

462 Wellington Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: May 2, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Spadina-Fort York - Ward 10

SUMMARY

This report recommends that the City of Toronto state its intention to designate the property at 462 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act.

The property at 462 Wellington Street West is situated on the north side of Wellington Street West between Portland Street and Spadina Avenue in the King-Spadina neighbourhood. It contains the Northrop & Lyman Co. Building, a five-storey factory/warehouse type building that was constructed in 1917 for Northrop & Lyman Co. Ltd, one of the largest dealers in patent medicines in the country, according to the designs of Leon S. Yolles and Chapman & McGiffenn, the latter who designed such notable buildings as Knox College at the University of Toronto. The property is fashioned in the Edwardian Classical style. The property was occupied by the company for the greater portion of the 20th century and now serves as an office building. The property continues to contribute to the distinctive heritage character of the King-Spadina neighbourhood, which is grounded in its early-mid-20th century transformation as the city's primary manufacturing hub and its fashion district identity.

The property at 462 Wellington Street West was included on the City of Toronto's Heritage Register on November 21 and 23, 1973. At the time, the property was known as the Houlding Knitwear Building as Houlding Knitwear was a later occupant.¹ The property is located within the proposed King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal.

Staff have completed the Research and Evaluation Report for the property at 462 Wellington Street West and determined that the property meets Ontario Regulation

¹ The Houlding Knitwear Company did not move into the property at 462 Wellington Street West until the latter half of the 20th century and were therefore not the original occupants. For the purpose of this report, the subject property will be referred to as the Northrop & Lyman Co. Building for whom the property was built.

9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design and physical, historical and associative, and contextual values. As such, the property is a significant built heritage resource.

In 2019, a Zoning By-law Amendment application was submitted to the City that proposes to amend the zoning by-law to permit a 15-storey (50 metres) mixed-use building with office, retail and senior's retirement residential uses, including a total of 134 independent, assisted living and memory-care dwelling units and suites. The proposal includes a total of 23,053 square metres of gross floor area, of which 7,850 square metres is proposed for non-residential uses. The existing heritage building is situated on the west portion of the site and is currently occupied with office uses. The heritage building is proposed to be conserved and re-used for office purposes with retail uses at grade. A Privately-Owned and Publicly-Accessible Open Space (POPS) is proposed at the north end of the site.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the new legislation coming into force.

A Heritage Impact Assessment (HIA) prepared by Philip Goldsmith Architects on December 14, 2021 has been reviewed and the proposed conservation strategy is currently to the satisfaction of Heritage Planning. Should City Council support the designation of the subject property the proposed alterations and conditions will require the approval of City Council and a separate report will be forthcoming.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 462 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 462 Wellington Street West (Reasons for Designation) attached as Attachment 3, to the report dated May 2, 2022, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 462 Wellington Street West was included on the City of Toronto's Heritage Register on November 21 and 23, 1973.

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. The boundaries of the HCD include the subject property.

<https://www.toronto.ca/legdocs/bylaws/2017/law1111.pdf>
<https://www.toronto.ca/legdocs/bylaws/2017/law1241.pdf>

This plan is not currently in force and effect as it is the subject of appeal(s) to the Ontario Land Tribunal (OLT), previously known as the Local Planning Appeal Tribunal (LPAT).

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

On March 9, 2022, Council adopted 2022.CC41.6 - Designation of the King-Spadina Heritage Conservation District under Part V of the Ontario Heritage Act - Request for Directions

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC41.6>

This report will be considered by the Toronto Preservation Board on May 10, 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB34.1>

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 the 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. 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>

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. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

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

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 3.1.5.4 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.

<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>

COMMENTS

This planning application associated with the Northrop & Lyman Co. Building proposes to amend the zoning by-law to permit a 15-storey (50 metres) mixed-use building with office, retail and senior's retirement residential uses, including a total of 134 independent, assisted living and memory care dwelling units and suites. The heritage building is proposed to be conserved and re-used for office purposes with retail uses at grade. The proposal includes a total of 23,053 square metres of gross floor area, of which 7,850 square metres is proposed for non-residential uses. A Privately-Owned and Publicly-Accessible Open Space (POPS) is proposed at the north end of the site.

A Heritage Impact Assessment (HIA) issued by Philip Goldsmith Architects on December 14, 2021 has been reviewed and the proposed conservation strategy is currently to the satisfaction of Heritage Planning. Should City Council support the designation of the subject property the proposed alterations and conditions will require the approval of City Council and a separate report will be forthcoming.

The property at 462 Wellington Street West has cultural heritage value as a representative example of an early-20th century factory/warehouse type building in the King-Spadina neighbourhood with Edwardian Classical detailing that was designed for Northrop & Lyman Co. Ltd according to the plans of Leon S. Yolles and Chapman & McGiffen. The Northrop & Lyman Co. Building supports the historic character of the King-Spadina neighbourhood, which developed during the 19th and 20th centuries as an institutional and residential community and evolved into the city's manufacturing centre. With the neighbouring heritage properties along Wellington Street West, the subject property at 462 Wellington Street West contributes to the enclave of former industrial buildings on the street and is physically, functionally, visually, and historically linked to its setting.

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 462 Wellington Street West, it should be noted that the City of Toronto Archives remained closed during the preparation of this report due to the ongoing COVID-19 pandemic, and that new and additional relevant information on the subject property further expanding on its heritage value may be forthcoming following public access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

462 Wellington Street West (Northrop & Lyman Co. Building)

Research and Evaluation according to Ontario Regulation 9/06



View of the property at 462 Wellington Street West looking northwest (Heritage Planning, 2022)

1. DESCRIPTION

462 Wellington Street West (The Northrop & Lyman Co. Building)	
ADDRESS	462 Wellington Street West
WARD	Spadina-Fort York - 10
LEGAL DESCRIPTION	MILITARY RES SEC F PT LOTS 15 & 16
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	The Northrop & Lyman Co. Building
CONSTRUCTION DATE	1917
ORIGINAL OWNER	Northrop & Lyman Co. Ltd
ORIGINAL USE	Industrial
CURRENT USE*	Office building * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Leon S. Yolles, Chapman & McGiffin
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone

ARCHITECTURAL STYLE	Edwardian Classical
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design and Physical, Historical and Associative, and Contextual
HERITAGE STATUS	Listed
RECORDER	Loryssa Quattrociocchi
REPORT DATE	April 13, 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 462 Wellington 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 they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. 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
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Following the founding of the Town of York (Toronto), the area west of the town site is set aside as the Military Reserve
1797	The municipality is extended to Peter Street as "New Town" where the west boundary adjoins the Military Reserve
1837	The subdivision of the east section of the Military Reserve is shown on Hawkins map, with Wellington Place laid out as a wider than usual street connecting Clarence Square (east) and Victoria Square (west)
1843	Lots 15 & 16 in Section F of the Military Reserve on the north side of Wellington Place are granted by The Crown to F. H. Thomson as are the neighbouring lots 13 & 14
1858	Boulton's Atlas indicates that two buildings have been constructed on lots 15 & 16

1872-1889	Lots 15 & 16 were granted to James Michie, Merchant. By 1889, Michie's estate, which also included lot 14, had been constructed
July 1916	Lots 15 & 16 were granted to Northrop & Lyman Co. Ltd
1917	The property at 462-466 Wellington Street West had been constructed and appeared in the City Directory for the first time. The property was designed by Leon S. Yolles and Chapman & McGiffen
1924	The subject brick property can be seen for the first time in the Goad's Atlas Map at the address 462-466 Wellington Street West
1951	The property continued to be occupied by Northrop & Lyman Co. Ltd. The address was still 462-466 Wellington Street West
1960	In addition to Northrop & Lyman Co. Ltd occupying the building, new tenants had moved in including, Houlding Knitwear Ltd, Toronto Pharmacal Co. Ltd, and Trelford & Graham, printers. The address was now 462 Wellington Street West
1978	The loading dock at the rear of the factory was constructed
1983	The property operated as a factory and film studio and was owned by R. J. McCarthy Holdings Inc. The vestibule on the east side of the property was constructed
Present	The property is owned by 462 Wellington Inc. It is now an office building for various businesses

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.

The property at 462 Wellington Street West is in the King-Spadina neighbourhood, which was named for the major cross-roads of King Street West and Spadina Avenue. The area originated as part of the Military Reserve that was established west of the Town of York (Toronto) after its founding in 1793. Four years later, the community's rapid population growth led to its westward expansion from the original 10-block town site toward the Military Reserve where present-day Peter Street marked the boundary of the "New Town". King Street was extended from Old Town as the main commercial thoroughfare where shops and services were adjoined by major institutional landmarks (including the Province's Third Parliament Buildings and York's first General Hospital), as well as residential buildings that ranged from high-end estates near the waterfront to more modest row housing on the side streets.

The transformation of the King-Spadina neighbourhood from an institutional and residential enclave began after the inaugural steam railways ran their tracks through the area in the 1850s. Industries began congregating in the vicinity to take advantage of this new method of shipping, a situation that intensified after the Great Fire of 1904, when the city's manufacturing district relocated to King-Spadina. With its large-scale factories and warehouses replacing much of the earlier building stock, King-Spadina remained an active industrial centre until after World War II, when businesses moved to Toronto's suburbs where large tracts of land were developed and serviced by new highways.

While part of King-Spadina was dubbed the "Fashion District" for the clothing producers that remained, the revitalization of the area for non-industrial uses began in the 1960s when entrepreneur Edwin "Honest Ed" Mirvish restored the Royal Alexandra Theatre on King Street West and converted the neighbouring industrial buildings to offices and restaurants. The renaissance of King-Spadina as a popular mixed-used community continued in the late-20th century with the removal of the area's restrictive industrial zoning. Featuring an important collection of surviving heritage buildings from all periods of its development, the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act in 2017 and is currently still under appeal.

In the early 1830s when Toronto was incorporated as a City, the subdivision of the east section of the Military Reserve opened the area for further residential development. Separate plans prepared in 1837 by Bonnycastle and Hawkins illustrated the layout of the streets and building lots. West of Brock Street (present-day Spadina Avenue), Wellington Place was laid out according to British planning principles as a broad boulevard linking two public spaces named Clarence Square (east) and Victoria (Memorial) Square (west, and incorporating the Military Reserve's burial ground of 1794) (Figure 2). In May 1843, lots 15 & 16 in Section F of the Military Reserve on the north side of Wellington Place were granted by The Crown to F. H. Thomson as were the neighbouring lots 13 & 14. By 1858, two buildings had been constructed on lots 15 & 16 where the subject property would eventually be built (Figure 3). In April 1872, lots 15 & 16 were granted to James Michie, Merchant, and by 1889, Michie's estate, which also included lot 14, had been constructed (Figure 4).

In July 1916, Lots 15 & 16 were granted to Northrop & Lyman Co. Ltd. Their property at 462-466 Wellington Street West was completed the following year and appeared in the Toronto City Directory for the first time. The property was constructed according to the designs of Leon S. Yolles and Chapman & McGiffen and it can be seen for the first time in the 1924 Goad's Atlas Map (Figure 5). Northrop & Lyman Co. Ltd continued to occupy the space for much of the 20th century, and by 1960, Houlding Knitwear Ltd, Toronto Pharmacal Co. Ltd, and Trelford & Graham, printers, had also moved into the space (Figure 6). The property at 462 Wellington Street West is also known as the Houlding Knitwear Building after this later occupant. The address of the property had changed to 462 Wellington Street West at this time. The exterior of the property at 462 Wellington Street West continued to remain relatively unchanged with the exception of a loading dock being constructed in the rear (north) elevation in 1978 and a vestibule in the side (east) elevation in 1983. The property now serves as an office building for various businesses.

Northrop & Lyman Co. Ltd.

Henry Stephen Northrop and John Lyman started Northrop & Lyman Co. Ltd, a patent medicine company, in Newcastle, Ontario. Northrop had been a travelling salesman for a branch of the American drug firm of Tuttle & Moses in Auburn, New York, when he moved to Newcastle in 1854 and opened the retail drugstore Tuttle, Moses and Northrop. Lyman, who was another travelling salesman from Auburn joined the business between 1859-62 and he bought out Tuttle and Moses and renamed the

company Northrop & Lyman. Although neither men were trained pharmacists, they employed one and in 1861, they opened a factory with approximately five employees. In 1874, the business had grown and the company relocated to Toronto. They were initially situated at 40 Scott Street before relocating to 21 Front Street West by 1879. The company became highly successful, and by the late-1870s, Northrop & Lyman were being hailed as the largest dealers in patent medicines in the country. After both men died, Northrop in Toronto in 1893 and Lyman in Syracuse in 1904, the company continued on under new leadership.

In April 1904, the company's building on Front Street was destroyed by the same fire that razed the rest of Toronto's wholesale and light manufacturing district. Northrop and Lyman Co. Ltd temporarily relocated to a new building at 86-88 Richmond Street West until March 1905, and relocated again to 462-466 Wellington Street West in 1917 where they stayed for much of the 20th century.

Leon S. Yolles and Chapman & McGiffen

There are two architectural firms associated with 462 Wellington Street West: Leon S. Yolles and Chapman & McGiffen. Yolles was an architect practicing in Toronto from 1910-1916 and designed various industrial and residential commissions for the Jewish community before WWI. Both he and Benjamin Swartz were amongst the first Jewish architects to work in the province. By 1917, he changed his title to that of "contractor" and entered into a partnership with Harry Rotenberg, a lawyer, under the title of Yolles & Rotenberg, Contractors. They operated one of the earliest property development companies in the city and designed and constructed several notable properties, such as the Hobberlin Building at 366 Adelaide Street West (1920) and the Sterling Tower at 372 Bay Street (1928; architect was Chapman & Oxley). Yolles later became president of Y&R Properties Ltd after WWII and died in Toronto on July 28, 1981.

Alfred Hirschfelder Chapman was born in Toronto and began his architectural training in the office of Beaumont Jarvis before entering the office of Burke and Horwood. In 1901, he moved to Paris to study at Ecole-des-Beaux-Arts, and spent two-years practicing in New York City before returning to Canada in 1906. He entered into partnership with Robert B. McGiffin in 1908 under the name Chapman & McGiffen and the firm endured for eleven years. McGiffin was born in Oakville and gained his architectural experience working in the offices of E.J. Lennox (1896-99), David Roberts (1899-1900), and F.H. Herbert (1900-02) in Toronto followed by John Galen Howard (1902-04) and Warren & Wetmore (1904-06) in New York City. Upon returning to Toronto, he worked briefly under his own name before entering into partnership with Chapman. The firm designed a wide variety of buildings including, Rosedale Presbyterian Church at 129 Mt Pleasant Road (1909-10), Knox College at the University of Toronto on St George Street (1911-13), and the Dovercourt Branch Library (now Bloor/Gladstone branch) at 1101 Bloor Street West (1912-13).

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.

The property at 462 Wellington Street West is comprised of a factory/warehouse type building with Edwardian Classical detailing (Figure 7). Identified by its brick surfaces with stone detailing, symmetrical and rhythmic placement of door and window openings, and the application of classically-inspired decorative elements, the style was popularized during the early-20th century for a range of building types in Toronto. The Northrop & Lyman Co. Building rises five-storeys on a rectangular-shaped plan that is covered by a flat roof. It is clad in buff brick throughout with stone detailing. The principal (south) elevation is organized into four bays, with segmental-arched openings in the first-storey and flat-headed openings in the remaining four-storeys. There is a door opening at the southeast corner. Rising to the second-storey windows is stone cladding with cut-stone detailing that wraps around the southeast and southwest corners. A bulbous stone sill sits below the first-storey openings with a stone cornice above. Resting atop the second-storey openings are ornamental stone friezes with scrollwork in the corners and stone cornices above. The third-fifth-storey openings contain stone lintels and sills. Running vertically through the second-fifth-storeys are pilasters that are punctuated with stone cornices with stone banding above that wraps around the southeast and southwest corners.

The side (east) elevation is organized into fifteen bays with segmental-arched openings throughout, except in the northernmost bay, which only contains a door in the first-storey (Figures 8 & 9). The vestibule was added in 1983. The window openings all contain stone sills with three layers of arched brick detailing above. Above the vestibule are window openings that differ in size to the remaining, larger window openings. There is a chimney rising above the roof level in the sixth bay.

The side (west) elevation is organized into fourteen bays with segmental-arched openings throughout, except in the northernmost bay, which has largely been left blank minus a small segmental-arched window above the roof line (Figures 10-13). The window openings all contain stone sills with three layers of arched brick detailing above and several of the openings in the first and second-storeys have been bricked in.

The rear (north) elevation is organized into three bays with the first two easternmost bays containing flat-headed window openings with stone sills and lintels and the third bay containing segmental-arched window openings with stone sills and three layers of arched brick detailing above (Figure 14). The loading dock was constructed in 1978.

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.

The property at 462 Wellington Street West is part of a collection of factory/warehouse type buildings along the street that include the Monarch Building (1915) at 436 Wellington Street West (Figure 15), the Butterick Publishing Building (1915) at 468 Wellington Street West (Figure 16), the M. Granatstein & Sons Buildings (1907 & 1918 respectively) at 482 and 488 Wellington Street West (Figure 17) and the Copp-Clark

Publishing Company's complex (1909, 1912, 1924) at 495-517 Wellington Street West (Figure 18). To the south, the Granatstein Buildings face the entrance to Draper Street where the collection of late-19th century residential buildings are designated as a Heritage Conservation District under Part V of the Ontario Heritage Act. Directly west of the subject sites, this section of Wellington Street West terminates at Victoria (Memorial) Square, an important public space in the neighbourhood and city, which contains the military burial ground of 1794 and is individually designated under Part IV, Section 29 of the Ontario Heritage Act.

The property at 462 Wellington Street West and many of its neighbours along the street between Spadina Avenue (east) and Portland Street (west), comprising both house form and commercial buildings, are individually recognized on the Heritage Register and identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan.

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's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

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

The Northrop & Lyman Co. Building is valued for its design and physical value as a representative example of an early-20th century factory/warehouse type building in the King-Spadina neighbourhood with Edwardian Classical detailing. The five-storey scale, rectangular form and massing, brick cladding with stone detailing, and flat roofline are characteristic of this building type. The Edwardian Classical style can be seen in the principal (south) elevation in the symmetrical arrangement of the openings, the segmental-arched openings in the first-storey, the flat-headed openings in the remaining four-storeys, the stone cladding that rises to the height of the second-storey windows

with cut-stone detailing that wraps around the southeast and southwest corners, the bulbous stone sills sitting below the first-storey openings with a stone cornice above, the ornamental stone friezes that rest atop the second-storey openings and are decorated with scrollwork in the corners and stone cornices above, the stone lintels and sills in the openings of the upper three-storeys, and in the pilasters which are punctuated with stones cornices in the same storeys and the stone banding above that wraps around the southeast and southwest corners. The style is further evident in the side (east and west) elevations in the rhythmic arrangement of the segmental-arched openings, the stone sills and triple-layered arched brick detailing above, and in the central chimney in the side (east) elevation. Some of the window openings in the side (west) elevation have since been bricked in.

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 462 Wellington Street West is valued for its association with Northrop & Lyman Co. Ltd, who commissioned the building to replace their earlier property on Front Street that had been destroyed by fire in 1904. The patent medicine company was started in Newcastle, Ontario, by Henry Stephen Northrop and John Lyman, both travelling salesmen from Auburn, New York. After buying out Tuttle and Moses and renaming it Northrop & Lyman Co. Ltd, they moved the company to Toronto after experiencing exponential growth. They were originally located at 40 Scott Street in 1874, then 21 Front Street West in 1879, and were temporarily located at 86-88 Richmond Street West before relocating to the subject property on Wellington Street West. The company became highly successful, and by the late-1870s, Northrop & Lyman were being hailed as the largest dealers in patent medicines in the country.

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

The property at 462 Wellington Street West has additional associative value for its contribution to the understanding of the historical development and evolution of the King-Spadina neighbourhood, which originated as part of the Military Reserve that was established in the late 1700s, west of the Town of York and afterward subdivided and sold in the early-19th century to support the westward expansion of the community. The plan of subdivision incorporated two significant public spaces (Clarence Square and Victoria Memorial Square, the latter with a military burial ground) that were linked by an unusually wide boulevard named Wellington Place. As the area changed from a residential precinct to Toronto's main industrial centre after the Great Fire of 1904, most

of the estate houses were replaced by large-scale factories and warehouses, including the Northrop & Lyman Co. Building.

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

The associative value of the property at 462 Wellington Street West is also through its connection with the two Toronto architectural firms of Leon S. Yolles and Chapman & McGiffen. Yolles was an architect practicing in Toronto from 1910-1916 and designed various industrial and residential commissions for the Jewish community before WWI. Yolles was amongst the first Jewish architects to work in the province. By 1917, he changed his title to that of "contractor" and entered into a partnership with Harry Rotenberg, a lawyer, under the title of Yolles & Rotenberg, Contractors. They operated one of the earliest property development companies in the city and designed and constructed several notable properties, such as the Hobberlin Building and the Sterling Tower. Alfred Hirschfelder Chapman and Robert B. McGiffen entered into partnership under the name Chapman & McGiffen from 1908-19 and designed a wide variety of buildings, including Rosedale Presbyterian Church and Knox College at the University of Toronto.

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

Contextually, the Northrop & Lyman Co. Building at 462 Wellington Street West supports and maintains the historic character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the property at 462 Wellington Street reflects the second phase of development of the former Wellington Place from a 19th century residential enclave to an extension in the early-20th century of the industrial district where warehouses, including the Northrop & Lyman Co. Building, lined most of the street.

Physically, functionally, visually or historically linked to its surroundings

Through its placement, setback, and orientation on the north side of Wellington Street West between Portland Street and Spadina Avenue, the Northrop & Lyman Co. Building is physically, functionally, visually and historically linked to its setting where with the neighbouring heritage properties, it contributes to the enclave of former industrial buildings on Wellington Street West.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 462 Wellington Street West 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 design and physical, historical and associative, and contextual value. As such, the property is a significant built heritage resource.

The property at 462 Wellington Street West has cultural heritage value as a representative example of an early-20th century factory/warehouse type building in the King-Spadina neighbourhood with Edwardian Classical detailing that was designed for Northrop & Lyman Co. Ltd according to the plans of Leon S. Yolles and Chapman & McGiffen. The Northrop & Lyman Co. Building supports the historic character of the King-Spadina neighbourhood, which developed during the 19th and 20th centuries as an institutional and residential community and evolved into the city's manufacturing centre. With the neighbouring heritage properties along Wellington Street West, the subject property at 462 Wellington Street West contributes to the enclave of former industrial buildings on the street and is physically, functionally, visually, and historically linked to its setting.

The Statement of Significance (Attachment 3) 462 Wellington Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 462 Wellington Street West

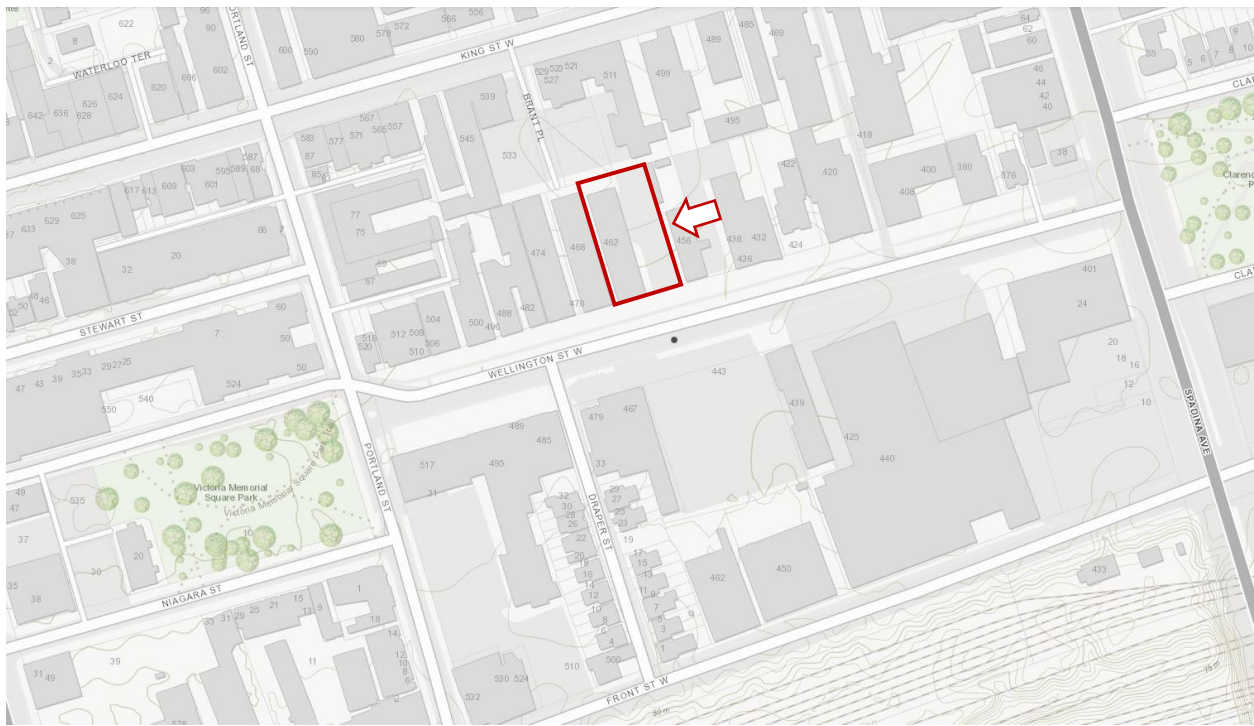


Figure 1. Location map showing the subject property's location at 462 Wellington Street West on the north side of Wellington Street West between Portland Street and Spadina Avenue. This location map is for information purposes only; the exact boundaries of the property are not shown

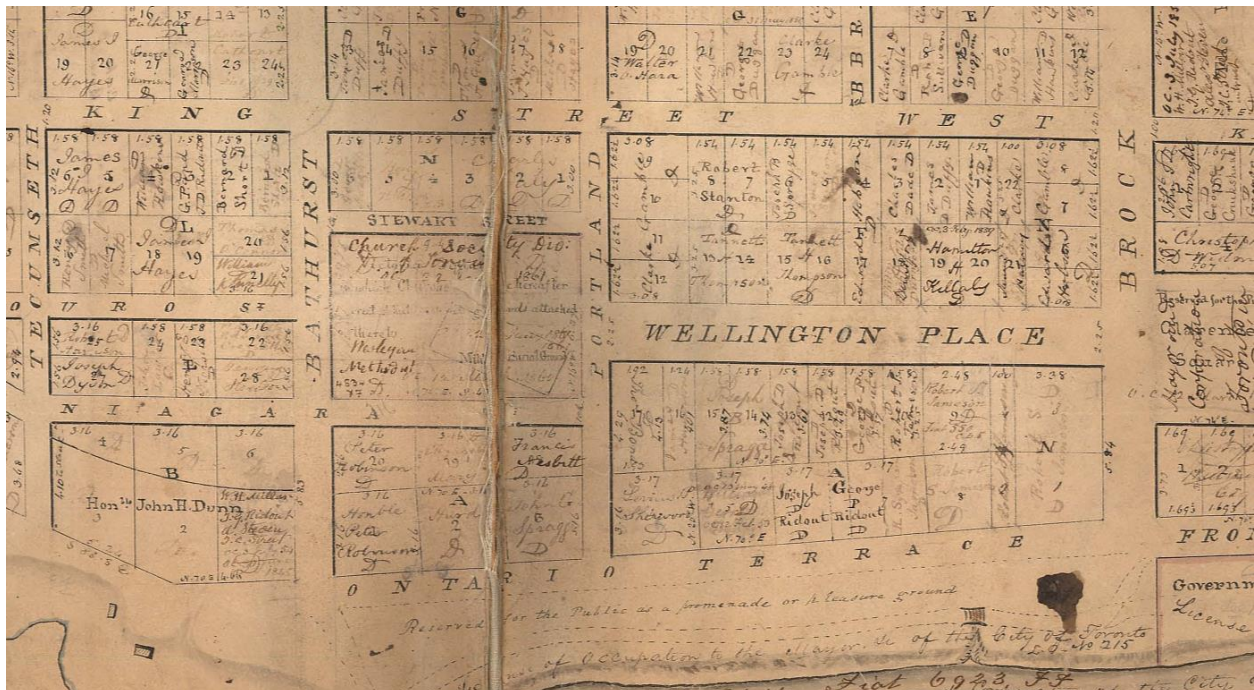


Figure 2. William Hawkins Toronto Military Reserve Map (1837) showing the location of lot 15 & 16 where 462 Wellington Street West would be built

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST

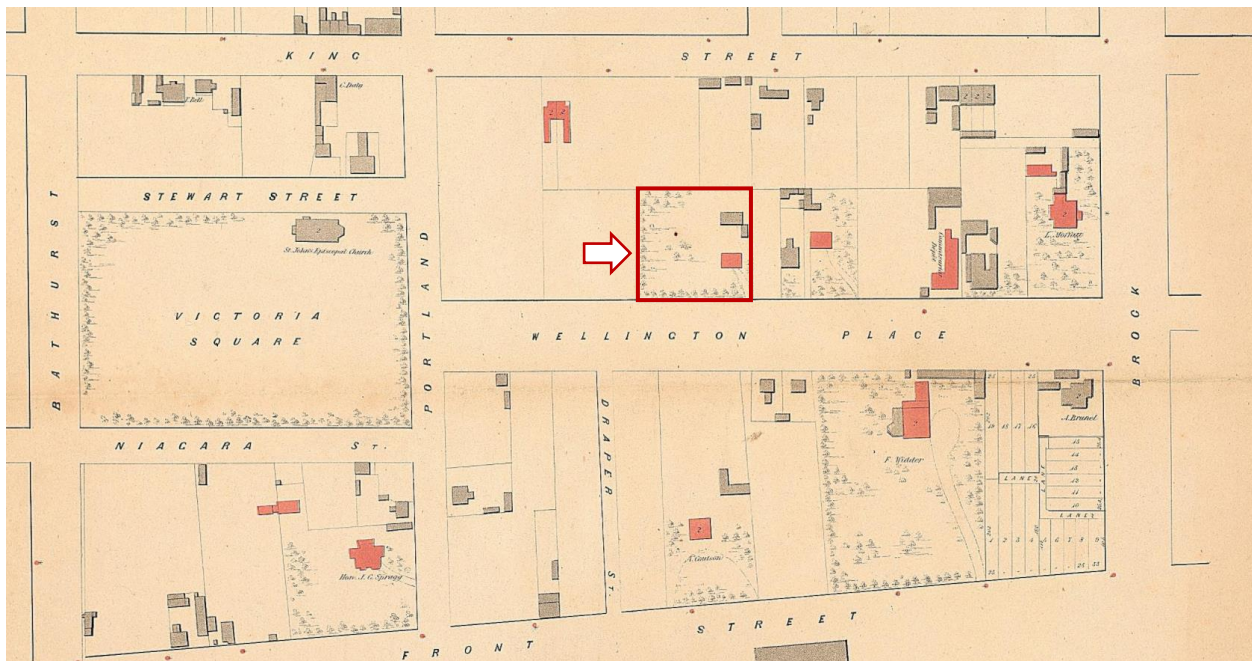


Figure 3. William Somerville Boulton's Atlas of the City of Toronto and Vicinity (1858) showing the location of the earlier properties that had been built on lots 15 & 16



Figure 4. Goad's Atlas Map (1889), showing the location of lots 15 & 16 where 462 Wellington Street West would be built

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST

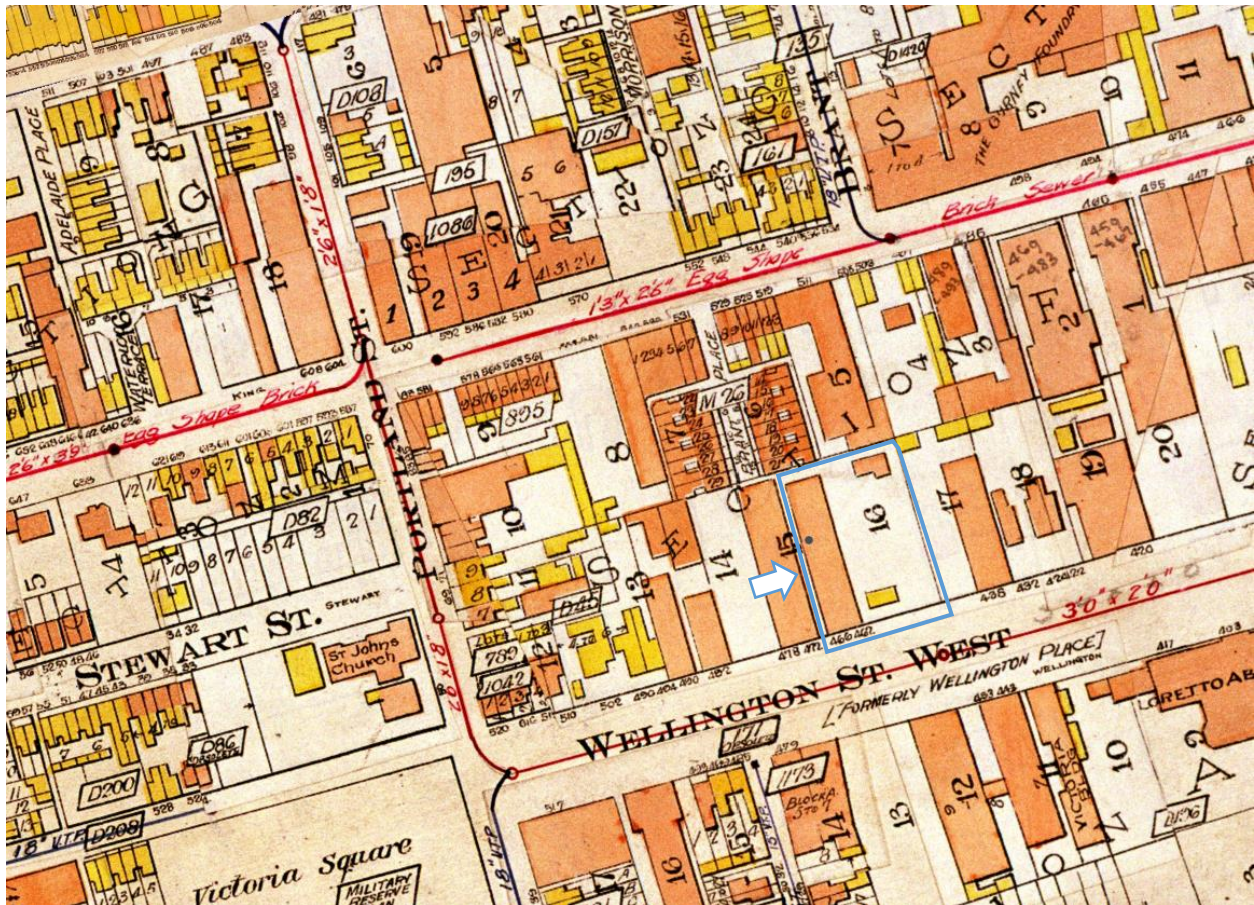


Figure 5. Goad's Atlas Map (1924), showing the location of 462 Wellington Street West

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST

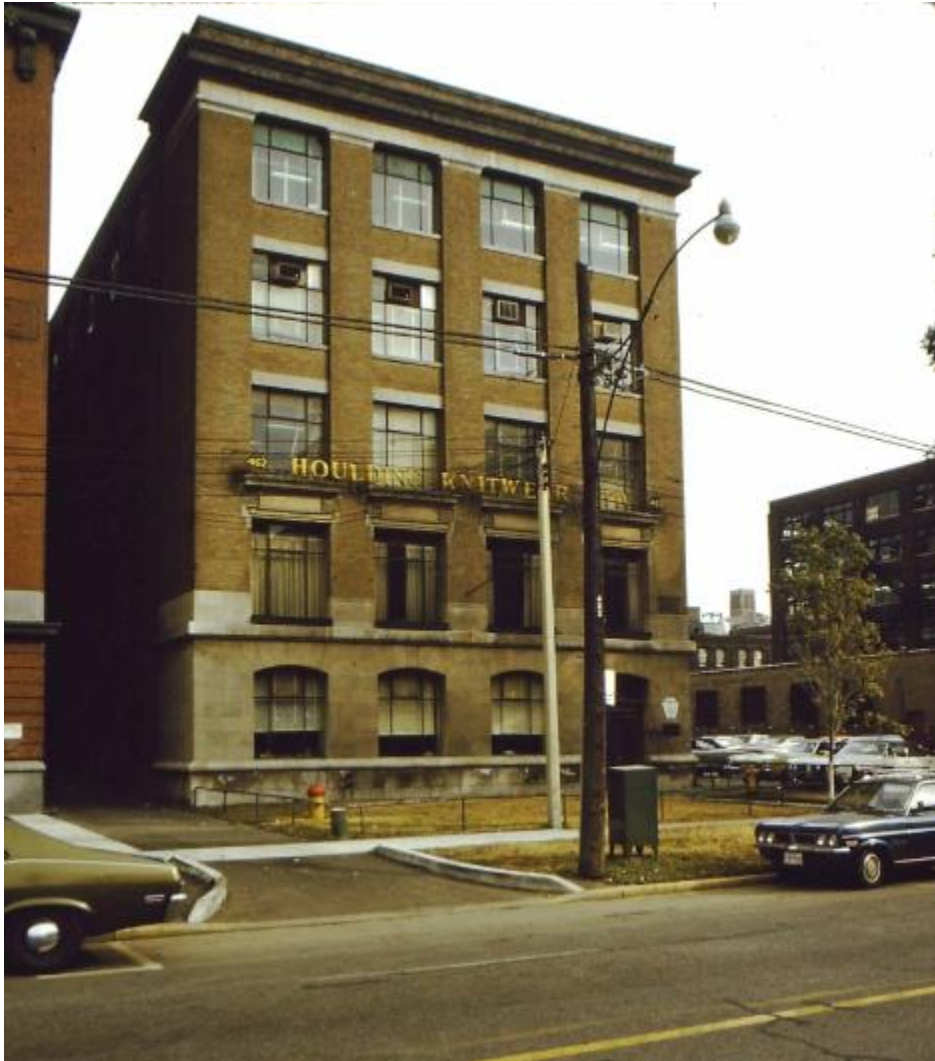


Figure 6. Detail of 462 Wellington Street West in 1973 with the Houlding Knitwear Ltd sign (Toronto Historical Board)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 7. Principal (south) elevation of 462 Wellington Street West (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 8. Side (east) elevation of 462 Wellington Street West (Heritage Planning, 2022)



Figure 9. Side (east) elevation of 462 Wellington Street West (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 10. Detail of the side (west) elevation looking north (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 11. Partial view of the side (west) elevation looking north (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 12. View of the northwest corner and partial view of the side (west) elevation looking south (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 13. Partial view of the side (west) elevation looking south (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST

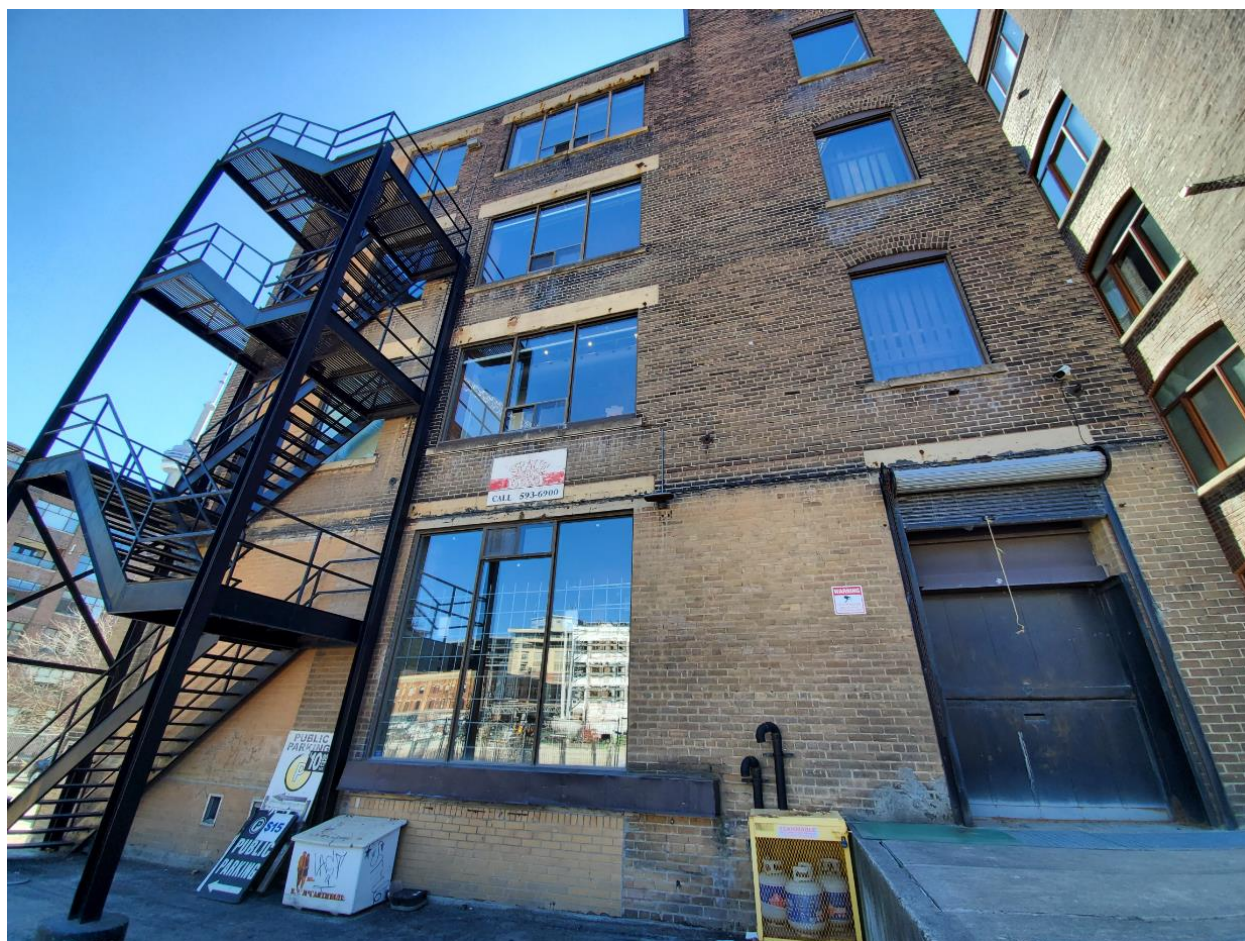


Figure 14. Detail of the rear (north) elevation of 462 Wellington Street West (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 15. Monarch Building (1915) at 436 Wellington Street West (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 16. Butterick Publishing Building (1915) at 468 Wellington Street West (Google Street View, 2018)



Figure 17. M. Granatstein & Sons Buildings (1907-left & 1918-right) at 482 and 488 Wellington Street West (Heritage Planning, 2019)

MAPS AND PHOTOGRAPHS: 462 WELLINGTON STREET WEST



Figure 18. Partial view of the Copp-Clark Publishing Company's complex (1909, 1912, 1924) at 495-517 Wellington Street West (Heritage Planning, 2022)

Archival Sources

Building Records, Toronto and East York, Building Permits #80443 (1944), #59945 (1960), #60293 (1960), #87663 (1965), #093300 (1978), #176448 (1982), #193514 (1983)
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Metro Toronto (66 & 64), Book 114, Military Reserve; Section F, Toronto Land Registry Office
William Hawkins, Toronto Military Reserve Map, 1837
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462 WELLINGTON STREET WEST
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 462 Wellington 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 and physical, historical and associative and contextual value.

Description

The property at 462 Wellington Street West is situated on the north side of Wellington Street West between Portland Street and Spadina Avenue in the King-Spadina neighbourhood. It contains the Northrop & Lyman Co. Building, a five-storey factory/warehouse type building that was constructed in 1917 for Northrop & Lyman Co. Ltd, one of the largest dealers in patent medicines in the country, according to the designs of Leon S. Yolles and Chapman & McGiffenn, the latter who designed such notable buildings as Knox College at the University of Toronto. The property is fashioned in the Edwardian Classical style. The property was occupied for the greater portion of the 20th century by Northrop & Lyman Co. Ltd and now serves as an office building.

The property at 462 Wellington Street West was included on the City of Toronto's Heritage Register on November 21 and 23, 1973. At the time, the property was known as the Houlding Knitwear Building, as Houlding Knitwear was a later occupant. The property is located within the proposed 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 Northrop & Lyman Co. Building is valued for its design and physical value as a representative example of an early-20th century factory/warehouse type building in the King-Spadina neighbourhood with Edwardian Classical detailing. The five-storey scale, rectangular form and massing, brick cladding with stone detailing, and flat roofline are characteristic of this building type. The Edwardian Classical style can be seen in the principal (south) elevation in the symmetrical arrangement of the openings, the segmental-arched openings in the first-storey, the flat-headed openings in the remaining four-storeys, the stone cladding that rises to the height of the second-storey windows with cut-stone detailing that wraps around the southeast and southwest corners, the bulbous stone sills sitting below the first-storey openings with a stone cornice above, the ornamental stone friezes that rest atop the second-storey openings and are decorated with scrollwork in the corners and stone cornices above, the stone lintels and sills in the openings of the upper three-storeys, and in the pilasters which are punctuated with stones cornices in the same storeys and the stone banding above that wraps around the southeast and southwest corners. The style is further evident in the side (east and

west) elevations in the rhythmic arrangement of the segmental-arched openings, the stone sills and triple-layered arched brick detailing above, and in the central chimney in the side (east) elevation. Some of the window openings in the side (west) elevation have since been bricked in.

Historical and Associative Value

The property at 462 Wellington Street West is valued for its association with Northrop & Lyman Co. Ltd, who commissioned the building to replace their earlier property on Front Street that had been destroyed by fire in 1904. The patent medicine company was started in Newcastle, Ontario, by Henry Stephen Northrop and John Lyman, both travelling salesmen from Auburn, New York. After buying out Tuttle and Moses and renaming it Northrop & Lyman Co. Ltd, they moved the company to Toronto after experiencing exponential growth. They were originally located at 40 Scott Street in 1874, then 21 Front Street West in 1879, and were temporarily located at 86-88 Richmond Street West before relocating to the subject property on Wellington Street West. The company became highly successful, and by the late-1870s, Northrop & Lyman were being hailed as the largest dealers in patent medicines in the country. They continued to occupy the property at 462 Wellington Street West until the late-20th century.

The associative value of the property at 462 Wellington Street West is also through its connection with the two Toronto architectural firms of Leon S. Yolles and Chapman & McGiffen. Yolles was an architect practicing in Toronto from 1910-1916 and designed various industrial and residential commissions for the Jewish community before WWI. Yolles was amongst the first Jewish architects to work in the province. By 1917, he changed his title to that of "contractor" and entered into a partnership with Harry Rotenberg, a lawyer, under the title of Yolles & Rotenberg, Contractors. They operated one of the earliest property development companies in the city and designed and constructed several notable properties, such as the Hobberlin Building and the Sterling Tower. Alfred Hirschfelder Chapman and Robert B. McGiffin entered into partnership under the name Chapman & McGiffen from 1908-19 and designed a wide variety of buildings, including Rosedale Presbyterian Church and Knox College at the University of Toronto.

The property at 462 Wellington Street West has additional associative value for its contribution to the understanding of the historical development and evolution of the King-Spadina neighbourhood, which originated as part of the Military Reserve that was established in the late 1700s west of the Town of York and afterward subdivided and sold in the early-19th century to support the westward expansion of the community. The plan of subdivision incorporated two significant public spaces (Clarence Square and Victoria Memorial Square, the latter with a military burial ground) that were linked by an unusually wide boulevard named Wellington Place. As the area changed from a residential precinct to Toronto's main industrial centre after the Great Fire of 1904, most of the estate houses were replaced by large-scale factories and warehouses, including the Northrop & Lyman Co. Building.

Contextual Value

Contextually, the Northrop & Lyman Co. Building at 462 Wellington Street West supports and maintains the historic character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the property at 462 Wellington Street West reflects the second phase of development of the former Wellington Place from a 19th century residential enclave to an extension in the early 20th century of the industrial district where warehouses, including the Northrop & Lyman Co. Building, lined most of the street. Through its placement, setback, and orientation on the north side of Wellington Street West between Portland Street and Spadina Avenue, the Northrop & Lyman Co. Building is physically, functionally, visually and historically linked to its setting where with the neighbouring heritage properties, it contributes to the enclave of former industrial buildings on Wellington Street West.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 462 Wellington Street West being a representative example of an early 20th century factory/warehouse type building in the King-Spadina neighbourhood with Edwardian Classical detailing:

- The five-storey scale, rectangular form and massing, and flat roof
- The materials including buff brick cladding with stone detailing
- In the principal (south) elevation:
 - The symmetrical arrangement of the openings, the segmental-arched openings in the first-storey, and the flat-headed openings in the remaining four-storeys
 - The stone cladding that rises to the height of the second-storey windows with cut-stone detailing that wraps around the southeast and southwest corners
 - The bulbous stone sills sitting below the first-storey openings with a stone cornice above
 - The ornamental stone friezes that rest atop the second-storey openings and are decorated with scrollwork in the corners and stone cornices above
 - The stone lintels and sills in the openings of the upper three-storeys, and in the pilasters which are punctuated with stones cornices in the same storeys and the stone banding above that wraps around the southeast and southwest corners
- In the side (east and west) elevations, the rhythmic arrangement of the segmental-arched openings, the stone sills and triple-layered arched brick detailing above, and in the central chimney in the side (east) elevation

Contextual Value

Attributes that contribute to the value of the property as supporting the historic character of the King-Spadina neighbourhood:

- The five-storey scale, rectangular form and massing, and flat roof
- The materials including buff brick cladding with stone detailing

Attributes that contribute to the value of the property as being physically, functionally, visually and historically linked to its setting where with it contributes to the enclave of former industrial buildings on Wellington Street West:

- The placement, setback, and orientation of the property on the north side of Wellington Street West between Portland Street and Spadina Avenue