

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Designated Property and Authority to Enter into a Heritage Easement Agreement - 578 King Street West

Date: September 3, 2020
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Ward 10 - Spadina-Fort York

SUMMARY

The property at 578 King Street West (including the entrance addresses at 580 King Street West) is situated on the north side of King Street West between Portland Street and Spadina Avenue. The property contains a two-storey factory-type building on a raised basement with Edwardian Classical style details, designed by Burke and Horwood in 1904-6. The property at 578 King Street West was listed on the City of Toronto's Heritage Register in May 2005 and it is located in the proposed King-Spadina Heritage Conservation District.

This report recommends that City Council state its intention to designate the property at 578 King Street West under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement.

This report also recommends that City Council approve the alterations proposed for the property at 578 King Street West in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a nine-storey office and commercial building in connection with an appeal to the Local Planning Appeal Tribunal ("LPAT") of an application to amend the Zoning By-law.

The conservation strategy proposed for the heritage property retains the primary street-facing elevation of the building with a portion of the east return wall.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 578 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) (Attachment 4) attached to the report (September 3, 2020) from the Senior Manager, Heritage Planning, City Planning.
2. If there are no objections to the designation, 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.
3. If there are objections to the designation, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. 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.
5. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 578 King Street West in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement for the property at 578 King Street West.
7. City Council approve the alterations to the heritage property at 578 King Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use building that includes alterations to the heritage property in conjunction with an appeal to the Local Planning Appeal Tribunal (LPAT) for the requested amendment to the Zoning By-law for the lands municipally known as 578 King Street West, with such alterations substantially in accordance with plans and drawings prepared by Audax Architecture Inc. dated August 4, 2020, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment (HIA), dated August 4, 2020 prepared by Goldsmith Borgal & Co. Ltd. Architects, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the following additional conditions:
 - a. Prior to issuance of an LPAT order for the Zoning By-law Amendment for the lands, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 578 King Street West, substantially in accordance with plans and drawings prepared by Audax Architecture Inc. dated August 4, 2020, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated August 4, 2020, prepared by Goldsmith Borgal & Co. Ltd. Architects, subject to and in accordance with the approved Conservation Plan required in Recommendation 7.a.2, all to the satisfaction of the Senior Manager, Heritage Planning 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 (HIA), dated August 4, 2020, prepared by Goldsmith Borgal & Co. Ltd. Architects, to the satisfaction of the Senior Manager, Heritage Planning.
3. That the owner 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, as it relates to the development site.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the Lands, or any part of the Lands, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 7.a.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
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 Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a Signage Plan for the subject property and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the property at 578 King Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning,

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.a.2 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 Planning.
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 Planning to secure all work included in the approved Conservation, Interpretation and Lighting Plans.

d. That prior to the release of the Letter of Credit required in Recommendation 7.c.3 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, Interpretation and Lighting Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

On May 17, 18 and 19, 2005, City Council adopted the recommendation to include the property at 578 King Street West on the City of Toronto Inventory of Heritage Properties, now known as the Heritage Register.

<https://www.toronto.ca/legdocs/2005/agendas/council/cc050517/cofa.pdf>

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated under by-law 1111-2017 and amended by by-law 1241-2017, the King-Spadina Heritage Conservation District (HCD)

and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The boundaries of the HCD include the subject property.

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

On February 26, 2019 City Council refused the application for a Zoning By-law Amendment at 578 King Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.4>

BACKGROUND

Area Context

578 King Street West

Located on the north side of King Street West between Portland Street and Spadina Avenue, the property at 578 King Street West is valued as a representative example of a factory-type building, which is identified through its rectangular form and massing, two-storey scale on a raised basement, and the presence of regularly spaced window openings that let ample light into the interior. The property at 578 King Street West also has value as a representative example of the Edwardian Classical Style, which is evident in the masonry, the presence of brick pilasters, horseshoe and triangular arches with stone coping, and a stone lintel with dentil molding on top of corbels carved into stones in the principal (south) elevation.

The property has historical and associative value through its potential to yield information about the early-twentieth-century industrial development of the King-Spadina neighbourhood. It also has value through its direct association with Davis & Anderson, a successful printing and bookbinding company that built and occupied the property for fifty-three years, as well as its association with the prolific Toronto architectural firm Burke and Horwood.

The subject property also defines, supports, and maintains the early-twentieth-century industrial character of the area and is physically, functionally, visually, and historically linked to its surroundings, especially to the flanking heritage properties.

Adjacent Heritage Properties

The project site is adjacent to the properties identified below.

The properties at 582-592 King Street West & 473 Adelaide Street West (directly west of the subject site) are designated under Part IV of the Ontario Heritage Act as a complex of two four-storey factory buildings at 582-592 King Street West and one four-storey factory building at 473 Adelaide Street West.

Directly east of the subject site is the Part IV designated property at 570-572 King Street West, containing the Toronto Silverplate Building - a three-storey factory which is one of the earliest surviving factory buildings in the area.

The properties at 557-563 King Street West (listed on Heritage Register) are part of a row of 9 three-storey commercial buildings dating to 1885 and are located across from the development site on the south side of King Street.

Development Proposal

Project History

On September 14, 2018, an application for this site was submitted to the City to amend the Zoning By-law to permit a 15-storey mixed-use building containing retail uses at grade and office uses above. The primary (King Street) elevation and a portion of the east wall of the heritage building were proposed to be retained in situ with all the first storey windows lowered to grade. The 13-storey addition above the existing two-and-a-half storey heritage building would be stepped back five metres at the third floor and another five metres at the seventh floor.

On the east side, the first 6 floors of the building were proposed to be located on the east side lot line, with the exception of a window well measuring 3.7 metres deep and 7.8 metres long starting at the second storey, located toward the centre of the building. Similarly, a party wall condition for the full height of the building was proposed on the west side.

City Council refused the application at its meeting on February 26, 2019, and this decision was subsequently appealed to the LPAT by the applicant. A 9-day LPAT hearing is scheduled to begin on November 24, 2020.

In response to comments from City staff, the applicant has revised their plans, and on August 10, 2020 submitted with-prejudice plans to the City for a revised development proposal.

Current Development Proposal

The current proposal has been improved in ways that mitigate the impact on the heritage resource. Proposal Drawings can be found in Attachment 5.

The height and massing above the heritage building has been substantially reduced from 15 to 9 storeys with a five metre step back at the third floor and additional step backs at the seventh and eighth floor levels.

A 1.75 metre step back of the massing from the east wall of the heritage building has been introduced, providing space between it and the historic Silverplate Building to the east.

Interventions to the ground and basement level window openings have been limited to three of the five bays with a strategy that continues to maintain the original window proportions for new commercial uses and converts the westernmost window to a new entrance.

The design and materials of the new building have been revised to provide a simple and quiet backdrop for the heritage building when viewed from King Street.

Heritage Planning 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 (2020) 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 (2020) 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

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. 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.

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

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 578 King Street West has cultural heritage value for its design, associations, and context.

The Statement of Significance comprises the Reasons for Designation for the property at 578 King Street West (Attachment 4).

578 KING STREET WEST

The property at 578 King Street West (including the entrance addresses at 580 King Street West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three criteria of design and physical, historical and associative, and contextual values.

Description

The property at 578 King Street West (including the entrance address at 580 King Street West) is a narrow, rectangular-form building situated on the north side of King Street West between Portland Street and Spadina Avenue. It is a two-storey, factory-type building on a raised basement and contains Edwardian Classical style details. The building was commissioned in 1904 by Davis & Henderson, printing and bookbinders, to house their new factory and was designed by the well-known Toronto architectural firm Burke and Horwood. The building was completed in 1906, and Davis & Henderson continued to own and occupy the building until 1957. After the property was sold, it was occupied by various tenants during the latter half of the twentieth century, including Capital Findings Leather Ltd, Present-Ware Enterprises Ltd, giftware, and a restaurant.

The subject property is located adjacent to several commercial-type buildings, including 582-592 King Street West and 473 Adelaide Street West (directly west of the subject site) and 570-572 King Street West (directly east of the subject site), which are designated under Part IV of the Ontario Heritage Act.

The property at 578 King Street West was listed on the City of Toronto's Heritage Register in May 2005. The property is located in the proposed King-Spadina Heritage Conservation District.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 578 King Street West has design and physical value as a representative example of a factory-type building with Edwardian Classical style details. The long rectangular form and massing, two-storey scale, and rear (north) elevation with its raised loading bay entrance, chimney, and six segmental-arch windows of varying sizes

with stone sills in the first- and second-storeys and the one flat-headed window and stone sill in the third-storey, are characteristic features of the factory building type. Also representative of this building type are the presence of regularly spaced window openings that let ample light into the interior, with four flat-headed windows at the raised-basement level with stone lintels, five segmental-arch windows in the first-storey with stone sills, and five elliptical-arch windows in the second-storey with stone sills and paired-arch wooden frames. Elements of the Edwardian Classical style are evident in the mixture of brick and stone cladding and in the symmetry of the arrangement of window openings in the principal (south) elevation. The style is further evident in the six brick pilasters that articulate the division of five bays, which are chamfered at their base and terminate at horseshoe arches with triangular arches in between at the roof level with stone coping, and in the ornamentation of the entrance in the southeast corner of the principal (south) elevation, which contains a stone lintel surmounted on a wooden door with a canopy containing dentil molding sitting on top of two corbels carved into scrolls.

Historical and Associative Value

The property at 578 King Street West has historical and associative value through its direct association with Davis & Henderson. The business, which was started in 1877 as a manufacturing company that specialized in printing and bookbinding, has been in operation for over a century, and their purpose-built factory at 578 King Street West was owned and occupied by the company for fifty-three years. The property also has value through its potential to yield information about the development of the King-Spadina neighbourhood in the early 1900s as an important industrial centre that contributed to Toronto's prosperity and provided employment for over 120 years.

The property has further associative value as it demonstrates the work of the prolific architectural firm Burke and Horwood. The firm practiced under that name from 1894-1907, and their architectural portfolio in Toronto was expansive. During the last decade of the nineteenth century and into the first decade of the twentieth century, the firm had numerous commissions and designed several types of buildings, including a number of factories and warehouses at the turn of the century. Many of these structures were fashioned in the Edwardian Classical style.

Contextual Value

The property at 578 King Street West has contextual value for its role in defining, supporting, and maintaining the early-twentieth-century industrial character of the area as it maintains the scale, setback, placement, and orientation, the material qualities, and the design patterns of the former factory and warehouse structures to its east and west along King Street West. Built between 1904 and 1906, and being located in an area that was the centre of enterprise and employment for over 120 years, the former factory building is physically, functionally, visually, and historically linked to its surroundings and contributes to the identity of the King-Spadina neighbourhood. More specifically, the property at 578 King Street West is visually linked to the flanking heritage properties through its red brick and stone masonry, and through the treatment of window openings.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 578 King Street West as a representative example of a factory-type building with Edwardian Classical style details:

- The long rectangular form and massing and the two-storey scale on a raised basement

In the principal (south) elevation:

- The four flat-headed windows at the raised-basement level with stone lintels
- The five segmental-arch windows in the first-storey with stone sills
- The five elliptical-arch windows in the second-storey with stone sills
- The paired-arch wooden frames in the five elliptical-arch windows in the second-storey
- The six brick pilasters with their chamfered bases and horseshoe arches with triangular arches in between at the roof level
- The stone coping on top of the horseshoe arches and triangular arches at the roof level
- The canopy above the entrance in the southeast corner, which contains dentil molding, and sits on top of two corbels carved into scrolls

In the rear (north) elevation:

- The raised loading bay entrance and chimney
- The six segmental-arch windows of varying sizes with stone sills in the first- and second-storeys and the one flat-headed window and stone sill in the third-storey

Contextual Value

Attributes that contribute to the value of the property at 578 King Street West as defining, supporting, and maintaining the early-twentieth-century industrial character of the area:

- The setback, placement, and orientation of the building on the north side of King Street West where it is part of a continuous historic row with the heritage properties to its west

Attributes that contribute to the value of the property at 578 King Street West as being physically, functionally, visually, and historically linked to its surroundings and contributing to the identity of the King-Spadina neighbourhood:

- In the principal (south) elevation: the materials, including brick cladding with stone details in the window sills and lintels and the stone lintel above the entrance

Note: The side (east) elevation, visible only at the southeast corner, is not included in the heritage attributes. The side (west) elevation adjoins the neighbouring building, so it is not included in the heritage attributes.

SUMMARY HISTORY AND EVALUATION

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3.

Description

578 King Street West	
ADDRESS	578 King Street West
WARD	Ward 10, Spadina- Fort York
LEGAL DESCRIPTION	PLAN 1086- Lot 4
NEIGHBOURHOOD/COMMUNITY	Waterfront Communities- The Island
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1904-6
ORIGINAL OWNER	Sydney R. Davis, William J. Davis, Olive R. Henderson, and William R. Henderson
ORIGINAL USE	Manufacturing
CURRENT USE*	Entertainment venue and fitness studio
ARCHITECT/BUILDER/DESIGNER	Burke and Horwood
DESIGN/CONSTRUCTION/MATERIALS	Brick and Stone Cladding
ARCHITECTURAL STYLE	Factory Building with Edwardian Classical style details
ADDITIONS/ALTERATIONS	N/A
CRITERIA	Design and Physical, Historical and Associative, and Contextual Value
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register in May 2005.
RECORDER	Heritage Planning: Loryssa Quattrociocchi
REPORT DATE	September 2020

Historical Timeline

Key Date	Historical Event
1793	The Town of York and Fort York are established with a large area between the two known as Garrison Common.
1833-37	As the Town of York expands westward, a portion of Garrison Common from Peter Street to Niagara Street is subdivided for sale and development. The subject property at 578 King Street West would be located in Section G (Lot 20) which was located on the north side of King Street between Brant and Bathurst Streets.
1850-80	The construction of the railways along the waterfront transforms the area from being primarily residential to being primarily industrial with commercial and residential uses.

Key Date	Historical Event
1894	Plan 1086 was surveyed by H.J. and W.A. Browne in December 1894 for John F. Taylor and Thomas Hook, who took over possession of the land from James French as the executors of his estate. This plan laid out four lots- Lots 1 and 2 on Lot 19 Section G and Lots 3 and 4 on Lot 20 Section G of the Military Reserve.
1895	In February 1895, Taylor and Hook sold this lot to Matilda McLennan. A "Vesting Order" was issued by the High Court of Justice two weeks after the sale which formed her ownership.
1904-6	In June 1904, McLennan and others released any interest which they held in this land to Sydney R. Davis, William J. Davis, Olive R. Henderson, and William R. Henderson for \$4,700. In February 1905, Davis and Henderson mortgaged the land in favour of the Accountant of the Supreme Court of Judicature for Ontario in the amount of \$18,000. The subject building was designed in 1904 by Burke and Horwood for the Davis & Henderson Company and it was completed in 1906. The ownership of this land remained in the hands of Davis and Henderson until 1957.
1943	A permit application was submitted to underpin and waterproof the elevator pit; Davis and Henderson were still the owners and Horwood & White were the architects.
1957	In January 1957, Dr. William H. Pierson (as the executor of the estates of William J. and Sidney R. Davis) sold this land to Capital Findings Leather Ltd., which specialized in "wholesale shoe findings and supplies."
1961	A permit application was submitted to build a one-storey and basement addition at the rear of the two-storey existing office and warehouse building for office & warehouse purposes. The owner was Capital Findings Leather Ltd (Mr. Louis Levine, President).
1994	A permit application was submitted to make alterations to a portion of the building for a restaurant for \$50,000. The property was being used for the purposes of manufacturing and wholesale, and the application was to add a 58-seat restaurant. The owner was 49013 Ontario Ltd. and the architects were Fan + Dutra Architects.
2002	In January 2002, part of the second floor at 580 King Street West (578 King Street West; suite 200) was leased for a five-year term by 49013 Ontario Ltd. to Sketch Working Arts for Street-Involved and Homeless Youth (as the successor organization to Sketch Imago).
Present	The property is now owned by C Squared Properties 580 King Inc.

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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. A complete research and evaluation report is contained in Attachment 3.

578 King Street West

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

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

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

Development Proposal

Heritage Planning staff has reviewed the Heritage Impact Assessment in support of the proposal prepared by Goldsmith Borgal & Co. Ltd. Architects for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Conservation Strategy

The proposed Conservation Strategy will conserve and rehabilitate the existing heritage property at 578 King Street West.

The current development proposal consists of a nine-storey mixed-use development with commercial uses at the ground and second floor levels and office uses on the remaining floors. The proposal retains the entire King Street West frontage and the visible portion of the east side wall of the building in situ. The interior elements, which are not identified as heritage attributes, will be removed, with the ground floor lowered to grade to accommodate contemporary and accessible commercial uses.

Street Facing Façade and Storefront Design

The lowering of the ground floor level to grade to accommodate new retail uses will necessitate some modifications to the ground floor and basement openings. The central bay will remain as original with the two flanking bays altered by replacing the brick spandrels with glazing. The original configuration and proportion of the altered openings will continue to be represented. A new entrance is proposed in the westernmost bay. The existing second floor windows will be restored. The retained masonry walls will be repaired and cleaned.

Project Design and Scale, Form, and Massing

New massing above the heritage building will rise to nine storeys with a mechanical penthouse.

Although the proposed development will have a visual impact on the scale, form, and massing relating to the perception of the heritage building from surrounding public right of way, the height and massing above the heritage building has been reduced from 15 to 9 storeys with a five metre step back at the third floor and additional step backs at the seventh and eighth floor levels. The reduction in height and step backs will mitigate the impact of the massing on the heritage property. The primary (south) elevation will be conserved in situ and a new entrance door will be introduced on the blank east wall.

The rear wall with a loading bay and chimney have been identified as heritage attributes with design value, however, since the rear portion of the building and the two side walls are not visible from the public right of way and given the acceptable conservation strategy for the visible primary elevation, staff are prepared to accept the removal of the rear and side walls of the building in connection with this development.

The simple rectilinear design and materials of the new building will provide a backdrop for the retained portion of the heritage building and will not compete with the detailed expression of the primary elevation.

Interior

While the interior of the building does not contain any heritage elements and is not proposed to be retained, the interior portion of the King Street facing brick wall contains decorative elements including curved bricks and stone corbels that will be restored and visible from the interior.

Adjacent Heritage Resources

A 1.75 metre step back of the massing from the east wall of the heritage building will help to visually maintain the three-dimensional perception of the heritage property and will also ensure there is sufficient space around the gable end of the adjacent Silverplate Building to the east at 570-572 King Street West.

On July 28, 2020 City Council approved a redevelopment proposal on the designated heritage property at 582-592 King Street West, located directly west of the subject site. While the proposal for the subject site will alter the context of the properties along this block, it does not have a direct negative impact on the adjacent heritage properties at 582-592 and 570-572 King Street West.

Conservation Plan

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 578 King Street West, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning, that fully details how the cultural heritage values of the property 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 578 King Street West, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning that fully describes how the cultural heritage values of the property 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 Planning. This plan will provide details of how the heritage property will be lit to enhance its heritage character as viewed from the public realm at night.

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

CONCLUSION

Heritage Planning staff have completed the attached Property Research and Evaluation Report and determined that the property 578 King Street West is consistent with Ontario Regulation 9/06 and meets the criteria for designation. The property at 578 King Street West meets the criteria for designation under all three categories of design and physical, historical and associative and contextual value.

The Statement of Significance (Attachment 4) for 578 King Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's 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.

Heritage Planning staff has reviewed the proposed development for the heritage property at 578 King Street West and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) 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.

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ATTACHMENTS

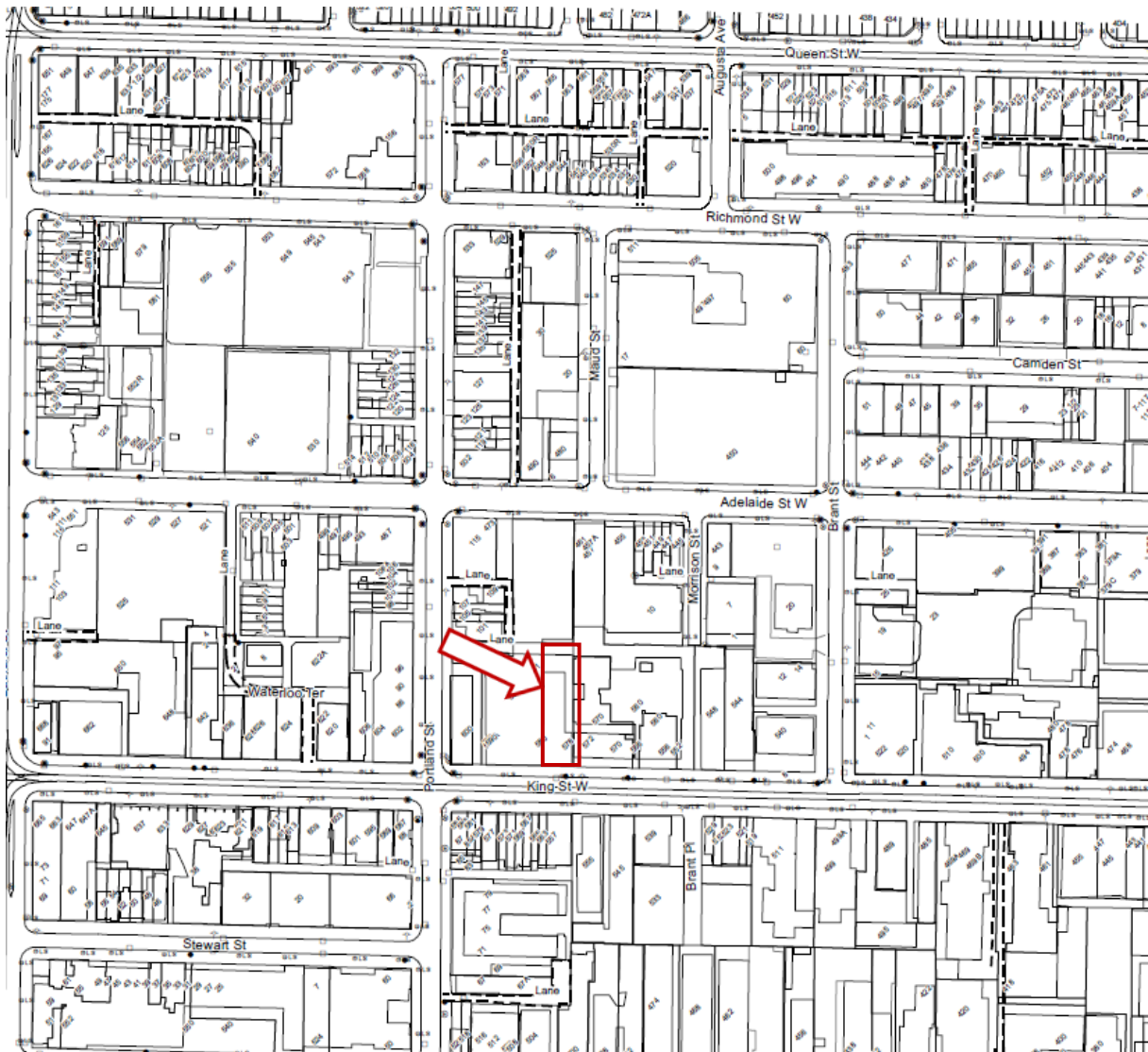
Attachment 1 – Location Map

Attachment 2 - Maps and Photographs

Attachment 3 - Research and Evaluation Report

Attachment 4 - Statement of Significance (Reasons for Designation) - 578 King Street West

Attachment 5 - Proposal Drawings



City of Toronto Property Index Map showing the location of 758 King Street West



1. Detail of the principal (south) elevation of 578 King Street West (Heritage Planning Image, 2019)



2. Detail of the principal (south) elevation of 578 King Street West (Heritage Planning Image, 2020)

MAPS AND PHOTOGRAPHS
578 King Street West



3. Detail of the principal (south) entrance of 578 King Street West (Heritage Planning Image, 2020)

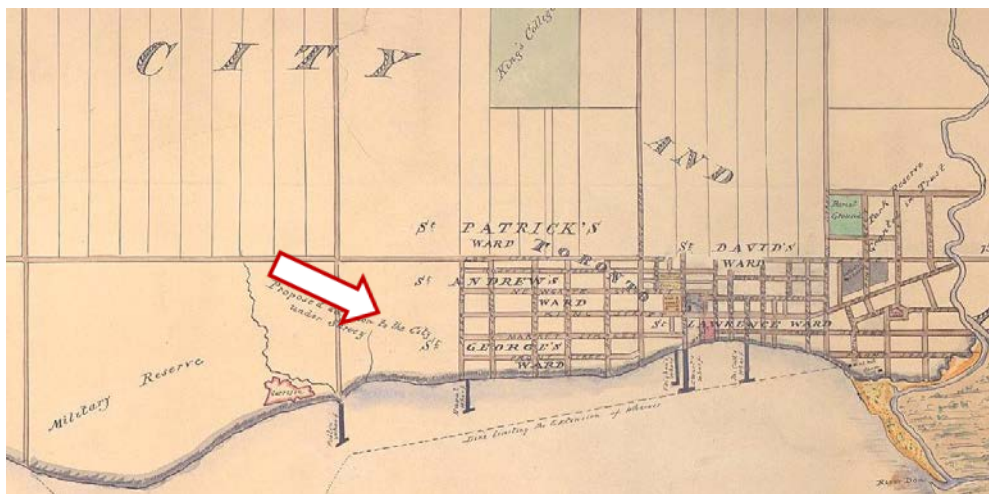


4. Detail of the rear (north) elevation of 578 King Street West, which can only be accessed from a laneway entrance from Portland Street (Heritage Planning Image, 2020)

MAPS AND PHOTOGRAPHS
578 King Street West

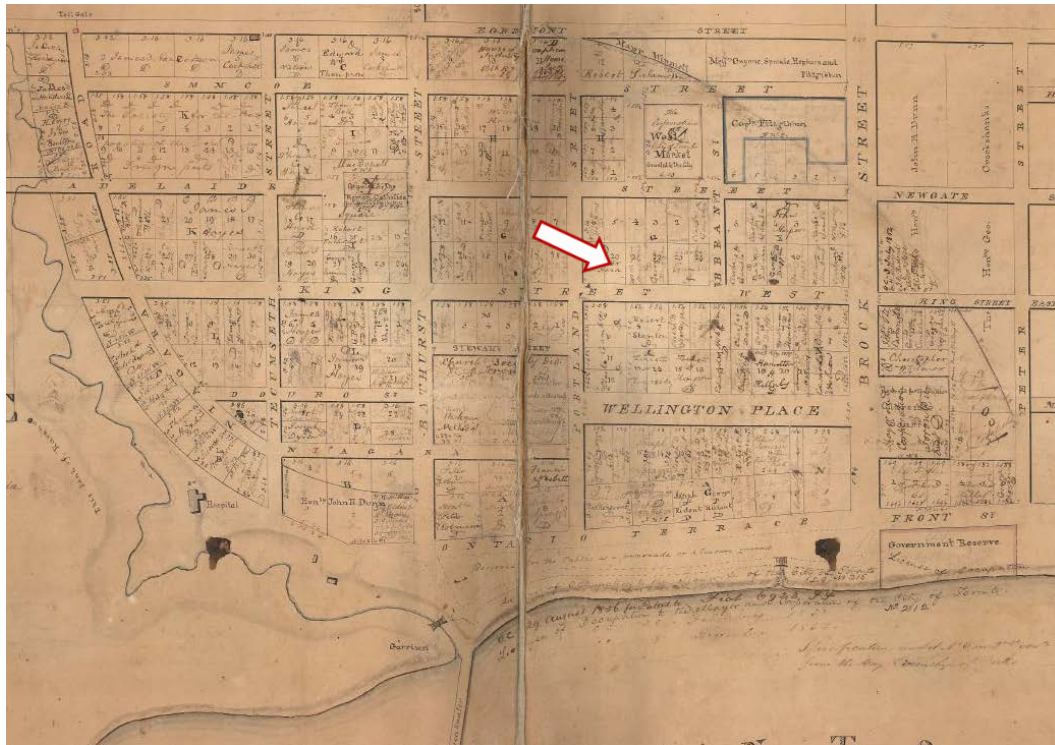


5. Detail of the rear (north) elevation of 578 King Street West showing the east elevation, which is not accessible (Heritage Planning Image, 2020)

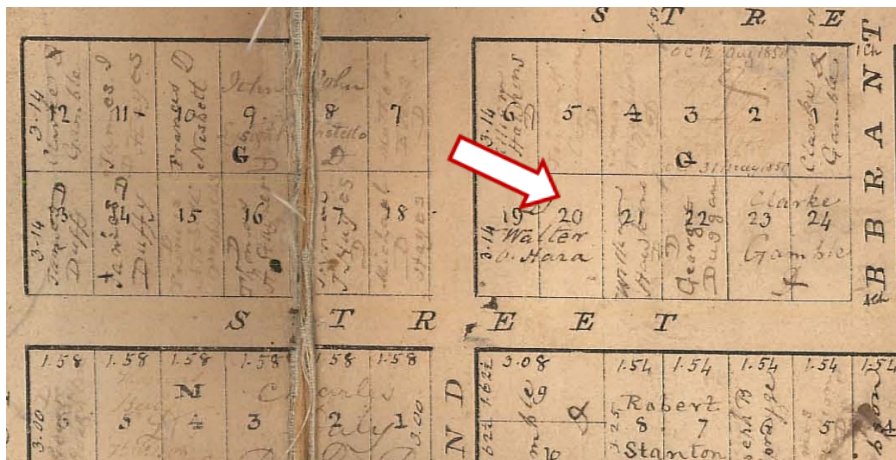


6. J. G. Chewett's 1834 map of City of Toronto and Liberties showing the City of Toronto (former Town of York) to the east of Peter Street which marks the boundary with the open land surrounding the "Military Reserve." The map shows the area to the west of the creek and the fort identified as the "proposed addition to the City under Survey." The arrow indicates the approximate future location of the property at 578 King Street West (<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>)

MAPS AND PHOTOGRAPHS
578 King Street West

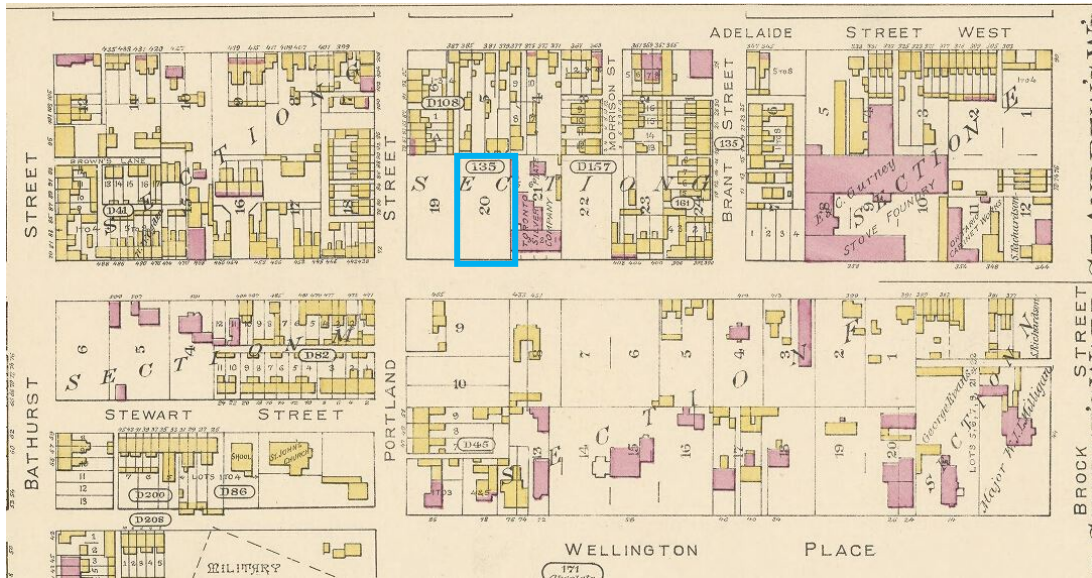


7. Detail of 1837 Map of the Military Reserve by William Hawkins, Deputy Surveyor, showing the subdivision of the land east of the Garrison Creek and west of Peter Street. The arrow marks the future location of the property at 578 King Street West (<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>)



8. Detail of the Hawkins map, as above, showing the subdivision of Section G, north of King and east of Brant into 24 lots. The arrow indicates Lot 20, the future location of the Davis & Henderson manufacturing building at 578 King Street West (<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>)

MAPS AND PHOTOGRAPHS
578 King Street West

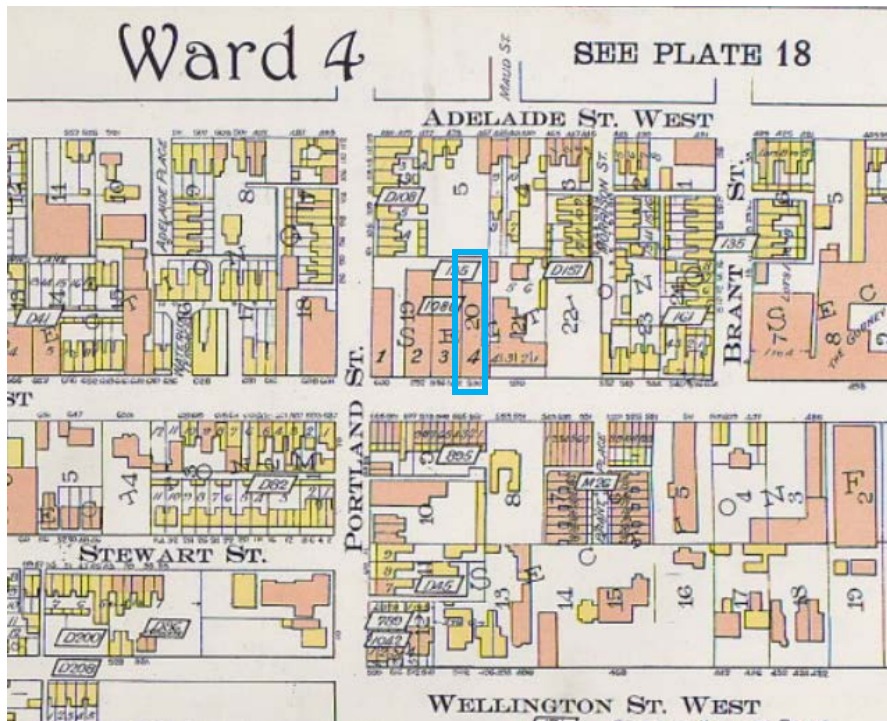


9. Detail of Goad's Atlas of 1884 showing the lack of development on Lots 19 and 20, the latter being the future location of the subject property, and the primarily residential character of King, Portland and Adelaide Streets with the addition of the Toronto Silver Plate Company at 570 King Street West, 1882 and the earlier 1872 Gurney Stove Factory (Section E) (<http://goadstoronto.blogspot.com/2012/03/goads-atlas-1884-toronto-fire-insurance.html>)



10. Detail of the 1903 Goad's Atlas Map showing that while brick structures had been erected on the neighbouring Lot 19, Lot 20 still remained vacant (<http://www.arcgis.com/apps/View/index.html?appid=d38469bfb363441d98b21f239adfd0a3>)

MAPS AND PHOTOGRAPHS
578 King Street West



11. 1910 Goad's Atlas Map showing the subject brick structure had been constructed (<http://www.arcgis.com/apps/View/index.html?appid=d38469bfb363441d98b21f239adfd0a3>)



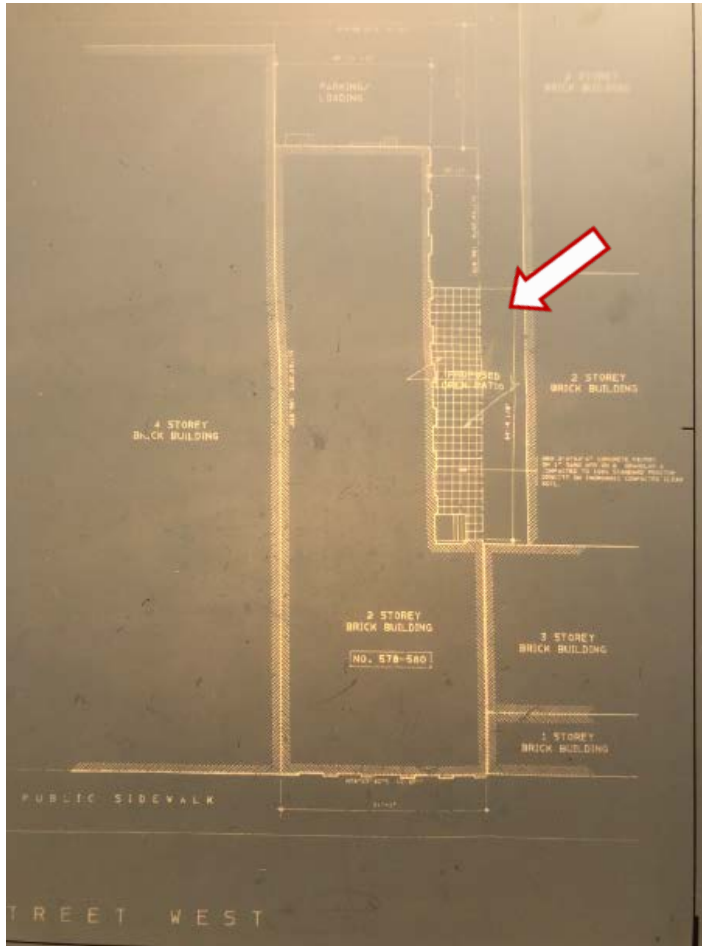
12. Historic photo of 578 King Street West in 1972 (GBCA HIA, 2020)

MAPS AND PHOTOGRAPHS
578 King Street West



13. 1943 Goad's Map, annotated to show the location of 578 King Street West (GBCA HIA, 2020)

MAPS AND PHOTOGRAPHS
578 King Street West

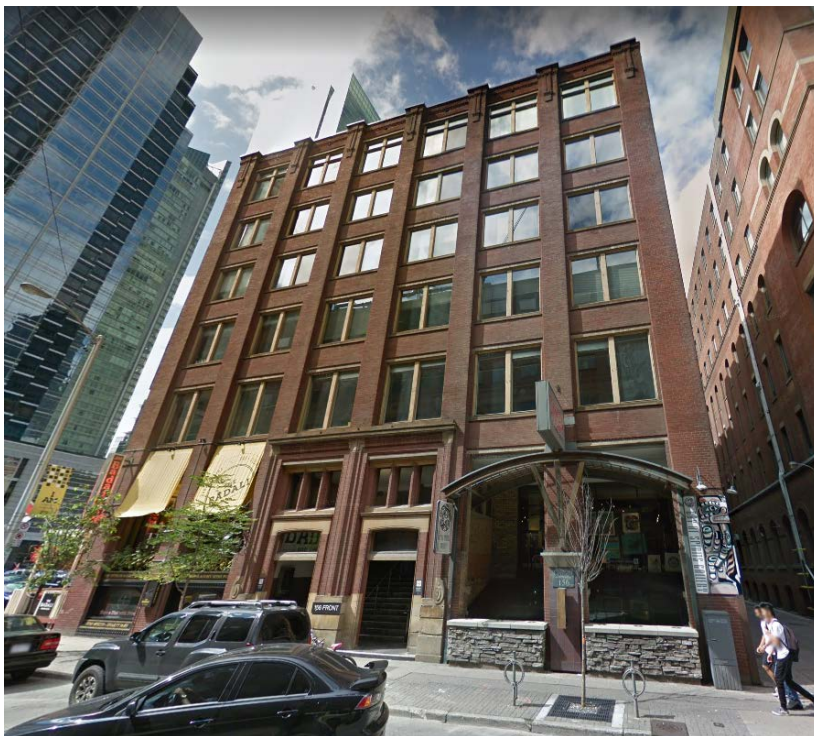


14. Detail of the proposed restaurant patio addition in 1994
(City of Toronto Building Records)

MAPS AND PHOTOGRAPHS
578 King Street West



15. Business Systems Limited Warehouse (1907) at 46 Spadina Avenue, Burke and Horwood (Google Street View, 2019)



16. Robert Simpson Co. warehouse at 156 Front Street West (1904), Burke and Horwood (Google Street View, 2017)

MAPS AND PHOTOGRAPHS
578 King Street West



17. King Street at the northeast corner with Portland looking east at a strong collection of warehouse buildings including 600 King Street (1900), 582 King Street West (aka 590 King Street West) (1902-1904), 580 King Street West (1904) and 570 King Street West (the Toronto Silver Plate Co. building, 1882) (Heritage Planning Image, 2020)



18. Southwest corner of King and Portland streets, c.1870s house-form building (Heritage Planning Image, 2020)

MAPS AND PHOTOGRAPHS
578 King Street West



19. Late-19th century, brick-clad commercial rows opposite 578 King Street West on the south side of King Street West, east of Portland Street (Heritage Planning Image, 2020)



20. Adelaide Street West looking west from 449 Adelaide Street with Victorian houses, recent mid-rise infill (Heritage Planning Image, 2020)

MAPS AND PHOTOGRAPHS
578 King Street West



21. Adelaide Street West with the view looking west to historic landmark of St. Mary's Church which terminates Adelaide Street at Bathurst Street (Heritage Planning Image, 2020)



22. Detail of 570 King Street West, which is located to the east of 578 King Street West (Heritage Planning Image, 2020)

1. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 578 King Street West (including the entrance address at 580 King Street West), and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The archival and contemporary sources for the research are found in Section 6. Maps and Photographs are found in Attachment 2.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

2. SUMMARY HISTORY

The property at 578 King Street West (including the entrance address at 580 King Street West) is located on the north side of King Street West between Portland Street and Spadina Avenue (Images 1-5). The property contains a two-storey factory-type building with Edwardian Classical style details. It is located in the King-Spadina neighbourhood, named for the intersection of two major roads, King Street West and Spadina Avenue. The property is located within the King-Spadina Heritage Conservation District.¹

The King-Spadina neighbourhood is part of the former Garrison Military Reserve also known as Garrison Common, which surrounded Fort York (Image 6). In 1793, the Fort and the Town of York were established and the Military Reserve was set aside as a buffer around the fort extending west to Dufferin Street, north to Queen Street and east to the town. As defence needs declined following the end of the War of 1812, and the town was incorporated as the City of Toronto in 1833, the city expanded west of Peter Street into the former Military Reserve as far as Niagara Street. A survey of the area was undertaken subdividing the former garrison with new streets with blocks subdivided into parcels for development (Image 7, Image 8). The westward expansion was part of the city's New Town and was designed with a wide grand avenue, Wellington Place which was anchored to the east by Clarence Square and to the west by Victoria Square. Adelaide Street, then known as Market Street, included Market Square. To the north of

¹ The King-Spadina HCD was enacted by City Council under by-law 1111-2017 amended by by-law 1241-2017 and is currently under appeal
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

Wellington Place, King Street, the old Town of York's main street, extended westwards between Wellington and Adelaide. The New Town included the new parliament buildings, the lieutenant governor's residence, Upper Canada College and a general hospital as well as large residential estates.

With the arrival of the railways in the 1850s, the neighbourhood evolved to accommodate industries and smaller housing development for the employees. Following the Great Fire of 1904, which destroyed the industrial district at Bay and Front Streets, a greater number of industries moved west to the King-Spadina neighbourhood.

For almost a century the King-Spadina neighbourhood was the city's primary manufacturing centre. After World War II, as highways replaced railways as the major means of transport, manufacturing began to shift out of the heart of the city building larger complexes on its periphery. Garment manufacturers remained providing the area with its "Fashion District" identity. In 1963, the renaissance of the King-Spadina neighbourhood was initiated with the purchase, restoration and expansion of the Royal Alexandra theatre by Edwin Mirvish. Renowned for his Honest Ed's department store, Mirvish also converted adjacent warehouses for restaurant and office use. The attractive 'loft' quality of the vacant factory/warehouses and the proximity to the downtown core resulted in the revitalization of the neighbourhood. In 1996, the adoption of the King-Spadina Secondary Plan by the City lifted restrictive zoning encouraging an emerging vibrant arts and entertainment district which has also resulted in the return of commercial uses and residential development to the area. The particular identity and heritage character of the neighbourhood has been recognized within the King-Spadina Heritage Conservation District Plan (2017) adopted by City Council.

578 King Street West

The property at 578 King Street West is located on lot 20 known as Section G of the Military Reserve subdivision (Images 9-10). Section G was located on the north side of King Street West and bound by Brant to the east, Newgate (now Adelaide Street West) to the north and Bathurst to the west. It was bisected by the north-south Portland Street and contained 24 lots. In 1894, Plan 1086 was surveyed by H.J. and W.A. Browne in December for John F. Taylor and Thomas Hook, who took over possession of the land from James French as the executors of his estate. This plan laid out four lots- Lots 1 and 2 on Lot 19 Section G, Lots 3 and 4 on Lot 20 Section G of the Military Reserve. The property at 578 King Street West would be built on lot 4 (Image 11). A year later, Taylor and Hook sold this lot to Matilda McLennan. A "Vesting Order" was issued by the High Court of Justice two weeks after the sale which formed her ownership. The 1903 Goad's Atlas Map illustrates that the land where 578 King St W would be located had not yet been subdivided (See Image 10).

Lots 1, 2, and 3 were developed first, beginning with Lot 1 where the Beatty Manufacturing Company constructed their four-storey warehouse (600 King Street West) in 1902. This was followed by the Canadian Kodak Company's buildings on lots 2 and 3 (582 King Street West) to the west of the future site of 578 King Street West.

In June 1904, McLennan and others released any interest which they held in this land to Sydney R. Davis, William J. Davis, Olive R. Henderson, and William R. Henderson for

\$4,700. In February 1905, Davis & Henderson mortgaged the land in favour of the Accountant of the Supreme Court of Judicature for Ontario in the amount of \$18,000.

In 1904, Davis & Henderson engaged the Toronto architectural firm Burke and Horwood to design their manufacturing plant on King Street West. The building was completed in 1906, and according to City deeds, the ownership of this land remained in the hands of Davis and Henderson until 1957 (Image 12). The 1943 Goad's Map illustrates the stretch of brick factory buildings that had been erected on the north side of King Street West east of Portland Street by the early-1940s, with the Ontario Silknit factory to the west and Canadian William A. Rogers Ltd. to the east (Image 13).

According to building records, no significant work was done to the subject property until the 1940s and 50s. On June 28, 1943, a permit application was submitted to underpin and waterproof the elevator pit. Davis & Henderson were still the owners at the time and Horwood & White were the architects. City Directories indicate that Sani Treat Co, soft shoe manufacturers, also occupied the space.

In January 1957, Dr. William H. Pierson (as the executor of the estates of William J. and Sidney R. Davis) sold this land to Capital Findings Leather Ltd., which specialized in "wholesale shoe findings and supplies" and remains in business on Tycos Drive in North York. According to City Directories, they were the only occupants of the building.

In 1961, a permit application was submitted to build one-storey and basement addition at the rear of the two-storey existing office and warehouse building for office & warehouse purposes. The owner was still Capital Findings Leather Ltd, with Mr. Louis Levine as the President. Aerial photographs illustrate that this work did not alter the form of the building. They continued to occupy the building until at least 1968 alongside Present-Ware Enterprises Ltd, giftware, according to the City Directories.

The last know alteration made to the subject property was in 1994, when a permit application was submitted to make alterations to a portion of the building for a restaurant for \$50,000. The property was noted as being used for the purposes of manufacturing and wholesale, and the application was to add a 58-seat restaurant. The owner was 49013 Ontario Ltd. and the architects were Fan + Dutra Architects (Image 14).

In January 2002, part of the second floor at 580 King Street West (578 King Street West; suite 200) was leased for a five-year term by 49013 Ontario Ltd. to Sketch Working Arts for Street-Involved and Homeless Youth (as the successor organization to Sketch Imago). The space was to be used for job skills training, as well as an art school and art designs sale venue. The lease expired at the end of December 2006, but could be renewed for an additional five years until the end of December 2011.

The property is now owned by C Squared Properties 580 King Inc.

Davis & Henderson Manufacturing

William Joseph Davis (born 27 July or August 1852) was a native of Devizes, Wiltshire, England. He immigrated to Canada in 1870 and married Sydney Rebecca Piersol in 1885. Davis was described in records as being a "wholesale stationer," and after he

became a business partner of Henderson, he is referred to as a "manufacturing stationer."² William Richard Henderson (born May 3, 1845) was born in Ottawa and moved to Toronto with his family in c.1864. The City Directory first lists "William Henderson" as a bookbinder in 1867.³ He became business partners with Davis to form the company Davis & Henderson, a manufacturing company specializing in printing and bookbinding, which was listed in the 1879 and 1880 directories as being located on Adelaide Street. He married his wife, Olive Louise Henderson, in 1881.

Davis & Henderson is said to have been started by a Mr Dredge, who was in business as a manufacturing stationer in 1874, and started a new business in 1877.⁴ Two months later, Davis joined him, and two months after that, Davis and Henderson controlled the business. In *Bookseller & Stationer* (1899), the company was described as doing well and selling to banks, large commercial houses, and to the trade throughout the Dominion. It is also mentioned that the company was previously located on Bay Street.

As previously mentioned, Davis & Henderson occupied the property at 578 King Street West until 1957, however, the company endured long after that. In the 1960s, the company, now called D+H, began producing printed cheques with Magnetic Ink Character Recognition (MICR) encoding, and it continued to focus on the cheque business through the 1970s and 80s. The company shifted its business to providing financial technology services globally following 2005, although it did continue to print and supply cheques. By 2017, they had 90% of the personal cheque business in Canada.⁵ That same year, D+H was acquired by Vista Equity Partners, an American private equity firm, and they merged it with the British software provider Misys. The new merged company was relaunched in June 2017 and rebranded as Finastra.

Architects: Burke and Horwood

The Toronto firm of Burke and Horwood has a long standing legacy in Toronto. It was formed in 1894, with the partnership of Edmund Burke (1850-1919) and John Charles Batsone Horwood (1864-1938). Burke was born in Toronto and apprenticed with Gundry and Langley in the late-1860s and formed partnerships with his uncles Henry and Edward Langley in the 1870s and 80s. Burke is remembered for the instrumental role he played in founding regulatory organizations in Canada, which led to legal recognition of professional status for Canada's architects by codifying standards of practice and education.

Burke left the firm Langley and Burke in 1892 to take over the practice of William George Storm after his death. A short time later in 1894, he partnered with Horwood to

2 ASI, "Stage 1 Archaeological Resource Assessment of 578-580 King Street West, City of Toronto, Ontario," (11 May 2018), p.7.

3 Idem., p.8

4 *Bookseller & Stationer*, vol.15 (Toronto: September 1899), p.32, https://books.google.ca/books?id=LDQZAAAAYAAJ&pg=RA8-PA32&lpg=RA8-PA32&dq=davis+%26+henderson+manufacturing+stationers+and+bookbinders&source=bl&ots=h_QibY3d-L&sig=ACfU3U3dq-vg2M_U3d9XWD1TXrDebVePuw&hl=en&sa=X&ved=2ahUKEwi9m7ifs6XrAhUnTd8KHQNfB2AQ6AEwBnoECAgQAQ#v=onepage&q=davis%20%26%20henderson%20manufacturing%20stationers%20and%20bookbinders&f=false

5 "Davis & Henderson to be bought by Texas equity company," *PrintCan Canada's Printing Industry News Authority* (15 March 2017), <https://printcan.com/news/2017/20170315753.shtml>

form the firm Burke and Horwood. Horwood was a native of Quidi Vidi, Newfoundland. He had been a student in the firm of Langley, Langley and Burke, and after spending some time in a New York architectural office, he entered into partnership with Burke. The firm's partnership endured until 1907, after which point they added another partner, Murray White, to form the firm Burke, Horwood and White. After Burke's death, the firm was renamed Horwood and White in 1919, and it continued operating until 1969.

Burke and Horwood's architectural portfolio in Toronto is expansive. They were responsible for designing everything from department stores to churches, residences, schools, hospitals and sanatoriums, banks, and commercial buildings. One of the firm's well-known commissions was the rebuilding of the Robert Simpson store in Toronto (1893-4; burned 1895). They also designed numerous warehouses and factories at the turn of the century, including the John Northway & Son warehouse (1900) on Wellington Street, the Business Systems Limited Warehouse (1907) at 46 Spadina Avenue (Image 15), and the Robert Simpson Co. warehouse (1904) at 156 Front Street West (Image 16), which are similar factory-type buildings with Edwardian Classical style details.

Even after the addition of White as a partner to the firm, the men continued to design commercial and industrial buildings throughout the city into the late-1910s.

3. ARCHITECTURAL DESCRIPTION

The property at 578 King Street West is a representative example of a factory-type building with Edwardian Classical style elements. It contains a long rectangular form and massing and is comprised of two-storeys on a raised basement. The Edwardian Classical style details are reflected in the principal (south) elevation. It contains six brick pilasters that articulate the division of five bays, each of which contains three sets of windows. The bases of each pilaster is chamfered, expressing structural solidity at the raised-basement level. At the roof-level, each pilaster terminates at a horseshoe arch with triangular arches in between. There are four flat-headed windows at the raised-basement level that contain stone lintels while the five segmental-arch windows in the first storey and the five elliptical-arch windows in the second-storey contain stone sills, both of which were common in Edwardian Classical style buildings. The rear (north) elevation, which contains a loading dock, entrance and chimney, also features segmental-arch windows of varying sizes in the first- and second- storeys and a single flat-headed window in the third-storey, all with stone sills. There are also two brick pilasters flanking the easternmost window in the second-storey and the roof is pierced with a smoke stack (See Images 4-5). There is no indication in building records that this elevations was significantly altered after the building was constructed. There appear to be brick pilasters running along the side (east) elevation, however this portion of the building is not publicly accessible. The property at 578 King Street West is clad in red brick with a darker brown brick at the rear. The former was a dominant building material along this stretch of King Street West during the late-nineteenth and early-twentieth century. The main entrance is located at the east end of the principal (south) elevation and contains a stone lintel surmounted on a wooden door with a canopy containing dentil molding sitting on top of two corbels carved into scrolls.

4. CONTEXT

The property at 578 King Street West is located just to the east of the intersection of King Street West and Portland Street and is surrounded by a variety of building types which preserve the story of the late-nineteenth and early twentieth-century neighbourhood. It is immediately adjacent to two similar factory-type heritage buildings to its west, with their four-storey massing and detailed surface cladding of brick and stone with a symmetrical and rhythmic arrangement of window openings characteristic of factory-type buildings built between 1900 and 1904. This collection is extended on the north-west corner of the intersection with the former Parisian Laundry building built in 1902. At the southeast side of the intersection a row of shops with residential accommodation above represents the kind of urban form and use that emerged in the 1880s to support the growing cluster of industries and resident/employees in the neighbourhood. On the southwest corner, a house-form building, likely dating to the 1860s-1870s, represents an earlier period of development. Victorian semi-detached houses clad in red and yellow patterned brick with their classic gables and bargeboard remain along Portland Street to the north of King Street West and on Adelaide Street West (Images 17-21). Although the heritage property to the east of 578 King Street West at 570 King Street West was constructed during the nineteenth century and has a different setback, it is clad in the same red brick and contains a similar rhythmic pattern of round- and flat-headed windows (Image 22).

This pattern of housing, retail blocks, and factories dressed in the richly detailed Late-Victorian and Edwardian Classical style brick and stone cladding is repeated on the adjacent blocks. Later periods of garment industry manufacturing are represented in low-rise buildings from the 1930s-1950s and more recent glazed residential towers have been added. The unique character which represents the century-old dynamic context of industrial and residential development and economic growth has resulted in a vibrant environment that is significant to the history of Toronto. As part of this important collection, 578 King Street West is identified as a contributing property in the King-Spadina Heritage Conservation District Plan (2017).

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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 Heritage Register.

578 King Street West

Rare, unique, representative or early example of a style, type, expression, material or construction method:

The property at 578 King Street West has design and physical value as a representative example of factory-type building with Edwardian Classical style details. The long rectangular form and massing, two-storey scale, and rear (north) elevation with its

raised loading bay entrance, chimney, and six segmental-arch windows of varying sizes with stone sills in the first- and second-storeys and the one flat-headed window and stone sill in the third-storey, are characteristic features of the factory building type. Also representative of this building type are the presence of regularly spaced window openings that let ample light into the interior, with four flat-headed windows at the raised-basement level with stone lintels, five segmental-arch windows in the first-storey with stone sills, and five elliptical-arch windows in the second-storey with stone sills and paired-arch wooden frames. Elements of the Edwardian Classical style are evident in the mixture of brick and stone cladding and in the symmetry of the arrangement of window openings in the principal (south) elevation. The style is further evident in the six brick pilasters that articulate the division of five bays, which are chamfered at their base and terminate at horseshoe arches with triangular arches in between at the roof level with stone coping, and in the ornamentation of the entrance in the southeast corner of the principal (south) elevation, which contains a stone lintel surmounted on a wooden door with a canopy containing dentil molding sitting on top of two corbels carved into scrolls.

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

The property at 578 King Street West has historical and associative value through its direct association with Davis & Henderson. The business, which was started in 1877 as a manufacturing company that specialized in printing and bookbinding, has been in operation for over a century, and their purpose-built factory at 578 King Street West was owned and occupied by the company for fifty-three years.

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property also has value through its potential to yield information about the development of the King-Spadina neighbourhood in the early 1900s as an important industrial centre that contributed to Toronto's prosperity and provided employment for over 120 years.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

The property has further associative value as it demonstrates the work of the prolific architectural firm Burke and Horwood. The firm practiced under that name from 1894-1907, and their architectural portfolio in Toronto was expansive. During the last decade of the nineteenth century and into the first decade of the twentieth century, the firm had numerous commissions and designed several types of buildings, including a number of factories and warehouses at the turn of the century. Many of these structures were fashioned in the Edwardian Classical style.

Important in defining, maintaining or supporting the character of an area:

The property at 578 King Street West has contextual value for its role in defining, supporting, and maintaining the early-twentieth-century industrial character of the area

as it maintains the scale, setback, placement, and orientation, the material qualities, and the design patterns of the former factory and warehouse structures to its east and west along King Street West.

Physically, functionally, visually or historically linked to its surroundings:

Built between 1904 and 1906, and being located in an area that was the centre of enterprise and employment for over 120 years, the former factory building is physically, functionally, visually, and historically linked to its surroundings and contributes to the identity of the King-Spadina neighbourhood. More specifically, the property at 578 King Street West is visually linked to the flanking heritage properties through its red brick and stone masonry, and through the treatment of window openings.

6. LIST OF RESEARCH SOURCES

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Toronto Maps V2

http://map.toronto.ca/maps/map.jsp?app=TorontoMaps_v2

The property at 578 King Street West (including the entrance address at 580 King Street West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three criteria of design and physical, historical and associative, and contextual values.

Description

The property at 578 King Street West (including the entrance address at 580 King Street West) is a narrow, rectangular-form building situated on the north side of King Street West between Portland Street and Spadina Avenue. It is a two-storey, factory-type building on a raised basement and contains Edwardian Classical style details. The building was commissioned in 1904 by Davis & Henderson, printing and bookbinders, to house their new factory and was designed by the well-known Toronto architectural firm Burke and Horwood. The building was completed in 1906, and Davis & Henderson continued to own and occupy the building until 1957. After the property was sold, it was occupied by various tenants during the latter half of the twentieth century, including Capital Findings Leather Ltd, Present-Ware Enterprises Ltd, giftware, and a restaurant.

The subject property is located adjacent to several commercial-type buildings, including 582-592 King Street West and 473 Adelaide Street West (directly west of the subject site) and 570-572 King Street West (directly east of the subject site), which are designated under Part IV of the Ontario Heritage Act.

The property at 578 King Street West was listed on the City of Toronto's Heritage Register in May 2005. The property is located in the King-Spadina Heritage Conservation District.⁶

Statement of Cultural Heritage Value

Design and Physical Value

The property at 578 King Street West has design and physical value as a representative example of factory-type building with Edwardian Classical style details. The long rectangular form and massing, two-storey scale, and rear (north) elevation with its raised loading bay entrance, chimney, and six segmental-arch windows of varying sizes with stone sills in the first- and second-storeys and the one flat-headed window and stone sill in the third-storey, are characteristic features of the factory building type. Also representative of this building type are the presence of regularly spaced window openings that let ample light into the interior, with four flat-headed windows at the

⁶ The King-Spadina HCD was enacted by City Council under by-law 1111-2017 amended by by-law 1241-2017 and is currently under appeal
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

raised-basement level with stone lintels, five segmental-arch windows in the first-storey with stone sills, and five elliptical-arch windows in the second-storey with stone sills and paired-arch wooden frames. Elements of the Edwardian Classical style are evident in the mixture of brick and stone cladding and in the symmetry of the arrangement of window openings in the principal (south) elevation. The style is further evident in the six brick pilasters that articulate the division of five bays, which are chamfered at their base and terminate at horseshoe arches with triangular arches in between at the roof level with stone coping, and in the ornamentation of the entrance in the southeast corner of the principal (south) elevation, which contains a stone lintel surmounted on a wooden door with a canopy containing dentil molding sitting on top of two corbels carved into scrolls.

Historical and Associative Value

The property at 578 King Street West has historical and associative value through its direct association with Davis & Henderson. The business, which was started in 1877 as a manufacturing company that specialized in printing and bookbinding, has been in operation for over a century, and their purpose-built factory at 578 King Street West was owned and occupied by the company for fifty-three years. The property also has value through its potential to yield information about the development of the King-Spadina neighbourhood in the early 1900s as an important industrial centre that contributed to Toronto's prosperity and provided employment for over 120 years.

The property has further associative value as it demonstrates the work of the prolific architectural firm Burke and Horwood. The firm practiced under that name from 1894-1907, and their architectural portfolio in Toronto was expansive. During the last decade of the nineteenth century and into the first decade of the twentieth century, the firm had numerous commissions and designed several types of buildings, including a number of factories and warehouses at the turn of the century. Many of these structures were fashioned in the Edwardian Classical style.

Contextual Value

The property at 578 King Street West has contextual value for its role in defining, supporting, and maintaining the early-twentieth-century industrial character of the area as it maintains the scale, setback, placement, and orientation, the material qualities, and the design patterns of the former factory and warehouse structures to its east and west along King Street West. Built between 1904 and 1906, and being located in an area that was the centre of enterprise and employment for over 120 years, the former factory building is physically, functionally, visually, and historically linked to its surroundings and contributes to the identity of the King-Spadina neighbourhood. More specifically, the property at 578 King Street West is visually linked to the flanking heritage properties through its red brick and stone masonry, and through the treatment of window openings.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 578 King Street West as a representative example of a factory-type building with Edwardian Classical style details:

- The long rectangular form and massing and the two-storey scale on a raised basement

In the principal (south) elevation:

- The four flat-headed windows at the raised-basement level with stone lintels
- The five segmental-arch windows in the first-storey with stone sills
- The five elliptical-arch windows in the second-storey with stone sills
- The paired arch wooden frames in the five elliptical-arch windows in the second-storey
- The six brick pilasters with their chamfered bases and horseshoe arches with triangular arches in between at the roof level
- The stone coping on top of the horseshoe arches and triangular arches at the roof level
- The canopy above the entrance in the southeast corner, which contains dentil molding, and sits on top of two corbels carved into scrolls

In the rear (north) elevation:

- The raised loading bay entrance and chimney
- The six segmental-arch windows of varying sizes with stone sills in the first- and second-storeys and the one flat-headed window and stone sill in the third-storey

Contextual Value

Attributes that contribute to the value of the property at 578 King Street West as defining, supporting, and maintaining the early-twentieth-century industrial character of the area:

- The setback, placement, and orientation of the building on the north side of King Street West where it is part of a continuous row with the heritage properties to its west

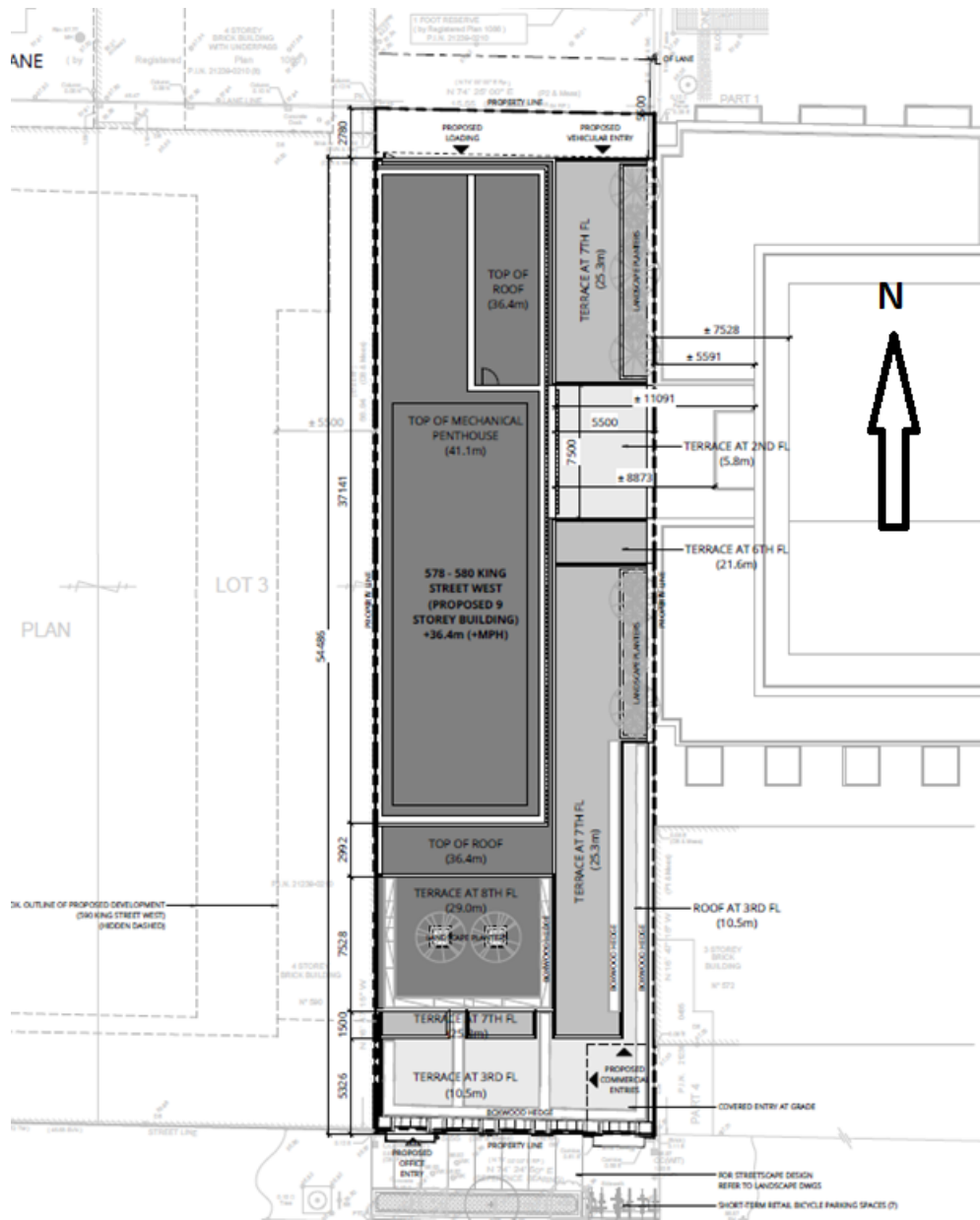
Attributes that contribute to the value of the property at 578 King Street West as being physically, functionally, visually, and historically linked to its surroundings and contributing to the identity of the King-Spadina neighbourhood:

- In the principal (south) elevation: the materials, including brick cladding with stone details in the window sills and lintels and the stone lintel above the entrance

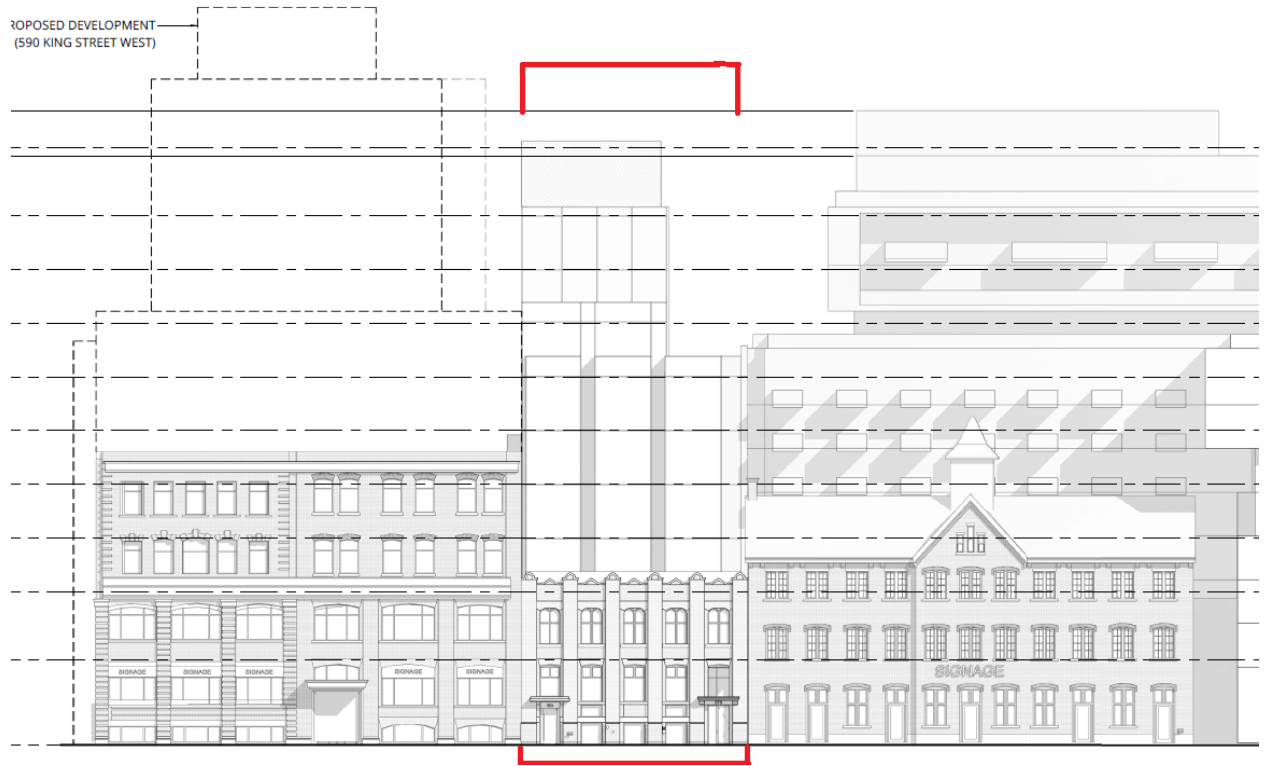
Note: The side (east) elevation, visible only at the southeast corner, is not included in the heritage attributes. The side (west) elevation adjoins the neighbouring building, so it is not included in the heritage attributes.



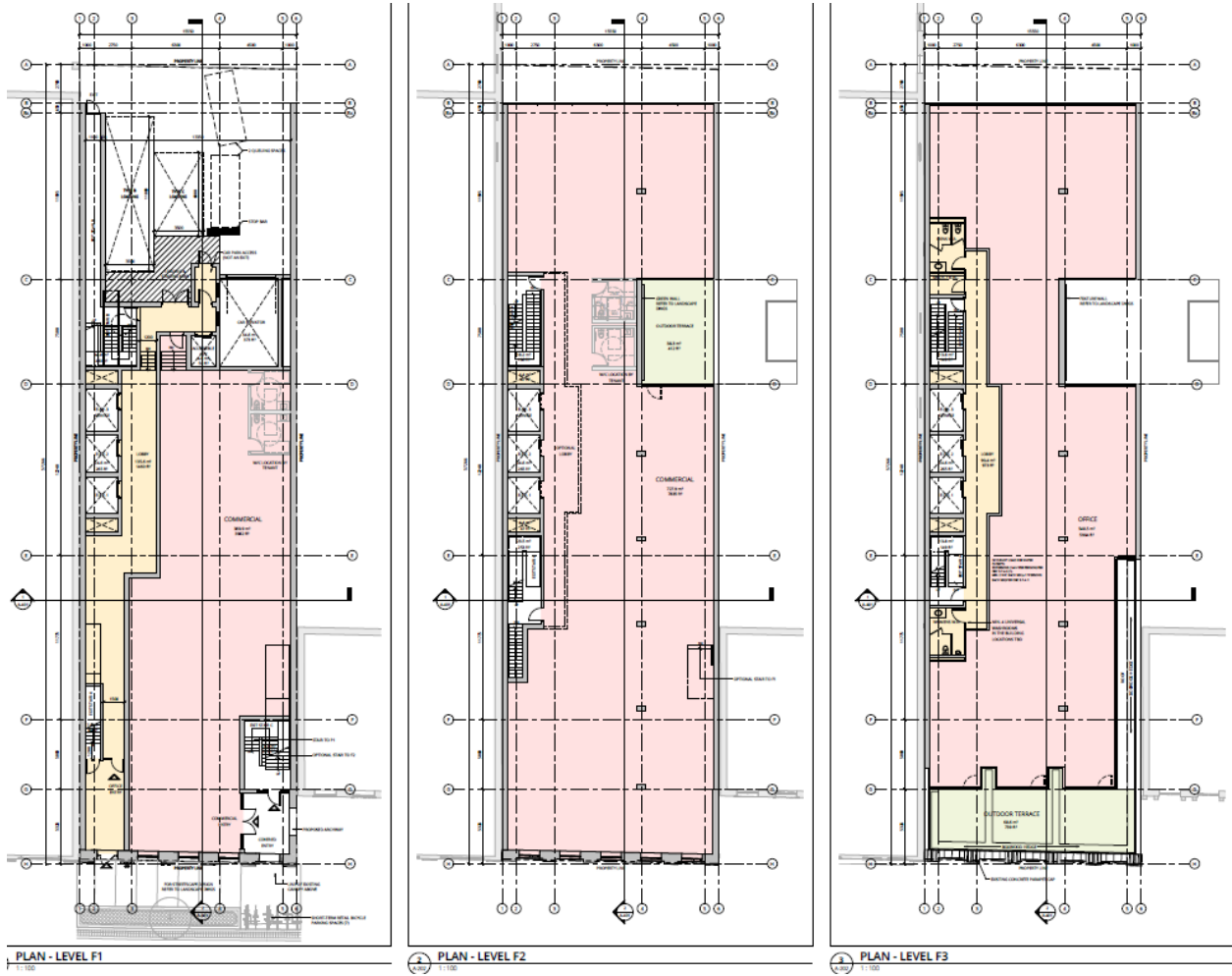
Proposal rendering (centre)



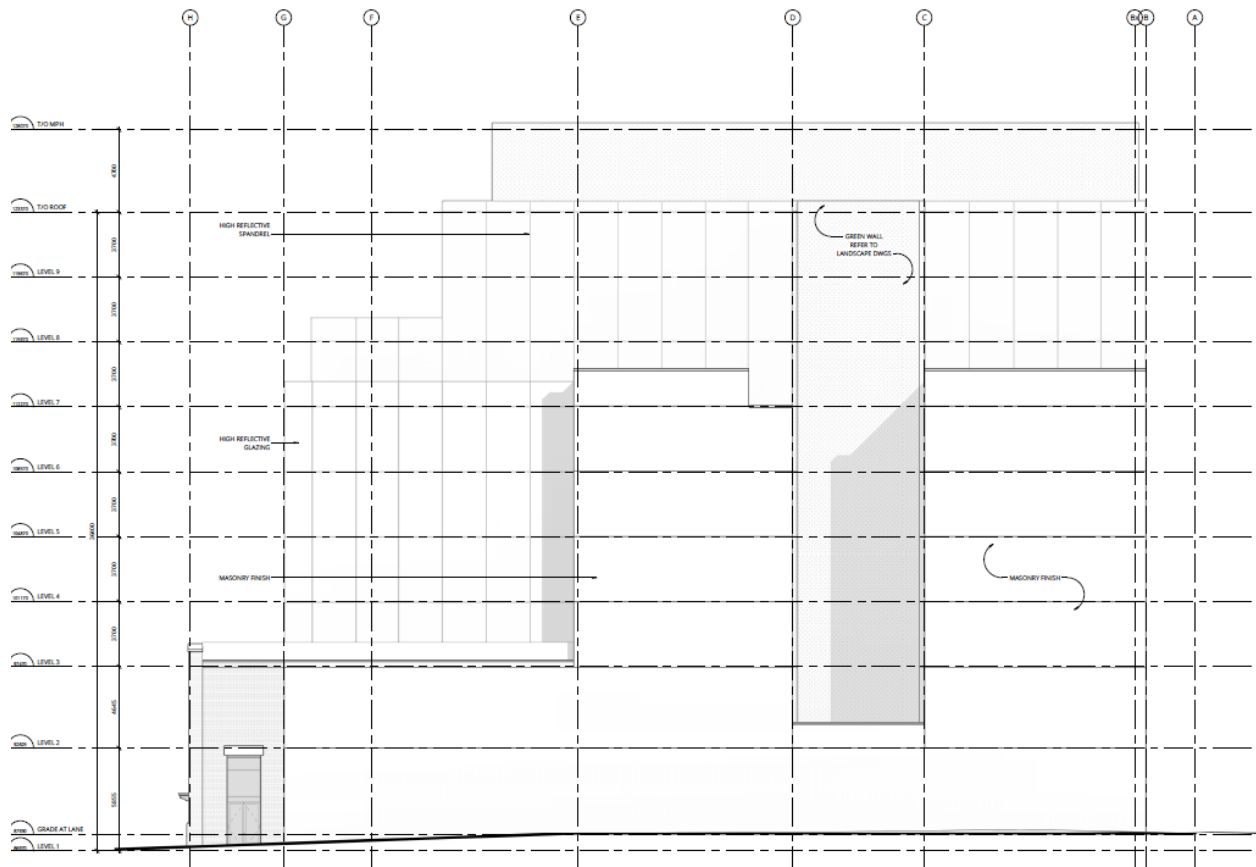
Site Plan



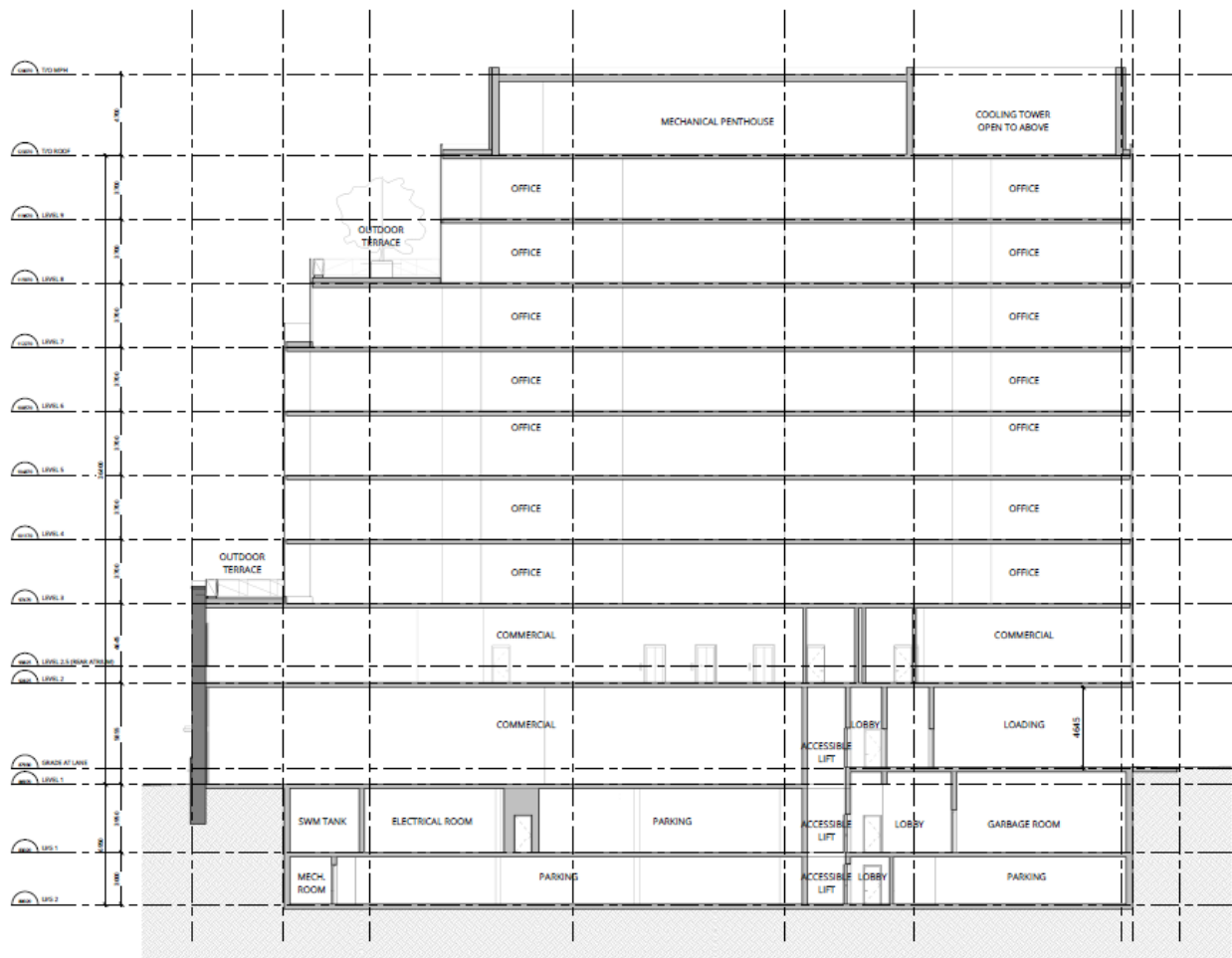
King Street (south) elevation



Plans - Levels 1-3



East elevation



North/south section



South elevation detail