan, between Simcoe and Bathurst Streets, and Richmond and Front/Wellington/King Street West. The subject site is within the boundaries of the HCD and is considered to be a contributing property for the purposes of the Plan.

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

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

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

Policy Framework

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

The Provincial Policy Statement (the "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 states 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."

The Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with 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."

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

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

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

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

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

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

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

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

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

The Standards and Guidelines

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

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

COMMENTS

Proposed Conservation Strategy

Heritage Preservation services has reviewed the Heritage Impact Assessment (the "HIA") prepared by ERA Architects Inc. submitted in support of the application. The HIA finds that the proposed development conserves the cultural heritage value of the Steele Briggs Building and that it will not have a significant impact on the cultural heritage value of the adjacent Clarence Square Park.

Overall staff concur with this assessment and are supportive of the proposal in the context of Council's settlement on the related planning application.

Alterations

The new building is proposed to be sited immediately abutting the east facade of the Steele Briggs Building. Constructing the new building in this location will necessitate the removal of the two storey 1940s addition to the Steele Briggs building. This addition has not been identified as heritage attribute therefore its removal should not negatively impact the cultural heritage value of the property.

The location of the new office building will obscure the east wall of the Steele Briggs building. A vertical reveal will be introduced between the proposed new building and the existing building to help differentiate the two buildings. Sensitive new openings are proposed to be made into the east facade in order to link the Steele Briggs building with the new office building. Given that the east facade of this building is largely an unadorned painted brick wall, building a new structure abutting this wall and creating and sensitively sized new openings in it should not have a significant negative impact on the property's cultural heritage value.

In order to reduce the shadow impact on Clarence Square Park the applicant has proposed to relocate some of the mechanical equipment originally proposed for the roof of the new building and consolidate it with existing mechanical equipment on the roof of the Steele Briggs building. The new mechanical penthouse will be stepped back at least five metres from the north and west property lines and ten metres from the south property line. Should council endorse the conservation strategy staff will work with the applicant at the site plan stage to reduce the size of the proposed rooftop mechanical penthouse to the greatest extent possible in order to mitigate any negative visual impacts.

Building Design

The massing of the proposed office building will have a visual impact on the Steele Briggs building. This impact is proposed to be partially mitigated by the first five floors of the new building being designed to respond to the Steele Briggs building on its north (Clarence Square) façade and by the building being vertically articulated through a series of bays and piers that correspond to the width of the bays and piers of the Steele Briggs building. In addition, a series of horizontal spandrel and metal panels will respond to the heritage building's horizontal articulation and, at the sixth floor, approximately the height of the heritage building, a one-storey approximately three metre deep reveal will be introduced. This reveal will reinforce the existing street wall height and assist in breaking down the overall massing of the tower. Should Council approve the alterations as detailed in this report staff will continue to work with the applicant on the exterior expression of the north facade of the proposed building at the site plan stage.

The new office building is proposed to cantilever over the existing heritage building by approximately 11 metres. This cantilever has been proposed in order to maximize the size of the office floor plates within the building. Should Council endorse the proposed conservation strategy staff will work with the applicant on a treatment for the underside of the cantilever in an effort to mitigate its visual impact on the Steele Briggs building below.

Shadow and Adjacent Heritage Properties

The original proposal would have caused significant shadows on Clarence Square Park between 10:18 a.m. and 3:18 p.m. during the spring and fall equinoxes. These shadows would have extended through the centre of the park and across fountain feature and central gathering place. Clarence Square Park has significance in part as one of the earliest public parks in the City of Toronto. The shadows cast by the original proposed development would have had a negative impact on the cultural heritage values, attributes and character of the Park and would not have mitigated visual and physical impacts on it nor would they have retained the integrity of its cultural heritage value.

The revisions to the design of the proposed new office building in the current proposal significantly reduce the amount of shadow that the project will cast on Clarence Square Park. With these revisions the shadows will no longer extend across the fountain and through the Park's central gathering space. These revisions effectively mitigate the

shadow impact in a manner that is, in this context, consistent with the City's in force heritage policies.

The proposed development will not have any heritage impacts on the adjacent Gale Building located on the west side of Spadina Avenue and the nearby Clarence Square Row Houses north of Clarence Square Park.

King-Spadina Heritage Conservation District Plan

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (The HCD Plan). The proposal satisfies certain policies of the HCD Plan but falls short on others. For example, the Plan identifies Commercial Detached properties within the District as an important typology. The Plan also identifies the conservation of whole Commercial Detached buildings as key to ensuring the ability to understanding their historic use, contribution to the streetscape and the Districts' cultural heritage value. The Steele Briggs building has been classified as a Commercial Detached building in the Plan. The development proposal will conserve the entire Steele Briggs building including its post and beam interior. The Plan also includes a policy that states that new development shall limit new net shadows on Clarence Square Park. The project, as revised, achieves this policy as while the proposal does cast some net new shadow on the park, at its greatest extent on September 21 and March 21, the shadow does not extend through the central seating area of the park onto the fountain.

The project falls short of meeting the Plan's policies for new additions to contributing heritage properties. The Plan's policies for side additions state that new additions shall match the street wall height of the primary structure on a contributing property. While the proposed building does step back at the street wall height, the Plan also states that cantilevered portions of additions to contributing properties shall not be permitted above any required step back. The proposal fails to meet this policy as the new building is proposed to cantilever over the step back at the seventh storey and is proposed to be flush with the lower portion of the north facade. The Plan also requires that additions to contributing Commercial Detached properties shall step back from all elevations of the primary structure notwithstanding elevations that are blank. While the proposed addition above the Steele Briggs building meets this policy, the Plan does not permit the cantilever above the building to extend within this required step back. On the north facade, the cantilever of the new building is proposed to be built flush with the north facade of the Steele Briggs building below.

While staff would strongly prefer to see the policies of the adopted HCD Plan met, we believe that the proposal represents an improvement over the original application, is responsive to many of the heritage issues raised including the policy that requires whole building retention of Commercial Detached properties, and complies with the City of Toronto heritage Official Plan policies. In the overall context of a Council approved settlement, staff are able to support the proposal.

Additional Mitigation

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the City Solicitor advising the Local Planning Appeal Tribunal that their Order may issue in connection with the Zoning By-law Amendment appeal for the property at 49 Spadina Avenue the owner should be required to submit a conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Preservation Services. The conservation plan should detail all of the recommended interventions and conservation work including any recommended restoration work; required repair work to the exterior walls; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation and Lighting Plan

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development the applicant should be required to submit a lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This plan should provide details of how the exterior of the warehouse building will be lit such that its unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the building.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 49 Spadina Avenue.

CONCLUSION

Staff are supportive of the proposal to alter the subject heritage property at 49 Spadina Avenue, the Steele Briggs building, to allow for the construction of a commercial office building. In the context of Council's settlement on the related planning application, heritage staff are satisfied that the development conserves the subject and adjacent

heritage properties, complies with Section 3.1.5 of the City's Official Plan and meets the general intent, if not the policies and guidelines of the King-Spadina Heritage Conservation District Plan which is currently under appeal.

CONTACT

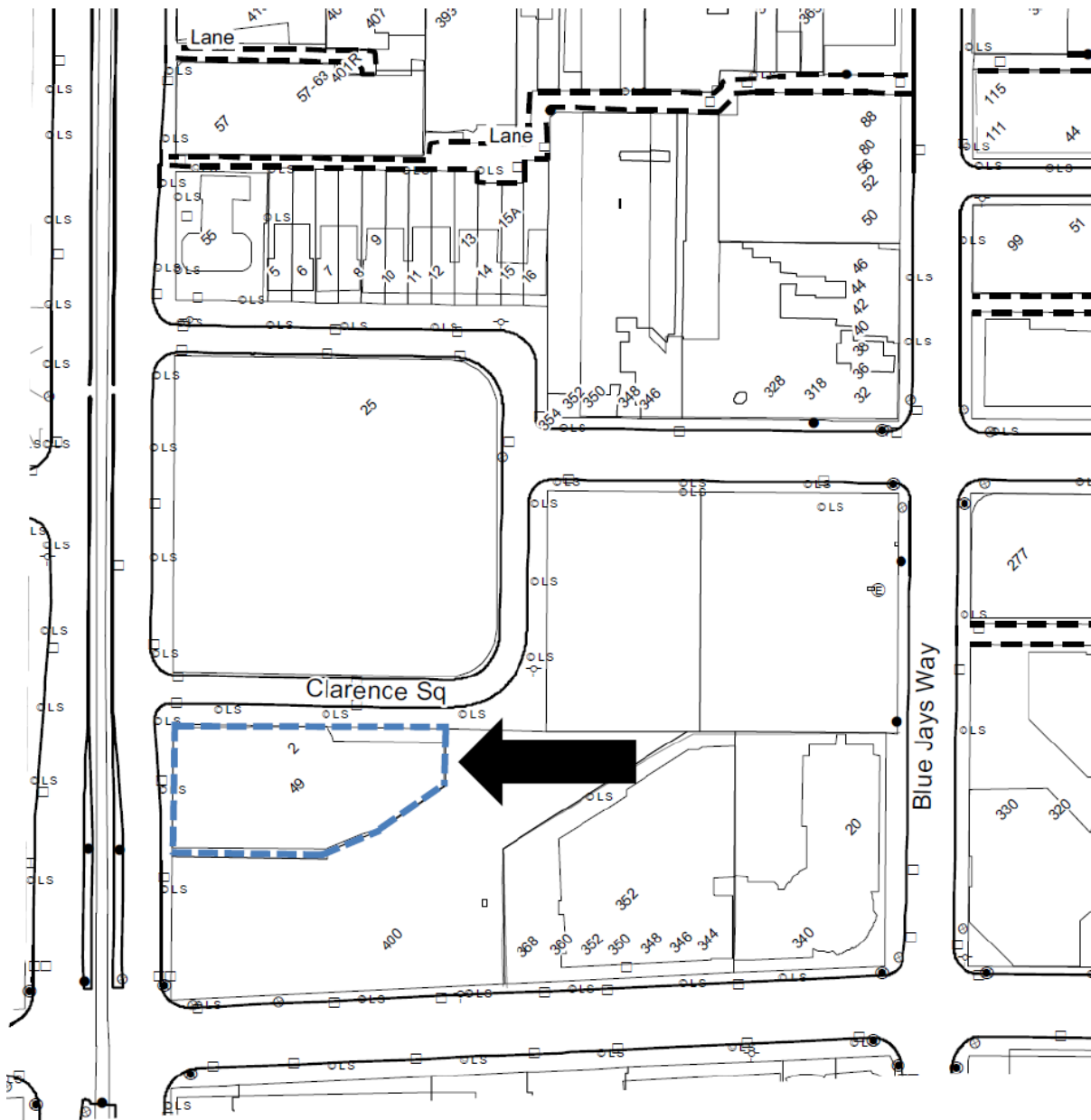
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SIGNATURE

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Senior Manager, Urban Design/Heritage
City Planning Division

ATTACHMENTS

Attachment No. 1 - Location Plan - 49 Spadina Avenue
Attachment No. 2 - Photographs - 49 Spadina Avenue
Attachment No. 3 - Proposal - 49 Spadina Avenue
Attachment No. 4 - Statement of Significance (Reasons for Designation) - 49 Spadina Avenue
Attachment No. 5 - Heritage Property Research and Evaluation Report - 49 Spadina Avenue



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the development site are not shown. The arrow marks the east edge of the development site at 49 Spadina Avenue.



Bird's eye view of the development site looking south. The development site is identified by the hatched lines.



View of the development site at 49 Spadina Avenue from Spadina Avenue looking south across Clarence Square Park (ERA Architects)



View of the north facade (Clarence Square) of the Steele Briggs Building from Clarence Square Park (ERA Architects)



View of the north wall of the low scale addition on the eastern edge of the Steele Briggs Building (ERA Architects)



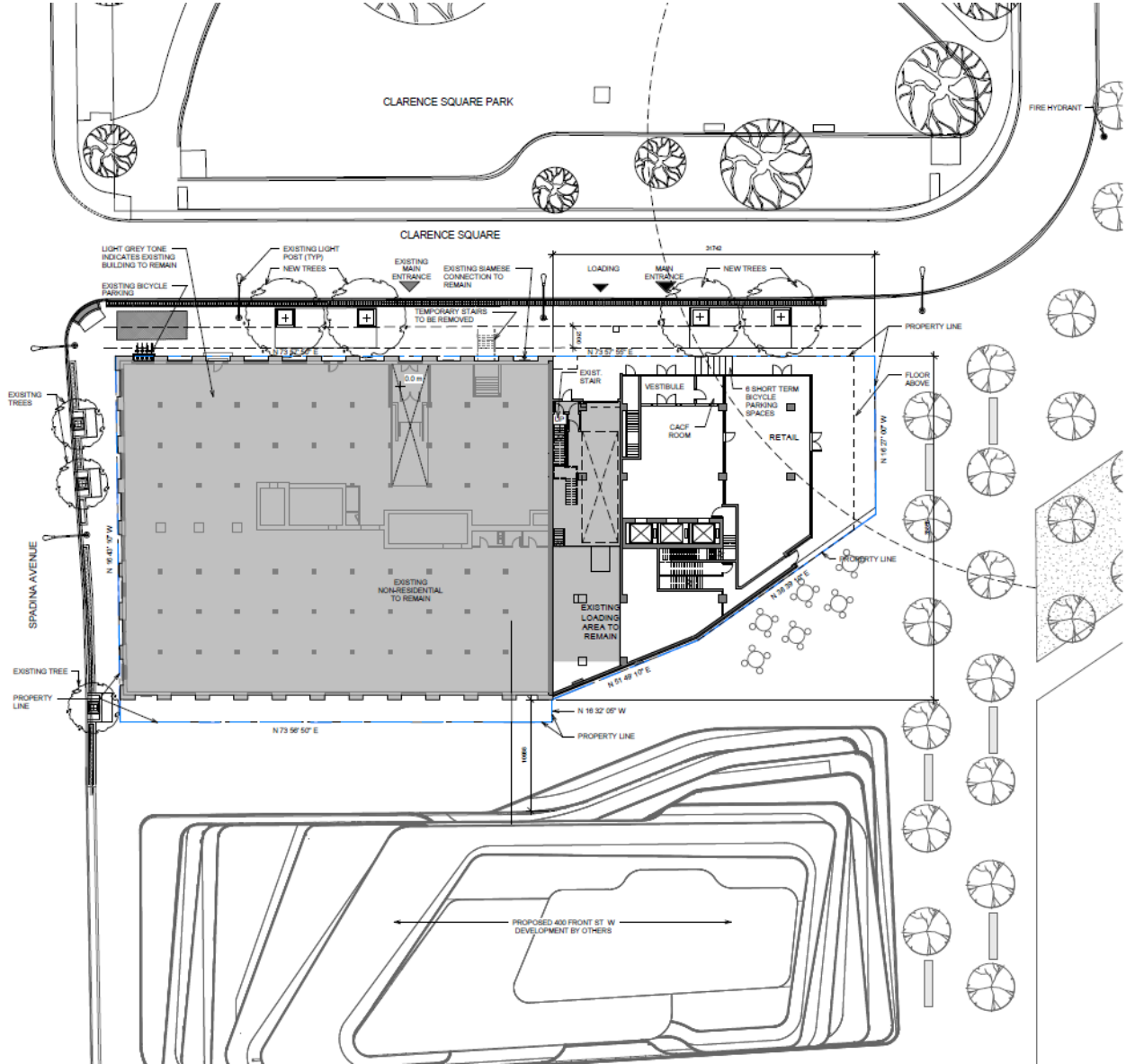
View of the west (Spadina Avenue) facade of the Steele Briggs Building (ERA Architects)



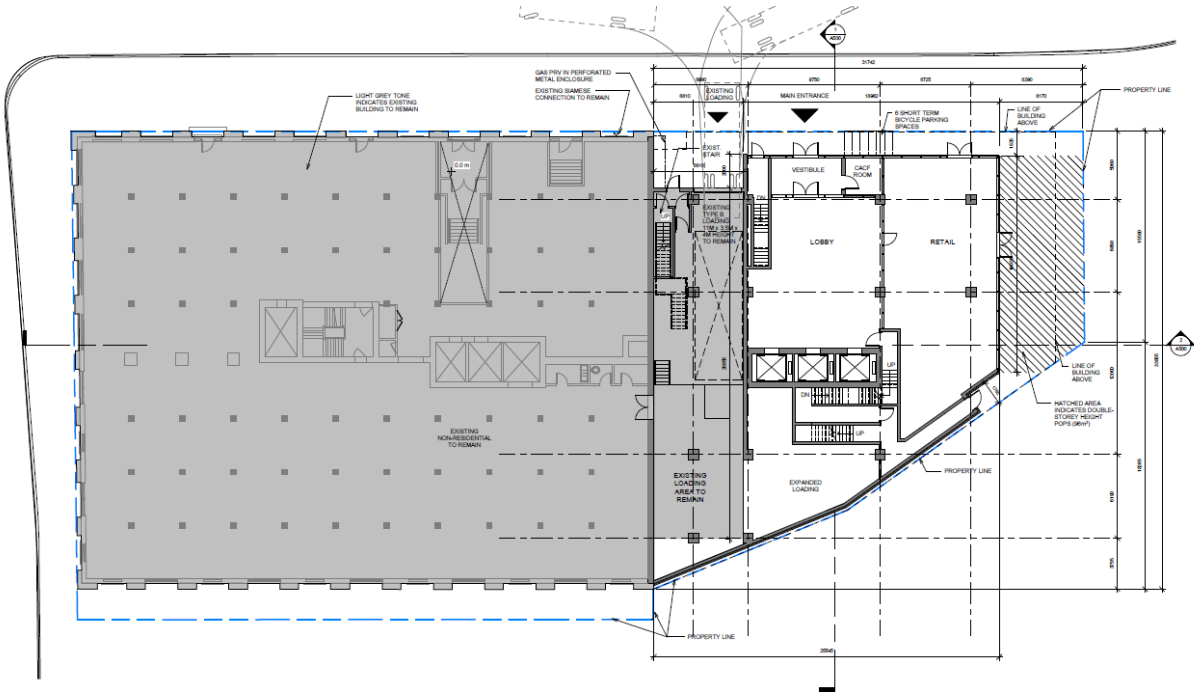
View of the south facade of the Steele Briggs Building (ERA Architects)



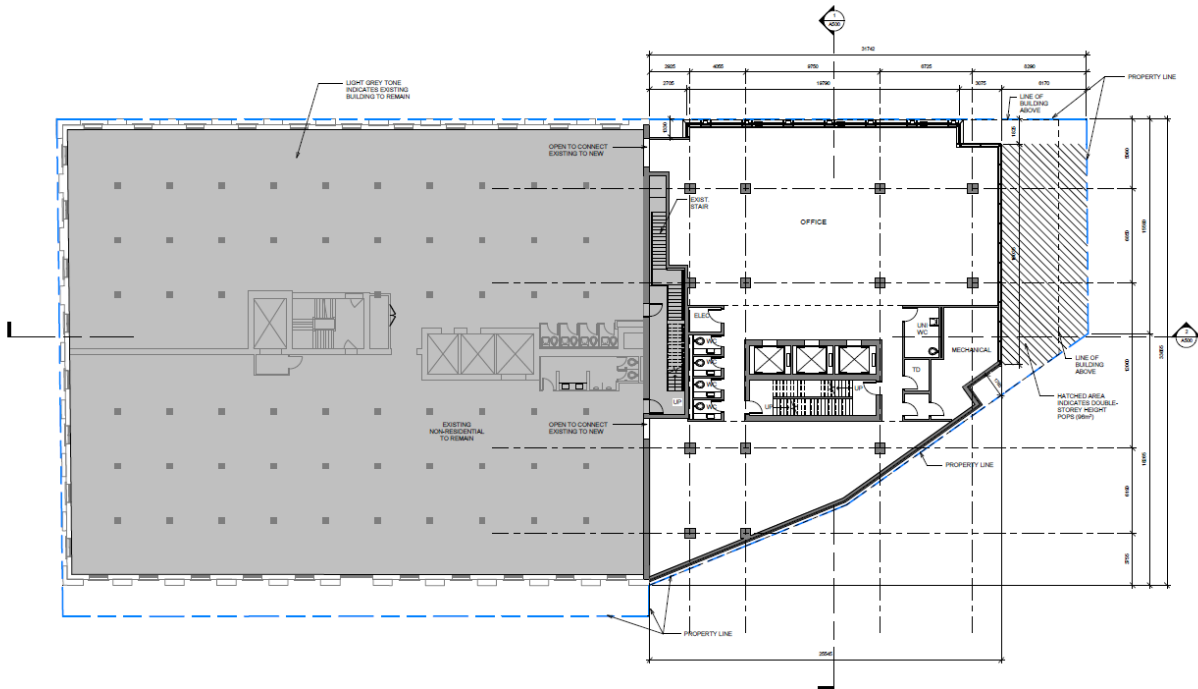
View of the east facade of the Steele Briggs Building (ERA Architects)



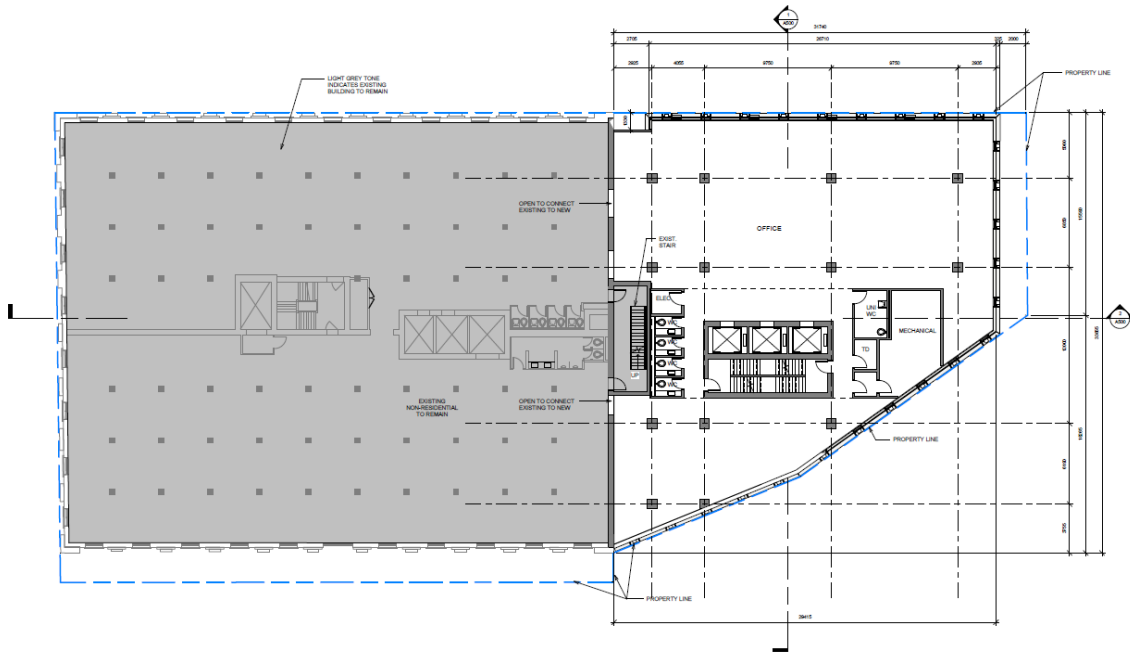
Site plan of the proposed development



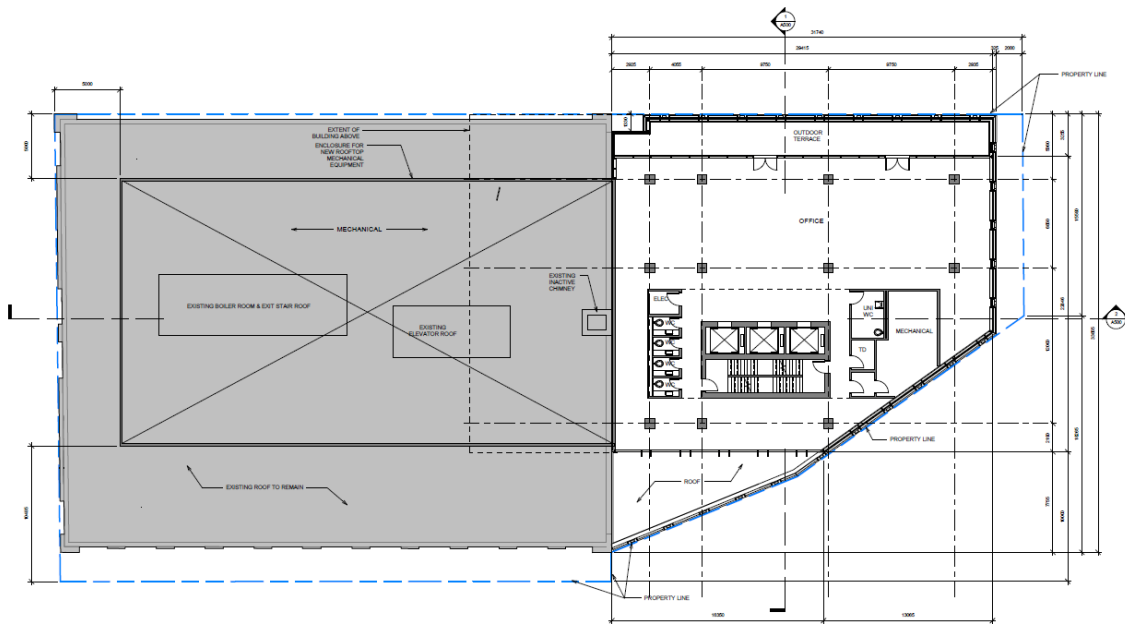
First floor plan of the proposed development



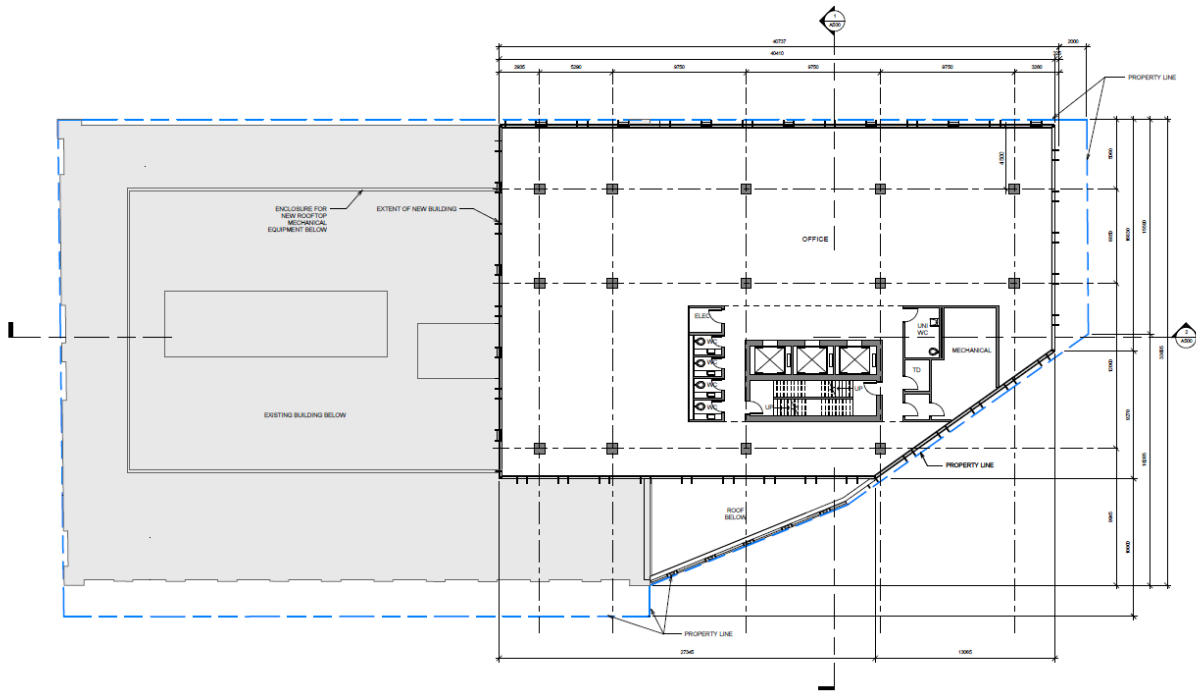
Second floor plan of the proposed development



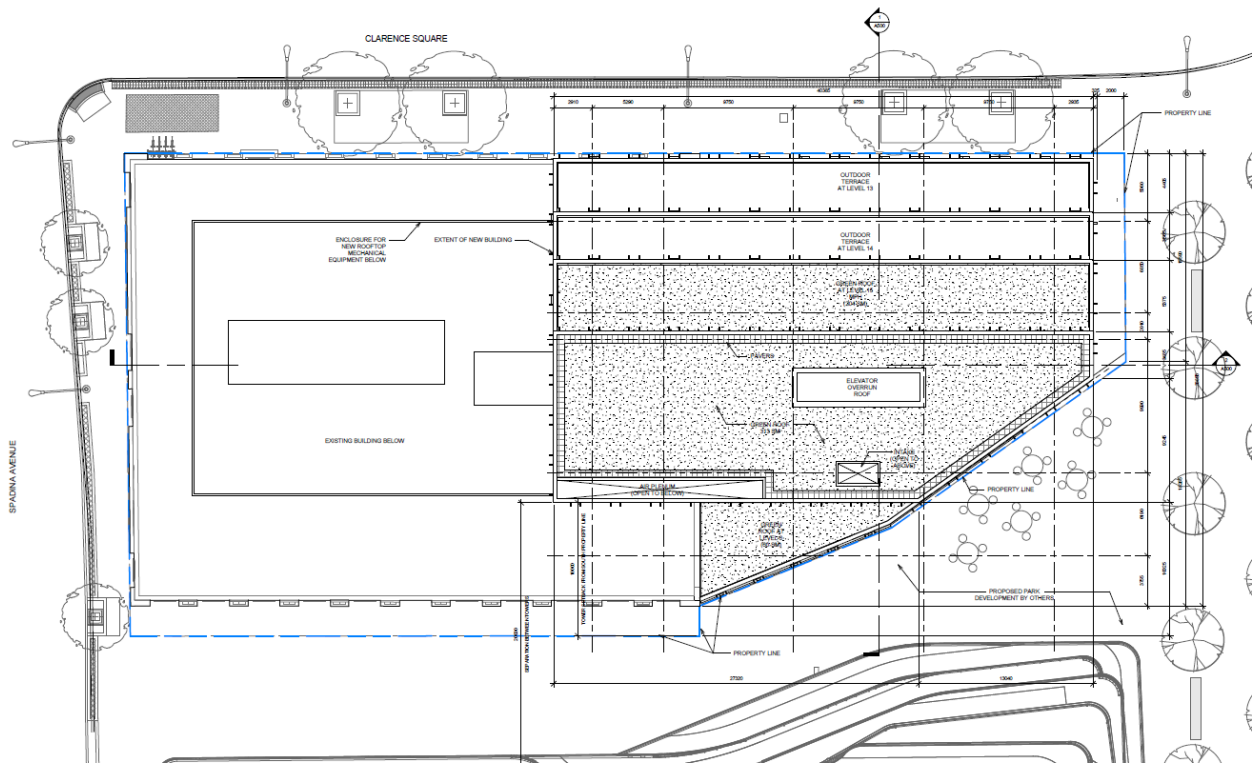
Third through fifth floor plan of the proposed development



Six floor plan of the proposed development



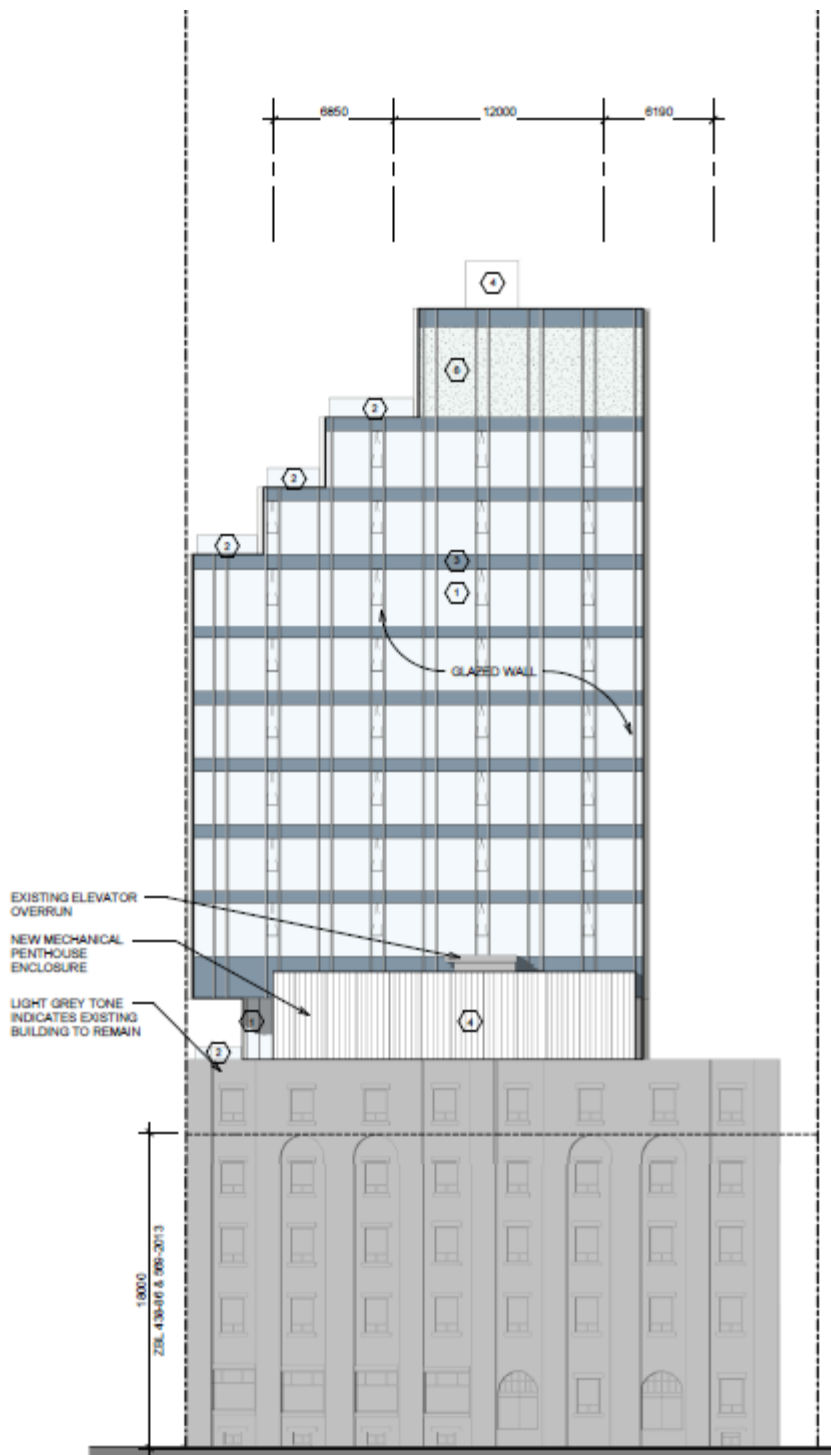
Seventh through 12th floor plan of the proposed development



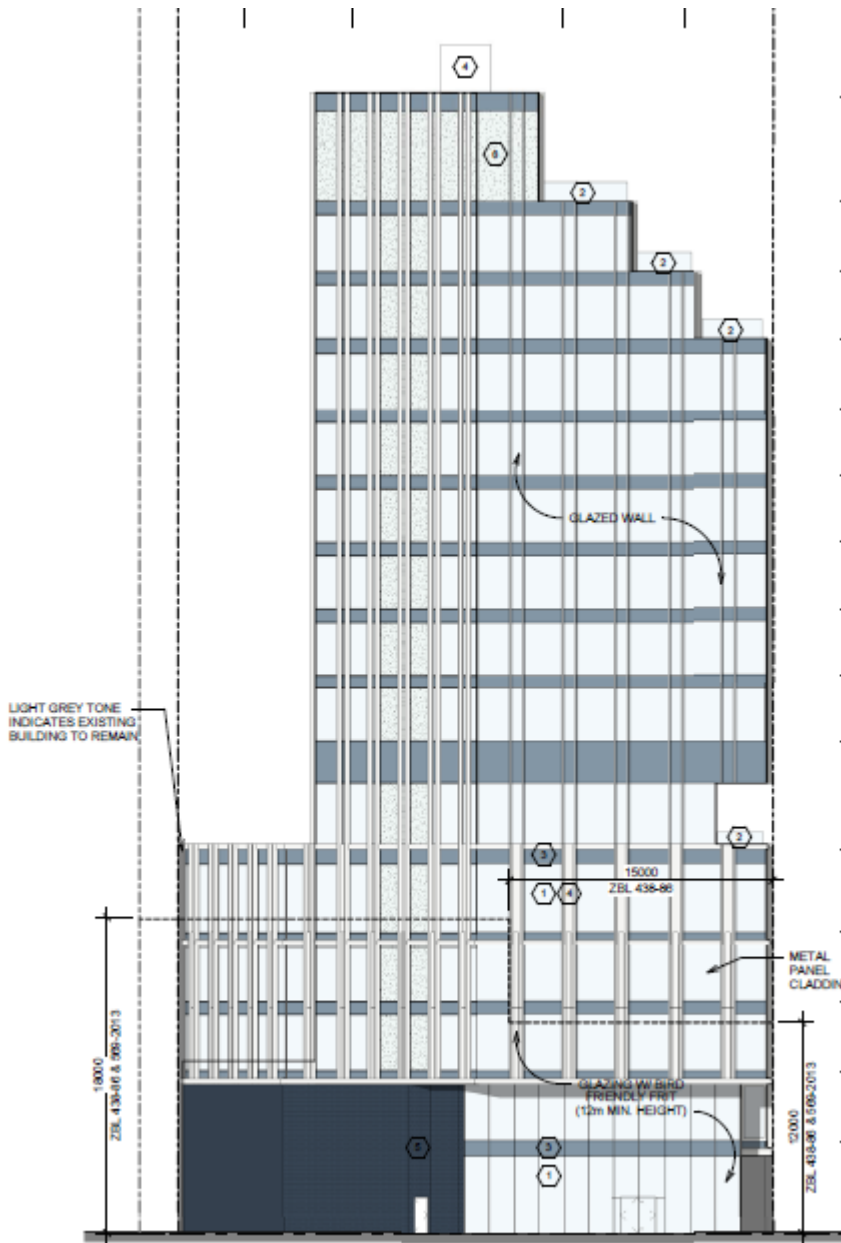
Roof plan of the proposed development



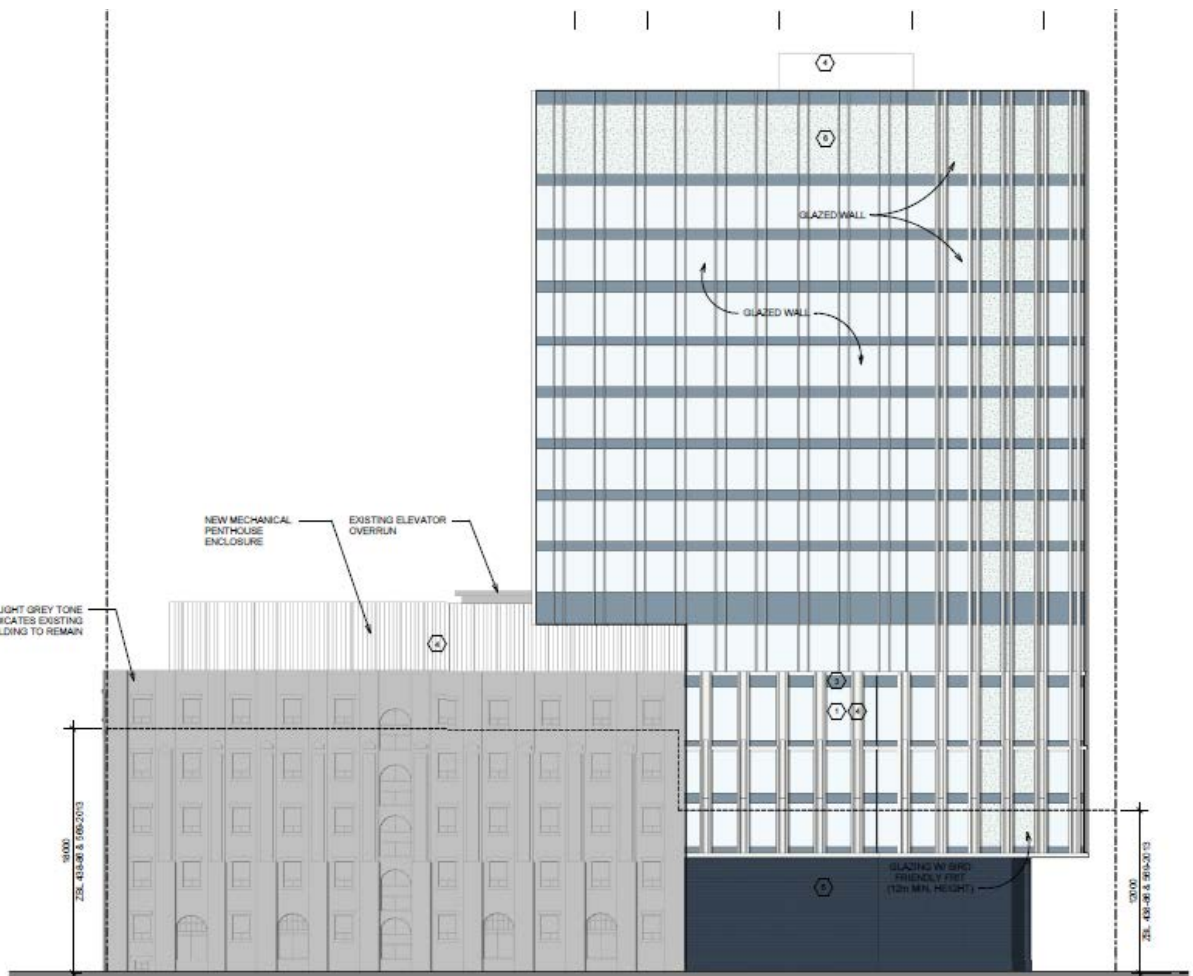
North (Clarence Square) elevation of the proposed development



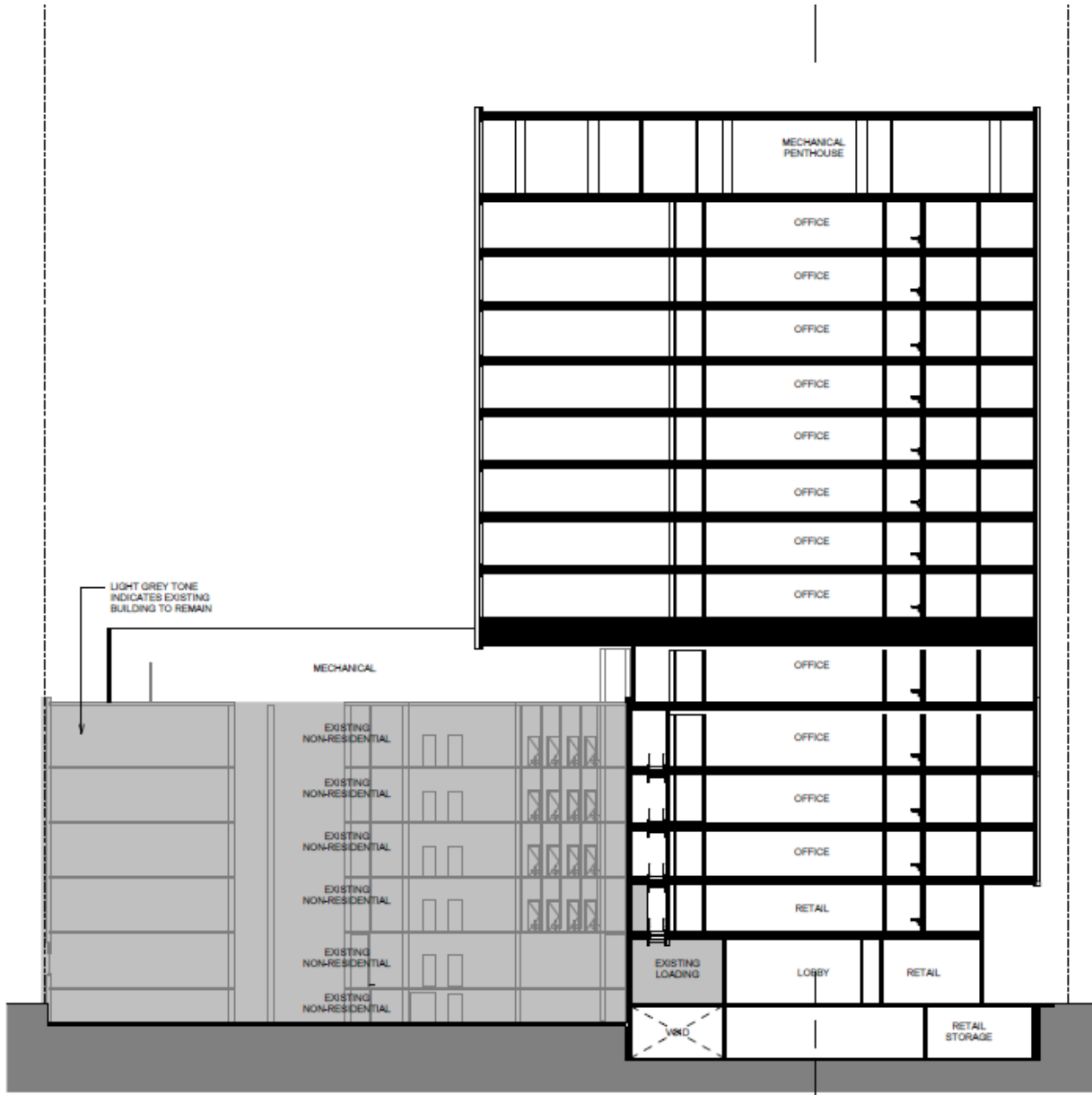
West (Spadina Avenue) elevation of the proposed development



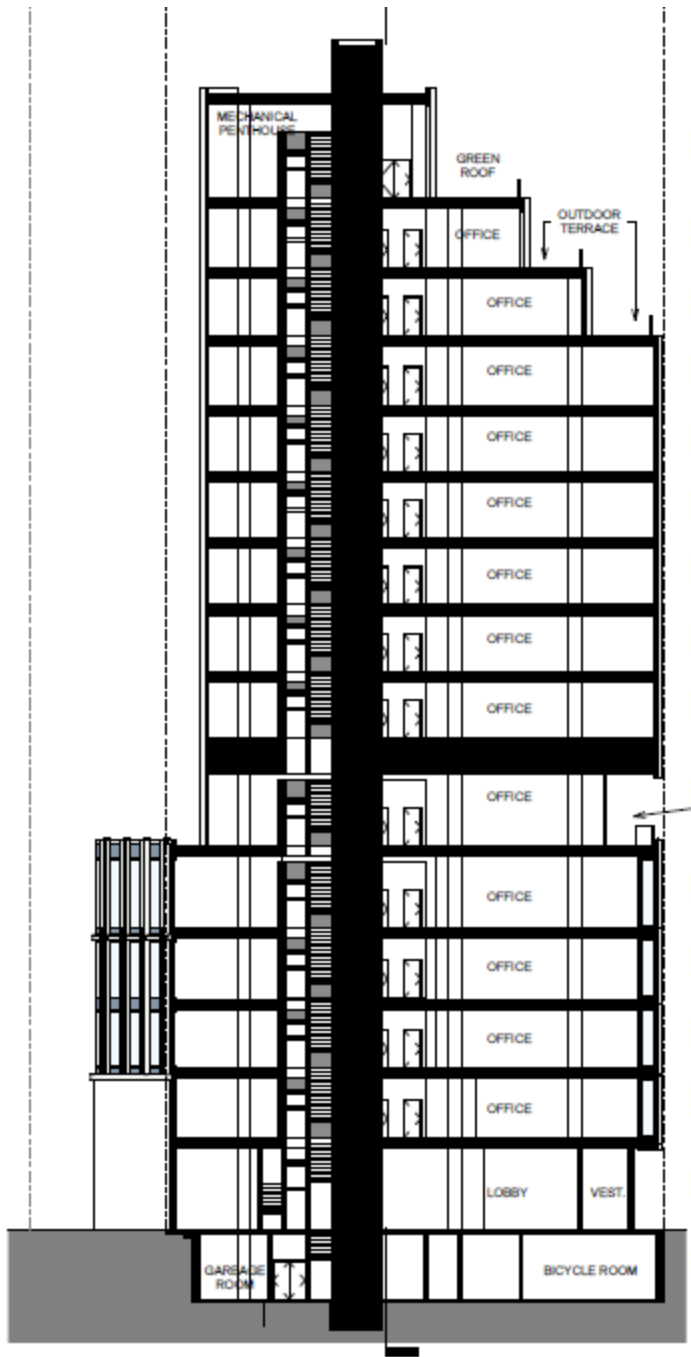
East elevation of the proposed development



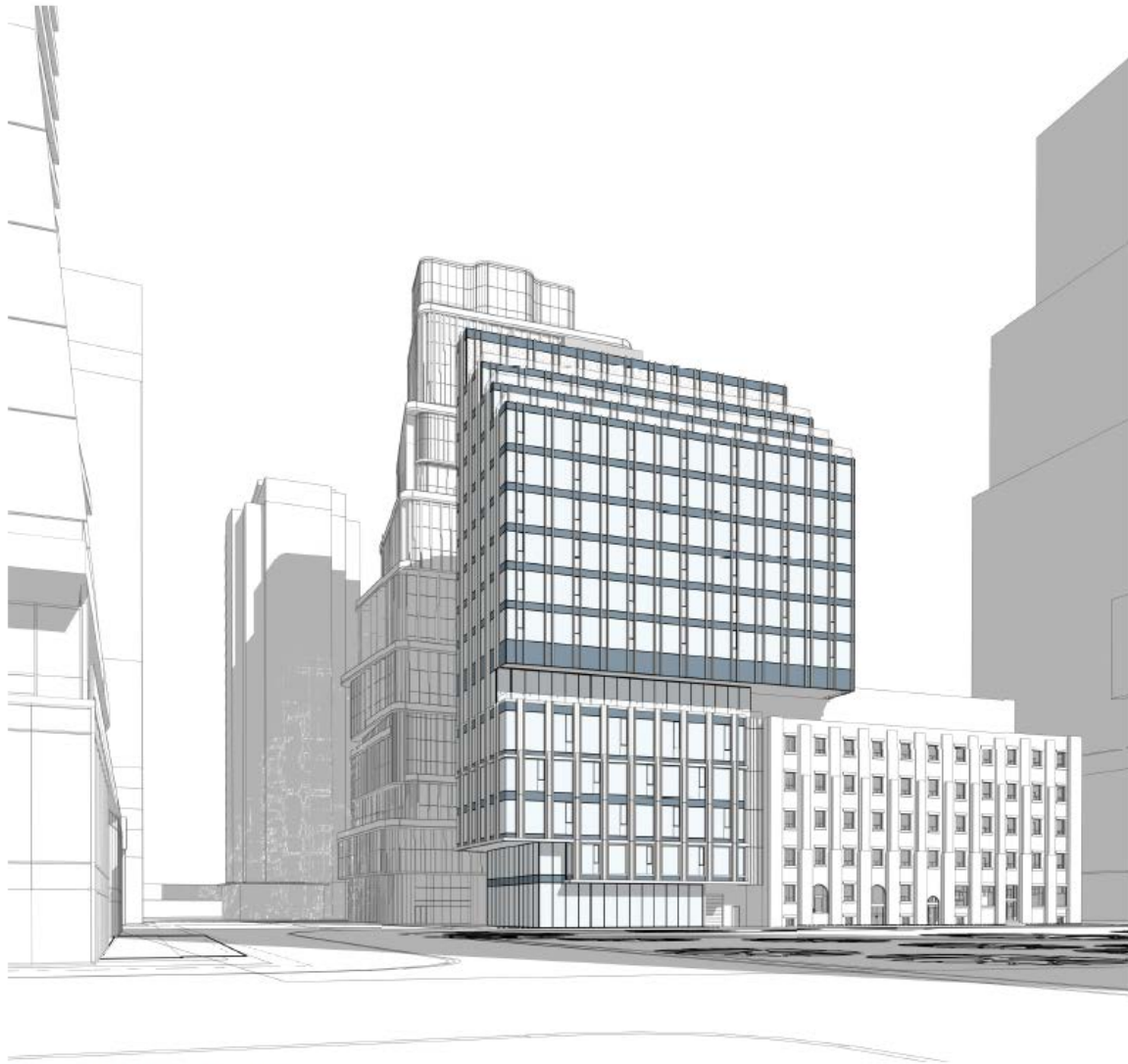
South elevation of the proposed development



East west section of the proposed development



North south section of the proposed development



PERSPECTIVE: VIEW FROM CLARENCE SQUARE LOOKING SOUTH

Perspective drawing of the proposed development looking south across Clarence Square Park

- SHADOW LEGEND:
- 49 Spadina - Proposed
 - 49 Spadina - As of Right (By-Law 438-86)
 - 400 Front - As of Right (By-Law 650-91)
 - Context



Shadow study of the original development proposal showing the extent of the shadow impact on Clarence Square Park

- SHADOW LEGEND:
- 49 Spadina - Proposed
 - 49 Spadina - As of Right (By-Law 438-86)
 - 400 Front - As of Right (By-Law 650-91)
 - Context



Shadow study of the original development proposal

Shadow Study - March 21

1:18pm

- SHADOW LEGEND:
- 49 Spadina - Proposed
 - 49 Spadina - As of Right (By-Law 438-86)
 - 400 Front - As of Right (By-Law 650-91)
 - Context



Shadow study of the original development proposal

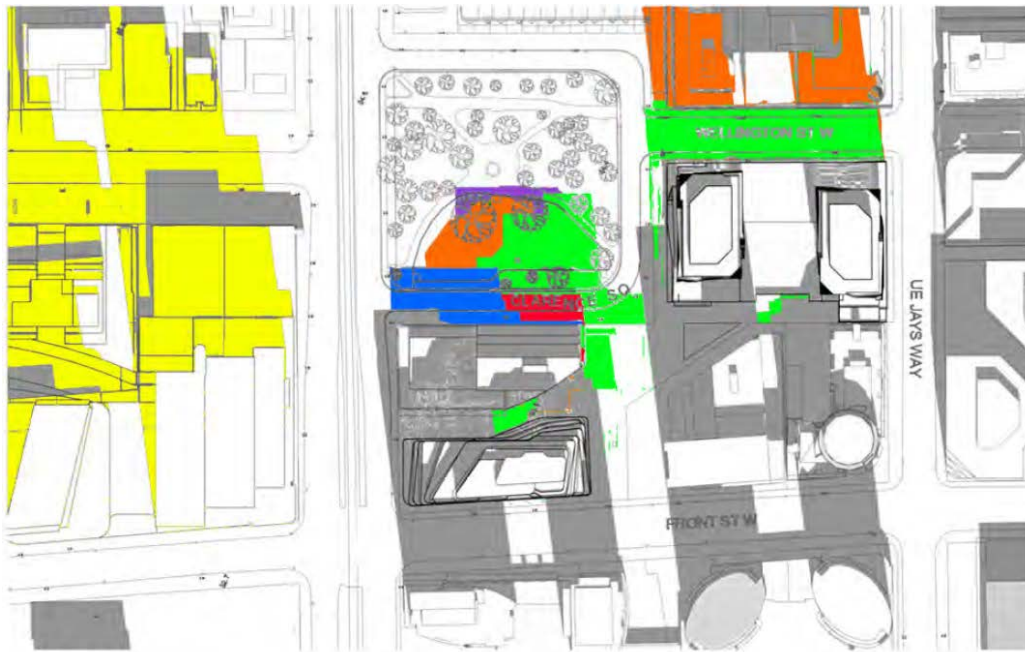
Composite Shadow on Clarence Square Park - March 21

10:18 - 3:18pm

- SHADOW LEGEND:
- 49 Spadina - Proposed
 - Context



Composite shadow study of the original development proposal



12:18 PM

Shadow study of the current proposal (the net new shadow cast by 14-storey office building on March 21 is shown in purple)



01:18 PM

Shadow study of the current proposal (the net new shadow cast by 14-storey office building on March 21 is shown in purple)



02:18 PM

Shadow study of the current proposal (the net new shadow cast by 14-storey office building on March 21 is shown in purple)



03:18 PM

Shadow study of the current proposal (the net new shadow cast by 14-storey office building on March 21 is shown in purple)

Steele Briggs Building

The property at 49 Spadina Avenue 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 49 Spadina Avenue is located on the northeast corner of Front Street West south of Clarence Square in the King-Spadina neighbourhood and contains a five-storey factory building that was constructed in 1911 according to the designs of the Toronto architectural firm of Sproatt and Rolph. The Steele Briggs Seed Company commissioned the building, which it occupied it for over half a century.

The property at 49 Spadina Avenue was included on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in June 1973. 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 49 Spadina Avenue as a contributing heritage property. In 2018, the HCD was under appeal.

Statement of Cultural Heritage Value

The property at 49 Spadina Avenue has design value as a well-crafted example of an early 20th century factory building in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for most building types during this era. The design of the Steele Briggs Building is particularly distinguished by the application of different yet complementary classical detailing on the south, west and north elevations that face Front Street West, Spadina Avenue and Clarence Square, respectively, including the repetition of the round arch motif.

The cultural heritage value of 49 Spadina Avenue is also through its contribution to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional and residential enclave to Toronto's new manufacturing district following the Great Fire of 1904. The Steele Briggs Building replaced earlier house form buildings that outlined the south edge of Clarence Square and anchored the south end of the collection of industrial buildings extending north along Spadina Avenue from Front Street West.

The Steele Briggs Building is also valued for its historical association with the Toronto architects Sproatt and Rolph. Headed by Henry Sproatt and Ernest Rolph, the partnership became amongst the leading architectural firms in Canada and is credited with introducing the influential Neo-Gothic as a national style with the commission for Hart House at the University of Toronto. Often working in association with other

celebrated Canadian architects, Sproatt and Rolph produced many of Toronto's most notable buildings, including the Royal York Hotel (1929) and Canada Life's 1931 headquarters on University Avenue. Sproatt and Rolph designed several factories and warehouses in King-Spadina, with the Steele Briggs Building remaining the most visually prominent with its setting overlooking Clarence Square.

Contextually, the value of the property at 49 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 Steele Briggs Building is historically, visually and physically linked to its setting at Front Street West and Spadina Avenue where it anchors this major intersection, overlooks the adjoining Clarence Square and forms the south edge of the industrial buildings that line Spadina Avenue and include the Gale Building (1904) at 24 Spadina and the Systems Building (1907) at 46 Spadina, which are recognized heritage properties on the opposite side of the street.

Heritage Attributes

The heritage attributes of the Steele Briggs Building at 49 Spadina Avenue are:

- The placement, setback and orientation of the building on the northeast corner of Front Street West and Spadina Avenue, south of Clarence Square
- The scale, form and massing of the five-storey building above the raised base with the flat-headed window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The flat roofline with the brick parapets
- The south, west and north elevations where the brick piers with the stone detailing organize the flat-headed door and window openings with the stone lintels and sills and the round-arched door openings with the brick voussoirs and stone keystones, including those originally designed for cargo doors
- On the south elevation facing Front Street West, the round-arched door and window openings in each storey of the central bay
- The west elevation on Spadina Avenue where four-storey frontispieces surmounted by cornices contain round-arched arcades of windows

There are no openings on the rear (east) elevation. The low-rise east wing, which has been altered, is not identified as a heritage attribute.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



STEELE BRIGGS BUILDING
49 SPADINA AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2018

1. DESCRIPTION



Cover: aerial view showing 49 Spadina Avenue on the northeast corner of Front Street West (www.bing.com/maps);
 above: current photograph showing the subject property south of Clarence Square (Heritage Preservation Services, 2018)

49 SPADINA AVENUE: STEELE BRIGGS BUILDING	
ADDRESS	49 Spadina Avenue (northeast corner of Front Street West)
WARD	Ward 10 (Trinity-Fort York)
LEGAL DESCRIPTION	Plan 307, Lots 1-4; Plan D167, Lot 19 and part Lots 16-18; Plan 310, part Lot 1
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Steele Briggs Building
CONSTRUCTION DATE	1911
ORIGINAL OWNER	Steele Briggs Seed Company
ORIGINAL USE	Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Sproatt and Rolph, architects
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 49 Spadina Avenue and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of the Town of York (Toronto), the area west of the town site is set aside as the Military Reserve (as shown in 1797 in Image 2a)
1797	The municipality is extended to Peter Street as "New Town" where the west boundary adjoins the Military Reserve (and is illustrated by Phillpotts in 1818 via Image 2b)
1831	The subject property remains vacant, but is identified as the "site of new Government House" three years later (Image 2c)
1842	Cane's map shows a residential building on part of the subject site labelled "Victoria Cottage" (Image 2d)
1858	Boulton's Atlas illustrates the original buildings on the subject property (Image 2f)
1870	The William Rennie Company Limited is founded in Toronto to sell "agricultural and horticultural seeds and supplies" ¹
1874	Plan D167 is registered as a 21-lot subdivision on part of the Military Reserve adjoining the northeast corner of Front Street West and Brock Street (present-day Spadina Avenue), with part of the tract acquired by John Leys five years later (Image 3a)
1879	John Leys registers Plan 307 on the southeast corner of Brock (Spadina) and "Clarence Street" (Image 3b)
1884	The first Goad's Atlas illustrating the area shows residential buildings on the site (Image 3c)
1887	After initially leasing land under Plan 307, Leys sells the allotments in the first of a series of transactions affecting the subject property
1889	Three of Rennie's sons take over the Steele Briggs Seed Company
1903	The revised Goad's Atlas reveals the first industrial complex on the formerly residential tracts adjoining Clarence Square (Image 3d)
1911 May	In a series of transactions, the Steele Briggs Seed Company acquires the subject property
1911 Sept	The subject property remains vacant according to the tax assessment rolls
1911 Sept	Building permit 30403 is issued to the Steele Briggs Seed Company for a warehouse on Spadina Avenue at Clarence Square, identifying architects Sproatt and Rolph, who also prepared the architectural plans (Images 4a and 4b)
1912 Aug	The Steele Briggs Seed Company's complex is in place and valued at \$70,000 according to the tax assessment rolls

¹ Crawford, unpagged

1912	The Steele Briggs Seed Company's new building is illustrated on the update to Volume 1 of Goad's Atlas (Image 3e)
1926	An aerial photograph shows the subject property, including the rail spur transecting the site and prior to the east addition (Image 4c)
1950 Feb	An application is made for a rear (east) addition for "storage of seeds," which is shown in an aerial photograph (Image 4f)
1951	The company's name is changed to "Steele Briggs Feeds Limited"
1964	The building is illustrated on the Underwriters' Survey Bureau Atlas (Image 3f)
1971	The Steele Briggs Company is acquired by the A. E. McKenzie Company of Brandon, Manitoba
1973	The property at 49 Spadina Avenue is listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) and captured in archival photographs (including Images 5b-5c)
1974	Maple Leaf Mills Property Limited holds the properties associated with the former Steele Briggs Company and sells the subject site three years later
2017 June	Toronto City Council adopts the King-Spadina Heritage Conservation District (HCD), which identifies 49 Spadina Avenue as a contributing heritage property
2017 Oct	The King-Spadina HCD is designated under Part V of the Ontario Heritage Act ²

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 49 Spadina Avenue is in the King-Spadina neighbourhood, which was named for the major cross-roads of King Street West and Spadina Avenue. The area originated as part of the Military Reserve that was established west of the Town of York (Toronto) following its founding in 1793. With the rapid population growth, the community expanded west from the original 10-block townsite to present-day Peter Street as "New Town" where tracts of land were set aside for major public buildings, including the Province's Third Parliament Buildings and the municipality's first general hospital. King Street was extended from the Old Town as the main commercial thoroughfare where shops and services opened. Residential development ranged from high-end estates near the waterfront to more modest row housing on the side streets.

The transformation of the King-Spadina neighbourhood from an institutional and residential enclave began in the second half of the 19th century following the arrival in Toronto of the inaugural steam railways, which extended their tracks through the area. This new method of shipping manufactured goods resulted in the gravitation of industries to the vicinity, a situation that intensified after the Great Fire of 1904 when the city's manufacturing district relocated to King-Spadina. With its large-scale factories and warehouses replacing much of the earlier building stock, King-Spadina remained an active industrial centre until after World War II and the exodus of manufacturing to

² The proposed HCD is under appeal at the time of the writing of this report: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE236.14>

Toronto's suburbs. While part of the area was dubbed the "Fashion District" for the clothing producers that remained, the revitalization of the area for non-industrial uses began in the 1960s when entrepreneur Edwin "Honest Ed" Mirvish restored the Royal Alexandra Theatre on King Street West and converted the neighbouring industrial buildings to offices and restaurants. The removal in the 1990s of the neighbourhood's restrictive industrial zoning continued the revitalization of King-Spadina as a popular mixed-used community continued. 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 2017.³

49 Spadina Avenue

The historical development of the property at 49 Spadina Avenue is traced on the timeline above, as well as through the archival maps and images attached in Section 6 of this report. In the early 1830s, and coinciding with the incorporation of the City of Toronto, the easterly section of the Military Reserve was sold and the area opened for residential development. Chewett's plan of 1831 illustrated the subdivision of the former military lands along the shoreline between present-day Peter and Niagara streets flanking Brock Street (now Spadina Avenue) that was laid out according to British town planning principles (Image 2c). As illustrated on the plan, a wide boulevard named Wellington Place (now part of Wellington Street West) linked two public squares, one of which incorporated the military burial ground of 1794 and was later named Victoria (Memorial) Square. The easternmost square was initially set aside for the Lieutenant Governor's residence (Image 2d), but when the final plan for the area was approved in 1837, it was named Clarence Square and ultimately "reserved for public use."⁴

Adjoining the south end of Clarence Square, the property on the northeast corner of Brock Street and Front Street West was initially developed with a detached residential building that was identified as "Victoria Cottage" on an 1842 map of Toronto (attached as Image 2e) and named in a subsequent City Directory (1856) as the residence of John George Bowes (1812-1864). A prominent dry goods merchant in the city, Bowes was a two-term mayor of Toronto who also served as a Member of Provincial Parliament. Following Bowes's demise, his land and the adjoining property was severed by two separate plans of subdivision that were registered in the 1870s. The first Goad's Atlas covering the area in 1884 illustrated Bowes's residence, as well as the house form buildings in place along the south edge of Clarence Square (Image 3c). By the time the atlas was revised in 1903, the first industrial complex was in place on Front Street West near Brock Street (Image 3d).

In 1911 the land bounded by Front Street West, Spadina Avenue and the south side of Clarence Square, and extending east toward Peter Street, was acquired by the Steele Briggs Seed Company of Toronto. Its origins dated to 1870 when Scottish-born entrepreneur William Rennie (1835-1910) opened a self-named business in Toronto, selling seeds and supplies for agricultural and horticultural purposes. Three years later,

3 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>

4 Benn, 117

Rennie and three partners opened the Steele Briggs Seed Company, eventually establishing separate office and warehouse buildings on Front Street East and King Street East. Consolidating its operations at 49 Front Street West, the Steele Briggs Seed Company (later renamed the Steele Briggs Feed Company) remained in this location until the 1970s.

The property at 49 Spadina Avenue was listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973. When Toronto City Council adopted the King-Spadina Heritage Conservation District (HCD) in 2017, the Steele Briggs Building was identified as a contributing heritage property.

Architects Sproatt and Rolph

The Steele Briggs Building was designed by the notable Toronto architects Henry Sproatt (1866-1934) and Ernest Rolph (1871-1958) who are described as "one of the most important architectural partnerships in Canada after 1900."⁵ Sproatt trained with Toronto architect A. R. Denison and worked in Europe and New York City before becoming a member of the firm of Darling, Sproatt and Pearson where Rolph served as a draftsman. Beginning in 1899, Sproatt and Rolph headed an enduring practice that produced innumerable landmark buildings in Toronto, including Hart House at the University of Toronto (which popularized the Collegiate Gothic style in Canada after its completion in 1919), the Royal York Hotel (1929) and Eaton's College Street Store (1930) in association with Montreal's Ross and Macdonald, and the Canada Life Building (1931) and the Ontario Hydro-Electric Power Commission Building (1935) on University Avenue (the former in association with other practitioners). Prior to executing the commission for the Steele Briggs Building, Sproatt and Rolph had experience designing industrial buildings in the King-Spadina neighbourhood, including the Rolph and Clark Company Building (1904) at Simcoe and Pearl streets and the Southam Press Building (1908) at Adelaide and Duncan streets. All of the latter buildings are recognized on the City's Heritage Register.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 49 Spadina Avenue are found on the cover and in Sections 2 and 6 of this report. The Steele Briggs Building is designed in the Edwardian Classical style popular for most building types in Toronto in the early 20th century and identified by its sombre red brickwork, classical detailing and symmetry. This styling was particularly adaptable for industrial and commercial buildings with the orderly organization of multiple openings that provided light and access, along with the restrained classical highlights that elevated the designs.

The Steele Briggs Building features a rectangular-shaped plan that rises five stories above an elevated base with flat-headed window openings and stone trim. The structure is clad with red brick and trimmed with brick, stone and wood beneath a flat roofline with brick parapets. On the extended 11-bay north and south elevations and the eight-bay west elevation, brick pilasters with stone detailing extend to the roofline and organize the door and window openings. The latter elevations face Clarence

⁵ Globe, April 18, 1937

Square, Front Street West and Spadina Avenue, respectively, with each elevation featuring different yet complementary detailing. On the south (Front Street) elevation, round-arched openings mark the entrances in the first (ground) floor, as well as the openings in all stories in the centre bay, with flat-headed openings found in the remainder of the wall. The north (Clarence Square) elevation reserves the round-arch motif for the entrances in the first (ground) floor, introducing different sized flat-headed window openings in the remaining bays and stories. The combination of round-arched and flat-headed openings continues on the west (Spadina Avenue) elevation where sections of the wall project as frontispieces with arcades of round-arched openings extending to the fourth storey where they are surmounted by stone cornices. On the building, the entrances display either round-arched surrounds with brick voussoirs and stone keystones (including the openings originally designed for cargo doors) or flat-headed surrounds with transoms and stone lintels. The flat-headed window openings have stone lintels and sills and, on the extended north and south elevations, band courses create continuous sills in the second and fourth stories. The steel canopies on the latter elevations are not original. The east (rear) elevation has no openings and adjoins a low-rise wing that has been altered over time.

iv. CONTEXT

The map attached as Image 1 shows the location of the property at 49 Spadina Avenue on the northeast corner of Front Street West where its north elevation faces Clarence Square (which is designated under Part IV, Section 29 of the Ontario Heritage Act) and the Clarence Square Row Houses (1879) along the north edge of the park (which are recognized on the City's Heritage Register). In its location adjoining a prominent intersection, the Steele Briggs Building forms part of a collection of industrial warehouses that extend northward from Front Street West and include the Gale Building (1904) at 24 Spadina Avenue and the Systems Building (1907) at 46 Spadina Avenue, south of King Street West. The latter properties are individually listed on the Heritage Register and identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

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

The property at 49 Spadina Avenue has design value as a well-crafted example of an early 20th century factory building in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for most building types during this era. The design of the Steele Briggs Building is particularly distinguished by the application of different yet complementary classical detailing on the south, west and north elevations that face Front Street West, Spadina Avenue and Clarence Square, respectively, including the repetition of the round arch motif.

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

The cultural heritage value of 49 Spadina Avenue is also through its contribution to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional and residential enclave to Toronto's new manufacturing district following the Great Fire of 1904. The Steele Briggs Building replaced earlier house form buildings that outlined the south edge of Clarence Square and anchored the south end of the collection of industrial buildings extending north along Spadina Avenue from Front Street West.

The Steele Briggs Building is also valued for its historical association with the Toronto architects Sproatt and Rolph. Headed by Henry Sproatt and Ernest Rolph, the partnership became amongst the leading architectural firms in Canada and is credited with introducing the influential Neo-Gothic as a national style with the commission for Hart House at the University of Toronto. Often working in association with other celebrated Canadian architects, Sproatt and Rolph produced many of Toronto's most notable buildings, including the Royal York Hotel (1929) and Canada Life's 1931 headquarters on University Avenue. Sproatt and Rolph designed several factories and warehouses in King-Spadina, with the Steele Briggs Building remaining the most visually prominent with its setting overlooking Clarence Square.

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

Contextually, the value of the property at 49 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 Steele Briggs Building is historically, visually and physically linked to its setting at Front Street West and Spadina Avenue where it anchors this major intersection, overlooks the adjoining Clarence Square and forms the south edge of the industrial buildings that line Spadina Avenue and include the Gale Building (1904)

at 24 Spadina and the Systems Building (1907) at 46 Spadina, which are recognized heritage properties on the opposite side of the street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 49 Spadina Avenue has cultural heritage value for its design, historical associations and context. Located on the northeast corner of Front Street West and overlooking Clarence Square to the north, the Steele Briggs Building is a well-designed example of Edwardian Classicism applied to an industrial building that is historically associated with the Toronto architectural firm of Sproatt and Rolph, which designed it, as well as the evolution of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's main manufacturing district after the Great Fire of 1904. Contextually, the property at 49 Spadina Avenue anchors an important intersection and, with its position at the south end of the street and opposite the Gale Building at 24 Spadina Avenue, introduces the important collection of industrial and commercial buildings on Spadina Avenue that serves as a major thoroughfare in King-Spadina.

5. SOURCES

Archival Sources:

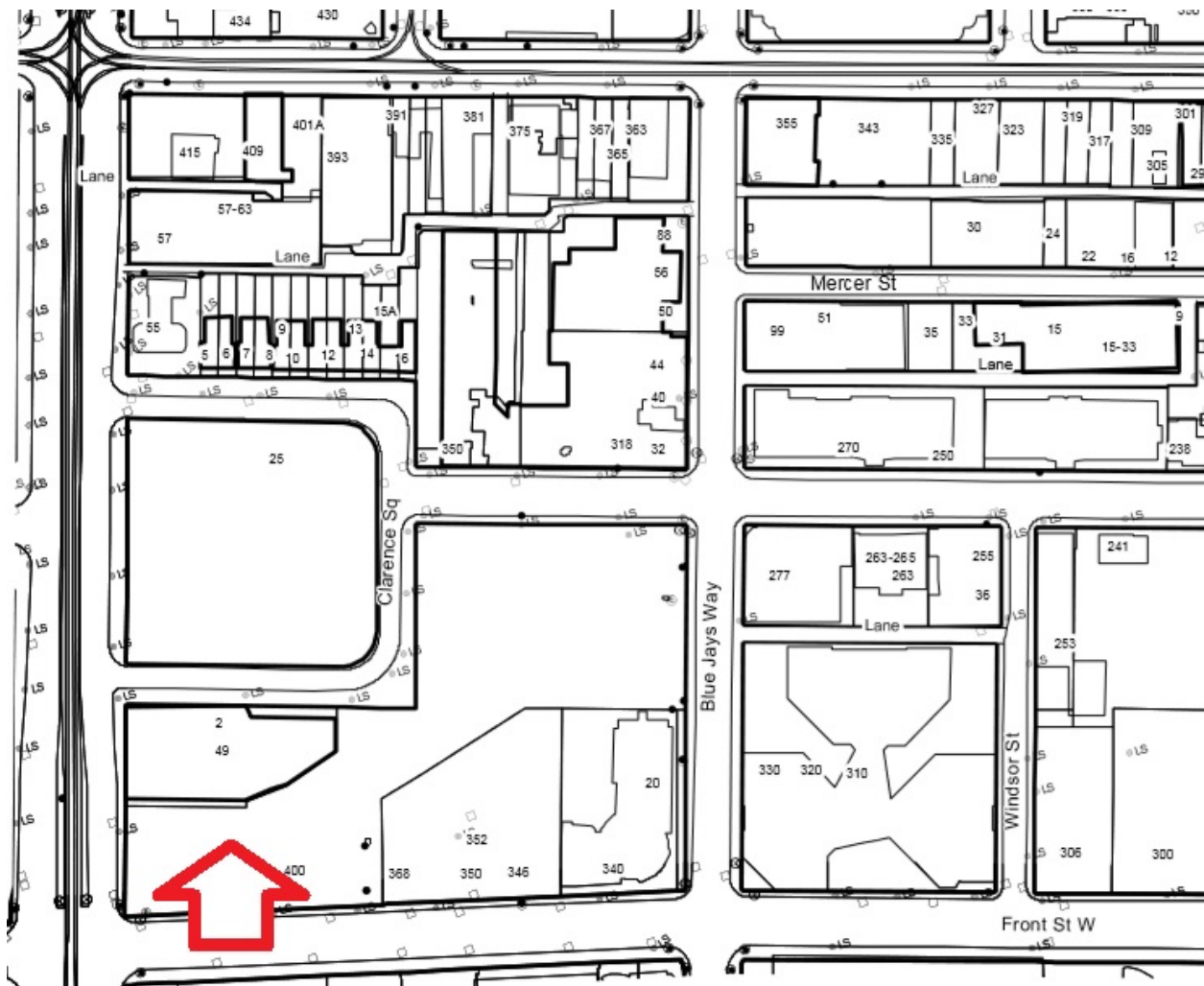
- Abstract Index of Deeds, Plan D167, Lots 16-20, and Plan 307, Lots 1-4
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives, <http://fortyorkmaps.blogspot.com>, and Toronto Historical Board (individual citations in Section 6)
- Assessment Rolls, Ward 4, Division 1, 1910-1915
- Building Records, Toronto and East York
- City of Toronto Directories, 1900 ff.
- Goad's Atlases, 1880-1923, Volume 1
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Secondary Sources:

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- "Henry Sproatt," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1322>

- "Historic Sites of Manitoba: A. E. McKenzie Building," <http://www.mhs.mb.ca/docs/sites/aemckenziebuilding.shtml>
- King-Spadina Heritage Conservation District Plan [Draft], 2016: https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf
- Lundell, Liz, *The Estates of Old Toronto*, 1998
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *Canadian Architectural Styles*, 2003
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Scadding, Henry, *Toronto of Old*, 1873, reprint 1966

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



1. City of Toronto Property Data Map: showing the location of the property on the northeast corner of Front Street West and Spadina Avenue.



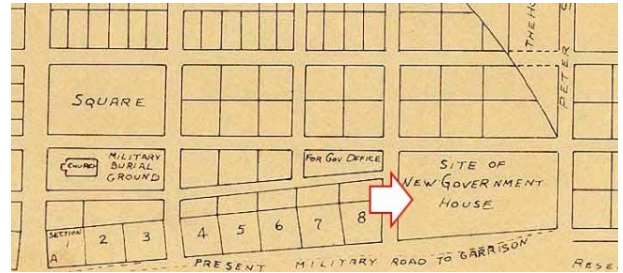
2a. Map, Bouchette, 1797



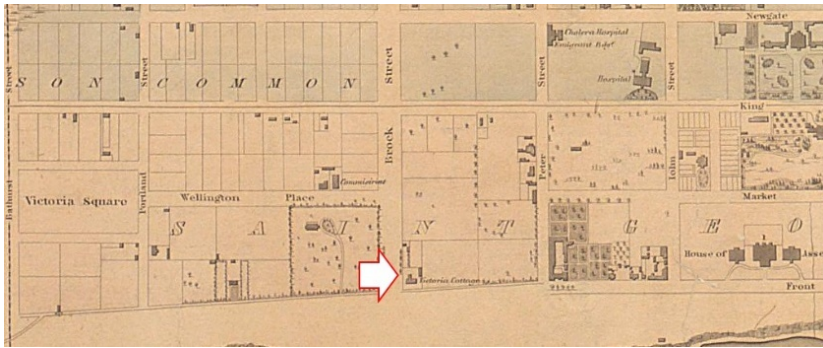
2b. Map, Phillpotts, 1818



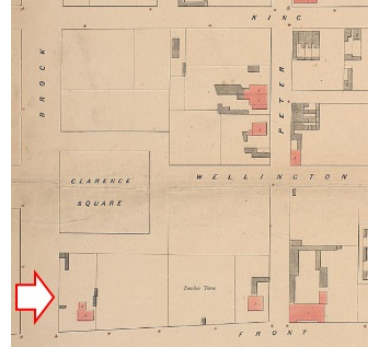
2c. Map, Chewett, 1831



2d. Map, Bonnycastle, 1834

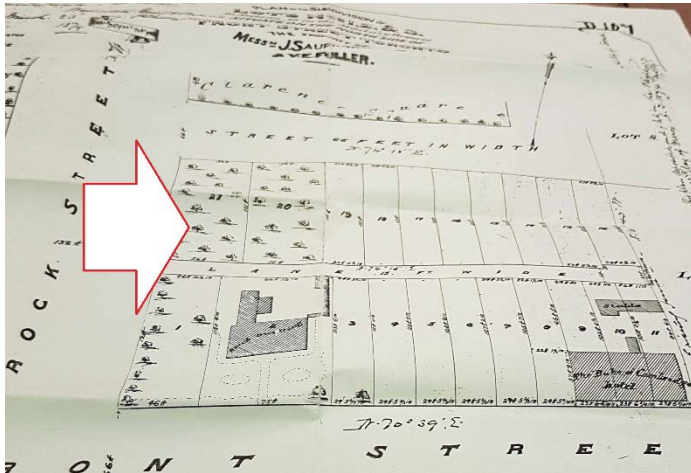


2e. Map, Cane, 1842

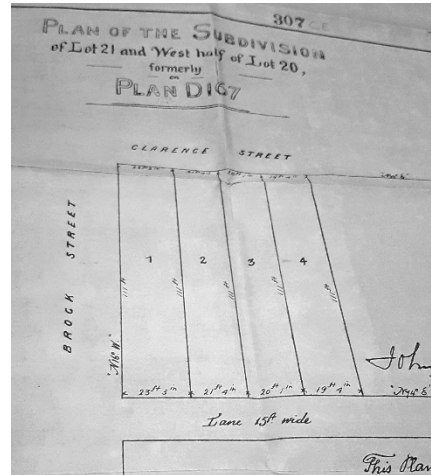


2f. Atlas, Boulton, 1858

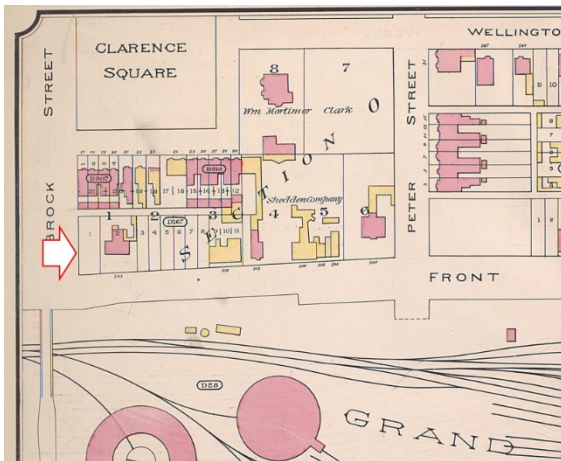
2. Archival Images: maps and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>



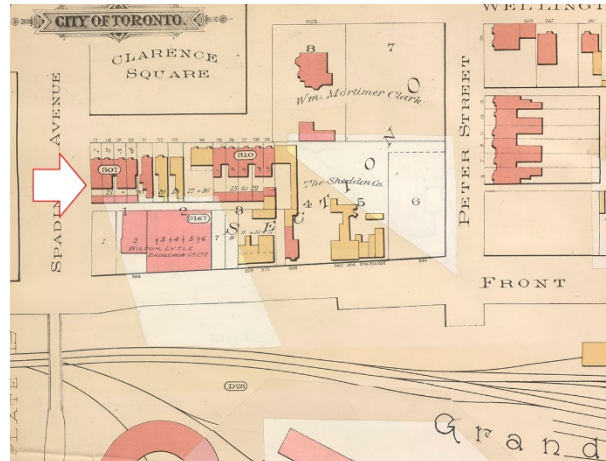
3a. Plan D167, 1874;



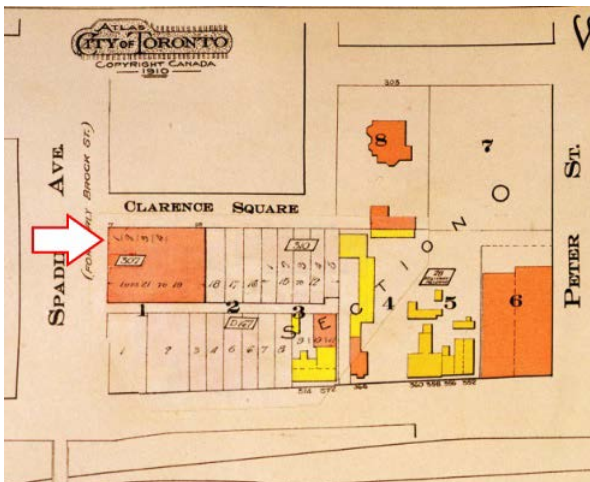
3b. Plan 307, 1879



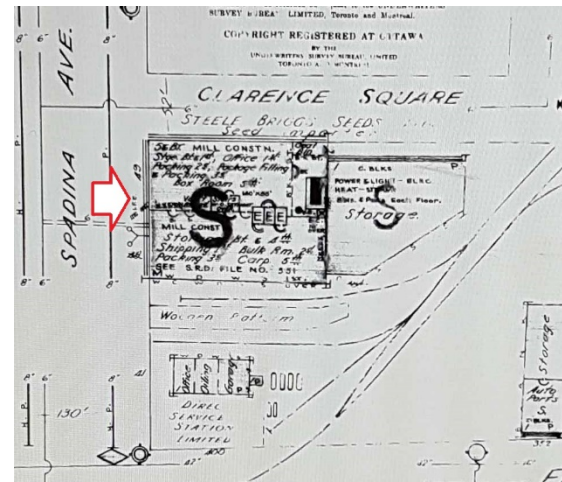
3c. Goad's Atlas, 1884;



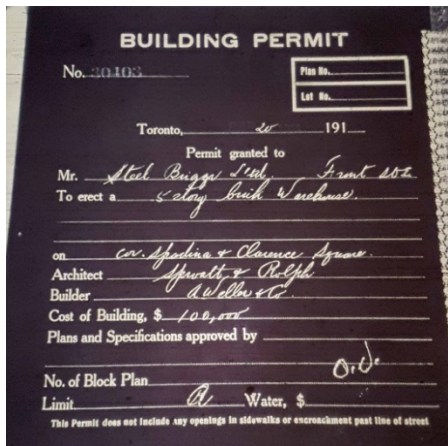
3d. Goad's Atlas, revised 1903



3e. Goad's Atlas, revised 1912, Volume 1; 3f. Underwriters' Survey Bureau Atlas, 1964



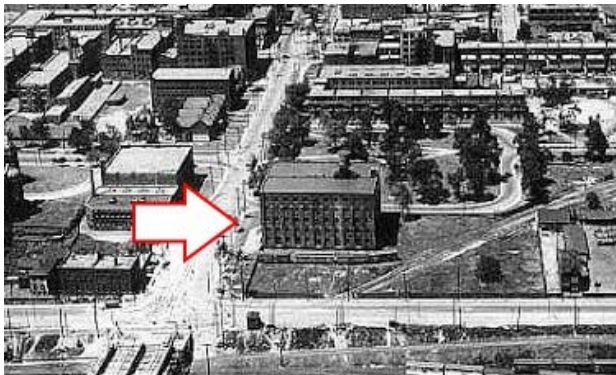
3. Archival Plans and Atlases, 49 Spadina Avenue: Plans, Land Registry Office, Toronto; Goad's Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Underwriters' Survey Bureau Atlas, City of Toronto Archives.



4a. Building Permit, 1911;



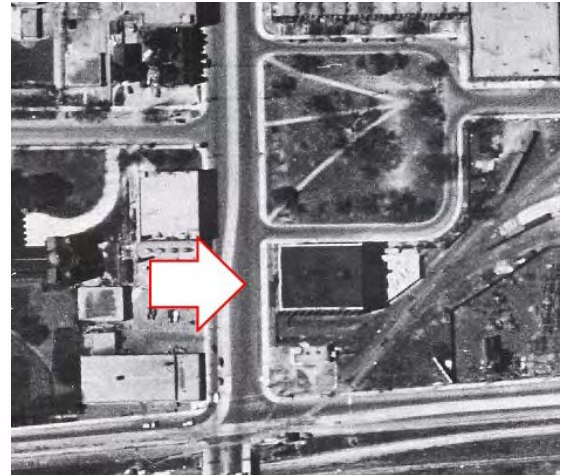
4b. Drawing, North Elevation, 1911



4c. Aerial Photograph, 1926;



4d. Archival Photograph, 1926



4e. & 4f. Aerial Photographs, 1947 (left) and 1950 (right)

4. Archival Images: architectural drawing (Fonds 200, File 1738), archival photograph (Series 71, Item 4402), building permit and aerial photographs (1947 & 1950), City of Toronto Archives; aerial photograph, 1926, <http://fortyorkmaps.blogspot.com/>



5a. West (right) and north elevations, 1972; 5b. South (right) and west elevations, 1973



5c. West elevation, 1973

5d. West elevation, 1980



5e. South (right) & west elevations, 1991; 5f. west (right) & north elevations, ca. 1990s

5. Archival Photographs: City of Toronto Archives, Series 841, Item 20 (1972), Fonds 2043, File 260 (1973), Series 1465, Item 24 (ca. 1990s); Toronto Historical Board, 1980 and 1991.



5a. West elevation on Spadina Avenue;



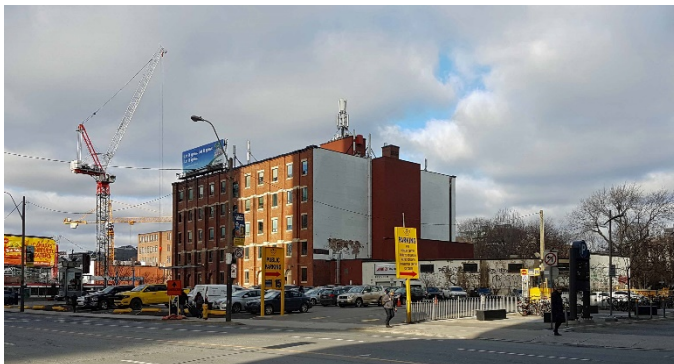
5b. south elevation on Front Street West



5c. north elevation facing Clarence Square;



5d. east elevation and wing



5e. view west on Front Street West to Spadina Avenue; 5f. view south on Spadina Avenue past Clarence Square to Front Street West



5. Current Photographs, 49 Spadina Avenue: Heritage Preservation Services, 2018.