

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 600 King Street West

Date: May 25, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Spadina-Fort York - Ward 10

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 600 King Street West (Beatty Manufacturing Company Ltd.) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 600 King Street West is situated at the north-east corner of the intersection of King Street West and Portland Street. It contains a four-and-a-half-storey, brick-clad building constructed in 1901 to the designs of architects Chadwick & Beckett for the Beatty Manufacturing Company Ltd. Exhibiting the Edwardian Classical style, the building is a finely-designed representative of the late-19th and early-20th-century warehouses which provide the King-Spadina neighbourhood with its distinctive heritage character. It was identified as a contributing property in the proposed King-Spadina Heritage Conservation District, adopted by City Council in 2017.

Listed on the City's inaugural heritage register by City Council on June 20, 1973, the property at 600 King Street West is amongst the earliest properties in Toronto to be recognized for its heritage value. The factory at 600 King Street West was adaptively re-used as a brewery/restaurant in 1988 by Roel Bramer of Bramfield Restaurants Ltd., to the designs of the architects Kearns Mancini. A change of use was permitted through the addition of an onsite, craft brewery and bakery, which continued the zoned, manufacturing use of the property.

Heritage Planning staff have undertaken further research and evaluation and determined that the heritage property at 600 King Street West meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource.

Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 600 King Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 600 King Street West (Reasons for Designation) attached as Attachment 3 to the report, May 25, 2021, from the Senior Manager, Heritage Planning.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of May 19, 2021, the Toronto and East York Community Council adopted the staff recommendation to proceed with a community consultation meeting for the zoning amendment application located at 600 King Street West with the Ward Councillor on May 27, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE25.15>

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 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 (currently under appeal). The boundaries of the HCD include the subject property.

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

At its meeting on June 20, 1973, City Council included the property at 600 King Street West on the City of Toronto's Heritage Register.

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."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<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 Ontario Heritage Act, 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.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.ontario.ca/gov/en/heritage-toolkit)

COMMENTS

A Zoning Amendment application (21 120904 STE 10 OZ) for the property was submitted on March 18, 2021 and is currently under review. The application proposes an addition overtop of and behind the existing four-and-a-half storey heritage building, increasing the height of the existing building to a total of 9-storeys. The new portions of the development would contain office and hotel uses.

600 King Street West: Beatty Manufacturing Company Ltd.

Research and Evaluation according to Ontario Regulation 9/06



600 King Street West: View of the principal (south) facade and side (west) facades (Heritage Planning, 2021)

1. DESCRIPTION

600 KING STREET WEST - BEATTY MANUFACTURING COMPANY LTD.	
ADDRESS	600 King Street West
WARD	Ward 10 – Spadina-Fort York
LEGAL DESCRIPTION	Plan 1086, Lot 1
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Beatty Manufacturing Company Ltd.
CONSTRUCTION DATE	c.1901
ORIGINAL OWNER	Charlotte L. Beatty
ORIGINAL USE	Manufacturing
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	Chadwick & Beckett
DESIGN/CONSTRUCTION/MATERIALS	Brick Cladding with Stone Trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed on the Heritage Register, 1973 Identified as contributing in the King-Spadina Heritage Conservation District, 2017
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	May 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 600 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 the property merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. 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 600 King Street West would be located in Section G (Lot 19) which was located on the north side of King Street between Brant and Bathurst Streets

1850-1880	The construction of the railways along the waterfront transforms the area from being primarily residential to being primarily industrial with commercial and residential uses
1895	Land Registry Office records indicate that Lots 19 and 20 in Section G at the north-east corner of King Street West and Portland Street have been subdivided as Plan 1086, and the subject property is located on Lot 1.
1900	Charlotte Louisa Beatty purchases Lot 1, Plan 1086 from the Trustees of the John French estate, according to Land Registry Office records
1900	On November 12, Building Permit 293 is granted to Beatty Manufacturing Co. ("white goods") to construct a 5-storey, brick factory at the north-east corner of King and Portland streets. The permit identifies Chadwick & Beckett as the architects and Davidge & Lunn as the builders
1901	By August of this year the assessment rolls indicate that the Beatty Manufacturing Company Ltd. is occupying their new building at the north east corner of King Street West and Portland Street
1902	The City Directories identify Beatty Manufacturing Co. Ltd., Embroidery as located at 598-600 King Street West
1916	Charlotte L. Beatty sells the 600 King Street West property to the Julian Dale Leather Goods Co. Ltd.
1924	Between 1913 and 1924 a single storey outbuilding is added on the north side of the property according to Goads maps
1955	The property is sold by the Julian Dale Leather Goods Co. Ltd. to William Shannon Co. Ltd.
1973	Toronto City Council adopts a recommendation to include the property at 600 King Street West on the Heritage Register
1987	The property is sold by William Shannon Co. Ltd. to Bramfield Restaurants
1988	The warehouse building is adaptively re-used as a restaurant, brewery and bakery designed by Kearns Mancini architects. The project is nominated for an Award of Merit by the Toronto Historical Board
1989	The adaptive re-use of the warehouse is featured in <i>The Canadian Architect</i> , February 1989
2003	Bramfield Restaurants sells the property to 1572654 Ontario Inc.
2003	A patio with adjacent enclosed access and amenity spaces is added to the roof of the building
2017	On October 2, 2017, City Council adopted 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. The HCD is currently under appeal
2021	A zoning amendment application to increase the building's height to 9 storeys, maintaining the original heritage building, is currently under review.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria. (See Figures 1- 10 in Attachment 1)

King-Spadina Neighbourhood and Heritage Conservation District

The property at 600 King Street West 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 (Figures 1-2)

The King-Spadina neighbourhood is part of the former Garrison Military Reserve, also known as Garrison Common, which surrounded Fort York. In 1793, the Fort and the Town of York were established and the military reserve was created as a buffer around the fort extending to boundaries now known as the following streets: Dufferin Street (on the west), Queen Street (to the north) 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 and blocks subdivided into parcels for development. 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 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. (Figure 3)

With the arrival of the railways in the 1850s, the neighbourhood evolved to accommodate industries and streets lined with small-scale residential 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 a primary manufacturing centre in the city. 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 sustaining the area and 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 converted warehouses adjacent to the theatre 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.

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>

The adaptive re-use of the factory at 600 King Street West as a brewery/restaurant in 1988 by Roel Bramer of Bramfield Restaurants Ltd. to the designs of the architects Kearns Mancini was a part of this exciting transformation. 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 with the King-Spadina Heritage Conservation District Plan (2017) adopted by City Council.

600 King Street West

The property at 600 King Street West is located on a parcel of land that was identified as Section G of the Military Reserve subdivision, seen in the 1837 plan prepared by the Deputy Surveyor William Hawkins. (Figures 4-5) 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. The subject property at 600 King Street West is situated on the former lot 19 of Section G at the north-west corner of Portland and King streets. By 1895, Lot 19 and lot 20, to its east, were subdivided under Plan 1086 with four lots. The property at 600 King Street encompasses Lot 1 of Plan 1086. (Figure 6)

Section G and Section F on the south side of King Street West developed slowly and were primarily dominated by residential development until the 1870s when factory complexes were introduced along King Street West with the E. & C. Gurney Stove Foundry, (1872), 500 King Street West (east of Brant) and the Toronto Silver Plate Co., (1882) 572 King Street West in 1882.

At the turn of the century there was a distinct increase in the construction of factory buildings at the intersection of King Street West and Portland with the Parisian Laundry Building by Harry Simpson, architect, constructed in 1904 at 602 King Street West (north-west corner), the Canadian Kodak Co. Ltd Building, designed by Chadwick & Beckett, constructed in 1902 at 582 King Street West and the Davis and Henderson Building, designed by Burke and Horwood architects and constructed in 1904 at 578 King Street West to the north-east.

Beatty Manufacturing Company Ltd., 600 King Street West

Located on the north-east corner of Portland Street and King Street West, the Beatty Manufacturing Company was part of the transformation of this intersection in the first years of the 20th century. Charlotte Louisa Beatty, purchased Lot 1 in November 1900. Designs for the new Beatty Manufacturing Company Ltd. factory were prepared by the architects Chadwick & Beckett and a permit was granted for the building in November 1901. (Figures 7-8) The building permit references "white goods," indicating the type of manufacturing that would take place in the new building. City Directories show that the Beatty Manufacturing Company produced embroidery, making an early contribution to the Fashion District identity of the neighbourhood. Patricia McHugh also notes that there were bindings, tapes and braids produced on site.²

² McHugh p. 54.

Before moving to King Street West, the Beatty Manufacturing Co. Ltd. was located at 10 Wellington Street E and had produced "children's headware."³ When it opened at 600 King Street West in 1901, the company switched to producing embroidery. William H. Beatty was the president of the company, Edward Mahoney was the manager and Harry Worts Beatty (1866-1913), Beatty's eldest son, was the bookkeeper. Charlotte Beatty sold the property in 1916, following the death of William in 1912 and Harry in 1913. The company disappeared from the directories and, at that time, the business may have closed.

William Henry Beatty and Charlotte Louisa Beatty

William Henry Beatty (1833-1912) and Charlotte Louisa Worts (1846-1928) were married in 1865. (Figure 9) William was the son of James Beatty, an Irish immigrant, merchant and a captain in the militia and his wife, Anne McKowen. He was educated at Upper Canada College and pursued studies in law at Osgoode Hall and was admitted to the bar in 1865 establishing a partnership with Edward Marion Chadwick, which would become "in one estimate, the largest legal business in Canada."⁴ He was called to the bar in 1880 but refused John A. Macdonald's offer of an appointment as a QC. Beatty was an astute businessman. His marriage to Charlotte Louisa Worts Gooderham, the daughter of James Gooderham Worts and Sarah Bright has been credited with the success of both his legal partnership and his business interests, although earning the trust and confidence of his father-in-law took time.⁵ " At various times he served as a director of Gooderham and Worts Ltd., vice-president of the London and Ontario Investment Company and the Toronto General Trust Corporation (Canada's first trust company) and president of the Bank of Toronto, the Toronto Silver Plate Company, the Canada Permanent Mortgage Corporation, the Canadian Niagara Power Company and the Confederation Life Association, an insurance company he helped found in 1870 and manage for over 40 years."⁶

On Beatty's death in 1912, the Toronto Board of Trade noted "His wide experience in commercial affairs and his far-sighted and well balanced judgment made his counsels of the highest value and his deep sense of responsibilities...made him most scrupulous in the discharge of [his] duties." While serving as president of Beatty Manufacturing, Beatty was also the president of the neighbouring Toronto Silver Plate Company at 572 King Street West. He and Charlotte lived with their five children at The Oaks at 6 Queen's Park Circle.

³ City Directories, 1900 entry for Beatty Manufacturing Co. Ltd.

⁴ Kyer. "Beatty, William Henry."

⁵ Kyer. "op.cit."

⁶ Kyer, op.cit.

Later Owners: Julian Dale Leather Goods Co. Ltd

William Shannon Co. Ltd, Bramfield Restaurants

With the ownership and occupation of the property by the Julian Dale Leather Goods Co. Ltd. from 1916-1955 and William Shannon Co. Ltd. which produced drapery cords and trimmings from 1955-1987, the use of the property remained dedicated to producing goods associated with the King-Spadina Fashion District. Between 1913 and 1924, the single-storey outbuilding had been added to the property on the north, rear, side of the factory. (Figure 10)

With the purchase of the property in 1987 by Bramfield Restaurants Ltd., under the leadership of Roel Bramer, a change of use was permitted through the addition of an onsite craft brewery and bakery, which continued the zoned manufacturing use. Designed by Kearns Mancini Architects, and first known as the Rotterdam Brewing Co., the new facility occupied the basement and first floors, with a garment factory and showroom operating at the upper levels. A patio was added on the west side of the building and changes were made to openings on the west façade of the building, including the raising of the window at the south corner to accommodate a basement entrance and the extension of two first floor windows to provide exits. The interior of the lower floors was dramatically altered with a cut through the first floor allowing views from the basement to the upper floors. Following the sale of the building in 2003, a rooftop patio restaurant with adjacent access and amenity space was constructed on the roof. The rear, single-storey outbuilding was rebuilt. In 2007, alterations were made to accommodate the Spoke Club restaurant on the third and fourth floors, which eventually included the second floor. In 2012, the fire escape on the east façade was extended.

The adaptive re-use of the listed property received an Award of Merit from the Toronto Historical Board in 1988.

Architects: Chadwick & Beckett

William Craven Vaux Chadwick (1868-1941) and Samuel Gustavus Beckett (1869-1917) formed a partnership in 1893 and undertook a wide range of commissions becoming renowned for their extensive residential works in Rosedale, the Annex and Lawrence Park as well as for places of worship and commercial and industrial commissions which extended across the city. The commission for the Beatty Manufacturing Co. Ltd. was part of a group of buildings designed by the partnership in that neighbourhood which included the adjacent Canadian Kodak Co. Ltd. buildings (1902, 1904) at 582 King Street, two projects on Wellington Street; J. D. King Co. Ltd. (1901) and the Robert L. Patterson Co. (1901) and Toronto Type Foundry Co. (1899) on York Street. Both partners enlisted in the Canadian Expeditionary forces during World War I and Beckett was killed in action in France in 1917. After the war Chadwick was joined by his brother Bryan Damer Seymour Chadwick (1888-1965) and they remained in partnership until 1940.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria. (See Figures 11 – 19 in Attachment 1)

The design of the Beatty Manufacturing Co. Ltd. building exhibits the classic factory form and detailing of the late-19th and early-20th century. Determined by function, the form of the four-and-half-storey building (including the raised basement) is a long rectangular block with a narrow principal facade facing King Street. Factories relied on a post-and-beam structure to allow maximum open space and flexibility, unencumbered by internal walls, to accommodate machinery and the movement of materials and goods. The narrow floor plan with windows on the long facades also allows for maximum penetration of daylight to the shallow interior. This type of factory frequently had an adjacent laneway parallel to their long facades which facilitated deliveries and also guaranteed access to light. The interiors were typically planned with little more than a staircase at either end, washrooms and a goods elevator. The uniformity of the interior and the structural grid is expressed in the regular grid patterning of windows on the exterior facades. (Figures 11-13)

Chadwick and Beckett elevated the design for the principal (south) façade on King Street, as well as the side (west) façade on Portland Street beyond factory functionality as the public face of the Beatty Manufacturing Company Ltd. (Figures 14-16) They employed the classical vocabulary of Edwardian Classicism, named for the British King Edward VI, who succeeded Queen Victoria in 1901, and represents a distinct shift in taste from the Victorian styles of the 19th century and also reflects the influence of American Beaux Arts classicism on urban design and civic buildings. At the turn of the century, Classicism was enjoying a renaissance as the appropriate style for various commercial, educational and cultural institutions, as well as railway stations, as part of the City Beautiful movement, which gained traction at the 1893 Chicago World Exhibition.

The facades feature a tripartite organization with a base, middle and attic section which corresponds to the Georgian country-house type, frequently adapted for institutions, and here treated with a mannered handling and variety that is typical of Edwardian Classicism. Facing King Street West, the base is divided into three bays, framed by brick pilasters stretching from the raised, basement storey to an entablature and projecting cornice above the first floor. Three, large arches frame two tall windows and the main entrance. Beneath are the windows for the basement. The base is made more imposing through the recessed, horizontal striations of the brick banding which continues into the voussoirs and keystones of the arches. Rough-faced stone is used for the window sills and the bases of the pilasters.

The mid-section of the tripartite composition of the principal (south) facade includes the second and third floors. It features a central projecting bay with a pair of openings, flanked on either side by single openings. The paired windows in the central bay are given further emphasis by having segmental-arched heads (second floor) and arched openings (third floor) while the outer openings have either flat heads (second floor) or segmental-arched heads (third floor) contributing to the variety of the whole. All openings have projecting voussoirs and keystones. The horizontal striations of the base

continue as projecting quoins at the corners. A small projecting cornice separates the mid-section from the attic section at the fourth floor.

The attic windows are, appropriately, the shortest of all, aligning with the openings in the second and third storeys. The projecting central bay terminates with two pairs of columns at either end with a single, central column, all engaged with brick blocks in a mannerist fashion. The cornice at the base of the columns projects beneath them and is supported on corbel brackets. The columns support a narrow entablature beneath a deep projecting cornice, with moulded mutules blocks on its underside, which also steps forward aligning with the central bay. The corner quoins are a compressed variation of the mid-section quoins with alternating bands of brick. Finally, above the cornice, the central bay is terminated by an elliptical pediment with a moulded cornice.

The side (west) façade on Portland Street is plainer but still carefully composed following the pattern of the south façade with a sequence of paired windows flanked at the corners by single window openings. (Figures 17-19) While the details are simpler, the rusticated base of the principal (south) facade, wraps around the corner of the first window bay with a single, large, arched window opening, with the entablature and projecting cornice. At the roof level, the deep projecting cornice continues on the side façade but without the mutule blocks and entablature once it passes the quoins. All window openings have segmental arched headers and rough-faced stone sills.

On the east façade on the laneway between 582 King Street West and the Beatty building, the details turn the corner just beyond the length of the quoins. The windows are set in pairs corresponding in placement to those on the west façade but are not as continuous as a section of the east wall is blank and has a chimney. There are fire escapes. The rear (north) wall has no window openings apart from the delivery bay openings at the first floor level. (figure 20)

In her 1985 "Toronto Architecture: a City Guide," Patricia McHugh selected just eight buildings along this section of King Street West between Spadina Avenue and Bathurst Street. Of the Beatty Manufacturing Co. Ltd. she wrote, "Subtle red-on-red brick with crisp details woven in like a piece of fine damask worthy of Mr. Beatty's bindings, tapes and braids which were made within... A majestic little factory."⁷

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria. (See Figures 21-24 in Attachment 1)

The Beatty Manufacturing Co. Ltd. at 600 King Street West is located at the intersection of King Street West and Portland Street and is surrounded by a variety of building types that preserve the story of the late-19th and early-20th-century neighbourhood. Set at the north-east corner, the building terminates a sequence of factory buildings to the east facing King Street West, constructed between 1872 and 1904 and sharing the characteristic elements of the factory type with their three to five-storey massing,

⁷ McHugh, p. 54.

detailed, surface cladding of brick and stone with a symmetrical and rhythmic arrangement of window openings. On the opposite, north-west corner of the intersection, the sequence continues with the former Parisian Laundry building, built in 1902. These buildings at 570-72, 582 and 602 King Street West have been designated under Part IV of the Ontario Heritage Act.

At the south-east corner of the intersection, at 557-585 King Street West, a row of shops with residential accommodation above represents the type of urban form and use that emerged in the 1880s to support the growing cluster of industries and resident/employees in the neighbourhood. These properties have been included on the City's Heritage Register. On the south-west corner a house-form building, likely dating to the 1860s-1870s, represents the earlier neighbourhood which was less urban with its house-form buildings. Victorian semi-detached houses, clad in red and yellow patterned brick, with their classic gables and bargeboards, remain along Portland Street, to the north of King Street West, and on Adelaide Street West.

This pattern of housing, retail blocks and factories, dressed in the richly-detailed, late-Victorian and Edwardian-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, glass-clad residential towers have been added. However, the unique character of the century-old, dynamic context of industrial and residential development and economic growth has resulted in a vibrant environment that represents a significant part of Toronto's history. As part of this important collection, 600 King Street West is one of the properties identified as contributing to the King-Spadina Heritage Conservation District Plan (2017).

3. EVALUATION AND APPLICATION OF O.REG 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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or ✓ if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

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

Representative example of a style and type

The property at 600 King Street West has design value as an exceptionally fine representative of the late-19th and early-20th-century factory type with its characteristic narrow, rectangular massing of a four-and-a-half-storey volume, brick cladding, window openings arranged in a grid pattern expressive of the internal post and beam structure and manufacturing function, with elements of Edwardian Classicism expressed in the tripartite organization of the principal, south facade, the brick detailing, the arched openings, pilasters and columns.

Displays high degree of craftsmanship or artistic merit

A high degree of craftsmanship and artistic merit is displayed in the design and construction of the brick details, including rusticated striations, a variety of quoining, blocks encasing columns, as well as in the composition of the south and west facades with the variety of the paired and single-spaced windows and, on the south facade, the projecting central bay and variety of window heads. The combination of materials, brick, stone and wood and their varied surfaces contributes to the overall rich sense of texture in the street facades.

HISTORICAL OR ASSOCIATIVE VALUE

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

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

The property at 600 King Street West has value through its association with William Henry Beatty (1833-1912). W. H. Beatty was an astute and well-respected lawyer and businessman, creating one of the leading Canadian legal firms with his partner E.M. Chadwick, establishing numerous businesses including Beatty Manufacturing Co. Ltd. and the Confederation Life Association insurance company. Through his marriage to Charlotte Louisa Worts (1846-1928), Beatty earned the trust of the Gooderham family, served as a director of Gooderham and Worts as well as President of the Bank of Toronto and as a president or director of numerous other companies.

Yields information that contributes to an understanding of a community or culture

The property has historical value through its potential to yield information about the development of the King-Spadina neighbourhood in the late-19th and early-20th century as an important manufacturing centre which contributed to Toronto's growth and

prosperity, and following the post-war departure of manufacturing, its rebirth as an important cultural and commercial centre for arts and entertainment.

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 Toronto-based architects, Chadwick & Beckett (1893-1917) who were a prolific partnership with numerous commissions which included a wide variety of buildings types. Along with the Beatty Manufacturing Co. Ltd. and the adjacent Canadian Kodak Co. Ltd building at 582 King Street West, the partners made a particular contribution to the design of industrial buildings across the City of Toronto in the first decade of the 20th century.

CONTEXTUAL VALUE

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

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

Constructed in 1901 at the north-east corner of King Street West and Portland Street, the property at 600 King Street West, is important as it defines the early 20th century industrial character of the area, maintains the scale, material qualities and design patterns of the factory structures and features Edwardian Classical elements typical of the period.

Physically, functionally, visually or historically linked to its surroundings

For 120 years, the Beatty Manufacturing Co. Ltd. building has been physically, functionally, visually and historically linked to its surroundings, first as a contributor to 'Fashion District' identity of the King-Spadina neighbourhood, then, through its award-winning, adaptive re-use, it has played a significant role in revitalization of the neighbourhood as a vibrant commercial and cultural centre.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 600 King Street West (Beatty Manufacturing Company Ltd.) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource and staff recommend that City Council state its intention to designate the individual property at 600 King Street West under Part IV, Section 29 of the Ontario Heritage Act.

The property at 600 King Street West, the Beatty Manufacturing Company Ltd., constructed in 1901 to the designs of the architects, Chadwick and Beckett for W. H. Beatty, one of Toronto's leading lawyers and businessmen, has value as an exceptionally fine representative example of an early-20th-century factory in the Edwardian Classical style, which contributes to the historic character of the King-Spadina manufacturing district and its late-20th-century transformation as a vibrant cultural and commercial centre.

The Statement of Significance (Attachment 3) for 600 King Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation):
600 King Street West

MAPS AND PHOTOGRAPHS: 600 KING STREET WEST

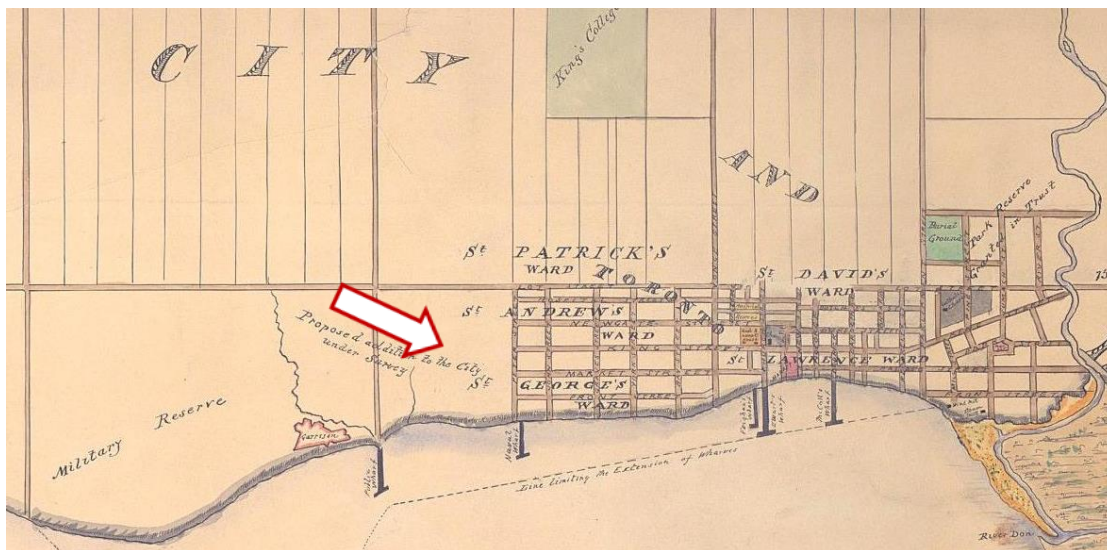
ATTACHMENT 1



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the property at 600 King Street West. (City of Toronto Mapping, iView 2.2)



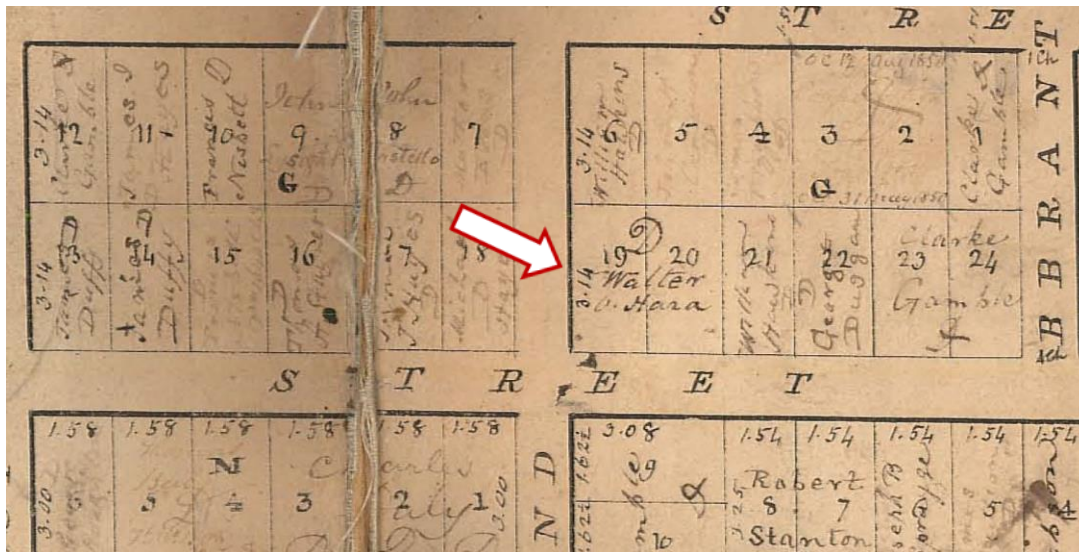
2. Aerial view of the subject property at 600 King Street West at the north-east corner of King Street West and Portland Street. (Google Maps, 2021)



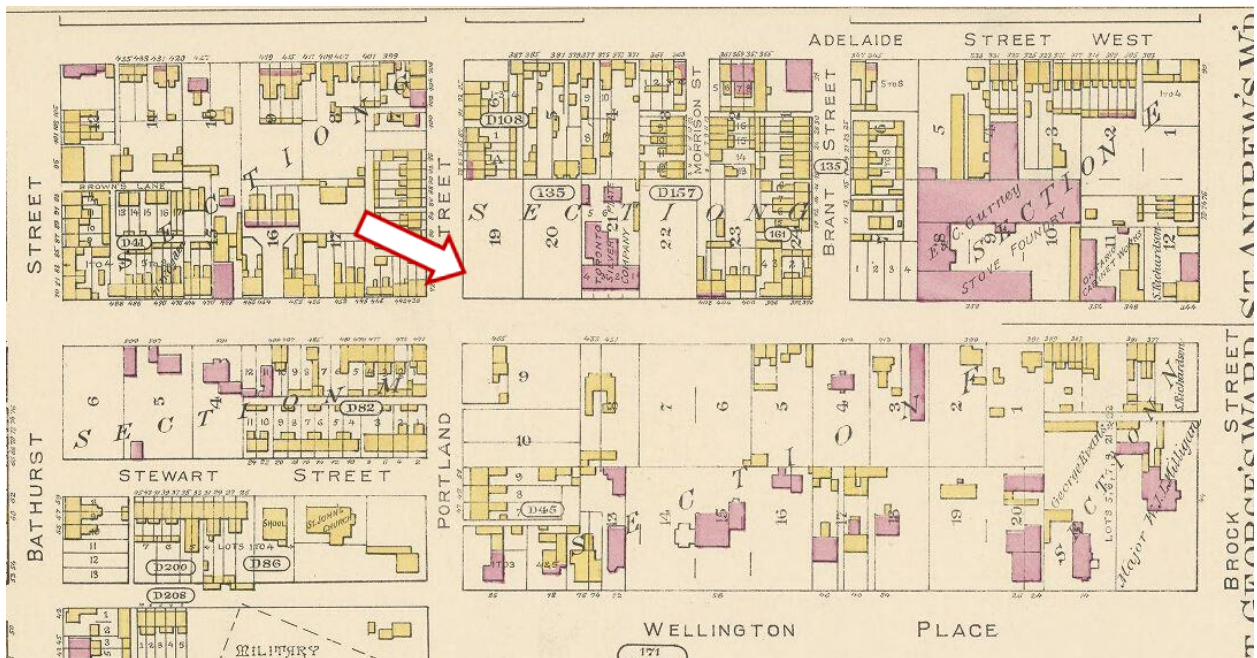
3. J. G. Chewett's 1834 map of City of Toronto and Liberties showing the City of Toronto (former Town of York) to the east of Peter Street which marks the boundary with the open land surrounding the "Military Reserve." The map shows the area to the east of the fort identified as the "proposed addition to the City under Survey." The arrow indicates the approximate future location of the property at 600 King Street West. (Ng)



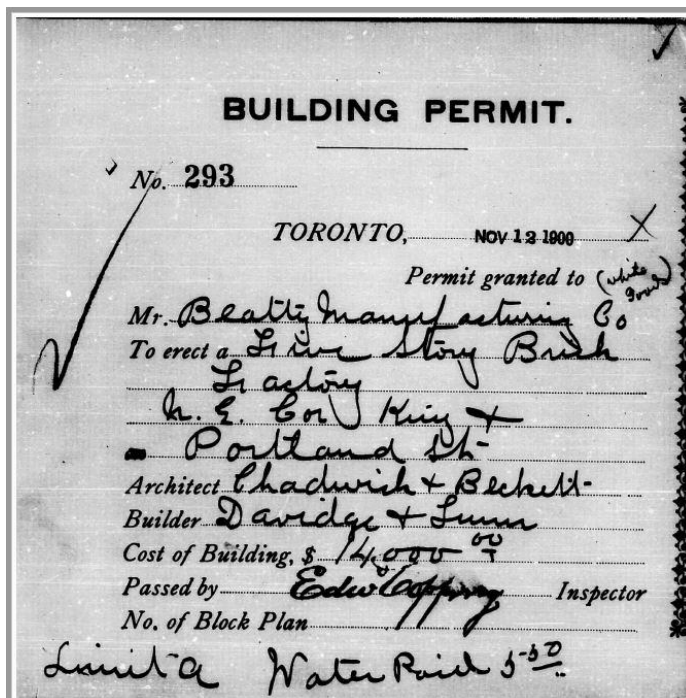
4. Detail of the 1837 Map of the Military Reserve by William Hawkins, Deputy Surveyor, showing the subdivision of the land east of the Garrison Creek and west of Peter Street. The arrow marks the future location of the property at 600 King Street West. Note the width of Wellington Place and its termination in two squares and Brock Street, now known as Spadina Avenue. (Ng)



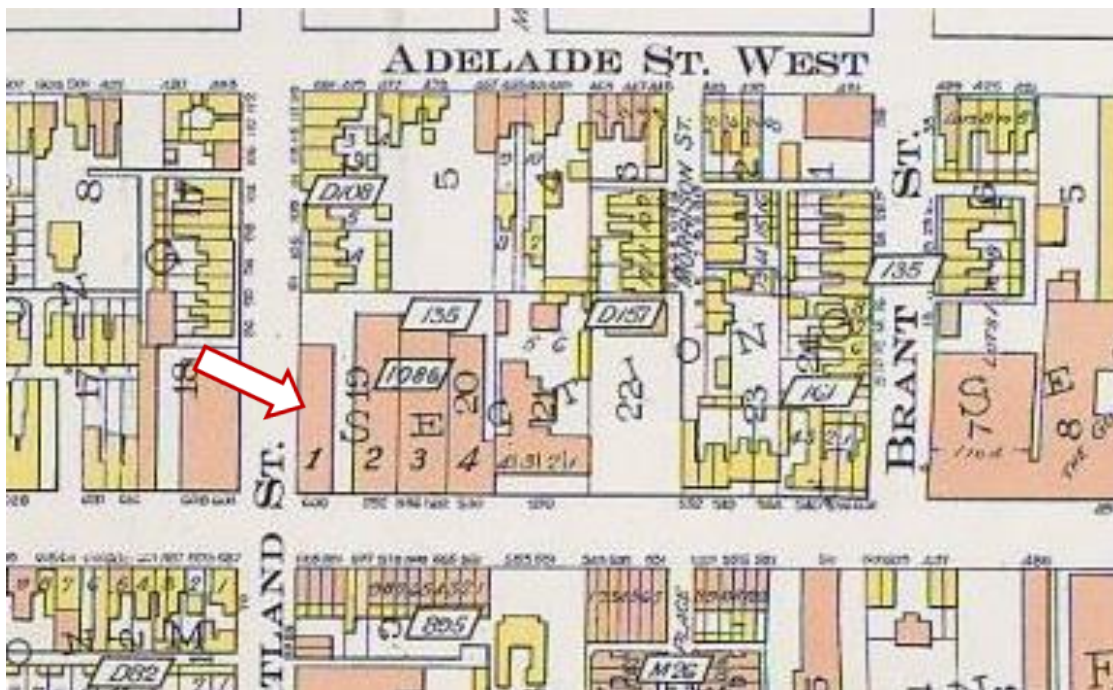
5. Detail of the Hawkins map, as above, showing the subdivision of Section G, north of King and west of Brant into 24 lots. The arrow indicates Lot 19, the west half of which would be the future location of 600 King Street West (Ng)



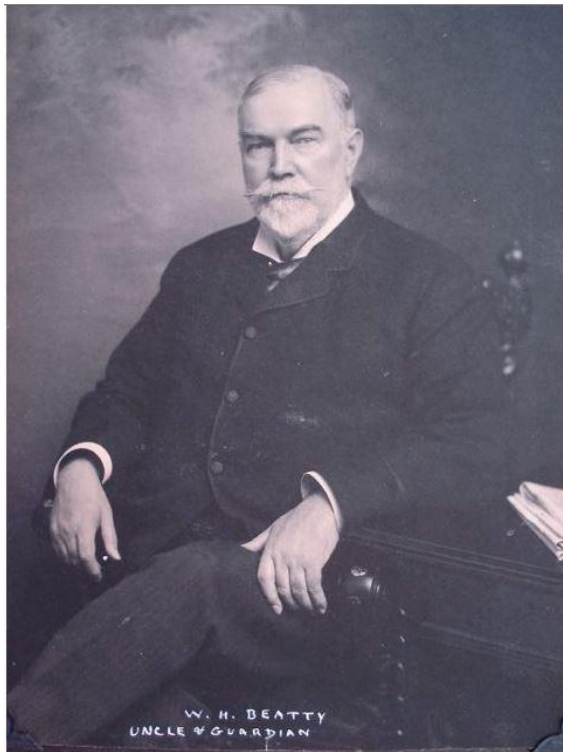
6. Detail of Goad's Atlas of 1884 showing Lots 19 and 20, the future location of the subject property, and the primarily residential character of King, Portland and Adelaide Streets with the addition of the Toronto Silver Plate Company at 570 King Street West, 1882 and the earlier, 1872, Gurney Stove Factory (Section E). (City of Toronto Archives [CTA])



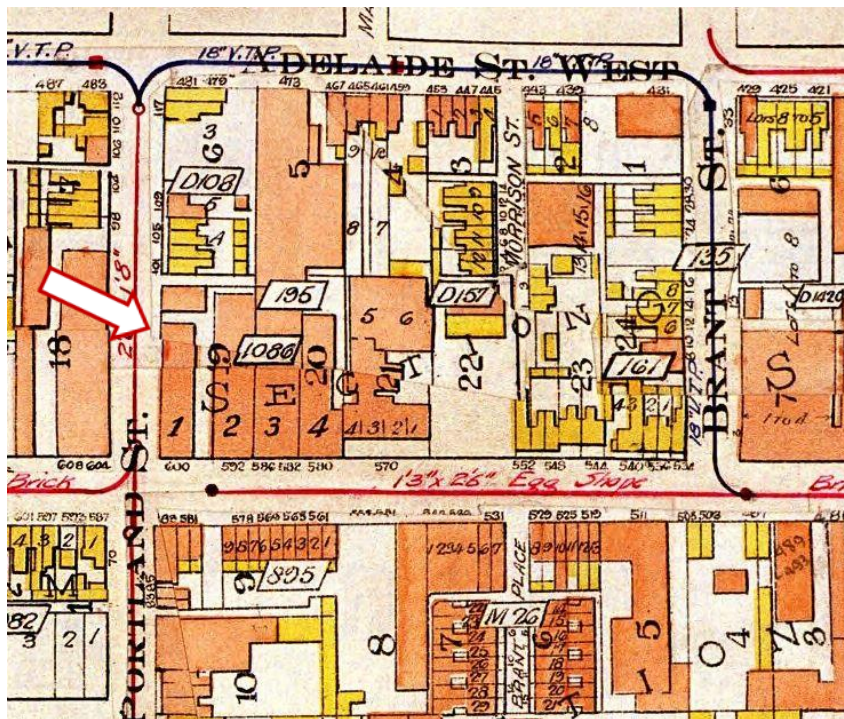
7. Building Permit No. 293, November 12, 1900 granted to Beatty Manufacturing Co ("white goods") to erect a five-storey, brick factory at the north-east corner of King Street West and Portland Street. (CTA)



8. Goad's Atlas 1910 (detail) showing the completion of the Beatty Manufacturing Co. Ltd. factory on Lot 1 at 600 King Street West with the adjacent laneway. The map also shows subdivision of Lots 19 and 20 of Section G, as Lots 1-4 in Plan 1086. Also shown is the development of the north and south sides of King Street after 1900 with commercial rows on the south side and a mix of factories and earlier residential buildings on the north side. (Ng)



9. Photographs of William Henry Beatty and Charlotte Louisa Worts Beatty
<https://www.gooderham-worts.ca/showmedia.php?mediaID=116&medialinkID=264>
<https://www.gooderham-worts.ca/showmedia.php?mediaID=42&medialinkID=25>



10. Goad's Atlas, 1924 (detail) showing the one-storey addition to the north of the Beatty factory at 600 King Street West. (CTA)



11. Photograph taken in 1973 of the property at 600 King Street West when occupied by the Wm. Shannon Company Ltd. showing the principal (south) and side (west) facades facing King Street West and Portland Street. (Toronto Historical Board, 1973)



12. Photograph dating to the late 1980s of the property at 600 King Street West when occupied by the Rotterdam Brewing Co., showing the principal (south) and side (west) facades facing King Street West and Portland Street. (Toronto Historical Board, 1973)



13. Photograph of the principal (south) and side (west) facades on King Street West and Portland Street. (Heritage Planning [HP], 2021)



14. Photograph of the principal (south) façade on King Street West and the side (east) facades on the laneway. (HP, 2021)



15. 600 King Street West: south-west corner showing the details of the basement and first floor (HP, 2021)



16. 600 King Street West: principal (south) facade, upper floors (HP, 2021)



17. Photograph of the north side of the property showing the one-storey outbuilding and the north façade of the primary building, with the two delivery bay openings at the first floor level and the side, west façade on Portland Street. (HP, 2021)



18. 600 King Street West: side (west) façade on Portland Street (HP, 2021)



19. 600 King Street West: entrance added in 1988 on the west façade on Portland Street at the corner with King Street West (HP, 2021)



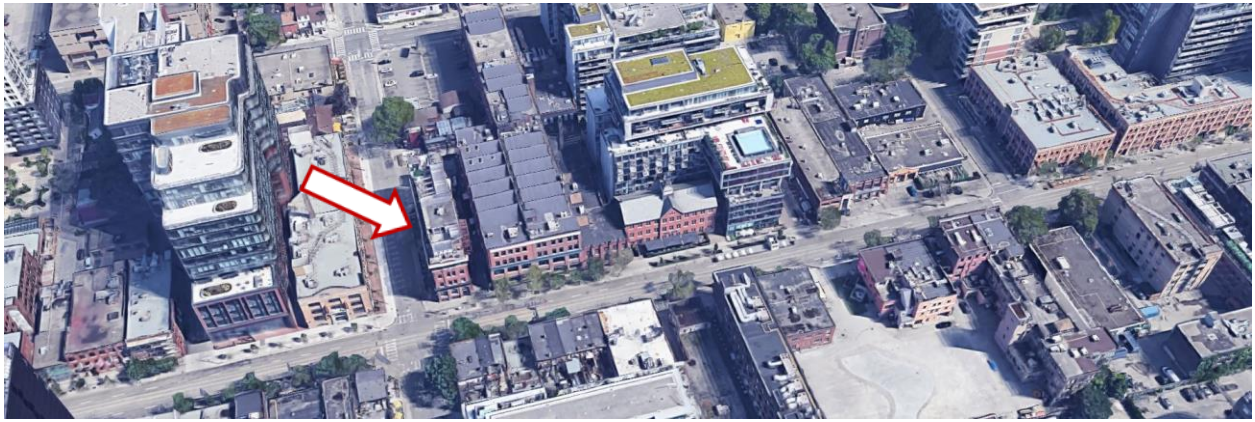
20. 600 King Street West: rear, single-storey outbuilding and view of the north and east facades (HP, 2021)



21. Context: looking west along the north side of King Street West from 582 King Street West to the Beatty Manufacturing Co. Ltd. building and 602 King Street West and beyond (HP, 2021)



22. Context: looking east from Portland Street along the south side of King Street West at the late 19th century, listed low-rise commercial buildings (HP, 2021)



23. Context: looking north from east of Brant to west of Portland Street showing the late-19th and early-20th-century factories, and recent development surrounding 600 King Street West (marked with the arrow) (Google Maps, 2021)



24. Context: looking south from east of Brant to west of Portland Street showing the late-19th and early-20th-century factories, commercial blocks and recent development surrounding 600 King Street West (Google Maps, 2021)

LIST OF RESEARCH SOURCES: 600 KING STREET WEST

ATTACHMENT 2

Archival Sources

- City of Toronto Assessment Rolls, Ward 3, Division 3
- City of Toronto Directories, 1895 ff.
- Ontario Land Registry Records, Plan 1086, Lot 1

Secondary Sources

- Brown, Ron, *Toronto's Lost Villages*, 1997
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- *Canadian Heritage Magazine*, note: re award of merit for the Rotterdam Brewing Company from the Toronto Historical Board. Fall, 1989.
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- Hill, Robert. *Biographical Dictionary of Architects in Canada, 1800-1905*
<http://www.dictionaryofarchitectsincanada.org/>
- Gooderham Worts family:
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<https://www.gooderham-worts.ca/showmedia.php?mediaID=42&medialinkID=25> –
- Google Maps, aerial view of 600 King Street West
<https://www.google.com/maps/place/600+King+St+W,+Toronto,+ON+M5V+1M3/@43.6428079,-79.4006466,248a,35y,39.39t/data=!3m1!1e3!4m5!3m4!1s0x882b34def6666507:0x360c5c6126b4f020!8m2!3d43.6448594!4d-79.4000053>
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<https://www.thestar.com/news/gta/2019/12/31/how-the-founder-of-amsterdam-brewing-co-fought-ontario-liquor-laws-to-make-toronto-fun.html>
- Robertson, J. R. *Landmarks of Toronto*, Vol. 3, 1898, (reprint 1974).
- Scadding, Henry, *Toronto of Old*, 1873, (reprint

STATEMENT OF SIGNIFICANCE

ATTACHMENT 3

600 KING STREET WEST – BEATTY MANUFACTURING CO. LTD. (REASONS FOR DESIGNATION)

The property at 600 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 600 King Street West is situated at the north-east corner of the intersection of King Street West and Portland Street. It contains a four-and-a-half-storey, brick-clad building constructed in 1901, to the designs of architects Chadwick & Beckett, in the Edwardian Classical style for the Beatty Manufacturing Company Ltd.

The property was included on the City's Heritage Register in 1973 and is identified as a contributing property in the King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 600 King Street West has value as an exceptionally, finely-designed representative of the late-19th and early-20th-century-factory type, with its characteristic narrow, rectangular massing of the four-and-a-half-storey building (including a raised basement) with brick cladding, window openings arranged in a grid pattern expressive of the internal, post-and-beam structure and manufacturing function, and elements of Edwardian Classicism expressed in the tripartite organization of the principal (south) facade, the brick detailing, the arched openings, pilasters and columns.

A high degree of craftsmanship and artistic merit is displayed in the design and construction of the brick details including rusticated striations, a variety of quoining, blocks encasing columns, as well as in the composition of the south and west facades with the variety of the paired and single-spaced windows and, on the south facade, the projecting central bay and variety of window heads. The combination of materials, brick, stone and wood and their varied surfaces contributes to the overall rich sense of texture in the street facades.

Historical and Associative Value

The property at 600 King Street West has value through its association with William Henry Beatty (1833-1912). W. H. Beatty was an astute and well-respected lawyer and businessman, creating one of the leading Canadian legal firms with his partner E.M. Chadwick, establishing numerous businesses including Beatty Manufacturing Co. Ltd. and the Confederation Life Association insurance company. Through his marriage to Charlotte Louisa Worts (1846-1928), Beatty earned the trust of the Gooderham family, served as a director of Gooderham and Worts, as well as President of the Bank of Toronto and as a president or director of numerous other companies.

The property has historical value through its potential to yield information about the development of the King-Spadina neighbourhood in the late-19th and early-20th centuries as an important manufacturing centre which contributed to Toronto's growth and prosperity and, following the post-war departure of manufacturing, its rebirth as an important cultural and commercial centre for arts and entertainment. From its construction in 1901 until 1987, the property was used for manufacturing of goods related to fashion and upholstery. In 1987-8, its innovative adaptive re-use as a brewery/restaurant continued the zoned manufacturing use of the property while adding a commercial component reflective of the emerging renewal of the King-Spadina district.

The property has associative value as it demonstrates the work of the Toronto-based architects, Chadwick & Beckett (1893-1917) who were a prolific partnership with numerous commissions which included a wide variety of buildings types. Along with the Beatty Manufacturing Co. Ltd. and the adjacent Canadian Kodak Co. Ltd building at 582 King Street West, the partners made a particular contribution to the design of industrial buildings across the City of Toronto in the first decade of the twentieth century.

Contextual Value

Constructed in 1901 at the north-east corner of King Street West and Portland Street, the property at 600 King Street West, is important as it defines the late-19th and early-20th-century industrial character of the area, maintains the scale, material qualities and design patterns of the factory structures and features Edwardian Classical elements typical of the period.

For 120 years, the Beatty Manufacturing Co. Ltd. building has been physically, functionally, visually and historically linked to its surroundings, first as a contributor to 'Fashion District' identity of the King-Spadina neighbourhood, then, through its award-winning, adaptive re-use, it has played a significant role in revitalization of the neighbourhood as a vibrant commercial and cultural centre.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the Beatty Manufacturing Co. Ltd. at 600 King Street West as a representative of a late-19th and early-20th-century factory type:

- The setback, placement and orientation of the building on its lot at the north-east corner of the intersection of King Street West and Portland Street with a laneway on the east side of the building
- The scale, form and massing of the four-and-a-half-storey building (including the raised basement) and a flat roof
- The materials, including red-brick cladding, stone sills and metal cornices
- The arrangement of the windows on the side facades, facing east and west and regularly spaced patterns repeated on all floors
- The chimney centred on the east wall and the interruption of the pattern of windows on this wall

- The two segmental-arched-headed, delivery-bay openings at the first floor level
- The greater detailing and ornamentation on the principal (south) façade facing King Street West

The following heritage attributes contribute to the design and physical value of the Beatty Manufacturing Co. Ltd. building as a representative of the Edwardian Classical Style:

- The composition of the facades in a tripartite division with a base comprising the raised basement and tall first floor, an intermediate section of two stories of the same height, and the top composed of the attic-styled fourth floor with its reduced height and great projecting cornice with a curved pediment on the south facade. The tripartite divisions are separated by a projecting cornice above the first floor and a smaller projecting cornice above the third floor
- The articulation of the principal (south) facade as the most important with
 - pilasters stretching from the basement to second floor level
 - three large arched openings at the first-floor level, the eastern-most extending to the ground for the principal entrance
 - the rusticated striations of the brick pilasters and arches and the projecting keystones
 - the inclusion of an entablature with the cornice between the first and second floors
 - the central, projecting bay at the second to fourth floors containing two window openings flanked by two outer openings
 - the variety of window heads at the second and third floor including flat-headed, segmental-headed and semi-circular arched openings all with projecting voussoirs and keystones
 - at the corners, the projecting, brick band quoins
 - the columns at the fourth-floor level encased in brick blocks with console brackets beneath
 - the central, stepped projection of the entablature and cornice and the curved pediment above, in line with the central projecting bay
 - the detailing of the deep cornice which includes mutule blocks on its underside
- On the side (west) facade:
 - the arrangement of the windows in pairs with two, wider, single-window openings at the ends, introducing bilateral symmetry and allowing for alignment with the arched window in the southern-most bay, continuing the patterning and detailing from the principal (south) facade
 - the continuation of the cornices above the first floor, third and fourth floor levels
- On the side (east) facade, the short return of the cornices, brick striations and quoins, the chimney and the pattern of windows corresponding with the west facade
- On the rear (north) facade, the return of the cornices and the quoins at the west corner

The following heritage attributes contribute to the contextual value of the property at 600 King Street West as it supports the late-19th and early-20th-century character of the King-Spadina neighbourhood as characterized by three-five storey, brick-clad factory buildings with period details:

- The scale, form and massing of the brick-clad, four-and-a-half-storey building (including the raised basement) with a flat roof
- The Edwardian Classical details as outlined above
- In regard to its corner location facing King Street West and Portland street, the return of the detailing of the base with its large arches and striated brick of the principal (south) facade onto the first bay of the side (west) facade