

600 King Street West - Alterations to a Heritage Property, Demolition of a Building and Authority to Enter into a Heritage Easement Agreement

Date: November 28, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage property at 600 King Street West under Section 33 of the Ontario Heritage Act, in connection with the development of the subject site and grant authority to enter into a Heritage Easement Agreement for the property. The report also recommends that City Council approve the demolition of a small outbuilding at the rear of 600 King Street West under Section 34(1)2 of the Ontario Heritage Act.

The development site, which is located at the north-east corner of the intersection of King Street West and Portland Street, is designated under Part IV, Section 29 of the Ontario Heritage Act. It contains a four-and-a-half-storey brick-clad building that was constructed in 1901 to the designs of architects Chadwick & Beckett, in the Edwardian Classical style for the Beatty Manufacturing Company Ltd.

In conjunction with the related Zoning By-law Amendment application, the proposal seeks to retain the heritage building and construct a 5-storey addition above it. The resultant 9-storey building would rise to 36.5m (excluding the mechanical penthouse) and retain the existing restaurant and social club uses while adding a small hotel component and some office space. A single storey building at the rear of the site, which is not of heritage value, is also proposed to be demolished.

Staff are of the opinion that the entire proposal conserves the heritage property at 600 King Street West and is consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

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

1. City Council approve

a. The alterations to the designated heritage property at 600 King Street West, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 9-storey (plus mechanical penthouse) mixed-use building, with such alterations substantially in accordance with the plans and drawings dated March 8, 2023 prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 16, 2023, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

b. The demolition of a single storey rear outbuilding of the designated heritage property at 600 King Street West, in accordance with Section 34(1) 2 of the Ontario Heritage Act to allow for the construction of a 9-storey (plus mechanical penthouse) mixed-use building substantially in accordance with the plans and drawings dated March 8, 2023 prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 16, 2023, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below

2. City Council direct that its consent to the application to alter the designated property at 600 King Street West under Part IV, Section 33 of the Ontario Heritage Act and its consent to the demolition of a building, being the single storey rear outbuilding of the designated heritage property at 600 King Street West, under Part IV, Section 34(1) 2 of the Ontario Heritage Act are also subject to the following 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 prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 600 King Street West substantially in accordance with the plans and drawings dated March 8, 2023 prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 16,

2023, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.2, to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 600 King Street West prepared by ERA Architects Inc., dated October 16, 2023, to the satisfaction of the Senior Manager, Heritage Planning.

3. Withdraw their appeal(s) of the King-Spadina Heritage Conservation District Plan, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals, or advise the City Solicitor, in writing, that they shall not object to the King-Spadina Heritage Conservation District Plan and only maintain a monitoring brief of the hearing on the merits.

c. That prior to Site Plan approval for the proposed Zoning By-law Amendment for the property located at 600 King Street West, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 2.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide 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.

5. Submit a Signage 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 600 King Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 2.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 2.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 upward 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 and Interpretation Plan.

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.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 600 King Street West in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. 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 600 King Street West.

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

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

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated under by-law 1111-2017 amended by by-law 1241-2017, the King-Spadina Heritage Conservation District (HCD) and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act (currently under appeal). The boundaries of the HCD include the subject property.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

At its meeting of July 14, 2021, City Council adopted Item TE26.17 stating its intention to designate the property at 600 King Street West under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE26.17>

BACKGROUND

Area Context

The Beatty Manufacturing Company Building at 600 King Street West is located at the northeast corner of King Street West and Portland Street. It contains a four-and-a-half-storey red brick commercial building that was built in 1901 by the architects Chadwick & Beckett. It was used to manufacture fashion and upholstery products until 1987 when it was adapted into use as a brewery/restaurant.

Designated buildings are situated to the east and west sides of the Beatty Manufacturing Company Building and listed buildings are located opposite it on the other side of King Street West. The application site is also situated within the King-Spadina Heritage Conservation District that has been approved by City Council but is currently under appeal.

Heritage Property

The property at 600 King Street West has value as an exceptionally, finely-designed representative of the late-19th and early-20th-century-factory type building. This narrow four-and-a-half-storey building (including a raised basement) has a post-and-beam structure that is clad in brick and its design reflects the Edwardian Classical style. It was designed by the Toronto-based architects, Chadwick & Beckett and its detailing displays a high degree of craftsmanship and artistic merit. It was constructed for William Henry Beatty (1833-1912), a lawyer and businessman who, through his marriage to Charlotte Louisa Worts (1846-1928), earned the trust of the Gooderham family and served as a director of Gooderham and Worts, as well as President of the Bank of Toronto.

Until 1987 the property was used for manufacturing fashion and upholstery products and as such it made a notable contribution to the identity of the King-Spadina neighbourhood as the City's 'Fashion District'. Its adaptation into a brewery/restaurant received an award by the Toronto Historical Board in 1988 and the following year it was featured in "The Canadian Architect". This change played a significant role in the revitalization of the neighbourhood as a vibrant commercial and cultural centre.

The property at 600 King Street West is designated under Part IV, Section 29 of the Ontario Heritage Act and meets Ontario Regulation 9/06, the criteria prescribed for municipal designation, under all three categories of design and physical, historical and associative, and contextual values.

Adjacent Heritage Properties

The development site is adjacent to the following heritage properties:

The Canadian Kodak Company Ltd. Building at 582-592 King Street West and 471-473 Adelaide Street West

This complex of buildings was built between 1902 and 1911 to designs by two Toronto-based architectural firms, Chadwick & Beckett and Kaplan & Sprachman. The complex was used by the Canada Kodak Company Ltd. for 15 years and then for over 60 years by Ontario Silknit Ltd., a garment manufacturing company. The property also contributed to the identity of this Neighbourhood as Toronto's "Fashion District". It is designated under Part IV of the Ontario Heritage Act through the passing of By-law No. 1041-2020.

In 2020 City Council granted permission under the Ontario Heritage Act for alterations to this property which included allowing a 6-storey addition above the retained heritage buildings that would be stepped back by between 5-6m. from the King Street West front façade.

The Parisian Laundry Company Building at 602 King Street West.

This 3-storey building over a raised basement was constructed in 1904 and extended in 1910. It was designed by the architects Henry Simpson and Robert M. Young in the Edwardian Classical style. This property is designated under Part IV of the Ontario Heritage Act through the passing of By-law No. 220-2016.

579 King Street West

This 3-storey commercial row building was constructed in 1885. It is listed on the City's Heritage Register and is noted as a contributing property within the King-Spadina HCD Plan.

581 King Street West

This 3-storey commercial row building was constructed in 1910. It is listed on the City's Heritage Register and is noted as a contributing property within the King-Spadina HCD Plan.

585 King Street West and 87 Portland Street

This 3-storey commercial row building was constructed in 1910. It is listed on the City's Heritage Register and is noted as a contributing property within the King-Spadina HCD Plan.

Development Proposal

A Zoning By-law amendment application proposes to construct a 5-storey addition above the Beatty Manufacturing Company Building. In association with this Heritage Permit applications have been submitted for approval to alter the Beatty Manufacturing Company Building under S.33 of the Ontario Heritage Act (Heritage Permit # 230048) and for approval under S.34(1)2 of the Ontario Heritage Act to demolish a single storey building at the rear of the property (Heritage Permit # 230051).

The proposed 5-storey roof addition would be stepped back from the King Street West frontage by 5m and from the Portland Street façade by 3m at the 5th floor level. A 1m deep cantilever would be introduced along the Portland Street façade at the 6th floor level but this would be stepped back from the front façade by a further 4.33m (a total of 9.33m from King Street W.). The 8th and 9th floors would also be stepped back by 9.33m from King Street West.

The proposed addition would extend over the laneway at the east side of the Beatty Manufacturing Company Building from the 4th-7th floor levels and would be supported by four exterior free-standing columns. This 3.2m wide side addition would be located behind the existing fire escape (that is proposed to be enclosed) at 4th floor level but would project forward at 5th-7th floor levels with a 5m step back from the building's front façade.

The existing single storey outbuilding would be removed and replaced by a three-storey addition. A 3m deep reveal has been introduced to visually separate the rear addition from the historic Beatty Manufacturing Company Building.

A terrace is proposed on the roof of the heritage building at the 5th floor level to replace the existing roof top patio. The railing for the terrace is set back from the King Street front façade by approximately 2m.

The Beatty Manufacturing Company Building is to be retained in its entirety and repaired and restored. Proposed alterations include:

- Four existing original ground floor windows would be retained and restored. All the other windows are not original and would be replaced with new windows in the existing openings that would reflect the design of those that originally existed based on archival documentation.
- A side service door along the Portland Street facade would be restored as a window to reflect its original condition.
- A rear loading door would be removed and then used as a blind window under the original voussours.

- Window openings on the east façade that were previously infilled would be reinstated following the removal of ducts and mechanical equipment.
- The existing chimney along the east façade would be altered to accommodate the proposed roof addition above.
- The existing fire escape stair along the east side would be replaced and enclosed within a new contemporary side addition. The two-storey fire escape stair on the Portland Street frontage would be retained.

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."

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.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

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:

3.1.6.4: "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."

3.1.6.5: "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."

3.1.6.6: "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."

3.1.6.26: "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."

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

3.1.6.28 "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

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

Conservation Strategy

Heritage Planning staff have reviewed the Heritage Impact Assessment submitted with the proposal prepared by ERA Architects Inc., dated October 16, 2023, and are supportive of the proposed conservation strategy for the historic Beatty Manufacturing Company Building at 600 King Street West.

The conservation strategy would retain the whole of the Beatty Manufacturing Company Building including its interior. In addition the proposal includes the restoration of the original appearance of its heritage attributes and as such represents a welcome improvement to the character and appearance of this notable heritage building.

Massing and Step Backs

The proposed step backs and use of glazing above the heritage building would alter the scale form and mass of the historic Beatty Manufacturing Company Building but the additions have been designed to appear visually subordinate to and distinguishable from the heritage building. They would also allow the heritage building to remain a prominent anchor at the corner of King Street West and Portland Street. The step backs proposed are similar to those that were approved on the adjacent buildings at 578 and 582 King Street West. As a result the original scale, form and massing of the Beatty Manufacturing Company Building would remain apparent and the new contemporary addition would not overwhelm or undermine its heritage character or appearance.

The proposals include setbacks at the rear and east sides to allow part of the rear and side walls to remain visible from the public realm and to visually separate the historic building from the new construction.

The existing private laneway that runs along the east of the subject property would be retained and used as a terrace. Part of the massing of the new addition would project over some of this lane at floors 4-7 but this is set back from King Street so that the visibility from the public realm of the space between 582 and 600 King Street West would remain.

The addition would have a contemporary design using curtain wall glazing and opaque panelling. The rear three storey infill would be clad in masonry to complement its context along Portland Street.

The single storey outbuilding that is proposed to be removed was constructed in the 1980s and is not of any heritage value or interest and staff raise no objections to its removal.

King Spadina Heritage Conservation District Plan

Staff have also reviewed the application in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (the HCD Plan). The Beatty Manufacturing Company Building is a contributing

Industrial/Commercial building within the HCD. The proposal includes whole building retention, step backs, visibility of the fenestrated side elevations and conservation of the building's heritage attributes and three-dimensional integrity in accordance with the HCD policies.

The HCD Plan encourages, but does not require, the conservation of private laneways and the views of them from the public realm. These lanes reflect the historic secondary circulation and service access routes within the area and provide access to daylight between buildings and to the public realm. The existing laneway will remain and would still be visible from the public realm.

The Beatty Manufacturing Company Building is noted as a contributing property in the King-Spadina HCD Plan. The proposed removal of the single storey rear building from the property at 600 King Street West is considered acceptable as this is a modern small outbuilding, and its removal would not affect the heritage values or attributes of the Beatty Manufacturing Company Building or of this part of the King-Spadina HCD Plan.

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. The Conservation Plan should detail the recommended interventions and conservation work, including the recommended restoration work. It should also include a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the property as described in the Statement of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the building will be lit so that its unique heritage character is highlighted.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the Beatty Manufacturing Company Building at 600 King Street West including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff recommends that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the Beatty Manufacturing Company Building at 600 King Street West.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated Beatty Manufacturing Company Building at 600 King Street West to allow for the construction of a 5-storey addition above it. The proposed conservation strategy and alterations together with the mitigation strategies appropriately conserve the cultural heritage values, attributes and character of the heritage property. As such, staff are 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".

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

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

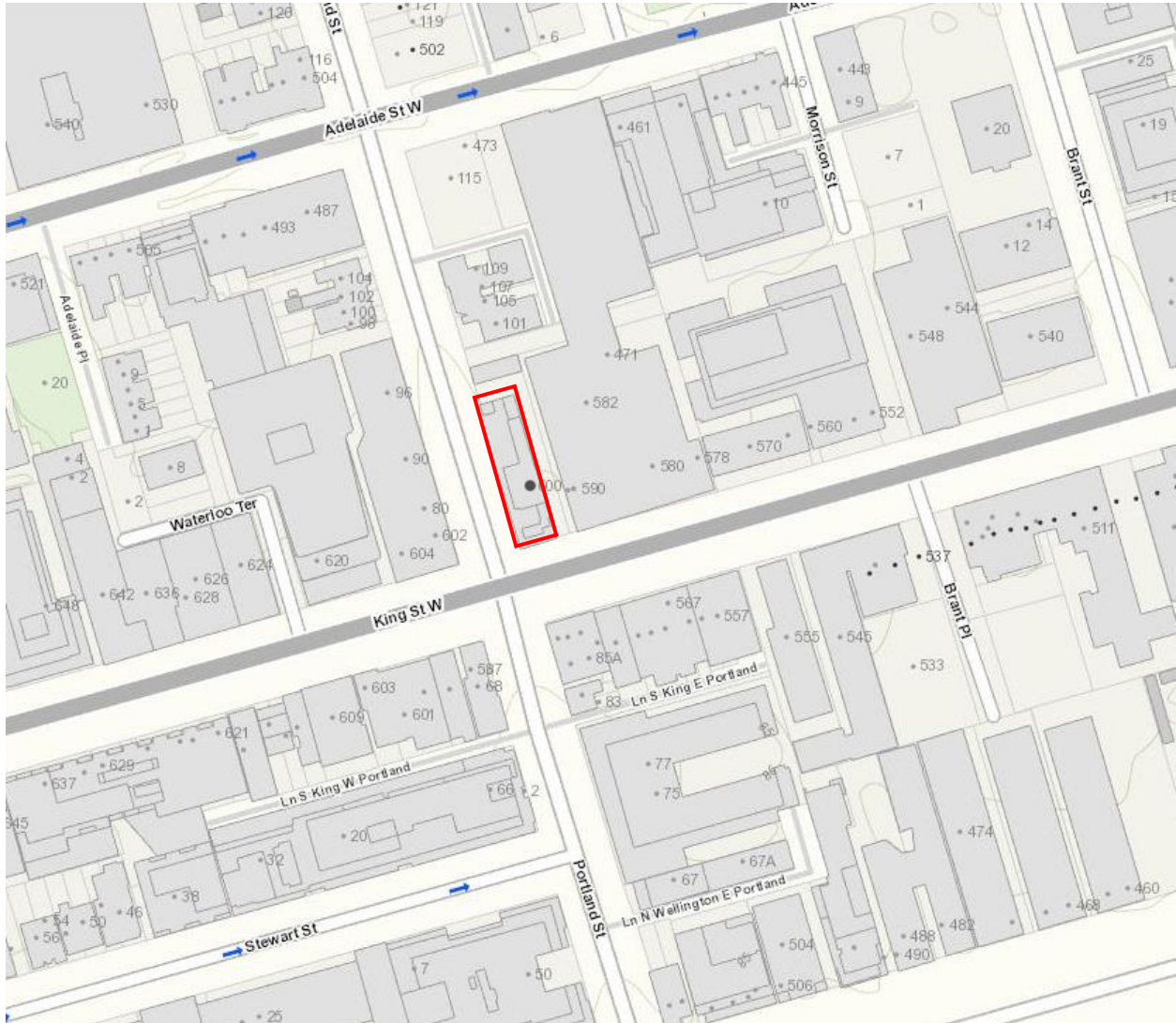
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Statement of Significance from Designation By-law 807-2021
Attachment 5 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

BEATTY MANUFACTURING COMPANY BUILDING, 600 KING STREET WEST



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



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



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



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



Photograph of the north side of the property showing the one-storey outbuilding that is proposed to be demolished and the rear façade of the Beatty Manufacturing Company Building. (HP, 2021)

**STATEMENT OF SIGNIFICANCE FROM DESIGNATION BY-LAW 807-2021
600 KING STREET WEST – BEATTY MANUFACTURING CO. LTD.**

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

Description

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

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

Statement of Cultural Heritage Value

Design and Physical Value

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

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

Historical and Associative Value

The property at 600 King Street West has value through its association with William Henry Beatty (1833-1912). W. H. Beatty was an astute and well-respected lawyer and businessman, creating one of the leading Canadian legal firms with his partner E.M. Chadwick, establishing numerous businesses including Beatty Manufacturing Co. Ltd. and the Confederation Life Association insurance company. Through his marriage to

Charlotte Louisa Worts (1846-1928), Beatty earned the trust of the Gooderham family, served as a director of Gooderham and Worts, as well as President of the Bank of Toronto and as a president or director of numerous other companies.

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

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

Contextual Value

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

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

Heritage Attributes

Design and Physical Value

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

- The setback, placement and orientation of the building on its lot at the north-east corner of the intersection of King Street West and Portland Street with a laneway on the east side of the building
- The scale, form and massing of the four-and-a-half-storey building (including the raised basement) and a flat roof
- The materials, including red-brick cladding, stone sills and metal cornices

- The arrangement of the windows on the side facades, facing east and west and regularly spaced patterns repeated on all floors
- The chimney centred on the east wall and the interruption of the pattern of windows on this wall
- The two segmental-arched-headed, delivery-bay openings at the first floor level
- The greater detailing and ornamentation on the principal (south) façade facing King Street West

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

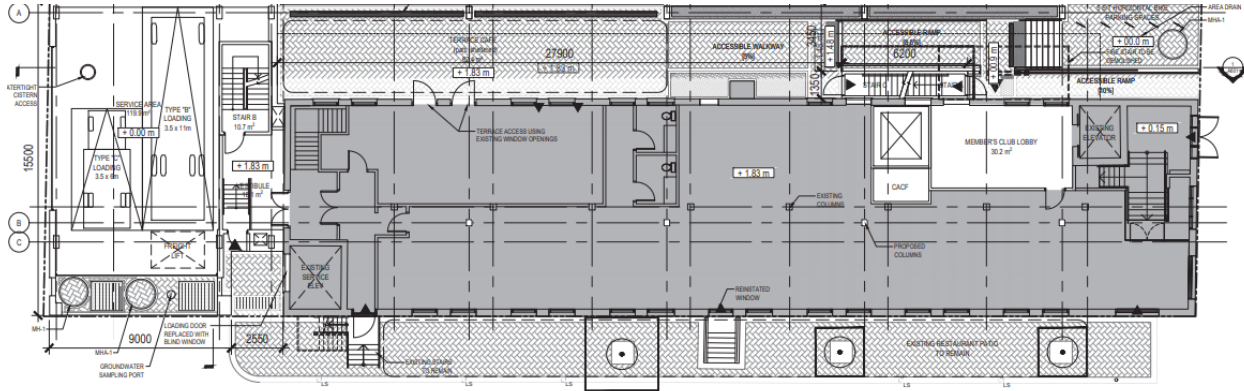
- The composition of the facades in a tripartite division with a base comprising the raised basement and tall first floor, an intermediate section of two stories of the same height, and the top composed of the attic-styled fourth floor with its reduced height and great projecting cornice with a curved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

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

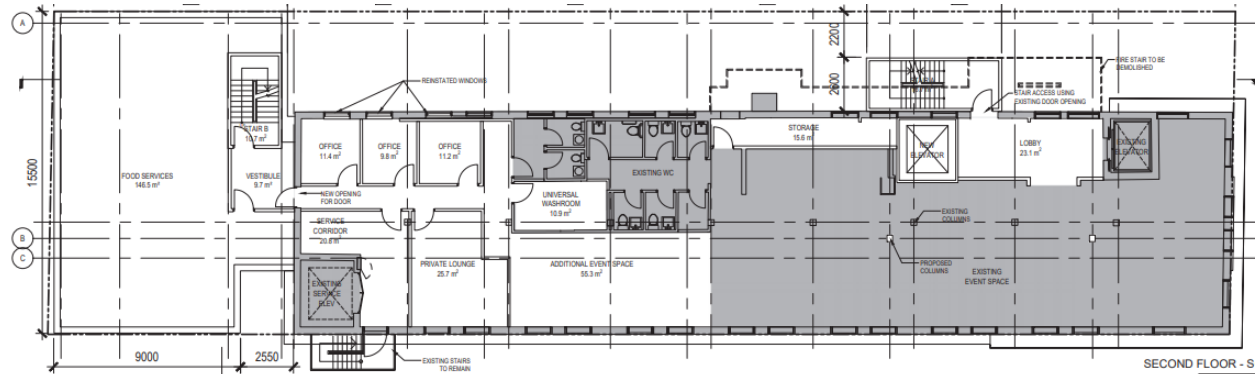
- The scale, form and massing of the brick-clad, four-and-a-half-storey building (including the raised basement) with a flat roof
- The Edwardian Classical details as outlined above
- In regard to its corner location facing King Street West and Portland Street, the return of the detailing of the base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

SELECTED DRAWINGS

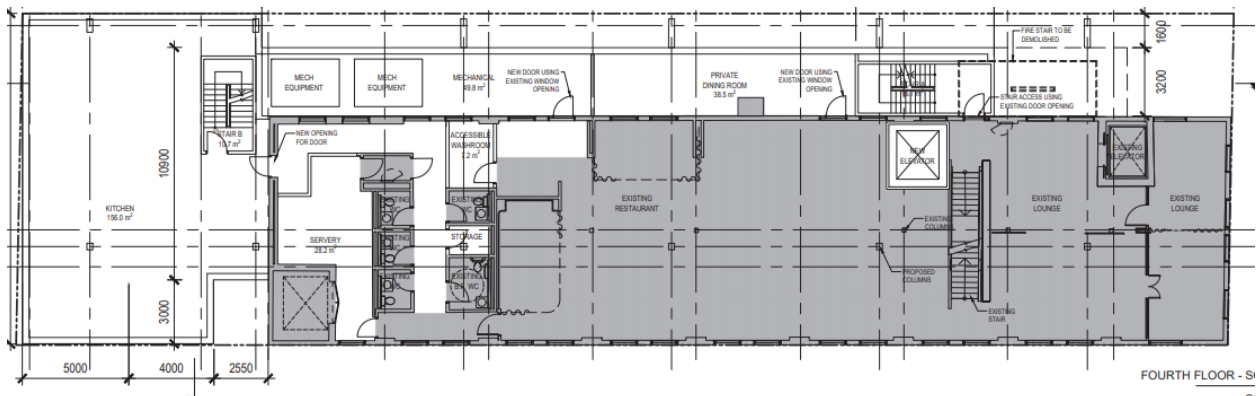
ATTACHMENT 5



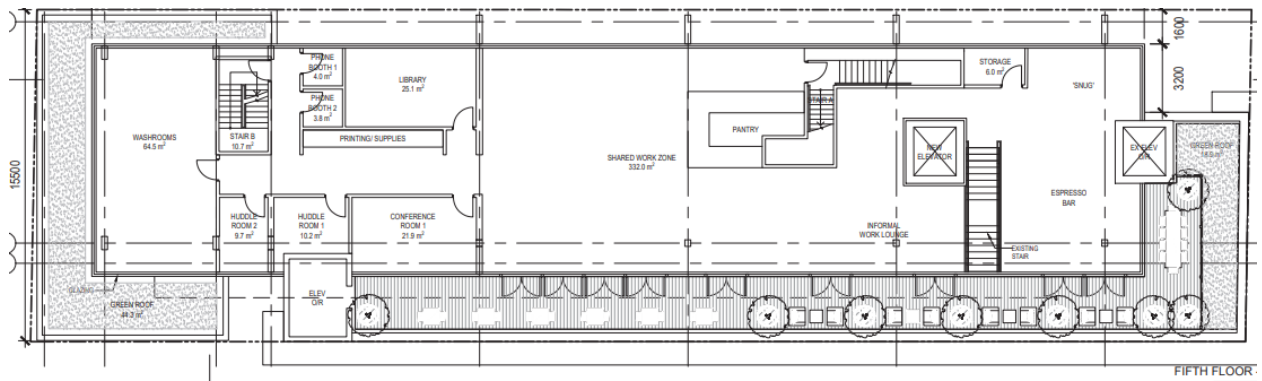
Proposed Ground Floor (ERA Architects Inc.)



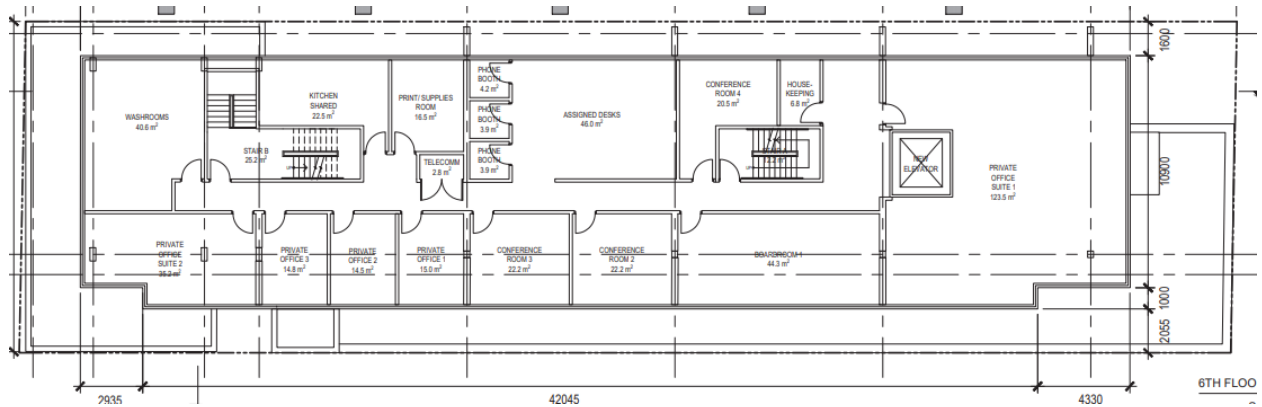
Proposed Second Floor (ERA Architects Inc.)



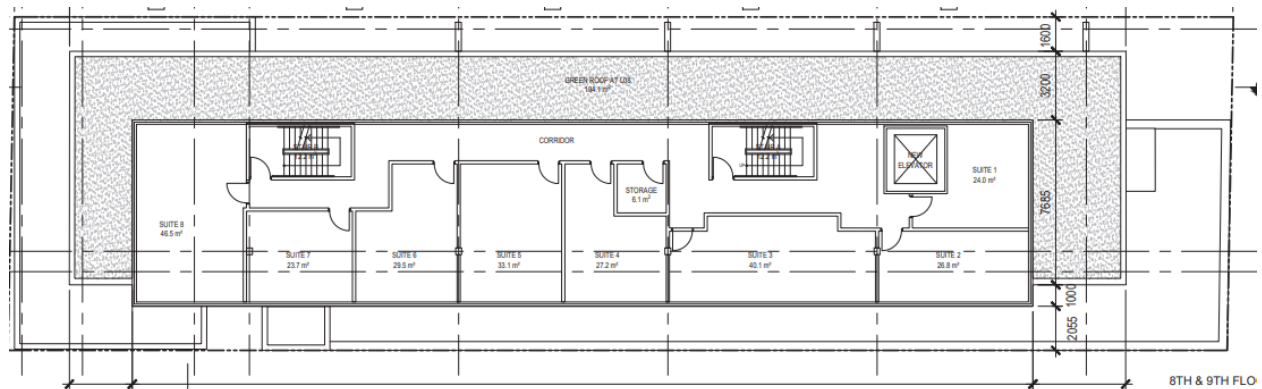
Proposed Fourth Floor (ERA Architects Inc.)



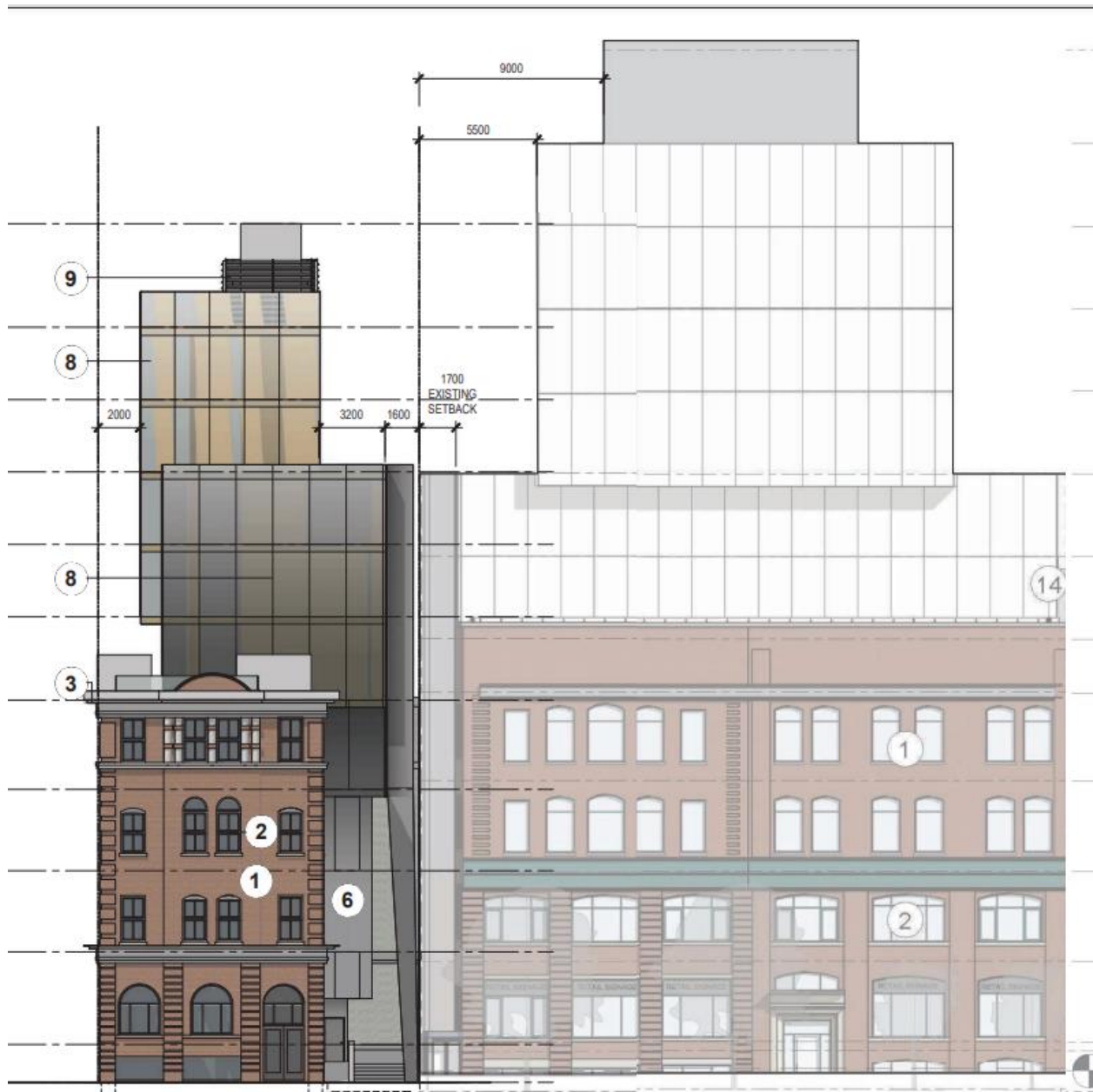
Proposed Fifth Floor (ERA Architects Inc.)



Proposed Sixth Floor (ERA Architects Inc.)



Proposed Eighth and Ninth Floors (ERA Architects Inc.)



LEGEND

1. RESTORED EXISTING MASONRY
2. REINSTATED HISTORIC WINDOWS
3. RESTORED WOOD CORNICE
4. PLANTER
5. NEW PRE-FINISHED METAL CORNICE
6. NEW EXTERIOR EMERGENCY STAIR
7. SHADOW BOX SPANDREL
8. CURTAIN WALL GLAZING W/ TIMBER BEYOND
9. METAL LOUVERED SCREEN

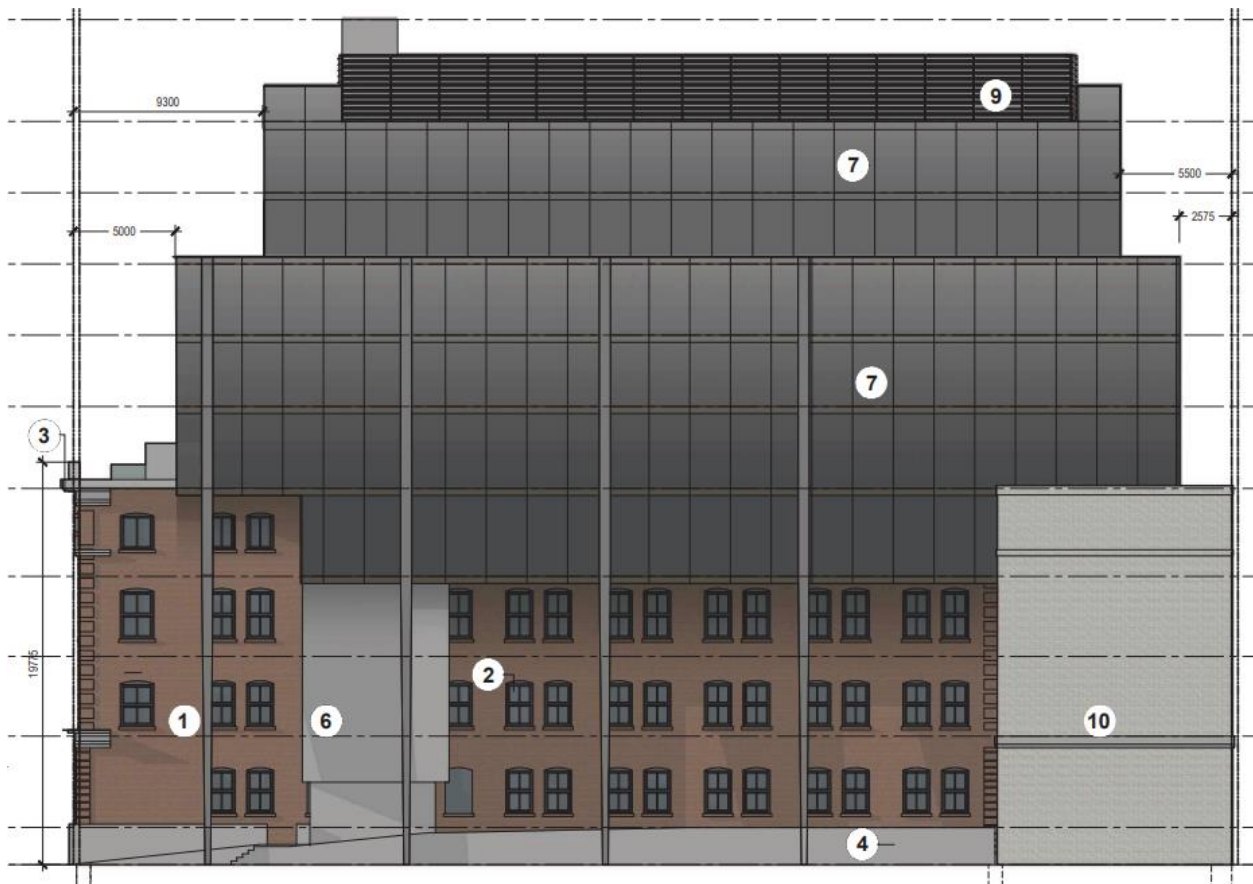
Proposed Front Elevation with relationship to approved development on the adjacent site at 582 King Street West shown. (ERA Architects Inc.)



LEGEND

1. RESTORED EXISTING MASONRY
2. REINSTATED HISTORIC WINDOWS
3. RESTORED WOOD CORNICE
4. PLANTER
5. NEW PRE-FINISHED METAL CORNICE
6. NEW EXTERIOR EMERGENCY STAIR
7. SHADOW BOX SPANDREL
8. CURTAIN WALL GLAZING W/ TIMBER BEYOND
9. METAL LOUVERED SCREEN
10. NEW CONTEMPORARY MASONRY
11. EXISTING ENTRANCE
12. LOADING BAY DOOR

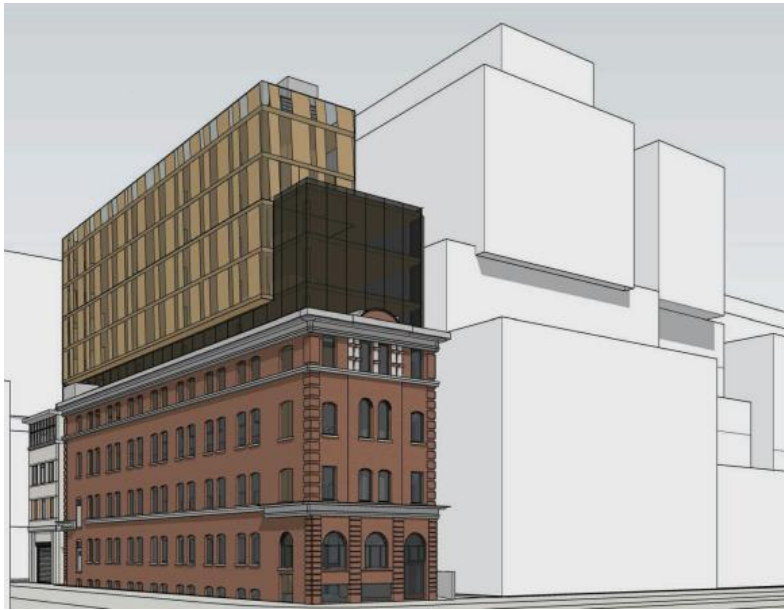
Proposed Portland Street Side Elevation (ERA Architects Inc.)



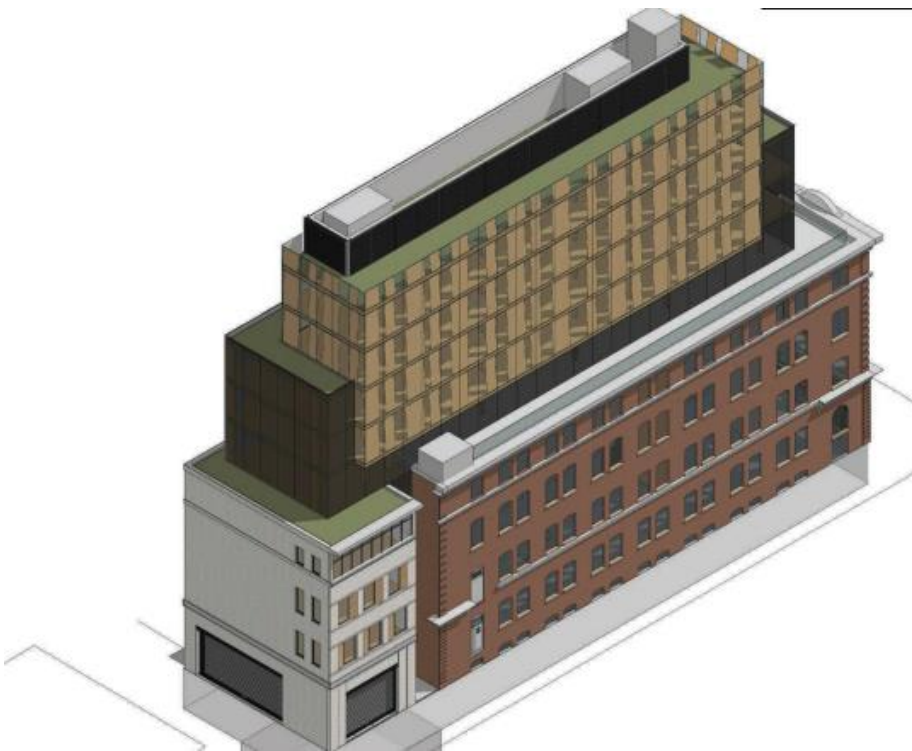
LEGEND

1. RESTORED EXISTING MASONRY
2. REINSTATED HISTORIC WINDOWS
3. RESTORED WOOD CORNICE
4. PLANTER
5. NEW PRE-FINISHED METAL CORNICE
6. NEW EXTERIOR EMERGENCY STAIR
7. SHADOW BOX SPANDREL
8. CURTAIN WALL GLAZING W/ TIMBER BEYOND
9. METAL LOUVERED SCREEN
10. NEW CONTEMPORARY MASONRY

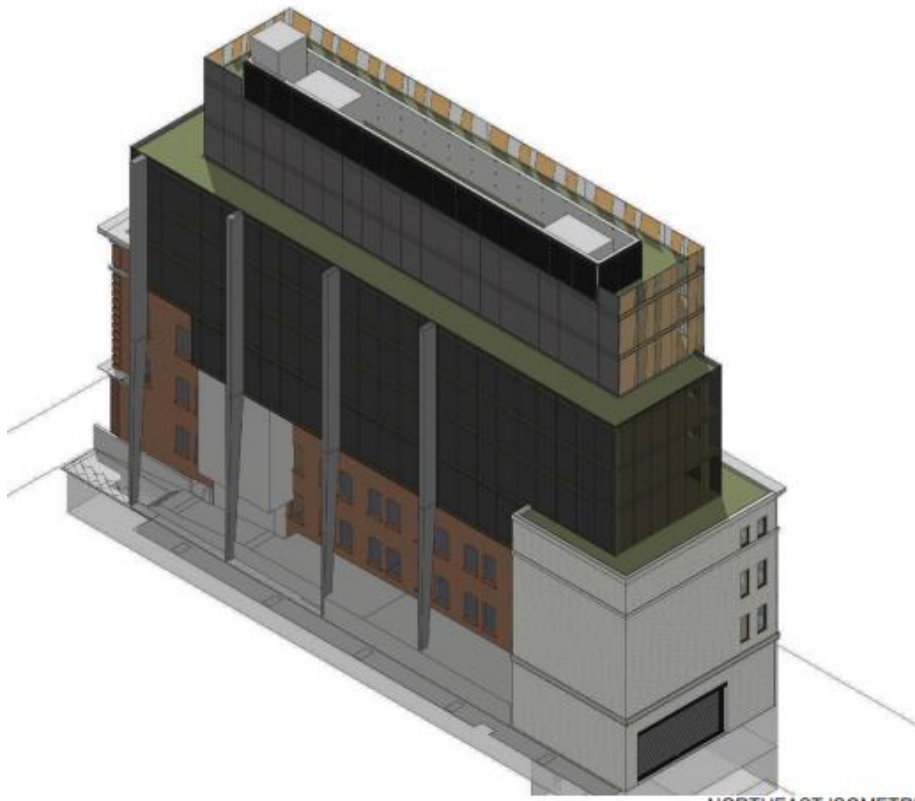
Proposed East Side Laneway Elevation (ERA Architects Inc.)



Proposed Rendering with approved massing of adjacent site shown in white (ERA Architects Inc.)



Proposed isometric illustrations of proposed new additions (ERA Architects Inc.)



Proposed isometric illustrations of proposed new additions (ERA Architects Inc.)