

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 462 Wellington Street West

Date: July 4, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Spadina - Fort York, Ward 10

SUMMARY

This report recommends that City Council approve the proposed alterations under Section 33 of the Ontario Heritage Act for the heritage property at 462 Wellington Street West, in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for this property.

The property at 462 Wellington Street West is listed on the City of Toronto's Heritage Register. It is also considered as contributing within the Council-approved King-Spadina Heritage Conservation District (under appeal). At its meeting on May 11 and 12, 2022, City Council issued a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for this property.

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.

This application 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 existing heritage building at 462 Wellington Street West is on the west portion of the site currently occupied with office uses. The heritage building is proposed to be conserved entirely and in situ 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.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property to permit a 15-storey (50 metres) mixed-use building with office, retail and senior's retirement residential uses at 462 Wellington Street West, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings dated April 14, 2022, prepared by Giannone Petricone Associates Inc. Architects, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith, dated April 14, 2022 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 462 Wellington Street West in accordance with the plans and drawings dated April 14, 2022, prepared by Giannone Petricone Associates Inc. Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith, dated April 14, 2022, and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 462 Wellington Street West, prepared by Philip Goldsmith, dated April 14, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may

be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to final Site Plan approval for the proposal, for the property located at 462 Wellington Street West, the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
3. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 462 Wellington Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan.
4. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and

measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 462 Wellington Street West in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a heritage easement agreement for the property at 462 Wellington Street West.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on May 11 and 12, 2022, City Council issued a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for this property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.5>

The property at 462 Wellington Street West was included on the City of Toronto's Heritage Register on November 21 and 23, 1973. At that time the property was known as the Houlding Knitwear Building.

King-Spadina Heritage Conservation District

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District.

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

The property at 462 Wellington Street West is identified as a contributing heritage property in the King-Spadina HCD Plan based upon its design and contextual values.

This plan is not currently in force and effect as it is the subject of appeal(s).

BACKGROUND

Area Context

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.

Nearby Heritage Register Properties

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

The Butterick Publishing Building (1915) at 468 Wellington Street West

The M. Granatstein & Sons Buildings (1907 & 1918 respectively) at 482 and 488 Wellington Street West

The Copp-Clark Publishing Company's complex (1909, 1912, 1924) at 495-517 Wellington Street West

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.

Development Proposal

This application proposes to amend the zoning by-law to permit a 15-storey (50 metres) mixed-use building with retirement residential uses, including independent, assisted living and memory care units and rooms, office and retail uses at 462 Wellington Street West. There is an existing heritage building on the west portion of the site currently occupied with office uses. 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.

Conservation Strategy

The proposal would fully retain in situ the heritage property both externally and internally. As the proposal does not include any excavation for parking levels below the heritage property the entirety of the historic building at 462 Wellington Street West is to be retained including the interior wood structure. The addition above would however, require a number of interior modifications to the heritage building to support new loads in the form of tall slender columns. To the east of the existing heritage building 3 levels of underground services and parking are proposed. These below ground levels are narrow and sited in such a manner as to not excavate below the existing building.

The south front façade of the property retains its integrity and will be conserved in place. Staff will work with the applicant with regard to details such as masonry repair/cleaning and window retention and/or installation at the Conservation Plan stage.

The east wall of 462 Wellington Street West is proposed to be retained in place along with its window openings. This wall will be alternately exterior wall or within interior floors as a continuous interior wall. It is therefore exposed to view from both the exterior and interior. While the existing east wall of the building will be retained in place, some existing windows will be modified to allow for connection to the new addition.

There are no changes to the west wall of 462 Wellington Street West and it will remain in place. To the west of the heritage property is a small lane which separates 462 from 468 Wellington Street West. This lane is identified in the HCD Plan as one of the “system of lanes” in the King Spadina Area. The lane is 1/2 owned by this project and, as stated above, no changes to the west side of 462 Wellington Street West are proposed.

The new addition component would not align with any of the original street walls but it includes step backs to limit visual impact on the pedestrian realm.

The step back at the roof level of the heritage property will be approximately 7 metres from the front façade of the heritage for its entire 15 metres frontage along Wellington Street West. Above the initial 7 metre step back at the west side of the heritage building (consisting of 8 metres of the façade frontage) the 7 metre stepback backs up to a tall one floor addition. Above this one floor addition, there is an additional stepback of almost 23 metres, resulting in an overall stepback (notwithstanding the one storey addition) of just over 30 metres from the front façade.

At the east side of the heritage building (consisting of 7 metres of the façade frontage) the 7 metre step back is a two storey reveal with a cantilevered element above. The cantilever would project forward approximately 2.5 metres to consist of an approximately 4.5 metres step back as measured from the heritage property's front façade. The front façade of the development then extends upward at this plane to the 15 storey building height.

Podium and Development Design

The existing heritage building at 462 Wellington Street West is a mix of buff brick and grey limestone. On either side are buildings in a mix of red or red-brown brick and limestone. To fit into this streetscape and to distinguish the new work from the heritage building at 462 Wellington Street West, the new east podium element is proposed to be clad with a pattern of red brick panels and glass.

Above the podium the mid-block element is a grey panel system and glass whereas at the rear the upper addition continues the mix of red brick panels and glass. From the east this creates an expression of an L shaped building supporting a cubic smaller front upper pavilion. From the south front it creates an expression of three parts, the existing building to the west, a new podium building of similar proportions to the east and both bridged and surmounted by a separate floating pavilion set back behind the street wall.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure

- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

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

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

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

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

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

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

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

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

The Conservation Strategy

The entirety of the historic building 462 Wellington Street West is proposed to be retained in-situ externally and internally, including the interior wood structure. This conservation concept is laudable and is a primary objective and aspiration to be realized at development sites. The excellent conservation strategy is achieved by not excavating below the heritage property in the manner proposed by this project.

The west side of the building will be entirely externalized where it abuts the small laneway between properties. The east side wall will be entirely retained and will be exposed to view from both the exterior and interior. Some existing windows will be modified to allow for connection to the new addition. The rear wall will also be retained but this is not visible from the public realm.

The step backs are considered acceptable given the whole building conservation that is being proposed. Although staff would prefer that the site utilize a 10 metre step back for the full width of the heritage property the proposal will provide a 7 metre step back at the roof of the heritage property with this increasing to just over 30 metres at 7th floor level along the west side of the heritage building. From the public realm, the heritage property will appear visually free of a substantial vertical addition for a 30 metre depth.

At the east side, the 7 metre step back is a two story reveal with a cantilevered element above. The cantilever would project forward approximately 2.5 metres to consist of an approximately 4.5 metres step back as measured from the heritage property's front façade. The front façade of the development then extends upward at this plane to the 15 storey building height. Notwithstanding, the east side step backs and cantilever, in general the heritage property will be seen largely free of massing atop the property, especially as seen from across the street or obliquely from the west along Wellington Street West.

On balance, with whole building conservation and the step backs as proposed, staff is satisfied that the property will readily be perceived as a three dimensional form true to its architectural authenticity.

The Podium and New East Base Building

In general terms the proposal starts with the existing heritage building at the west portion of the site. A new street level base building will be constructed at the open area to the east of the heritage property. An interstitial notchback/entrance will separate the heritage property from this new base building component. The base building is designed to be similar to the height of the existing heritage building and to reinforce the scale of the historic street wall of the north side of Wellington Street West. The new base building is proposed to be 6 storeys with office-retail uses and will utilize a modern contemporary design that incorporates brick and glass cladding materials.

The proposed new construction will affect the scale, form and massing of the heritage building but the upper floors are set back and the use of the glazed reveal with a 30 metre step back at 7th floor level on the west side of the building would allow the new massing to appear to float above the heritage building. In this way the original scale, form and massing will remain discernable.

The new podium has been designed with an atrium to allow the full height of the east wall of 462 Wellington Street West to be exposed to view. Beyond this atrium the historic wall would continue to be visible within the building to the rear.

Staff is satisfied with regard to the level of considered detail and massing articulation as presented in the project. The various elements of the project break the massing and provide a variety of materials, providing an engaging presence from the public realm. The project will continue to showcase the heritage attributes and street wall characteristics as existing at this portion of Wellington Street West within the pending King Spadina HCD.

Heritage Easement Agreement and Additional Plans

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Interpretation, Signage and Lighting Plans

Should Council approve the proposed conservation strategy, prior to final Site Plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan, a signage plan and a heritage interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. The lighting plan should provide details of how the heritage property will be lit so that its unique heritage character is highlighted. The signage plan should provide parameters for new commercial signage to ensure that the heritage values, attributes and character of the Bank of Canada Building are conserved. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the property.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the Bank of Canada Building at 462 Wellington Street West.

CONCLUSION

Staff are supportive of the proposal to alter the property at 462 Wellington Street West to allow for the development of a 15-storey (50 metres) mixed-use building with retirement residential, office and retail uses that proposes full retention of the heritage building. Staff support the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has

been designed to conserve the cultural heritage values, attributes and character of the heritage property. As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

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

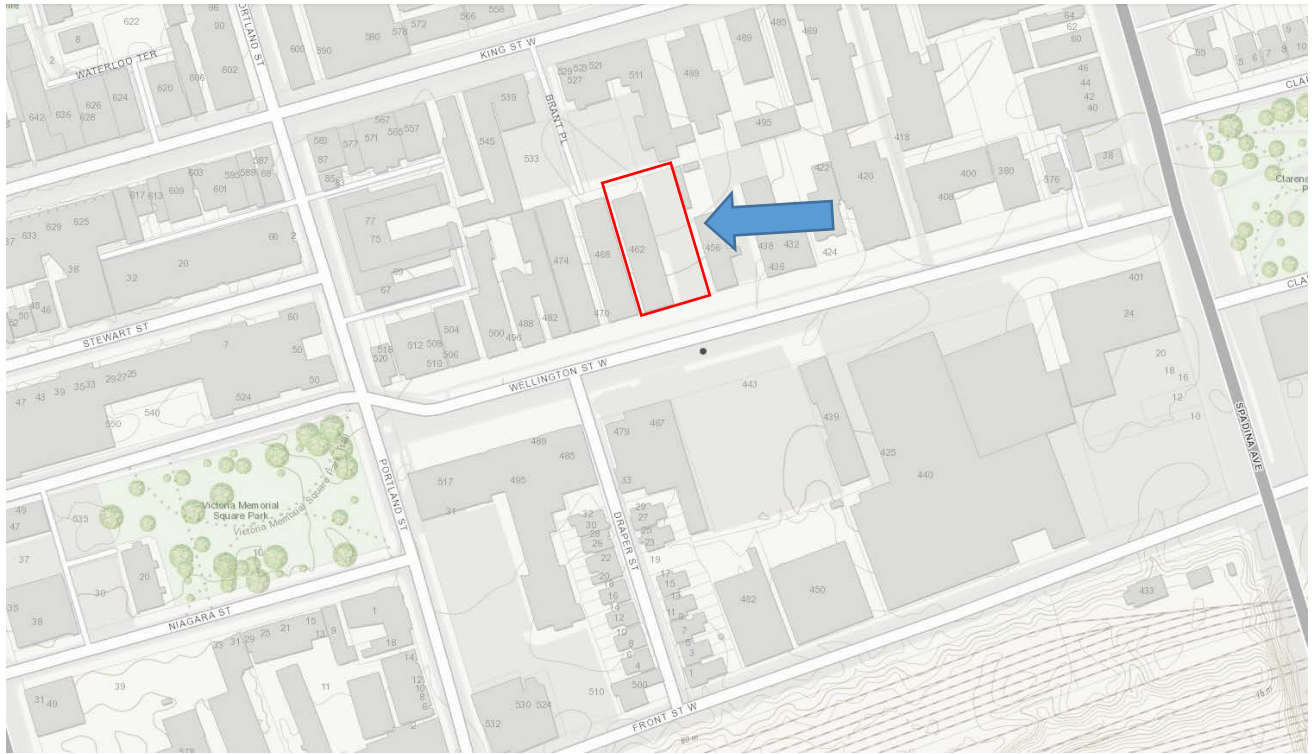
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Drawings and Renderings
Attachment 4 - Statement of Significance and Attributes for 462 Wellington Street West

LOCATION MAP

ATTACHMENT 1

462 Wellington Street West



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. (Property Data Map, City of Toronto)

PHOTOGRAPHS

ATTACHMENT 2

462 Wellington Street West



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



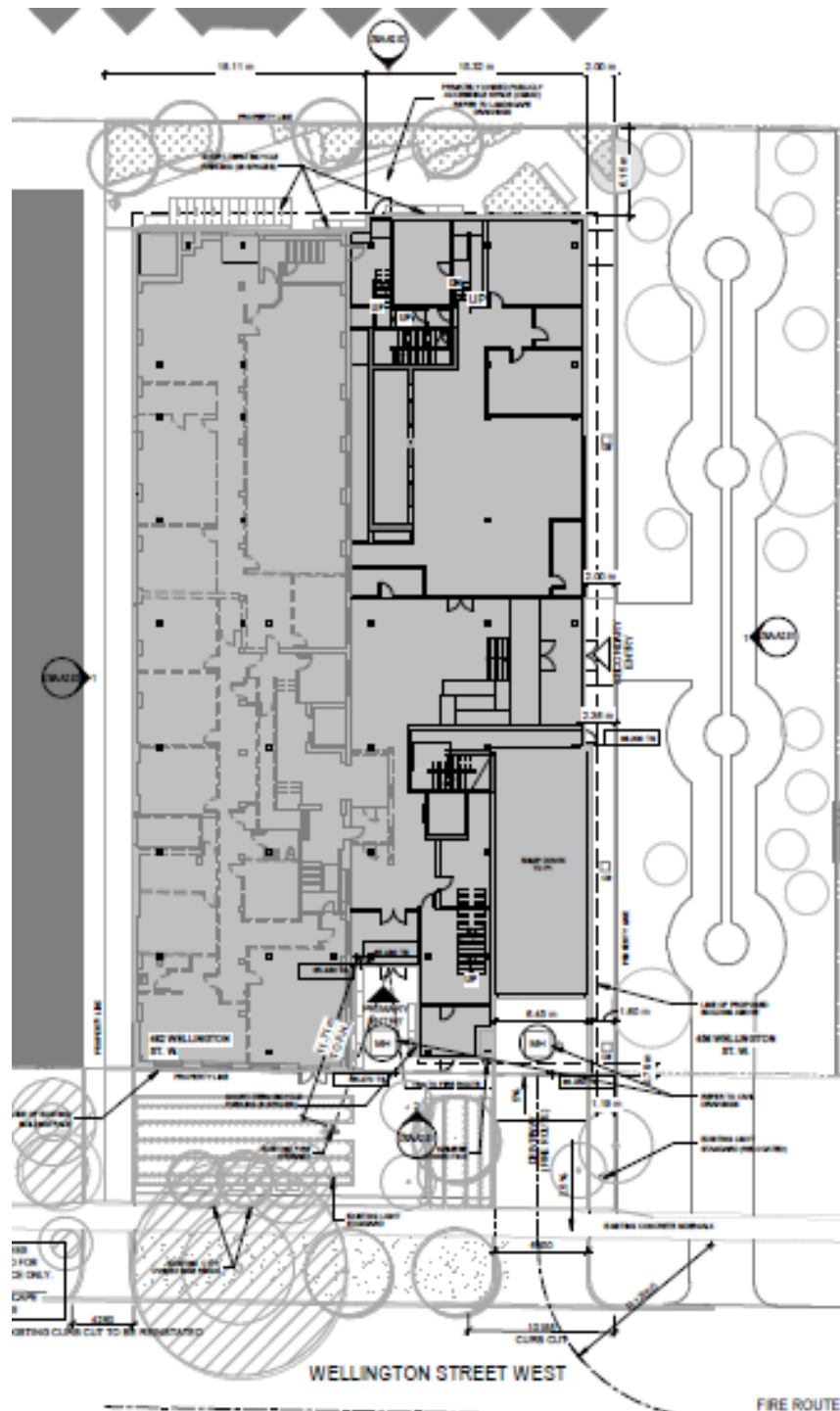
Side (east) Elevation at 462 Wellington Street West (Heritage Planning, 2022)



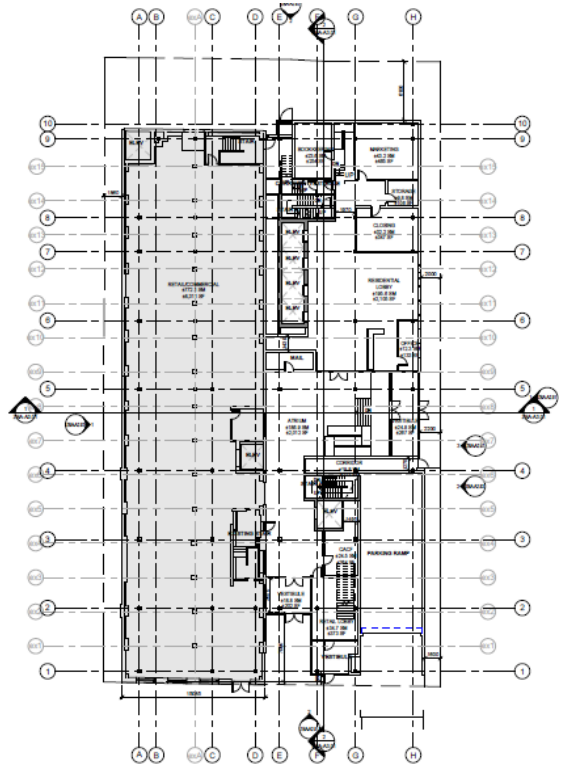
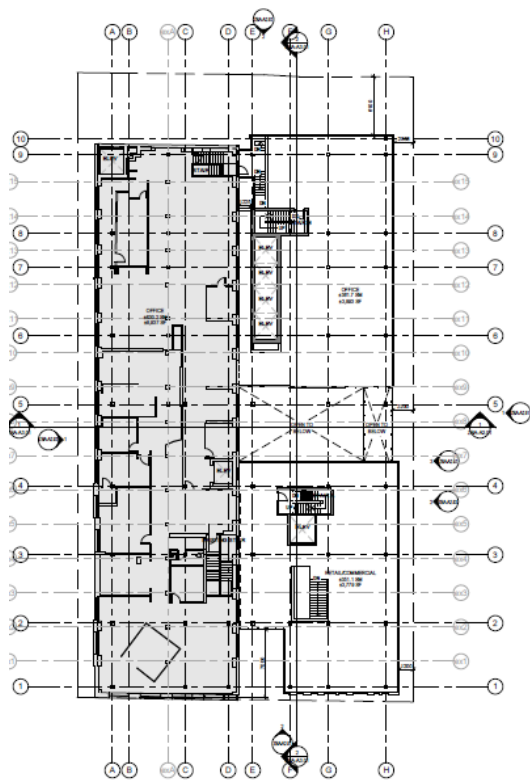
Side (west) Elevation looking north (Heritage Planning, 2022)

SELECTED DRAWINGS/RENDERS
462 Wellington Street West

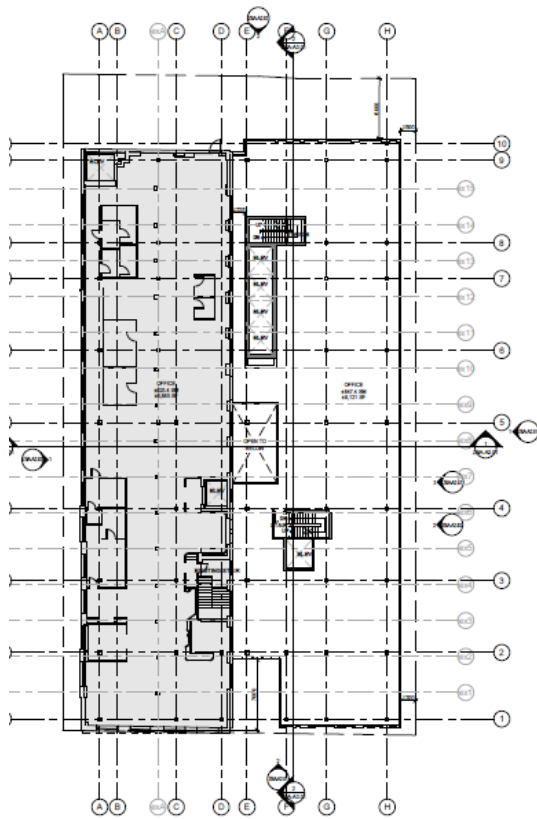
ATTACHMENT 3



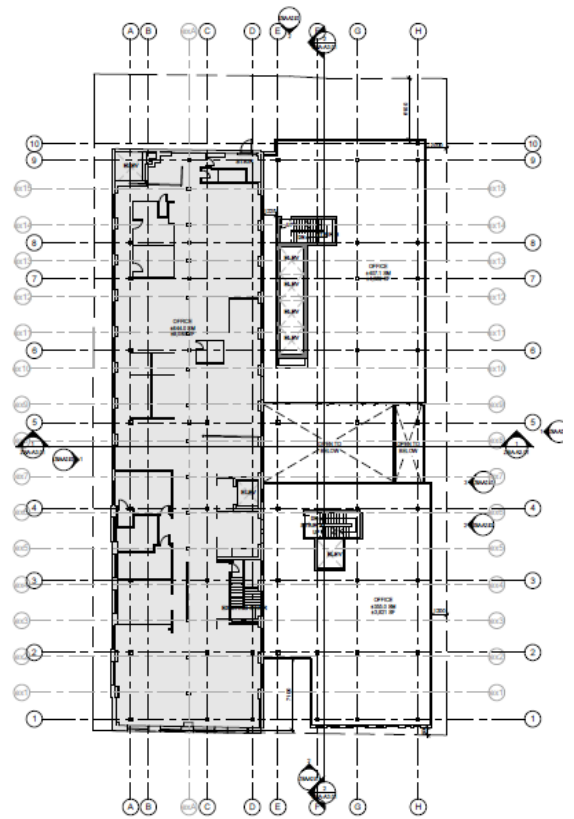
Site plan included for illustration purposes. For the complete and clear drawing set, please visit the [Application Information Centre](#).



Ground Floor Plan on the right and Second Floor Plan on the left. Note side walls are fully retained. For the complete and clear drawing set, please visit the [Application Information Centre](#).

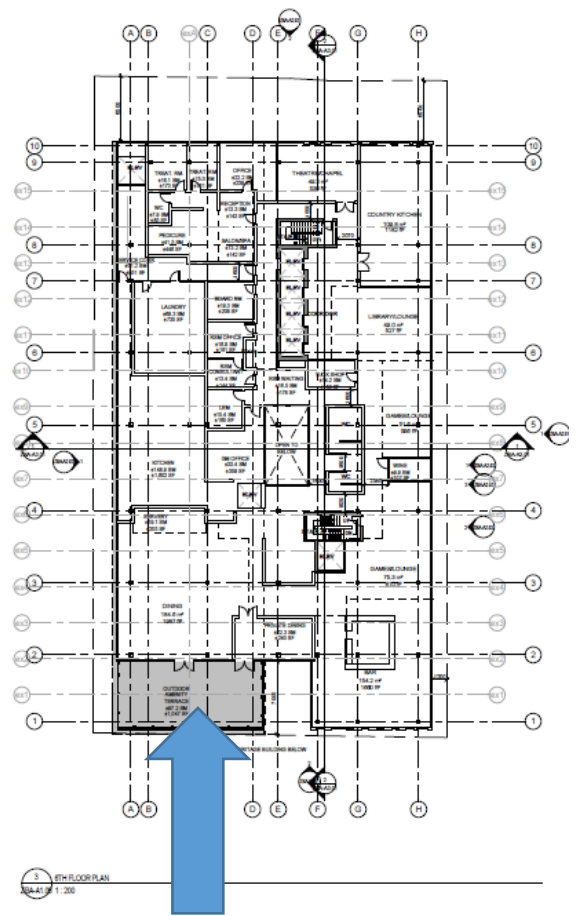
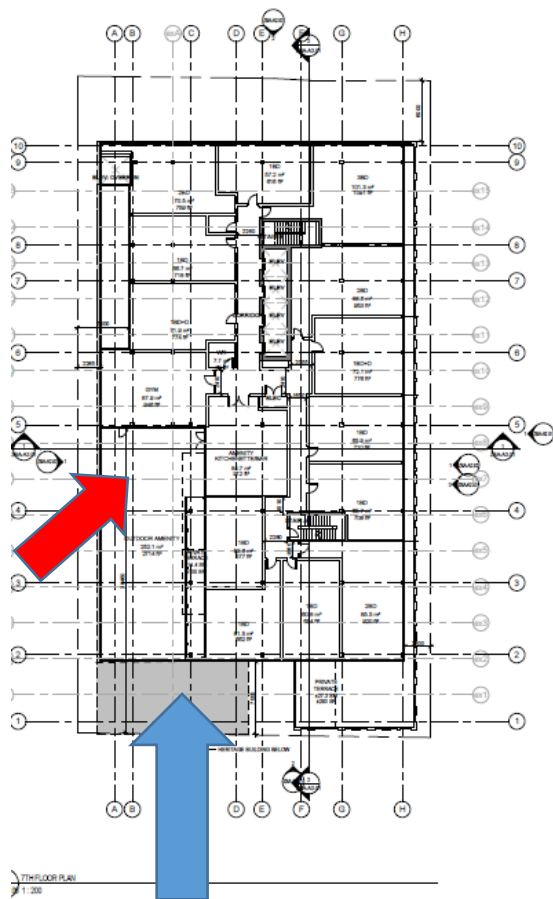


4TH & 5TH FLOOR PLAN
1:200

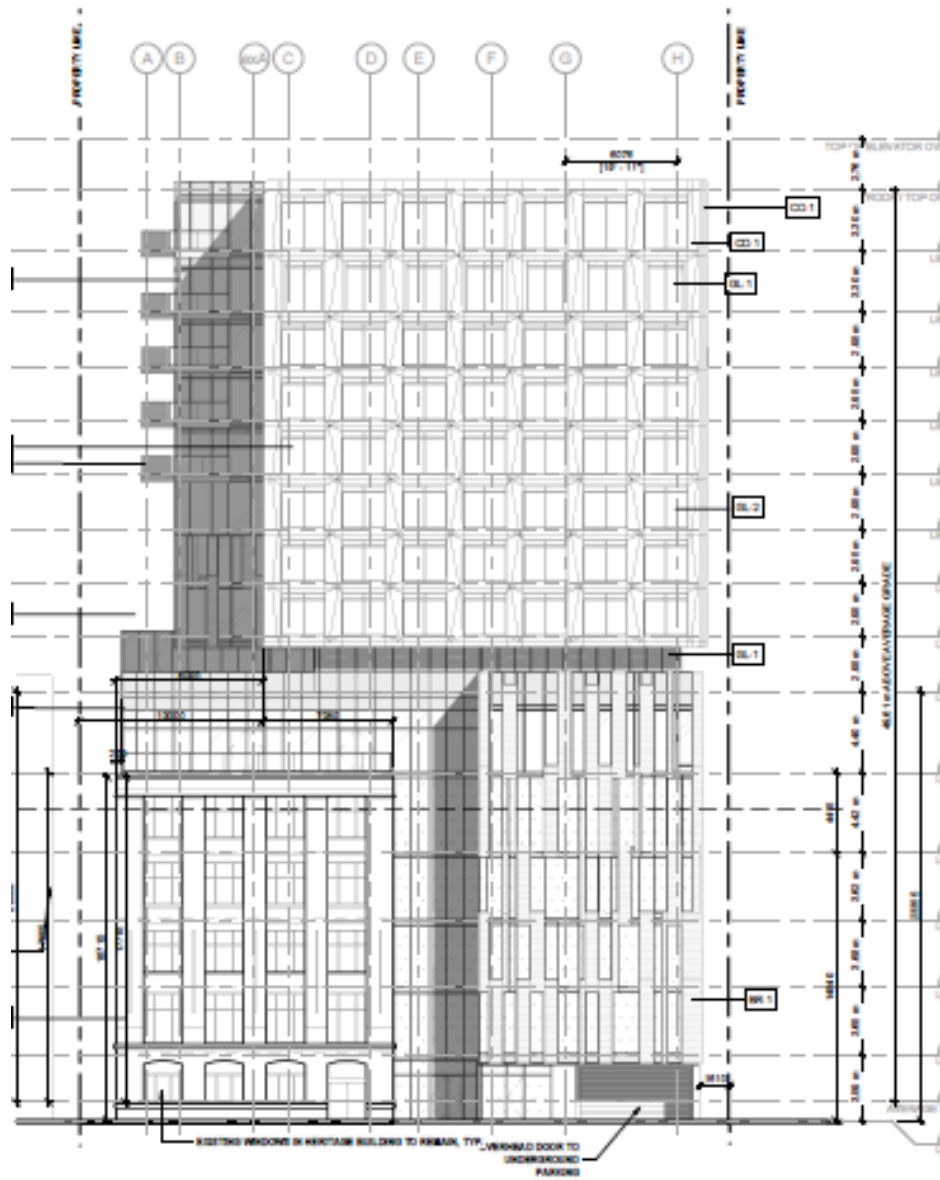


3RD FLOOR PLAN
1:200

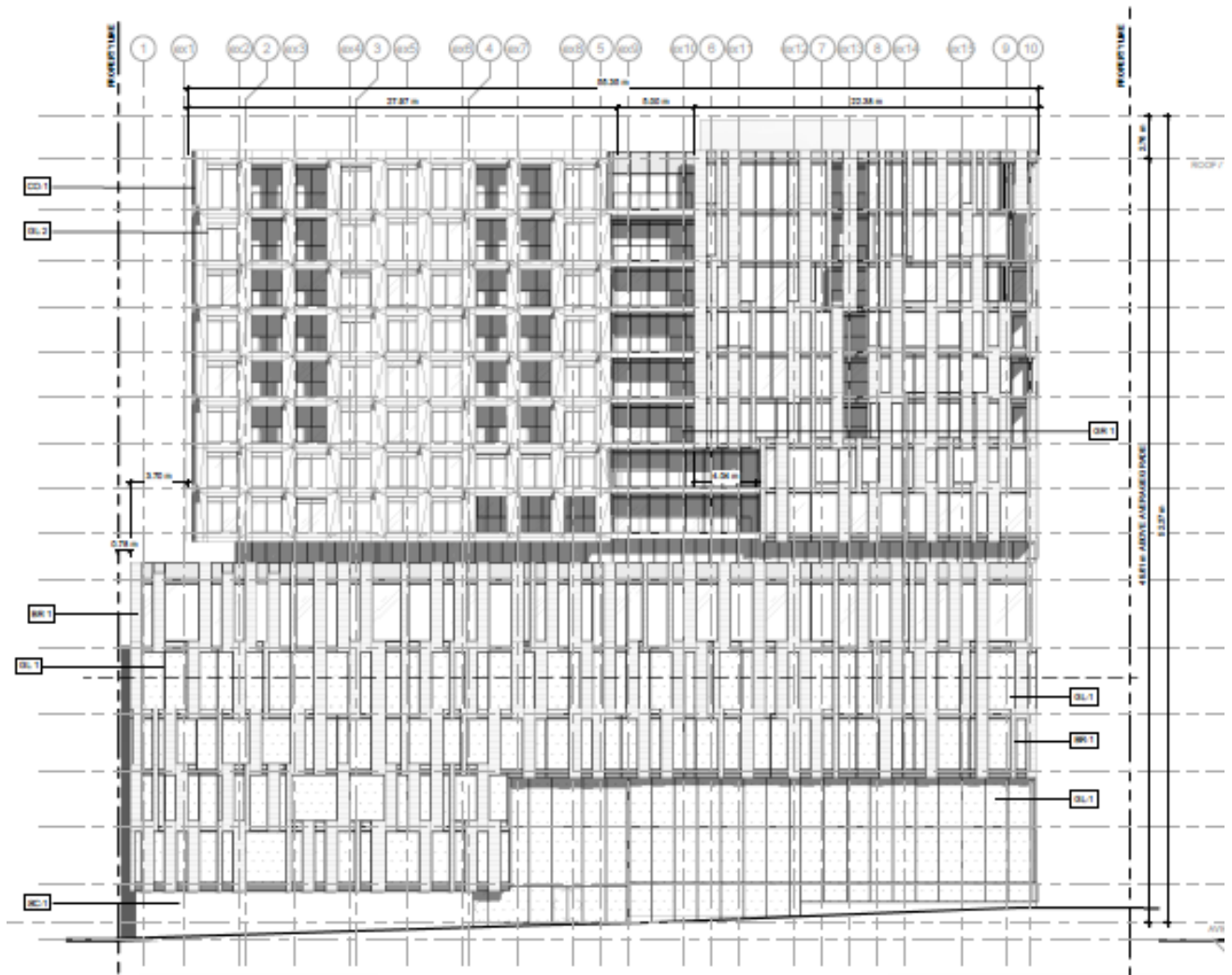
Third Floor Plan at right and Fourth and Fifth Floor Plans at left. Note full side wall retention. For the complete drawing set, please visit the Application Information Centre.



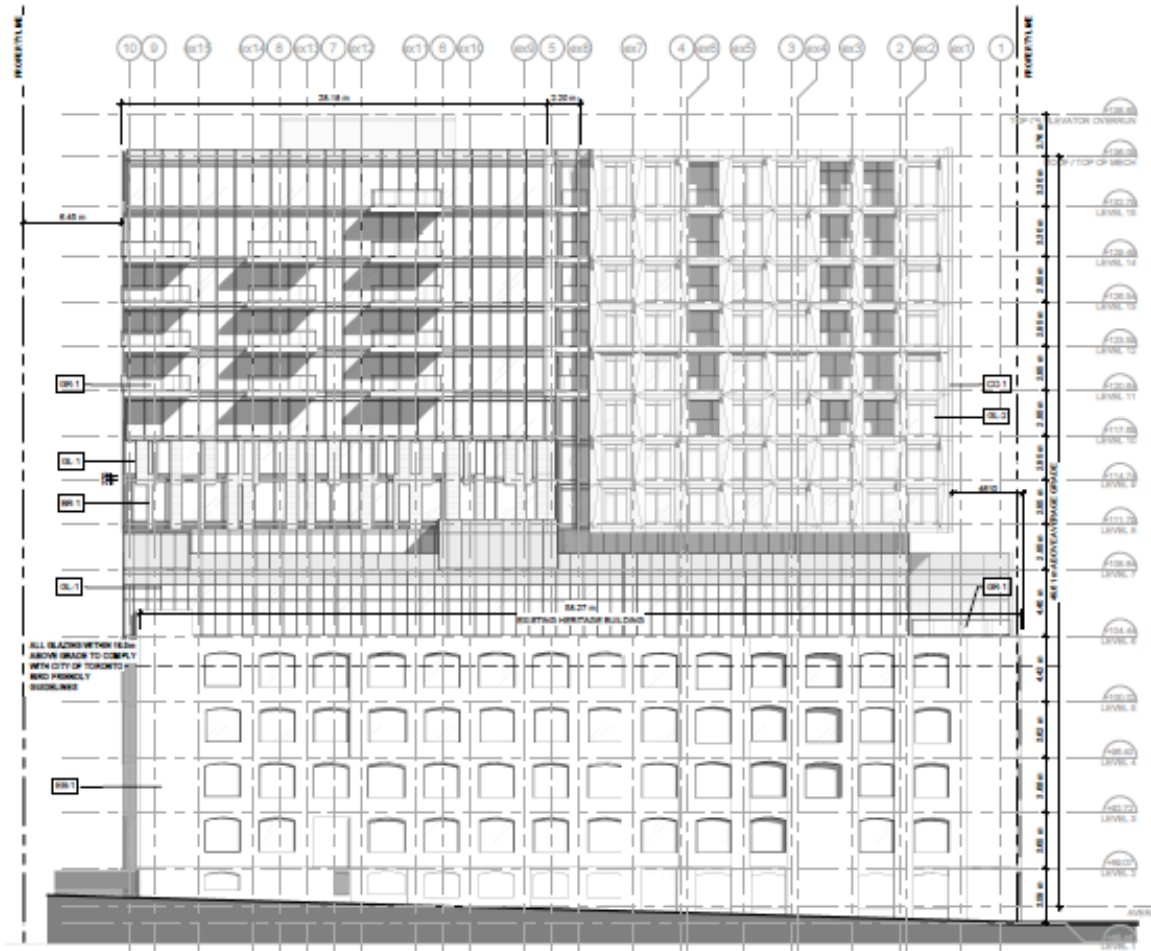
Sixth Floor Plan at right and Seventh Floor Plan at left. Note front step back extending across entire heritage property façade, indicated by blue arrow. Also note at seventh floor level, approximately 30 metre step back, indicated by red arrow.



Front Elevation of Project. See renderings for better understanding.

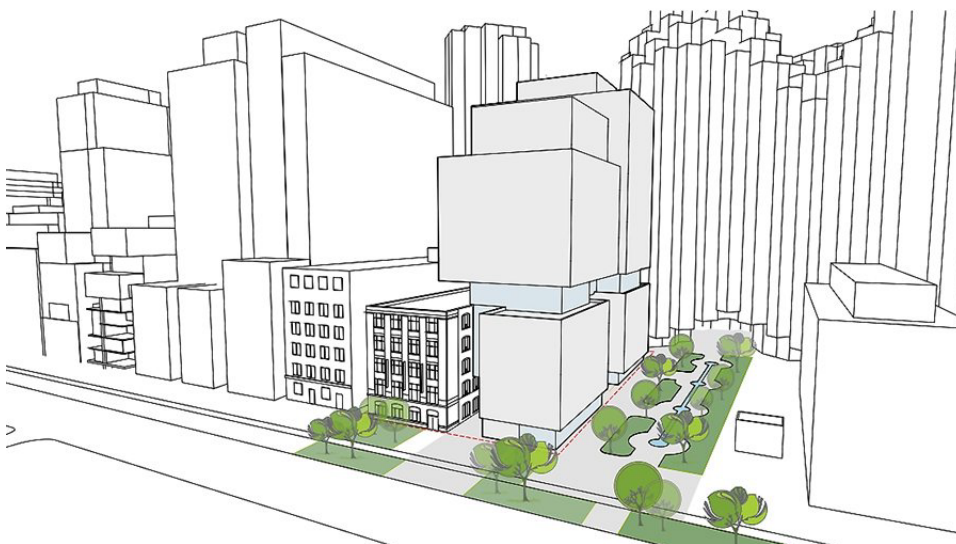


East Elevation of project.



West Elevation of Project

MASSING STRATEGY



Massing Strategy



Rendering. 462 Wellington street West indicated by blue arrow. Red arrow indicates new base building component of the project.



Rendering - close-up view.

462 WELLINGTON STREET WEST
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 4

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