

Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties

Date: November 9, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council include 257 properties with cultural heritage value on the City of Toronto's Heritage Register. These properties were identified through the King-Parliament Secondary Plan Review, and included in the proposed King-Parliament Secondary Plan report to City Council in October 2019.

Staff undertook a Cultural Heritage Resource Assessment (CHRA) of the Secondary Plan Area, and prepared an historic context statement and heritage survey to identify existing and potential heritage properties. This review did not include the area included within the Council-adopted St. Lawrence Neighbourhood Heritage Conservation District (HCD), or the proposed Distillery District HCD.

The King-Parliament area includes some of Toronto's oldest neighbourhoods and commercial and industrial areas. Within its boundaries are cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeology that reflect the long evolution of the area, from ancient Indigenous habitation through the late-18th century founding of the Town of York, to the present day. The contemporary road network and built form of the area reflects its evolution from a primarily residential and commercial area in the first half of the 19th century, to a commercial and industrial area with pockets of working class housing by the end of the 20th century.

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act. All of these properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

RECOMMENDATIONS

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

1. City Council include the following 257 properties on the City of Toronto's Heritage Register:

- 553 Adelaide Street East
- 72 Berkeley Street
- 74 Berkeley Street
- 76 Berkeley Street
- 78 Berkeley Street
- 106 Berkeley Street
- 108 Berkeley Street
- 110 Berkeley Street
- 112 Berkeley Street
- 139 Berkeley Street
- 141 Berkeley Street
- 153 Berkeley Street
- 10 Bright Street
- 11 Bright Street
- 12 Bright Street
- 13 Bright Street
- 14 Bright Street
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- 37 Britain Street
- 43 Britain Street
- 109 George Street
- 125 George Street
- 133 George Street
- 135 George Street
- 137 George Street
- 139 George Street
- 141 George Street
- 143 George Street
- 145 George Street
- 147 George Street
- 155 George Street
- 4 Gilead Place
- 107 Jarvis Street
- 354 King Street East
- 356 King Street East
- 358 King Street East
- 360 King Street East
- 362 King Street East
- 364 King Street East
- 366 King Street East
- 368 King Street East
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- 382 Queen Street East
- 384 Queen Street East
- 412 Queen Street East
- 426 Queen Street East
- 436 Queen Street East
- 438 Queen Street East
- 451 Queen Street East
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- 272 Richmond Street East
- 282 Richmond Street East
- 284 Richmond Street East
- 461 Richmond Street East
- 470 Richmond Street East
- 472 Richmond Street East
- 474 Richmond Street East
- 21 Sackville Street
- 23 Sackville Street
- 25 Sackville Street
- 27 Sackville Street
- 29 Sackville Street
- 31 Sackville Street
- 33 Sackville Street
- 91 Sackville Street
- 93 Sackville Street
- 95 Sackville Street
- 97 Sackville Street
- 80 Sherbourne Street
- 112 Sherbourne Street
- 114 Sherbourne Street
- 116 Sherbourne Street
- 116a Sherbourne Street
- 118 Sherbourne Street
- 120 Sherbourne Street
- 122 Sherbourne Street
- 52 St Lawrence St
- 19 St Paul Street
- 21 St Paul Street
- 23 St Paul Street
- 25 St Paul Street
- 27 St Paul Street
- 29 St Paul Street
- 28 St Paul Street
- 30 St Paul Street

- 38 St Paul Street
- 1 Sumach Street
- 6 Sumach Street
- 8 Sumach Street
- 10 Sumach Street
- 12 Sumach Street
- 49 Sumach Street
- 51 Sumach Street
- 55 Sumach Street
- 55a Sumach Street
- 58 Sumach Street
- 60 Sumach Street
- 105 Trinity Street
- 107 Trinity Street
- 109 Trinity Street
- 111 Trinity Street
- 113 Trinity Street
- 1 Wilkins Avenue
- 2 Wilkins Avenue
- 3 Wilkins Avenue
- 4 Wilkins Avenue
- 5 Wilkins Avenue
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FINANCIAL IMPACT

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

DECISION HISTORY

At the City Council meeting held on July 16, 2019, City Council adopted the City-wide Heritage Survey Feasibility Study, and approved the phase implementation of the Toronto Heritage Survey as outlined in the report (June 6, 2019).

At the same City Council meeting, City Council requested the Chief Planner and Executive Director, City Planning to prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

At the City Council meeting held on October 29, 2019, City Council received the report with attachments from the Director, Community Planning Toronto and East York District, on the King-Parliament Secondary Plan Review, including Map 15-4: Built Heritage Resources and Cultural Heritage Landscapes, and directed the Chief Planner and Executive Director, City Planning to bring forward a recommended King-Parliament Secondary Plan and updated Zoning By-law by the third quarter of 2020: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.32>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters

of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal

boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's 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." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development

applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The key goal of a heritage survey within a study area, also known as a cultural heritage resources assessment, is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study.

The 257 heritage properties identified through the King-Parliament Secondary Plan Review are not currently listed on the City's Heritage Register and have no heritage protection. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies should the properties be subject to redevelopment.

King-Parliament Secondary Plan Review (2019)

In 2018 City Council adopted the Downtown Plan Official Plan Amendment (OPA 406), which included a recommendation that staff undertake a review of the King-Parliament Secondary Plan and to study the area on the north side of Queen Street East generally between Jarvis Street and River Street. The review focused on three themes: built form, heritage and public realm. As part of Phase 1: Research & Analysis, staff undertook a Cultural Heritage Resource Assessment (CHRA) of the Secondary Plan Area, and prepared an historic context statement and heritage survey to identify existing and potential heritage properties. This review did not include the area within the Council-adopted St. Lawrence Neighbourhood Heritage Conservation District (HCD), or the proposed Distillery District HCD, as these areas have already undergone separate processes to identify heritage properties.

The results of the King-Parliament CHRA were included in the report to City Council in 2019 on the proposed King-Parliament Secondary Plan, including the King-Parliament

Historic Context Statement, and the identification of properties of potential heritage value.

King-Parliament Heritage Survey Area

Heritage surveys are essential components of strategic and growth-related studies and provide the foundation for context-sensitive, built-form and place-based policies and guidelines that reflect the unique context of a respective area, as well as community consultation and engagement.

The King-Parliament Heritage Survey Area included portions of the Corktown, Moss Park and St. Lawrence Neighbourhoods. The survey was undertaken by Staff, and benefitted from the review and feedback provided through the King-Parliament CHRA Heritage Focus Group.

The approach taken through the King-Parliament CHRA prioritized an understanding of the historic context of the area, and how properties relate to and support that context. The Historic Context Statement identified themes that have informed the area's present-day built form and landscape, and was subsequently used to assist in the evaluation of properties for cultural heritage value.

Community Consultation

The King-Parliament Secondary Plan Review included a robust community consultation process, including public open houses, workshops, a nine-day pop up consultation event, and a series of three Heritage Focus Group meetings.

A Heritage Focus Group for the King-Parliament CHRA was composed of local historians and representatives of local organizations with insight into the area's heritage. The focus group informed the identification of historical themes, patterns, building types, and periods of development within the area, and subsequently the properties identified as having potential cultural heritage value, based on their contextual relation to the Historic Context Statement.

The map of potential heritage properties was available during the nine-day pop-up for public review and comment. Subsequent feedback was received by staff through individual communication with community members, and the virtual town hall meeting held on October 22, 2020, and at a virtual public meeting dedicated to Heritage, Parks and Public Realm on October 29, 2020.

Methodology for Streamlining the Heritage Register Process

The City of Toronto's approach for listing non-designated properties on the Heritage Register far exceeds the requirements under the Ontario Heritage Act; currently, staff undertake thorough research and evaluate each property using Ontario Regulation 9/06, the Criteria for Determining Properties of Cultural Heritage Value. A statement of significance and list of heritage attributes are then prepared for each property, including a photograph and location map. In contrast, the Ontario Heritage Act requirements under Section 27 of the Act state that if Council believes a property to be of cultural

heritage value or interest, the listing must include "a description of the property that is sufficient to readily ascertain the property". Most municipalities interpret this to mean providing a property's address, but not necessarily a written description arrived at through thorough research and evaluation.

To date, the approach taken by Toronto heritage planning staff in recommending individual properties for listing, while thorough, is not the most efficient means of extending interim protection from demolition to properties identified through heritage surveys, while still meeting the City's Official Plan obligation to evaluate properties against provincial criteria. In developing an improved listing process, staff have surveyed international best practices, including reviewing the approach to listing by municipalities across Ontario.

Over the course of 2020 staff engaged with Provincial colleagues within the Ministry of Heritage, Sport, Tourism, and Cultural Industries in order to present the City of Toronto's experience with listing and designating properties on the Heritage Register, and to review listing methodologies. Following the jurisdictional review and Provincial consultation, two methods are being proposed to streamline the process for listing properties on the Heritage Register: the use of an historic context statement accompanied by an address list and property information (i.e. building type and date of construction), and descriptive listings.

These two methods will meet the requirements of the Ontario Heritage Act and the City's Official Plan and both provide sufficient information to communicate the reasons for listing. The benefit of this two-pronged approach will be to ensure that properties with cultural heritage value are afforded interim protection from demolition in order to permit a full evaluation to determine whether they merit Part IV designation should they be subject to a demolition request or development application.

This report is a component of phase one of the Toronto Heritage Survey (THS) and has been informed by our evolving and strategic approach to the use of historic context statements in the identification of cultural heritage resources citywide. Historic context statements are used to assist in the evaluation of individual properties against existing provincial criteria, as required by the City's Official Plan.

Historic Context Statements and Listings

The historic context statement approach builds upon work completed for planning and urban design studies where an historic overview and description of the present-day context of the area has been prepared. Historic context statements provide an understanding of the themes and periods of development within a study area in order to understand why a property or properties exist within a given area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

A historic context statement was finalized for the King-Parliament CHRA study area. (Attachment 1) As a part of the review of the original heritage survey, building types that are characteristic and support the historic context were identified, including descriptions of common attributes for each building type that may warrant conservation. Properties

were subsequently evaluated against the context statement and building types in order to confirm that they support the area's historic context. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Properties may have additional values, which will be determined through further evaluation should properties become subject to redevelopment or a pending demolition.

Heritage Planning's approach to historic context statements continues to evolve. A consistent approach to historic context statements is currently being defined through Phase One of the Toronto Heritage Survey, and will be reflected in future Cultural Heritage Resource Assessments.

Descriptive Listings

The descriptive approach is a second method through which properties may be recommended for inclusion on the Heritage Register. This approach provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and likewise satisfies direction found within the City's Official Plan to make use of Provincial criteria.

The use of descriptive listings is similar to the existing method employed within previous multiple listing reports, whereby each property is individually reviewed to determine whether it may have cultural heritage value, taking into consideration the property's age, design, and any known histories and associations. A short description of the property's design and appearance will be prepared, which will include its primary address, estimated date of construction, and any historical information that may be pertinent.

The descriptive approach provides a more detailed description of each property than the historic context approach in those situations where a prevailing context has not been identified, or where the property is believed to have cultural heritage value that relates more specifically to its individual characteristics. The additional information provided in these instances will help to better specify those features and attributes that may warrant conservation should the property be further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

Descriptive listings were prepared for 6 properties located the King-Parliament Area. These can be found in Attachment 2.

Heritage Survey Verification

For the purposes of this report, properties identified within the heritage survey area have been reviewed for changes since the survey was completed and last presented to the public. Properties that have since been added to the Heritage Register have been removed from this list, as have all identified heritage resources that have been demolished, irreparably altered, evaluated through the course of a development application or for which planning approval has been provided for demolition have been removed from the list.

This review resulted in the addition of one property to the list of recommendations, located at 80 Sherbourne Street, which includes the former Imperial Optical Company warehouse and offices. This property was identified as having cultural heritage value through the St. Lawrence Neighbourhood HCD, however following the decision on the HCD boundary by the LPAT in 2020 the property now resides outside the district.

City of Toronto's Heritage Register

The municipal register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

Inclusion on the City's Heritage Register

Although a municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the OHA following this action. City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a planning application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

CONCLUSION

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act.

Following research and evaluation, it has been determined that the properties included in Attachments 1 and 2 of the report have cultural heritage value and warrant inclusion on the City's Heritage Register.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - King-Parliament Historic Context Statement and Properties of Cultural Heritage Value

Attachment 2 - Listing Statements - 101 Parliament Street, 461 Richmond Street East, 456 King Street East, 4 Gilead Place, 1 Sumach Street, 190 Richmond Street East, 162 Parliament Street, 412 Queen Street East and, 58 Sumach Street

Introduction

The King-Parliament area includes some of Toronto's oldest neighbourhoods and commercial and industrial areas. Within its boundaries are cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeology that reflect the long evolution of the area, from ancient Indigenous habitation through the late 18th century founding of the Town of York, to the present day.

The contemporary road network and built form of the area reflects its evolution from a primarily residential and commercial area in the first half of the 19th century, to a commercial and industrial area with pockets of working class housing by the end of the 20th century. City-wide periods of development were used to structure the Historic Context Statement into 6 key periods.

1. Pre-Town of York
2. Early Toronto (1793-1850)
3. Urban and Industrial Expansion (1850-1914)
4. WWI, Interwar, WWII Period (1914-1945)
5. Industrial Decline and Post-war Urban Renewal (1945-1970)
6. Residential and Mixed-use Renewal (1970-Present)

Pre-Town of York

The land within the boundaries of the City of Toronto, and the King-Parliament area within it, has been inhabited by Indigenous peoples for millennia. Small groups of Indigenous peoples once moved across this land, hunting and gathering the food they needed according to the seasons. Approximately 1,500 years ago, maize (corn) was introduced to what is now Southern Ontario. As it became an important food source, it shaped the way of life of those who farmed it. Small mobile groups gathered into larger villages, surrounded by fields of corn, beans and squash.

Creeks, rivers, and marshes were vital sources of fresh water and nourishment, and areas around rivers were important sites for camps. The Don River watershed, which includes a significant part of the King-Parliament area, was also a part of trail networks that linked Lake Ontario to Lake Huron to the north, and to communities to the east and west. The mouth of the Don River, which acts as the eastern King-Parliament area boundary, may have been a particularly important place for Indigenous peoples in the Toronto area. The sand spit which has been transformed into the Toronto Islands was traditionally known as a place of healing, and was easily reached from the mouth of the Don River. The former marsh at the mouth of the Don River was also a rich hunting ground¹.

¹ For stories about Indigenous history on the Lower Don River, see First Story Toronto, and in particular the "Indigenous Knowledge and Storytelling along the Lower Don" tour. <https://firststoryblog.wordpress.com/>. A summary of the Indigenous history of Toronto, see "Toronto: The First 12,000 Years: An Illustrated History."

In the 1780s, as the British government prepared to settle this area, it signed treaties with Mississauga and Chippewa First Nations to obtain title to the land. Indigenous peoples continued to be present in the Town of York and surrounding area, and played a particularly vital role in the defense of the town in the Battle of York (1813). Toronto remains part of the traditional homelands of First Nations, and is home to many Indigenous peoples today.

Early Toronto (1793-1850)

Following the signing of treaties, the British government surveyed the Toronto area in preparation for settlement. Alexander Aitken's Plan for the Town of York (1793) established a street grid composed of ten nearly square blocks running west of today's Berkeley Street to George Street, with one block extending north and south from King Street. The land between Berkeley Street and the Don River was reserved for government uses. Above the town, Lot Street (today's Queen Street) was surveyed as a baseline for large 100 acre "park lots" which were reserved for government officials.

The irregular road network that helps to define the King-Parliament area is the direct result of Aitken's plan, how subsequent surrounding surveys ignored it, and the location of former watercourses. Jogs in Front, Adelaide and Richmond streets as they pass west of Jarvis indicate where a new street grid was surveyed in 1797 that only aligned with King Street in the original town. To the north, the same 1797 plan extended new blocks between the original town and Queen Street that were much larger than the original town blocks, preventing the extension of some town streets.

To the east of today's Berkeley Street, land was reserved for government use until it was first surveyed for subdivision in 1819². In this area, today's Corktown and West Don Lands, the streets are defined by the angle of King Street, the oldest road through the area, which defied the street grid of the town as it cut in a northeast direction from the original town edge at Berkeley Street to cross the Don River at today's Queen Street East. Notably, nearly all contemporary streets in the King-Parliament area were laid out prior to 1850, though Queen Street East was completed later than most due to obstruction of the former Taddle Creek, which crossed it by Moss Park.

The development of the former "Government Park" east of Berkeley Street was a major legacy of this period. Begun in the 1830s, that development included industry (notably with the founding of Gooderham and Worts distillery site in 1832) and housing related to industry. The first owners of industry, including the Gooderham family and brewer Enoch Turner, lived next to their factories, as did their workers³. They also helped to fund the first institutions in the area to serve the growing number of residents: Little Trinity Church (425 King Street East, 1843) and Enoch Turner School House (106 Trinity Street, 1848). St. Paul's Roman Catholic Church (83 Power Street, 1822) was established over 20 years prior to both.

²Lemos, 25.

³Gibson.

Buildings from the pre-1850 period are rare and are largely contained within the boundaries of the St. Lawrence Neighbourhood Heritage Conservation District. They form an early and valuable collection of cultural heritage resources, and can be identified primarily by their representation of the Georgian style. Most notable is Toronto's longest row of 1830s-40s commercial buildings on the south side of King Street East from Jarvis to George streets, the Bank of Upper Canada building (252 Adelaide Street East, 1825-37 and Toronto's First Post Office (260 Adelaide Street East, 1833-34) on the north side of Adelaide, east of Jarvis, Little Trinity Church (1843) and Enoch Turner Schoolhouse (1848) and the Paul Bishop Buildings (363-365 Adelaide Street East, 1848) on the south side of Adelaide, east of Sherbourne Street.

Urban and Industrial Expansion (1850-1914)

The King-Parliament area was transformed into the urban cityscape that we recognize today primarily in the 1850-1914 period. Two developments in the 1840s and 1850s fueled a dramatic change in the area. First, famine in Ireland sent a large wave of poor, largely Roman Catholic migrants to North America. A significant number of those who chose to remain in Toronto found homes, community and work in the working class neighbourhoods of the King-Parliament area, close to St. Paul's Church (later Basilica). Their presence contributed to the founding of the House of Providence in 1857 to provide care and support for Toronto's most disadvantaged residents. Expanded over time, the House of Providence was a dominant feature in the neighbourhood.

The main attraction to the King-Parliament area was the growth of industry which flourished over the next 100 years. While access to shipping would continue to draw industry to the area, the introduction of railways to Toronto in the 1850s had a far greater impact. The Grand Trunk railway was the first to cross the Don River, and was laid out along the Esplanade in 1855⁴. The railways dramatically changed the landscape of the area, filling the harbour for their tracks and yards over successive periods, and extending the shoreline south from Front Street. The railways also encouraged economies of scale through quick access to much larger markets than was previously imaginable in an era of poor roads and laborious travel. Toronto industries could now compete with smaller industries in towns connected to it by rail all over Ontario⁵. The result was a concentration of large scale industrial power in the King-Parliament area. By the end of the 19th century, two businesses – William Davies Pork Packing Plant (since demolished) and the Gooderham and Worts Distillery – claimed to be the largest of their kind in the British Empire.

Industrial growth directly contributed to the Don Improvement Plan of 1886, which led to the straightening of the Don River below Gerrard Street by 1892. The massive engineering project reclaimed significant lowlands along the banks of the river for industrial use, and made room for a new Canadian Pacific Rail line completed through the King- Parliament area on the west side of the Don River in 1892 ⁶.

4 Historica Research Limited, 9, 22.

5 Careless, 83.

6 Careless, 118.

With the dramatic expansion of industry in the area first came an increase and change in housing. The wealthy left the area, their homes either demolished or converted for other purposes, and denser housing predominated⁷. Demand for worker's housing was strong enough by the 1880s, in fact, that the Wilkins family developed a business redeveloping lots by inserting narrow lanes off of King Street with row houses that survive today, including Wilkins Avenue, Percy Street, and Ashby Place⁸. Residential occupation reached its peak in the entire area by about 1900, when dense streets of small homes also occupied today's West Don Lands.

In this period, the commercial main streets of the area were also generally built out. King Street's commercial character now extended from Jarvis Street through Corktown, broken by larger scale industrial or warehouse buildings from Ontario to Parliament Streets, and near the Don River. Queen Street also developed much of its present character in this period. Consistent street walls of significant three-storey commercial/residential buildings continue to line the north and south side of Queen Street from Jarvis to Berkeley Streets, broken now by Moss Park on the north.

East of Power Street, Queen Street shifted to a lower density, its streetscape marked by St. Paul's Basilica on the south side of the street and the Dominion Brewery on the north, with a significant number of residential properties in the Corktown area.

In this period, the King-Parliament area was one of Toronto's poorest residential areas, along with The Ward (between Yonge Street and University Avenue, from Queen to College streets) and areas close to industry and railyards to the west of the downtown. Like The Ward, the poorly maintained row houses of the King-Parliament area offered less costly housing for new immigrants, and in the first decades of the 20th century, the area included a concentration of Macedonian and Bulgarian residents⁹. Institutions followed them, including churches and missions.

Today's Dixon Hall at 52 Sumach Street was originally built in 1925 as a "Bulgarian Mission". Other organizations offering services to the poor became central to the working class neighbourhood, including the Fred Victor Centre at Queen and Jarvis, founded in 1894.

The expansion of industry fueled a growth in housing, then was responsible for shrinking it¹⁰. In the early 20th century, the continued growth of industry in the area resulted in the redevelopment of residential areas with factories and warehouses. After 1900, for example, the homes in the area of Britain Street were nearly all demolished. Only a few row houses along George Street survive today. Much of the Old Town, in fact, was slowly transformed by the consolidation of residential or commercial lots and redevelopment for industry. The resulting factories and warehouses, interspersed with a few surviving houses, continue to define the area west of Berkeley Street, and north of King Street.

7 Archaeological Services Inc., "Stage 1..." 9.

8 Lemos, 10-12.

9 Lemos, 93-95.

10 City of Toronto Planning Board, "Housing in King-Parliament," 4.

East of Berkeley, residential use remains highly visible today, but here too housing was dramatically reduced prior to World War II. In the West Don Lands, the growth of the railway industry, in particular, led to the demolition of a whole neighbourhood south of Eastern Avenue and east of Cherry Street between 1900 and 1924¹¹. While this area has again been transformed into today's West Don Lands, the Palace Street School (1859) at Front and Cherry streets survives as a reminder of the early residential character of this area and, through its later additions, its transition to railway and industrial lands. Just to the north, the former Dominion Wheel and Foundry buildings (1917-1929) remain to tell the story of the West Don Land's industrial heritage.

WWI, Interwar, WWII Period (1914-1945)

While World War I dominated the years between 1914 and 1918, the trend of the demolition of house form buildings and the expansion of industry in the area continued after World War I and through the 1920s. Industrial buildings were inserted into areas which were cleared of previous buildings, as at 52 Lawrence Street, or with the expansion of the Christie Factory on King Street. Aerial photos from 1939 further reveal the piecemeal clearance of house-form buildings throughout the area by that date, sometimes leaving vacant lots which would be developed in the post-war period. On a larger scale, row housing on two lanes in Corktown, Gilead Place and Virgin Place, were demolished prior to 1939, and the entire block bounded by Eastern Avenue, Front Street East, Trinity Street, and Cherry Street was cleared. The development of the block bounded by Ontario and Berkeley streets, north of Richmond, by the Ontario Drug Company further illustrates the continued expansion of industry and the loss of house-form residential properties¹². Few houses, if any, were constructed in this period.

Industrial Decline and Post-war Urban Renewal (1945-1970)

In the period following World War II, new forces began to shape the King-Parliament area, including the rise in influence of professional city planning. The area entered the 1950s as a stable industrial and working-class residential area. With the King-Spadina area and the Junction – both also conveniently connected to rail – it dominated the City's industrial economy¹³. But change was afoot. For one, the Planning Board of the City of Toronto began applying the latest planning principles to the City, embedded in the City's first Official Plan of 1949¹⁴. One of the principles which was central to city planning in the period was the separation of land uses. While previously freely-mixed in a largely unplanned old City of Toronto, industrial, commercial and residential uses were now to be separated into distinct areas, as they were in the new suburban developments which defined this period. In the King-Parliament area, planners established new zoning by-laws which, after 1952, restricted the entire area for commercial and industrial development, and attempted to prevent any new housing to be built south of Queen Street East¹⁵.

11 Archaeological Services Inc., "Stage 1...", 13.

12 ERA.

13 City of Toronto Planning Board, "Industry in King-Parliament," 2-3.

14 White, 49.

15 City of Toronto Planning Board, "Housing in King-Parliament," 8.

Virtually no new housing was constructed in the area until the 1970s. As the 1974 report “Housing in King-Parliament” noted, the number of residents in the area declined from 4,390 in 1941 to about 1,100 in 1974¹⁶.

The redevelopment of houses for industrial uses may have continued to play a role in that decline, particularly early in the period, but the commercial re-use of former homes was equally significant. Planners in the 1970s noted the impact of this trend, exemplified best, perhaps, by the conversion of row houses on Berkeley Street, between King and Adelaide streets, to offices. They also noted with concern the impact on the remaining residential areas, overwhelmingly in the Corktown area, of “white painting” – the rehabilitation of old housing in the central core by middle and upper income families in search of homes in walkable old neighbourhoods, near jobs in the downtown. Planners worried that such practices contributed to rising housing costs, and increasing pressure on low and moderate income families¹⁷.

North of Queen Street, though only partially inside the King-Parliament area boundary, another trend of post-war planning also made a clear and lasting impact: urban renewal tied to clearance and redevelopment. The demolition of existing residential and commercial properties to make way for the construction of the high-rise Moss Park Apartments, planned in 1957, was a clear application of this planning approach (also applied to Regent Park South)¹⁸. Plans for the renewal of Trefann Court, east of Moss Park, were completed in 1965, and called for demolition of 90% of residential buildings and street closures, but did not insist upon high-rise apartments to replace them¹⁹.

At the same time, planners struggled to find ways to encourage the growth of industry in the area as major trends in the post-war period began to work against them. First in the 1950s, then in the 1960s and 1970s, planners studied the area to determine why industry was in decline. In essence, they discovered that large, expanding industries in the King-Parliament area were limited by aging buildings and a lack of space, and were enticed away by areas well-served by an expanding highway system and a growing trucking industry. As larger industries left the area, smaller industries moved in, attracted by the central location of the King-Parliament industrial area. Overall employment in the area, however, declined²⁰.

Existing industrial buildings from this period reflect these trends. Very few large scale, mid-century industrial buildings were constructed here, as they were in North York’s Don Mills, or Scarborough’s Golden Mile. Industrial buildings that were built here in this period and which survive today are mostly small in scale, and generally undistinguished in design. They are also scattered about the area, which contributes to their low impact on its overall character.

Much the same can be said of some small-scale commercial buildings in the area. Given that the commercial streets of King and Queen were largely built out by World

16 City of Toronto Planning Board, “Housing in King-Parliament,” 8, 10.

17 City of Toronto Planning Board, “Housing in King-Parliament,” 12.

18 White, 167-169.

19 White, 167-169.

20 City of Toronto Planning Board, “Industry in King-Parliament,” 5-7.

War I, commercial buildings built between 1945 and 1970 are largely characterized by small in-fill projects, as demonstrated by the building at 225 Queen Street East currently occupied by Anishnawbe Health Toronto. On former industrial lands, particularly the site of the former Consumer's Gas plant south of Front Street between Parliament and Berkeley streets, industrial buildings were demolished and replaced with parking lots and automobile related commercial buildings.

If the 1945-1970 period was marked by industrial stagnation and decline, it was also defined by the impact of the automobile, primarily through highway construction. Following the establishment of Metropolitan Toronto in 1953, Metro's new planning department began a rapid and transformative period of road and expressway expansion. The Gardiner Expressway cut through the bottom of the King- Parliament area in the late 1950s, further severing it from the waterfront. The Gardiner was followed by the construction of the Don Valley Expressway in the 1960s. Looking for a route connecting the Don Valley Parkway into the downtown, planners settled on ramps that would cut through Corktown, then considered a largely derelict residential area in an industrial/commercial zone, to connect with Duke and Duchess Streets.

The impact of that idea transformed the area unlike any other transportation development since the railways. Duke and Duchess were made extensions of and renamed Adelaide and Richmond streets (which, thanks to the 1797 survey which first laid them out, previously dead-ended at Jarvis), and were converted to one-way thoroughfares. Much more significantly, the Adelaide and Richmond Street ramps resulted in the demolition of the House of Providence, a defining institution in the area for over 100 years, the demolition of approximately 200 houses²¹, the severing of formerly continuous north-south streets, and the introduction of vacant spaces on the edges and beneath the ramps where housing and shops once stood. While vacant open spaces created by the ramps have since been converted into parks or public amenities, the negative impact of the ramps on the formerly cohesive nature of Corktown remains.

Residential and Mixed-use Renewal (1970-present)

Beginning in the mid-1960s, a shift in the view to urban renewal led to new approaches which had a particularly large impact on the King-Parliament area. Plans for the redevelopment of Trefann Court from the mid-1960s ran aground on neighbourhood resistance, leading to a changed process that has become a landmark in the history of city planning in Toronto. Instead of implementing a plan designed without consulting local residents, the City set up the "Trefann Court Working Committee" which included local residents, and asked it to assist in the development of a new plan²². Unveiled in 1972, that plan sought to retain as many existing homes as possible, and to integrate new buildings into the scale of the neighbourhood. New housing was more compatible to the 19th century neighbourhood character in its use of red brick and gabled roofs. Two portions of row-housing related to Trefann Court are in the heritage survey area.

21 City of Toronto Planning Board, "Housing in King-Parliament", 10.

22 White, 281-286.

Far larger than Trefann Court is the St. Lawrence Neighbourhood, built on former industrial lands around the Esplanade, east of Jarvis, in the mid-1970s. Considered “one of the best known and most-admired initiatives of Toronto’s reform years” by planning historian Richard White, it adopted Trefann Court’s model of a working committee, and began planning in 1974 – just as City Planners were seriously considering revising the exclusive industrial/commercial zoning of the King-Parliament area. Residential use was allowed here due to the need for more housing downtown, the fact that the land was nearly all vacant and no jobs would be lost, and that most of the land was also city-owned. The new St. Lawrence Neighbourhood embodied the new principles of urban renewal including Low- Rise-High-Density housing - meaning stacked townhouses and mid-rise apartment buildings - a mix of uses, income levels, and ownership/rental/ co-op models, and full integration into existing street grids²³. The St. Lawrence Neighbourhood has been identified as worthy of study for a future Heritage Conservation District.

Beyond the housing constructed as part of urban renewal efforts, residential use in the King- Parliament area has grown since the 1970s, first through relatively small, low-scale infill projects, and more recent residential stretches of row and townhouses on King and Queen Streets, in the Corktown area. Since the mid-1990s, however, mid-rise, and now high-rise residential buildings have appeared in the area, largely as a result of another landmark moment in the history of City Planning in Toronto: an innovative slate of Secondary Plan policies for the “Two Kings”.

The policies directed at the King-Parliament and King-Spadina areas were a response to the fact that the two areas continued to struggle through the 1980s as industry declined. The recession of the early 1990s made things even worse, resulting in alarm at the growing deterioration of properties in the area. In response, the King-Parliament area and King-Spadina area became the site of an innovative policy framework to remove zoning that only allowed industrial uses on industrial lands, and to instead allow for mixed uses to reclaim vacant industrial buildings²⁴. Considered a novel, risky move at the time²⁵, the “Two Kings” plan sparked engaged citizens to build on the work of the Town of York Historical Society (founded 1983). They formed the “Citizens for the Old Town”, among other groups, to support the retention and reuse of heritage buildings, to advocate for the preservation and integration of the area’s rich history into its renewal, and to insist that redevelopment support and enhance the historic character of the area. Notably, citizen activism further contributed to the discovery of archaeological remains of Ontario’s first purpose-built Parliament buildings at Front and Parliament, to the public acquisition of the site, and to a continuing effort to appropriately commemorate their location.

In this period, new commercial buildings continued to be inserted into the area, though now increasingly in larger scale formats. Redevelopment of the south side of Queen

23 White, 326-332.

24 City of Toronto, “The Two Kings: A Status Report – For Information.”

25 Wickens, “Downtown Toronto went all in with a pair of Kings.” The Globe and Mail, February 16, 2016. <https://www.theglobeandmail.com/report-on-business/industry-news/property-report/going-all-in-with-a-pair-ofkings/article28745451/>

Street between Parliament and Power, for example, consolidated a former row of 19th century commercial properties and a used car lot (the result of previous demolitions in the 1960s) into two properties with larger single and two-storey retail buildings. In this period, as well, large format, car-oriented retail was constructed on the former industrial lands between King and Front, and between Berkeley and Parliament. Car dealerships and automobile repair centres also became prevalent in the area, perhaps in relationship to the DVP ramps completed in the mid-1960s.

Heritage conservation and commemoration of the former Gooderham and Worts distillery (closed in 1990) has contributed significantly to the success of the Distillery District, a mixed-use culture and heritage destination in the area since its redevelopment began in the early 2000s. With many of its properties designated under the Ontario Heritage Act, the Distillery District is being considered for a Heritage Conservation District. Next door, residential uses have also dominated the redevelopment of the West Don Lands, former industrial and railways lands that had been slated for various development plans since the 1990s. The West Don Lands Precinct Plan was endorsed by Toronto City Council in 2005, and a significant portion of the 80-acre site was completed for use as an Athletes Village for the 2015 Pan Am Games. Two heritage buildings, the former Palace Street School and the former CN Railway Offices, were conserved and form a gateway to the area. In 2015, City Council also designated a significant part of the Old Town as the St. Lawrence Neighbourhood Heritage Conservation District (under appeal).

Building Types

The historic context of King-Parliament is diverse, and reflective of the successive waves of development, immigration, and growth that have occurred within the area. The King-Parliament area is unique within Toronto as it contains representative examples of a wide range of residential, commercial, industrial and institutional buildings, as well as a number of landmark and unique properties that contribute to its unique sense of place. The following building types are those that are most prevalent within the King-Parliament area:

Main Street Commercial Row

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

Common Features

- 1-4 storeys
- Public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Warehouse / Factory

The nineteenth and early twentieth century warehouse / factory building type is a large building type, generally occupying a significant portion of a city block and reaching 2-4 storeys in height. Its internal post-and-beam structure is indicated in the elevations with regular bays of uniformly sized window openings. Typically clad in brick, its principal, street-facing elevation is usually elaborately designed with stone trim and classical-style elements which could be featured at the entrance, the windows, string courses and roof lines.

Common Features

- 2-4 storeys in height
- typically larger footprint than other building types frequently occupying a large portion of a block to allow window openings on as many sides as possible
- regular rhythm of bays on all elevations with uniformly sized window openings
- principal, main street-facing elevation has more elaborate detailing at the entrance, ground floor level, windows and cornice often in a classical style with stone or stone detailing at the base and brick or stone cladding on the upper levels
- formal primary entrances, with secondary access and loading bays on the side elevations

Main Street Commercial Block

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

Common Features

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Bank

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

Common Features

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

Cultural Heritage Resources

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|--|------------------------------------|------------------------|------------------------|
| 363, 365 Adelaide Street East | 1842 | Semi-detached | Designated Part IV |
| 553 Adelaide Street East | 1840, 1870, 1930 | Warehouse/Factory | |
| 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Ashby Place | 1890 | Terrace | Listed |
| 55, 57, 59, 61, 63, 65, 67, 69, 71, 73 Berkeley Street | 1872 | Terrace | Listed |
| 72, 74, 76, 78 Berkeley Street | 1885 | Terrace | |
| 75, 77, 79 Berkeley Street | 1872 | Terrace | Listed |
| 93, 95 Berkeley Street | 1919-1906 | Terrace | Designated Part IV |
| 106, 108 Berkeley Street | 1884-1890 | Bay and Gable | |
| 110, 112 Berkeley Street | 1884-1890 | Bay and Gable | |
| 111, 113 Berkeley Street | 1881-2 | Bay and Gable | Listed |
| 115 Berkeley Street | 1872-1844 | Centre Hall (modified) | Listed |
| 139, 141 Berkeley Street | Pre-1856 | Terrace | |
| 153 Berkeley Street | 1914 | Pre-War Apartment | |
| 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 Bright Street | 1889 | Terrace | |
| 11, 13, 15, 17 Bright Street | 1889 | Terrace | |
| 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 Bright Street | 1909 | Terrace | |
| 32 Bright Street | 1862 | Ontario Cottage | |
| 34, 36 Bright Street | 1889 | Terrace | |
| 38, 40, 42, 44 Bright Street | 1879 | Bay and Gable | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|--|------------------------------------|------------------------------|------------------------|
| 31 Britain Street | post-1924 | Warehouse/Factory | |
| 33 Britain Street | 1908 | Warehouse | |
| 35 Britain Street | 1908 | Warehouse/Factory | |
| 37 Britain Street | 1913-1924 | Warehouse/Factory | |
| 43 Britain Street | 1910-1913 | Warehouse/Factory | |
| 109 George Street | 1913-1926 | Warehouse/Factory | |
| 125 George Street | 1927 | Warehouse/Factory | |
| 133, 135, 137, 139, 141, 143 George Street | 1870-71 | Warehouse/Factory | |
| 145, 147 George Street | 1903-1910 | Semi-detached | |
| 155 George Street | 1899-1903 | Warehouse/Factory | |
| 4 Gilead Place | 1947 | Industrial* | |
| 99 Jarvis Street | 1899 | Hotel | Designated Part IV |
| 107 Jarvis Street | 1903-1910 | Warehouse/Factory | |
| 111 Jarvis Street | 1956 | Main Street Commercial Row | Listed |
| 113 Jarvis Street | 1879 | Hotel | Listed |
| 302 King Street East | 1860, 1872 | Main Street Commercial Row | Listed |
| 334, 340 King Street East | 1911 | Warehouse/Factory | Listed |
| 354, 356, 358, 360 King Street East | 1884-1889 | Main Street Commercial Block | |
| 362 King Street East | pre-1880 | Main Street Commercial Row | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|--------------------------|------------------------------------|------------------------------|------------------------|
| 364 King Street East | pre-1880 | Main Street Commercial Row | |
| 366 King Street East | 1880-1884 | Main Street Commercial Row | |
| 368 King Street East | 1880-1884 | Main Street Commercial Row | |
| 392 King Street East | 1889 | Main Street Commercial Row | |
| 394 King Street East | 1889 | Main Street Commercial Row | |
| 396 King Street East | 1889 | Main Street Commercial Row | |
| 398 King Street East | 1889 | Main Street Commercial Row | |
| 400 King Street East | 1889 | Main Street Commercial Row | |
| 402 King Street East | 1889 | Main Street Commercial Row | |
| 404 King Street East | 1889 | Main Street Commercial Row | |
| 406 King Street East | 1889 | Main Street Commercial Row | |
| 399-403 King Street East | 2014 | Main Street Commercial Row | Designated Part IV |
| 417 King Street East | 1889 | Main Street Commercial Row | Designated Part IV |
| 425 King Street East | 1842 | Place of Worship | Listed |
| 431 King Street East | 1884-1889 | Main Street Commercial Block | |
| 456 King Street East | 1902 | Place of Worship* | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|---|------------------------------------|--------------------------------|------------------------|
| 457-463 King Street East | 1891 | Main Street Commercial Row | Listed |
| 460, 462, 464, 466, 468, 470 King Street East | pre-1884 | Terrace | |
| 489, 491 King Street East | 1890 | Main Street Commercial Row | |
| 493, 495 King Street East | 1890 | Terrace | |
| 498 King Street East | 1890 | Main Street Commercial Row | |
| 502 King Street East | 1890 | Main Street Commercial Row | |
| 504 King Street East | 1890 | Main Street Commercial Row | |
| 507 King Street East | 1923 | Warehouse/Factory | |
| 540 King Street East | 1919 | Warehouse/Factory | |
| 551, 553, 555, 557 King Street East | 1884-1889 | Terrace | |
| 25 Ontario Street | 1945 | Offices | Designated Part IV |
| 78 Ontario Street | 1909 | Warehouse/Factory | Designated Part IV |
| 90 Ontario Street | 1919 | Warehouse/Factory | Designated Part IV |
| 86 Parliament Street | 1884-1889 | Warehouse/Factory | |
| 101 Parliament Street | 1956 | Industrial* | |
| 146, 148, 150, 152 Parliament Street | 1884-1889 | Terrace | |
| 162 Parliament Street | 1890 | Place of Worship (conversion)* | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|--|------------------------------------|----------------------------|------------------------|
| 1, 3, 5, 7, 9, 11, 15, 17 Percy Street | 1879, 1899 | Terrace | Listed |
| 2, 4, 6, 8, 10 Percy Street | 1899 | Terrace | Listed |
| 83 Power Street | 1964 | Place of Worship | Listed |
| 167 Queen Street East | 1889 | Main Street Commercial Row | Designated Part IV |
| 171 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 173 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 175 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 177 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 179 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 181 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 183 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 185 Queen Street East | 1889 | Main Street Commercial Row | Listed |
| 189 Queen Street East | Pre-1880 | Warehouse/Factory | |
| 201 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 203 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 205 Queen Street East | 1884-1889 | Main Street Commercial Row | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|---|------------------------------------|------------------------------|------------------------|
| 207 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 209 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 211 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 213 Queen Street East | 1899 | Main Street Commercial Row | |
| 216, 218, 220, 222, 224, 226, 228, 230, 232 Queen Street East | 1889, 1965 | Main Street Commercial Block | Listed |
| 219 Queen Street East | 1884-1890 | Main Street Commercial Row | |
| 223 Queen Street East | pre-1880 | Warehouse/Factory | |
| 227-229 Queen Street East | 1897 | Hotel | Listed |
| 234, 236, 238, 240, 242 Queen Street East | 1892, 1965 (240) | Main Street Commercial Block | Designated Part IV |
| 237 Queen Street East | 1889 | Main Street Commercial Row | Designated Part IV |
| 242 1/2 Queen Street East | 1899 | Main Street Commercial Row | Designated Part IV |
| 244 Queen Street East | 1903-1910 | Main Street Commercial Row | |
| 246 Queen Street East | 1903-1910 | Main Street Commercial Row | |
| 245 Queen Street East | 1899-1906 | Offices | Intention to Designate |
| 250 Queen Street East | 1903-1910 | Main Street Commercial Row | |
| 252 Queen Street East | 1859 | Main Street Commercial Row | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|---|------------------------------------|------------------------------|------------------------|
| 267 Queen Street East | 1909, 1889 | Main Street Commercial Row | Designated Part IV |
| 287, 289, 291, 293, 295 Queen Street East | pre-1880 | Main Street Commercial Block | |
| 310 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 317 Queen Street East | 1872 | Place of Worship | Designated Part IV |
| 319 Queen Street East | 1880-1884 | Warehouse/Factory | |
| 323 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 326, 328, 332, 334, 336, 340, 342 Queen Street East | 1884-1889 | Main Street Commercial Block | |
| 339 Queen Street East | 1919 | Warehouse/Factory | Designated Part IV |
| 348 Queen Street East | 1929 | Bank | |
| 350 Queen Street East | 1880-1884 | Main Street Commercial Row | |
| 354 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 356 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 358 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 364 Queen Street East | 1909 | Theatre | |
| 368 Queen Street East | 1884-1889 | Main Street Commercial Row | |
| 370 Queen Street East | 1884-1889 | Main Street Commercial Row | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|--------------------------------------|------------------------------------|----------------------------|------------------------|
| 378 Queen Street East | 1903-1913 | Main Street Commercial Row | |
| 380 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 382 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 384 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 412 Queen Street East | 1914 | Parish Hall* | |
| 426 Queen Street East | 1913-1924 | Warehouse/Factory | |
| 436 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 438 Queen Street East | pre-1880 | Main Street Commercial Row | |
| 451, 453, 455, 457 Queen Street East | 1884-1889 | Terrace | |
| 459, 461 Queen Street East | pre-1884 | Terrace | |
| 467, 469 Queen Street East | 1877 | Terrace | |
| 481 Queen Street East | pre-1884 | Main Street Commercial Row | |
| 489 Queen Street East | 1884 | Warehouse/Factory | |
| 491-497 Queen Street East | 1899 | Terrace | Listed |
| 468, 478 Queen Street East | 1889 | Warehouse/Factory | Listed |
| 498 Queen Street East | 1889 | Hotel | Listed |
| 499, 501 Queen Street East | 1886 | Bay and Gable | |
| 502 Queen Street East | pre-1884 | Main Street Commercial Row | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|---|------------------------------------|------------------------------|------------------------|
| 503, 505, 507, 509, 511, 513, 515 Queen Street East | 1884-1889 | Main Street Commercial Block | |
| 519, 521, 523, 525, 527, 529, 531 Queen Street East | 1884-1889 | Terrace | |
| 524, 526, 528, 530, 532, 534 Queen Street East | 1870, 1965 | Terrace | Listed |
| 533 Queen Street East | 1884-1889 | Bay and Gable | |
| 535 Queen Street East | 1905 | Warehouse/Factory | |
| 541 Queen Street East | 1912 | Bank | |
| 550 Queen Street East | 1910-1913 | Warehouse/Factory | |
| 155, 157 Richmond Street East | 1889 | Warehouse/Factory | Listed |
| 159 Richmond Street East | 1903-1910 | | |
| 167 Richmond Street East | 1913-1924 | | |
| 190 Richmond Street East | 1880 | Stables* | |
| 230 Richmond Street East | 1910-1913 | Warehouse/Factory | |
| 260 Richmond Street East | 1908 | Warehouse/Factory | |
| 272 Richmond Street East | 1910-1913 | Warehouse/Factory | |
| 282 Richmond Street East | 1910-1913 | Warehouse/Factory | |
| 284 Richmond Street East | 1910-1913 | Warehouse/Factory | |
| 384 Richmond Street East | 1929 | Warehouse/Factory | Designated Part IV |
| 410 Richmond Street East | 1919 | Warehouse/Factory | Designated Part IV |
| 411 Richmond Street East | 1895 | Warehouse/Factory | Designated Part IV |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|---|------------------------------------|----------------------------|------------------------|
| 461 Richmond Street East | 1953 | Place of Worship* | |
| 470, 472 Richmond Street East | 1903-1913 | Semi-detached | |
| 474 Richmond Street East | 1858 | Ontario House | |
| 19 Sackville Street | 1889 | School | Listed |
| 21, 23, 25, 27, 29, 31, 33 Sackville Street | Pre-1884 | Terrace | |
| 91, 93, 95, 97 Sackville Street | 1884-1889 | Terrace | |
| 112, 114, 116, 116A, Sherbourne Street | 1903-1910 | Terrace | |
| 118 Sherbourne Street | 1908 | Industrial | |
| 120 Sherbourne Street | 1903-1910 | Main Street Commercial Row | |
| 122 Sherbourne Street | 1903-1910 | Semi-detached | |
| 52 St. Lawrence Street | 1913-1924 | Warehouse/Factory | |
| 19, 21, 23, 25 St Paul Street | 1884-1889 | Ontario House | |
| 27, 29 St Paul Street | 1884-1889 | Semi-detached | |
| 28, 30 St Paul Street | 1884-1889 | Semi-detached | |
| 38 St Paul Street | pre-1884 | Ontario House | |
| 1 Sumach Street | 1996 | Landmark* | |
| 6, 8, 10, 12 Sumach Street | 1884-1889 | Terrace | |
| 49, 51 Sumach Street | pre-1884 | Bay and Gable | |
| 55, 55A Sumach Street | 1879 | Semi-detached | |
| 58 Sumach Street | 1925 | Mission Hall* | |

| Address | Date of Construction (est.) | Building Type | Heritage Status |
|---|------------------------------------|----------------------|------------------------|
| 60 Sumach Street | 1920 | Warehouse/Factory | |
| 105, 107, 109 Trinity Street | 1889 | Terrace | |
| 111, 113 Trinity Street | 1889 | Bay and Gable | |
| 115, 117, 119, 121, 123, 125, 127 Trinity Street | 1889 | Terrace | Listed |
| 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 Wilkins Avenue | 1889 | Terrace | |
| 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 Wilkins Avenue | 1889 | Terrace | |

* see Attachment 2 for listing statements

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Address: 101 Parliament Street
Year Built (est.): 1956



Description: Located on the east side of Parliament Street at Adelaide Street East, the property at 101 Parliament Street contains the former office building for Black and McDonald Limited, electrical contractors. The building was constructed around 1956, with an addition to the north setback from Parliament Street built between 1965 and 1970, following construction of the Adelaide Street extension. The two-storey vernacular industrial building features modern Georgian Revival elements, with red brick common bond cladding, a regular rhythm of fenestration with cast stone splayed lintels and sills and a deep metal cornice with brick parapet above. The addition has a central entrance set within a cast stone door between brick pilasters that culminate in a classical entablature applied to the façade. Later alterations include a large two-storey window on the west façade, with applied metal panelling selectively applied on the west and north façades.

Address: 461 Richmond Street East
Year Built (est.): 1953



Description: The property at 461 Richmond Street East contains the Greek Orthodox Church of the Mother of God of Proussa, located on the south side of Richmond Street between Berkeley and Ontario Streets. The one-storey detached Place of Worship was constructed around 1953 and was founded as the Holy Trinity Russian Orthodox Church, presently located at 23 Henry Street. The vernacular structure features a front gable, with a largely planar primary (north) façade, bound by two brick piers. The raised central entrance is set within a pointed pediment door surround, with a semi-circular window above. Pointed arch windows run the depth of the building on the east and west facades. The structure is clad in stucco, with unknown material below.

Address: 456 King Street East
Year Built (est.): 1866, 1903



Description: The property at 456 King Street East was in 1866 developed as the King Street East Church (Peoples Church), and, in 1903, was substantially altered by the architectural firm Burke & Horwood and occupied by the King Street East Methodist Church. It is presently occupied by the Riverside Evangelical Missionary Church. The three-storey Place of Worship features elements of the Byzantine Revival style, most notably with the extensive use of arches in window openings, door surrounds, parapets and bays, and the polychromatic brick band courses that ornament the primary (south) façade and wing. A remnant of the 1866 structure remains prominent at the rear of the east façade, with a gabled wing featuring an arched entrance and rounded arched window above, set within paired brick pilasters that continue the rhythm of pilasters from the later addition.

Address: 4 Gilead Place
Year built (est.): 1947



Description: 4 Gilead Place contains a single-storey industrial building constructed c.1947 and first occupied by the Canada Lighter Company. The building is representative of Streamlined Modern style which is evident in the pronounced horizontality of its design with continuous bands of broad windows extending across the elevation and wrapping around the corners. Broad window sills extend as belt courses further emphasizing the horizontal. The roof line with its step-up at the corner, the adjacent squat chimney and the recessed entrance are typical of the geometric elements and minimalist sensibility which characterize the Streamlined Modern style. The current glazing is likely a recent replacement but with its horizontal glazing pattern supports the original style of the building.

Address: 1 Sumach Street
Year built (est.): 1996



Description: 1 Sumach Street contains the well-known Toronto landmark "The Cube" which represents Modern architecture's most avant-garde and experimental initiatives defying conventional expectations of appropriate forms for housing. Composed of a cluster of three cubes rotated so that their corners point towards the earth and sky, the green-metal-clad cubes rest on a concrete base which provides access upwards to their interiors. Based on the Dutch architect Piet Blom's housing complex of cubic houses constructed in Rotterdam in the 1970s, they were built in 1996 by Ben Kutner and his partner Jeff Brown on a section of left-over land adjacent to the on-ramps of the Don Valley Parkway.

Address: 190 Richmond Street East
Year built (est.): 1880s



Description: The property at 190 Richmond Street East contains a distinctive large, double-story volume which, with its broad gable roof behind two later shed dormers indicates its historic origin as a stables building. Constructed in the 1880s, it was occupied by a livery stable where horses were boarded and by 1890 included a veterinary surgeon, Dr T. Hodgson, and then by 1910 Solway & Son Horse Shoers and a horse trainer also occupied the corner. By 1930 these early services were replaced by Bell Motors and 'auto painters'. Although recently over clad with black brick the property retains the original window and door openings, with smaller openings at the upper levels and large openings at the ground floor indicative of its earlier uses for servicing horse and cars.

Address: 162 Parliament Street
Year built (est.): 1905



Description: The property at 162 Parliament Street contains a former Place of Worship, constructed around 1905 and occupied by the South End Presbyterian Church. The building was later converted for industrial uses, including the Luxfer Prism Company, which produced prismatic glass tiles. The building features a prominent square tower, adjacent to the recessed primary (east) façade and substantially setback from Parliament Street. The raised entrance is set below a semi-circular window, and adjacent to a chimney, likely a later addition. On the south façade, shed dormer windows punctuate the gable roof, with a regular rhythm of windows below. The building is currently occupied by an elementary school.

Address: 412 Queen Street East
Year built (est.): 1914



Description: The property at 412 Queen Street East contains the former St. Paul's Parish Hall, constructed by the Archdiocese of Toronto and designed by architect C. J. Reid. The imposing 3-storey building is clad in red brick, with ornamental brick spandrels between the second and third floors, cast stone window bay surrounds and a brick parapet with an ornamental arched pediment at centre containing cast stone symbols of the Catholic faith. The east façade facing onto Tracy Street is punctuated by large, 2-storey windows illuminating the hall within. Although the ground floor has been greatly altered, and the cornice has been replaced with cast pebble stone panels, the building retains its integrity as a former parish hall, and corner building.

Address: 58 Sumach Street
Year built (est.): 1925



Description: 58 Sumach Street contains a utilitarian one-storey brick building constructed in 1925 originally serving as the Bulgarian Mission, a soup kitchen serving the neighbourhood's growing Macedonian and Bulgarian community, and which was later renamed Dixon Hall, which continues to serve the east downtown community. The brick clad building features an off-centre raised entrance, with rectangular windows on either side featuring cast stone lintels and sills.