

263 Adelaide Street West - Alterations to and Demolition of Heritage Attributes of a Designated Property Under Part IV, Sections 33 and 34 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Date: May 21, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 10 - Spadina- Fort York

SUMMARY

This report recommends that City Council approve the alterations to and demolition of attributes of the heritage property at 263 Adelaide Street West under Section 33 and Section 34(1)1 of the Ontario Heritage Act, in connection with the development of the site. It is also recommended that the existing Heritage Easement Agreement is amended to reflect this proposal.

The proposal is in connection with the redevelopment of the site to allow for the construction of a 49-storey mixed-use building. The Ontario Municipal Board granted approval for this scheme in 2017. The approved scheme included the conservation of and alterations to the front façade of the historic Purman Building at 263 Adelaide Street West. In order to conserve this façade a retention frame was to be installed on the sidewalk in front of the heritage building.

Since 2017 the TTC has planned a detour of the 501 Queen Streetcar along this section of Adelaide Street West to allow for the construction of the Ontario Line along Queen Street. As a consequence of this, overhead support cables and streetcar power supply cables are being installed along the south side of Adelaide Street. The façade retention system as approved would interfere with the TTC streetcar power supply. It therefore needs to be narrowed and this means it cannot support the whole façade of the Purman Building.

A revised conservation strategy for the Purman Building is now proposed that takes into account the proximity of the TTC cables. The revised scheme includes the insitu retention of the first three floors of the heritage building with the panelization and

removal of the top two floors to allow for the construction of a 49-storey mixed use building without interference with the TTC power supply. The panelized sections of the front façade would be reinstalled once the retained façade has been secured into the new building and a new parapet would be reinstated that is designed to match the original based on archival documentation.

The proposed alterations conserve the heritage values and attributes of the historic Purman Building property consistent with the existing policy framework and the impact of the new development is being appropriately mitigated.

RECOMMENDATIONS

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

1. City Council consent to:

a. the application to alter the designated property at 263 Adelaide Street West, with conditions, under Part IV, Section 33 of the Ontario Heritage Act to allow for the construction of a new mixed use building with the alterations to the designated heritage property being substantially in accordance with the plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 28, 2017 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 and on file with the Senior Manager, Heritage Planning; and

b. the application to remove some of the heritage attributes of the designated property at 263 Adelaide Street West, with conditions, under Part IV, Section 34(1)1 of the Ontario Heritage Act to allow for the construction of a new mixed use building with the removal of the specified heritage attributes on the designated heritage property being substantially in accordance with the plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 28, 2017 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 and on file with the Senior Manager, Heritage Planning.

2. City Council direct that its consent to the application to alter the designated property at 263 Adelaide Street West under Part IV, Section 33 of the Ontario Heritage Act and that its consent to the application to remove the heritage attributes of the designated property at 263 Adelaide Street West under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. That prior to the issuance of any permit for all or any part of the property at 263 Adelaide 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 of the subject property shall:

1. Amend the existing Heritage Easement Agreement with the City for the property at 263 Adelaide Street West substantially in accordance with the plans and drawings dated May 9, 2017, prepared by Quadrangle Architects Limited, on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 28, 2017 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 and on file with the Senior Manager, Heritage Planning, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor.
2. Provide a Heritage Lighting Plan that describe 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 a plan to the satisfaction of the Senior Manager Heritage Planning.
3. Implement an Interpretation Plan for the subject property that is substantially in accordance with the Heritage Interpretation Plan by ERA Architects Inc. dated July 28, 2017 and re-issued on December 12, 2020, to the satisfaction of the Senior Manager, Heritage Planning.
4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan prepared by ERA Architects Inc. dated April 17, 2024 and on file with the Senior Manager, Heritage Planning, 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.
6. 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, and Interpretation Plan.

b. That prior to the release of the Letter of Credit required in Recommendation 2.a.6, 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 have been completed in

accordance with the approved Conservation and Interpretation Plans 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 City Solicitor to introduce the necessary Bill in City Council to amend the Heritage Easement Agreement for the property at 263 Adelaide Street West.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

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

DECISION HISTORY

On May 17, 18 and 19, 2005, the property at 263 Adelaide Street West was adopted by City Council for inclusion on the City's Heritage Register as part of the King-Spadina Area Study.

<http://www.toronto.ca/legdocs/2005/agendas/council/cc050517/te4rpt/cl013.pdf>

On November 8, 2016, City Council adopted Item TE19.11, Request for Direction Report — 263-267 Adelaide Street West — Zoning Amendment and Rental Housing Demolition Application, which included recommendations that City Council withhold a decision on the application and authorize staff to continue negotiations with the applicant. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.11>

On May 24, 25, and 26, 2017 City Council adopted item CC29.7 - 263-267 Adelaide Street West - Zoning Amendment Application - Request for Direction, recommending that City Council accept the settlement offer dated May 16, 2017.

<http://www.toronto.ca/legdocs/mmis/2017/cc/bgrd/backgroundfile-103968.pdf>

On October 2, 2017 City Council adopted item TE26.12 which approved the intention to designate the property at 263 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act. This also approved alterations to the designated property at 263 Adelaide Street West under S.33 of the Ontario Heritage Act and granted authority to enter into a Heritage Easement Agreement for this property.

<https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-106094.pdf>

On December 22, 2021 the Ontario Land Tribunal issued an order permitting a Zoning By-law Amendment to allow for the development of a 49-storey mixed-use building at 263 Adelaide Street West.

On February 28, 2024 the Ontario Land Tribunal issued an order approving the designation of the King-Spadina Heritage Conservation District.

BACKGROUND

Area Context

The property at 263 Adelaide Street West is located on the south side of Adelaide Street West between John Street and Duncan Street. It is designated under Part IV of the Ontario Heritage Act through By-law 1385-2017 and it is a contributing property within the King-Spadina Heritage Conservation District Plan.

Heritage Property

Completed in 1915, the Purman Building has value as a well-designed example of the Chicago School commercial warehouse type in a Classical style. The property is associated with the late 19th – early 20th century development of the former Garrison Reserve as a prosperous commercial and industrial area. It is valued for its association with the prolific architectural partnership of A. R. Denison & Stephenson. The Purman Building contributes contextually to the commercial warehouse scale and character of the King-Spadina district.

Adjacent Heritage Properties

- 257 Adelaide Street West (including entrance addresses at 255, 259 and 261 Adelaide Street West) – is located to the immediate east of the Purman Building. This is a contributing property within the King-Spadina HCD Plan.
- 266-270 Adelaide Street West – located opposite the Purman Building, this row of three brick townhouses was built in 1892 and is a rare example of the Victorian Romanesque Revival style houses in the Toronto downtown. The townhouses are all the work of the builder Robert T. Brown and each has been designed with unique features. They were designated under Part IV of the Ontario Heritage Act in 1982 by By-law 597-82. They are also contributing properties within the King-Spadina HCD Plan. <https://www.toronto.ca/legdocs/pre1998bylaws/toronto%20-%20former%20city%20of/1982-0597.pdf>
- 14 Duncan Street (including entrance addresses at 180, 184 and 188 Pearl Street) – is located to the south (rear) of the Purman Building and is known as the Telfer Paper Box Building. It was built in 1902 with additions in 1906 and 1925 according to the designs of the well-known Toronto architects Gregg and Gregg. The additions were designed by Wickson and Gregg. It is a representative example of an early, 20th-century factory building in the King-Spadina neighbourhood with Edwardian

Classical detailing. It is a contributing property within the King-Spadina HCD Plan.
<https://www.toronto.ca/legdocs/bylaws/2022/law0567.pdf>

Original Development Proposal and Conservation Strategy

In 2017 City Council approved alterations to the heritage property at 263 Adelaide Street West under S.33 of the Ontario Heritage Act. This was in association with a settlement of an appeal into a Zoning By-law Amendment to allow the construction of a 48 storey mixed use building. This scheme was later amended to allow for a 49-storey building. The tower included a 5m step back on the sixth floor which then tapered forward to a 3m step back at tenth floor level. This scheme included the insitu retention of the front façade of the heritage building at 263 Adelaide Street West with the rest of the building being replaced by the new construction. The conservation strategy included:

- The insitu retention of the whole front façade;
- The lowering of the eastern first floor windows to grade and its widening to 4.7m to allow for servicing access and a drive aisle;
- Alterations to the western first floor window to provide an emergency access.
- The retention of the central entrance but the lowering it to grade to provide an accessible entrance;
- The conservation of the original basement and first floor wood windows;
- Replacement of windows on floors two to five with new wood windows to match the originals;
- The original north façade parapet would be restored, based on archival documentation. This would include the restoration of the cornice and the central pediment with a pinnacle.

Revised Conservation Strategy

The tower proposal including its design, height and step backs have not been amended and remain as approved. The only alteration is to the conservation strategy of the Purman Building at 263 Adelaide Street West.

The insitu retention of the façade of the Purman Building requires the installation of a façade retention frame. This was originally proposed to be within the sidewalk in front of the heritage building.

Since 2017 the TTC has planned a detour of the 501 Queen Streetcar along this section of Adelaide Street West to allow for the construction of the Ontario Line along Queen Street. This requires the installation of overhead support cables and streetcar high voltage power supply cables along the south side of Adelaide Street. The façade retention system as originally approved is too wide and would interfere with the TTC streetcar power supply, thereby interfering with the operation of the streetcar and causing a danger to the public. Staff worked with the applicant to explore alternative approaches that would allow the retention of the whole front façade.

The provision of an interior façade retention frame was not considered feasible by the applicant's engineer RJC Engineers because of the confined space of the site which

“simply does not provide enough space required for equipment / material access and practical constructability to implement this approach.”

An exterior retention frame is therefore required but it needs to be narrower than originally proposed. The narrower frame means it cannot be as tall as previously planned and, as such, not all of the front façade can be conserved. The proposal is to retain insitu the first three floors of the heritage building with the top two floors being panelized and removed from the site to allow for construction of the 49-storey mixed use building without any interference with the TTC power supply. The panelized sections of the front façade would be reinstalled once the retained façade has been secured into the new building and a new parapet would be reinstated that is designed to match the original based on archival documentation.

The conservation strategy for the retained lower floors is largely as previously approved with minor modification. New precast stone lintels and sills are now proposed at floors 2-5 because of the poor condition of the existing Roman stone and two basement windows will be replaced by louvres.

Changes to the Ontario Heritage Act since 2017 mean approval is now required under S.34(1)1 to remove or demolish heritage attributes noted in the designation by-law. As such this application proposes to remove the following attributes:

- The stone detailing on the fourth and fifth floors;
- The existing stone lintels and sills;
- The frieze above the first floor;
- The rear (south) elevation with its brick cladding and metal factory sash glazing.

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,

- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- 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. 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."

3.1.6.33: " Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans." The City of Toronto Official Plan can be found here:

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

King Spadina Heritage Conservation District Plan

This application for approval under S.33 and S.34(1)1 of the Ontario Heritage Act has been reviewed against the policies in the King-Spadina Heritage Conservation District Plan.

6.2.1: "Contributing properties shall be conserved in a manner that ensures the long-term conservation of the District's cultural heritage value, heritage attributes, and the integrity of the contributing property."

6.9.1: "The restoration of a contributing property shall be based on thorough supporting historic documentation of the property's built form, materials and details from the period to which it is being restored to."

6.9.2: "When undertaking a restoration project on a contributing property, building features from the period to which a building is being restored that have been removed or damaged should be re-instated."

6.10.1: "The alteration of contributing properties shall be compatible with and distinguishable from the District's cultural heritage value and heritage attributes."

6.10.2: "New materials shall be physically and visually compatible with the materials of the contributing property."

6.10.3: "Alterations to contributing properties shall include the conservation of the District's heritage attributes."

6.10.4: "The alteration of contributing properties shall not diminish or detract from the integrity of the District or the contributing property."

6.10.5: "Alterations to a contributing property shall be designed so that whole, or substantial portions of, the property is retained and the three-dimensional integrity of the building is conserved."

6.13.1: "Form, placement, rhythm, openings and style of original or restored windows and doors of contributing properties shall be conserved."

6.13.2: "Structural and architectural features of original or restored windows and doors of contributing properties shall be conserved."

6.14.1: "Original or restored exterior wall form, detail and materiality of contributing properties shall be conserved."

6.14.2: "Original or restored exterior wall features and details of contributing properties shall be conserved."

6.15.1: "Form, placement and style of original or restored entrances, porches and balconies of contributing properties shall be conserved."

6.15.2: "Features and details of original or restored entrances, porches and balconies of contributing properties shall be conserved."

The King-Spadina HCD Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2024/04/8f30-city-planning-hcd-king-spadina.pdf>

Standards and Guidelines

The Parks Canada 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

The proposal at 263 Adelaide Street West is in connection with the redevelopment of the site to allow for the construction of a 49-storey mixed-use building. The size, position and design of the tower has not been altered and complies with the approval that was granted by the OLT. The only changes relate to the conservation strategy.

The re-routing of the streetcar along Adelaide Street West means the originally approved conservation strategy for this property could not be achieved. As such the scheme has been revised to include the panelization of the top two floors. Heritage Planning staff have reviewed the Conservation Plan submitted with the proposal and are supportive of the conservation strategy for the heritage building at 263 Adelaide Street West.

Heritage Lighting Plan

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

Heritage Easement Agreement

Staff is recommending that the owner amend the existing Heritage Easement Agreement for this property to reflect the changes to the conservation strategy and to secure the long-term protection of the subject property.

CONCLUSION

Staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage property at 263 Adelaide Street West and complies with the policies in the King-Spadina HCD. As such, staff are satisfied that the proposed conservation strategy outlined in the Conservation Plan meets the intent of the Planning Act, and the heritage policies in the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff therefore support the proposed alterations and removals under Sections 33 and 34(1)1 of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs
Attachment 3: Statement of Significance
Attachment 4: Plans and Elevations as Approved
Attachment 5: Conservation Strategy Drawings
Attachment 6: Proposed Renderings

263 ADELAIDE STREET WEST

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PHOTOGRAPHS

ATTACHMENT 2



Principal (north) and west elevations.



Rear (south) elevation.



Transom above building entrance (north façade).



Easternmost bay windows.

City of Toronto By-law 1385-2017

SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
263 ADELAIDE STREET WEST

The property at 263 Adelaide Street West (Purman Building) 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 263 Adelaide Street West contains the Purman Building, completed in 1915, a five storey timber-framed commercial warehouse building with a raised basement and brick and stone cladding. The property is located in the proposed King Spadina Heritage Conservation District.

Statement of Cultural Heritage Value

The Purman Building at 263 Adelaide Street West has value as a well-designed representative example of a commercial warehouse building with timber-framed mill construction. The building's construction and design is an example of the Chicago School with its application of the Classical style and the emphasis on a decorated base, distinctive top and uniform middle section. Its carefully calibrated design is expressive of the internal structural grid and it is dressed with a contemporary interpretation of the Italian Renaissance style which displays a high degree of craftsmanship and artistic merit.

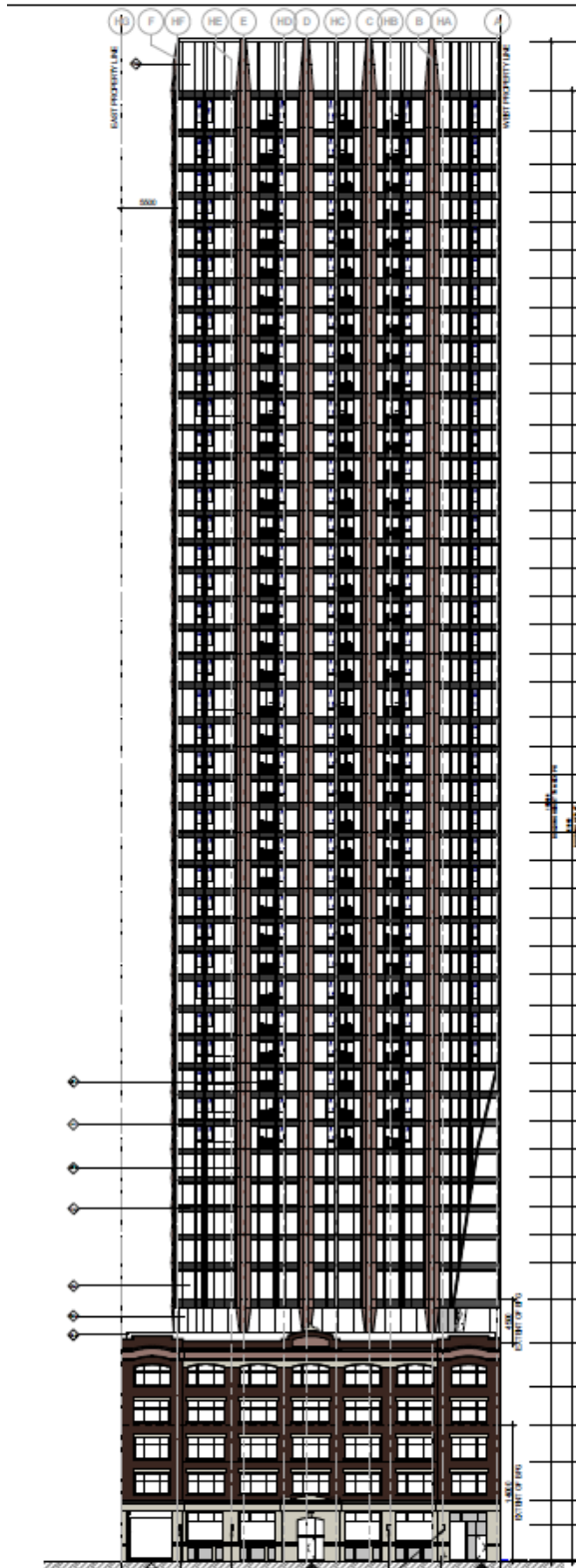
The Purman Building has value as it contributes to an understanding of the historical development of the King Spadina neighbourhood as it transitioned from being primarily institutional and residential in the first three quarters of the 19th century to being a prosperous commercial and industrial area from the late 19th to mid-20th century. Located on a part of the property occupied by Upper Canada College from 1827-1891, the Purman building represents the redevelopment of the site for commercial and industrial uses following the college's departure to Deer Park. The building has value as it is associated with the prolific architectural partnership of A. R. Denison & Stephenson and in particular with the firm's promotion of fire-resistant timber mill construction for warehouses following the Great Toronto Fire of 1904. Contextually, the Purman Building is important in defining and maintaining the late 19th- early 20th century commercial/industrial scale and character of the King Spadina area. The building is visually and historically linked to its surroundings, maintaining the variety of building types, scales and periods all of which support the neighbourhood's characteristic diversity. Commercial warehouses like the Purman Building represent a significant period of commercial prosperity for the neighbourhood as well as the recent revitalization of the King Spadina area. The high quality of design, materials and details contributes substantially to the overall character of the neighbourhood.

The heritage attributes of the Purman Building are:

- The setback, placement and orientation of the building on the south side of Adelaide Street West between Duncan and John Streets
- The scale, form and massing of the five-storey commercial warehouse building with a raised basement
- The principal (north) elevation with its brick and stone cladding
- The stone detail on the north elevation including the stone base of the basement and first floor with its projecting moulding beneath the first floor windows, the entablature with its plain frieze and moulded cornice, the decorative stone details on the outer bays at the third, fourth and fifth levels and the stone banding and decorative details of the top storey as well as the stone lintels in the window openings of the second, third and fourth floors
- The stone details around the central entrance on the north elevation including the stepping forward of the stone cladding, the pediment above the entablature, the letters stating "PURMAN BUILDING" in capitals, the keystone in the segmental-arched opening surrounding the entrance and the tri-partite division of the segmental-arched transom over the door below
- The arrangement of openings on the principal (north) elevation into seven equal bays on the five floors and the raised basement
- The subdivision of the window openings into a tri-partite arrangement varies from floor to floor. Typically from the second to fifth floors each window opening features a vertical tripartite division with a wider fixed central pane, two narrower outer openings with double hung sash and a transom light with three parallel vertical divisions above. At the basement level there is no transom and the tripartite division is made by stone piers. At the first floor level, the window openings are large and the tripartite transom is set over two large fixed panes. At the top level the window openings have segmental-arched tops. From the first to fifth level the windows were made of wood
- The rear (south) elevation with its brick cladding and metal factory sash glazing
- The arrangement and size of openings on the south elevation

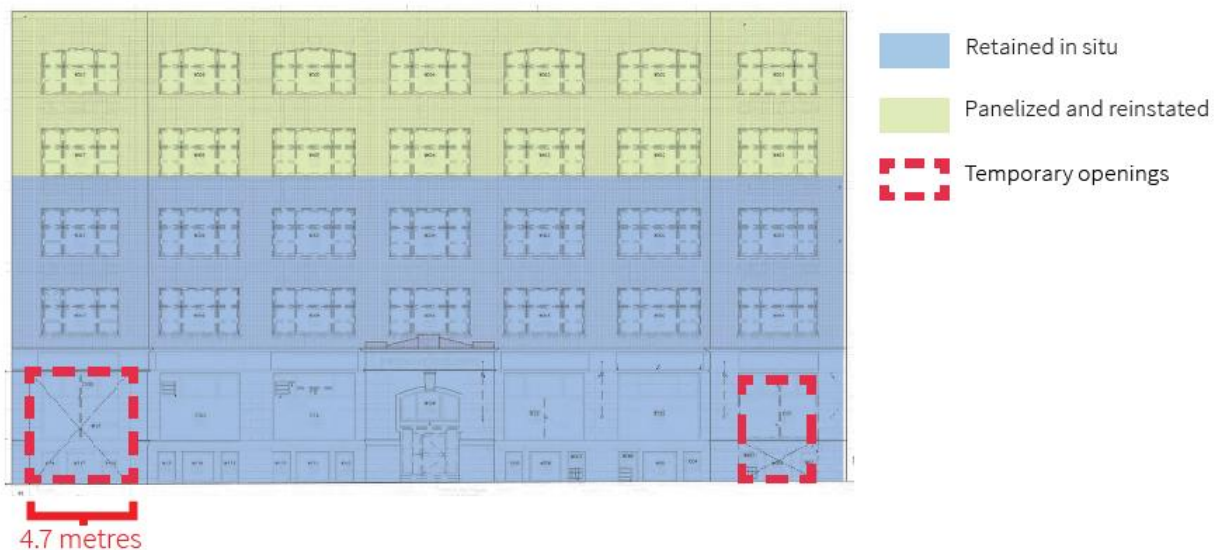
The following are not identified as heritage attributes:

The blank side elevations facing west and east.



Front elevation (Source: Quadrangle Architects Limited)

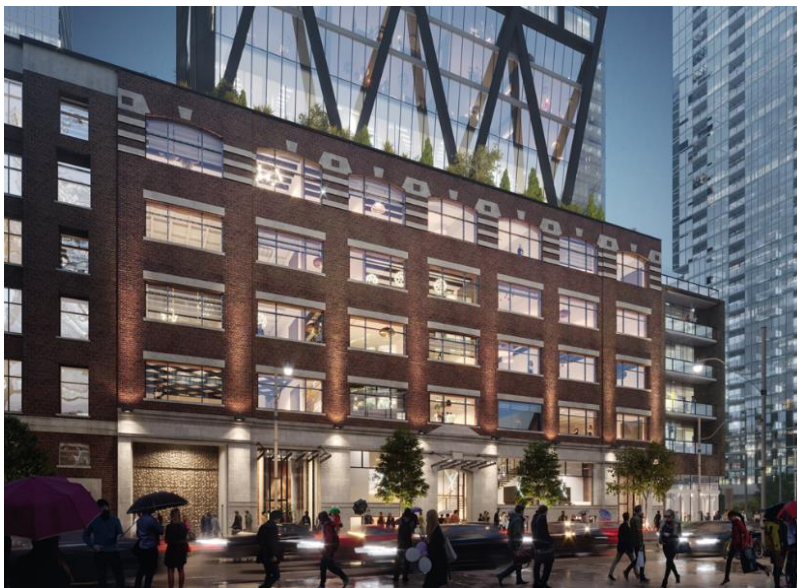
FACADE RETENTION DIAGRAM



Elevation showing extent of demolition and panelization of front façade (Source: ERA Architects Inc.)



Elevation showing conservation/restoration treatments to front façade (red = rebuild, green = repoint, yellow = new precast or stone units to match original) (Source: ERA Architects Inc.)



Source: Quadrangle Architects Limited