

46 Spadina Avenue, 58 Spadina Avenue and 378 Wellington Street West - Alterations to and Demolition of Buildings at Heritage Properties Designated Under Part V of the Ontario Heritage Act

Date: January 29, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council approve the alterations, demolition and new construction works for the properties at 46 Spadina Avenue, 58 Spadina Avenue and 378 Wellington Street West under Section 42, Part V of the Ontario Heritage Act, in connection with the development of the site.

The property at 46 Spadina Avenue (including 40, 42, 44 and 50 Spadina Avenue) includes a 4-storey building that was constructed in 1907 with later additions in the 1940s. It is known as the "Systems Building" and is identified as a contributing Industrial/Commercial building within the King-Spadina Heritage Conservation District (KSHCD) Plan. The properties at 58 Spadina Avenue (including 60 Spadina Avenue) and 378 Wellington Street West are non-contributing properties in the KSHCD Plan.

An Official Plan and Zoning By-law Amendment application for the subject properties was received in August 2022 for the construction of a 28-storey mixed-use building with a 4-storey podium featuring commercial retail at-grade and 521 dwelling units in a new residential tower. The applicant subsequently appealed this application to the Ontario Land Tribunal (OLT) due to Council not making a decision within the time frame prescribed in the Planning Act. Revised plans have been submitted by the applicant with prejudice, as reflected in this report.

On July 16, 2024 the applicant submitted an application under Section 42 of the Ontario Heritage Act to alter the designated Systems Building and demolish three small adjacent buildings to allow for the construction of a new 30-storey mixed-use building within the King-Spadina Heritage Conservation District.

The proposal will feature in-situ retention of the entire primary east façade, the eastern portion of the south façade and a partial west return wall of the Systems Building at 46 Spadina Avenue. The eastern portion of its north façade will be partially reconstructed.

The remainder of the Systems Building as well as two small outbuildings to its north will be demolished to allow for the construction of a 30-storey tower. The tower is set back 4.9-5.4m from the front façade along Spadina Avenue and 3.12m from the south façade. The non-contributing building at 58 Spadina Avenue is also proposed to be demolished.

The proposed development is consistent with the existing provincial and municipal heritage policy framework and proposes an overall conservation strategy that is consistent with the KSHCD Plan and is not contrary to the Plan's Objectives.

RECOMMENDATIONS

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

1. City Council consent to the application to alter the contributing designated building at 46 Spadina Avenue and demolish the non-contributing designated building at 58 Spadina Avenue and two outbuildings at 46 Spadina Avenue, with conditions, under Part V, Section 42 of the Ontario Heritage Act, to allow for the construction of a 30-storey mixed-use building at 46-58 Spadina Avenue and 378 Wellington Street West, with such alterations being substantially in accordance with the plans and drawings dated October 29, 2024 prepared by Wallman Architects Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by ERA Architects, dated July 22, 2022, revised October 29, 2024 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.

2. City Council direct that its consent to the application to alter the designated property at 46 Spadina Avenue and demolish the non-contributing designated building at 58 Spadina Avenue and two outbuildings at 46 Spadina Avenue under Part V, Section 42 of the Ontario Heritage Act is also subject to the following conditions:

a. That prior to any Local Planning Appeals Tribunal Order issuing in connection with the Official Plan and Zoning By-law Amendment bills to City Council, the Owner shall 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 prepared by ERA Architects, dated July 22, 2022, revised October 29, 2024 to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the properties at 46 Spadina Avenue, 58 Spadina Avenue, and 378 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 obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment, and such Amendments have come into full force and effect.
 2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their 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. Provide an Interpretation Plan for the subject properties, 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. Submit a Signage Plan for the subject properties 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 required in Recommendation 2.a. 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.
- c. That prior to the release of the Letter of Credit required in Recommendation 2.b.6 the Owner shall 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.

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 October 2, 3 and 4, 2012, City Council directed staff to initiate the KSHCD study as a result of the application of prioritization criteria, which can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

At its meeting on March 10, 2016, City Council adopted item TE14.7 to include the property at 40-46 Spadina Avenue on the City of Toronto's Heritage Register.

<https://secure.toronto.ca/council/agenda-item.do?item=2016.TE14.7>

On October 2, 2017, City Council adopted item 14.7 to designate the King Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The King-Spadina HCD was subsequently appealed to the Ontario Land Tribunal (OLT).

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

At its meeting of February 7-8, 2023, City Council adopted item 2023.PH1.5 stating its intention to designate the property at 46 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act. A notice of objection to the intention to designate under Part IV was subsequently received from the Owner. The Part IV designation process has not been completed but the primary building on the property remains protected under Part V of the Ontario Heritage Act (OHA) as a contributing property in the KSHCD.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH1.5>

On January 30, 2024, the OLT approved the designation of the King-Spadina Area under Part V of the Ontario Heritage Act and approved the KSHCD Plan, as modified.

BACKGROUND

Area Context

The subject site is located within the King-Spadina Heritage Conservation District (KSHCD) which is an evolved historic district featuring the concentration of late-19th and early-20th century residential, commercial, industrial buildings, three historic parks, and a network of laneways. These historic resources reflect the district's evolution from an institutional and residential neighbourhood to a warehouse and manufacturing area over the course of the district's period of significance (1880s to 1940s).

Site/Heritage Property

The development area contains several buildings and structures found on three separate property parcels:

- **Parcel 1** - 46 Spadina Avenue (including 40, 42, and 44 Spadina Avenue): The property is located on the west side of Spadina Avenue and situated between King Street West and Wellington Street West. The property includes a 4-storey factory building that was constructed in 1907 and designed by the Toronto architectural firm of Horwood and Burke and is known as the "Systems Building". Commissioned by

Business Systems Limited, which manufactured business stationary and operated a business training school, the property served as the company's headquarters and factory for over half a century. Later additions to the building sustained the symmetry and stylistic details of the principal elevation. These included a 2-storey warehouse addition (1939-42) to the south of the original building and third and fourth storey additions above this later in the 1940s. In the late 20th century, the property was among the many properties in the King-Spadina neighbourhood that became associated with the clothing manufacturing industry in Toronto's Fashion District.

46 Spadina Avenue is identified as a contributing property in the KSHCD Plan. The development site also includes two small outbuildings at the northwest of the Systems Building which have been identified as having no cultural heritage value.

- **Parcel 2** - 58 Spadina Avenue (including 60 and 62 Spadina Avenue): The property is located on the west side of Spadina Avenue and situated between King Street West and Wellington Street West and consists of a 2-storey building that is identified as a non-contributing property within the KSHCD Plan.
- **Parcel 3** - 378 Wellington Street West: The property is located on the north side of Wellington Street West and southwest of the above aforementioned properties. The property is designated under Part V of the Ontario Heritage Act and is identified as a non-contributing property within the KSHCD Plan. The property currently functions as rear yard parking for properties in the immediate area.

Adjacent Heritage Properties

The properties at 374 and 376 Wellington Street West are located south of the development site and are listed on the City's Heritage Register. The properties are designated under Part V of the Ontario Heritage Act as part of the KSHCD and are identified as contributing properties within the KSHCD Plan.

The property at 418 Wellington Street West is located south of the development site and are Listed on the City's Heritage Register. The properties are designated under Part V of the Ontario Heritage Act as part of the KSHCD and are identified as a contributing property within the KSHCD Plan.

A number of properties along King Street West (425, 431, 433, 435, 439, 441, 443, 445, 447, 455, 461, 469, 469A, 469B King Street West) are located north and south of the development site and are Listed on the City's Heritage Register. The properties are designated under Part V of the Ontario Heritage Act as part of the KSHCD and are identified as contributing properties within the HCD.

Development Proposal and Conservation Strategy

On August 10, 2022, an Official Plan and Zoning By-law Amendment application was submitted seeking approval to construct a 28-storey mixed-use building with retail at-grade along Spadina Avenue, two levels of office spaces within the base, and 521 residential units above. The partial façades of the existing four-storey factory building were proposed to be retained and incorporated into the new development.

A Heritage Impact Assessment (HIA) was prepared by ERA Architects Inc., dated July 22, 2022, and revised March 15, 2024, to assess the impact of the proposed development on the on-site heritage resources.

On May 15, 2024, the Applicant submitted a revised proposal for a 30-storey mixed-use building with retail at-grade and 550 residential units above.

On July 9, 2024, the Applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision on the application within the prescribed timeframe in the Planning Act. A separate report has been prepared by Community Planning for matters dealing with the Planning Act appeal.

On July 16, 2024 the applicant submitted a related application under Section 42 of the Ontario Heritage Act to alter the designated Systems Building and demolish three small adjacent buildings to allow for the construction of the proposed new 30-storey mixed-use building within the King-Spadina Heritage Conservation District. This application has been deemed incomplete.

The Heritage Permit application proposes the in-situ retention of the entire east primary façade of the Systems Building and over 28m depth of the south façade, as well as a short section of the north-south return wall. The eastern portion of the north façade will be partially reconstructed. Approximately 5m of the north façade would be reconstructed to the full height of the System's Building with an additional section of approximately 12m being reconstructed at lower ground and ground floor level to separate the new residential lobby from the retail use proposed in the rehabilitated Systems Building. The rest of the building will be demolished to allow for the construction of the tower.

The proposed new tower is stepped back above the heritage building by 4.9m-5.4m along the front to Spadina Avenue and by 3.12m along the south side. The new residential lobby to the north of the System's Building is also set back by 4.9m to provide a reveal that would give visual prominence to the heritage building. The roof of the heritage building will be a green roof so it is not proposed to be used as an amenity terrace.

The conservation strategy will include:

- The removal of the existing building interior and realignment of the floor levels to minimize conflicts with existing window openings and to provide barrier-free access throughout the building. The lower ground and upper ground floors would be combined for the new retail space and the second and third floors would be combined to provide new indoor amenity space.
- The existing lower ground floor openings on the front façade are proposed to be enlarged to serve the new retail uses and to provide a level access to the interior. The entrance steps at either end of the front façade would be removed to allow a level access into the interior. One original lower ground floor window opening would be retained to reference the original window configuration.
- A stepped roof parapet is proposed to be reinstated along the front façade with its design being based on archival documentation.

- The partially reconstructed north façade will use salvaged material where possible and would replicate the existing brick banding and quoin detailing but with new openings to relate to the proposed new interior uses.
- The window openings in the partial west return wall will be modified to relate to the new floor levels.
- New historically appropriate windows and compatible doors will be installed.
- Existing roof elements such as heating, ventilation, air conditioning, and equipment will be removed.
- Masonry cleaning, repointing and repairs with salvaged material will be undertaken where possible.

The existing 2-storey building at 58 Spadina Avenue and the two small outbuildings to the north of the Systems Building will be demolished. The small outbuildings adjacent to the Systems Building are noted in Appendix D of the KSHCD Plan as not being of any heritage value or interest.

The property at 378 Wellington Street West will also be incorporated into the proposed new 30-storey mixed-use building. The location is currently used as a parking lot and is identified as a non-contributing property in the KSHCD Plan.

Heritage Planning Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Policy Statement (2024). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act

The Planning Act guides development in the Province of Ontario and 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.”

Provincial Policy Statement (2024)

The Provincial Planning Statement (2024) (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
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex interrelationships 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.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 4.6.3 of the PPS directs that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless 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.

City of 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.

Relevant policies include the following:

3.1.6.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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 facades alone is discouraged.

3.1.6.27 Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

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

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

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>

King-Spadina Heritage Conservation District (KSHCD)

This application has been reviewed for consistency with the policies of the KSHCD Plan. One of the purposes of the Plan is to "provide policies, guidelines and procedures for managing change in the District and achieving the stated objectives found in Section 1.3 of the Plan. The cultural heritage value of the District is expressed by its heritage attributes which is identified in Section 3.3 of the HCD Plan.

The KSHCD Plan policies include the following:

6.6.1 Buildings or structures that are on contributing properties shall be conserved..."

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

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

6.11.1 Additions to contributing properties shall conserve the primary structure's three-dimensional integrity as seen from the public realm.

6.11.4 Additions to the side elevations of contributing properties shall maintain substantial portions of fenestrated side elevations when viewed from the public realm to conserve the contributing property's three-dimensional integrity

6.11.5 The streetwall height of side additions shall transition to the streetwall height of the primary structure on a contributing property. Additional height above the streetwall shall step back from the streetwall. Stepback distances will be determined based upon the design, scale and massing of the proposed addition, the contributing property, and other applicable policies.

6.11.9 Additions to contributing properties that have frontage along Spadina Avenue shall step back from all elevations facing Spadina Avenue.

(a) A stepback of generally 10 metres, informed by a Heritage Impact Assessment, should be provided for additions to contributing properties.

(b) Stepbacks of generally 5 metres may be required on the non-facing elevations of contributing properties visible from Spadina Avenue to maintain the property's three-dimensional integrity.

(c) The extent of the stepbacks required for any additions, informed by a Heritage Impact Assessment, should demonstrate that the additions are visually compatible with, and distinguishable from, the contributing property when viewed from the public realm, and that any visual or physical impact has been appropriately mitigated

6.11.13 Substantial portions of side elevations visible from the public realm that have original fenestration and/or architectural detailing shall be retained in situ to ensure the three-dimensional integrity of the contributing property shall be conserved.

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

7.3.1 The demolition of buildings or structures on non-contributing properties may be permitted.

COMMENTS

Heritage Planning have reviewed the revised drawings and revised Heritage Impact Assessment from ERA Architects Inc. dated October 29, 2024 for conformity with the Planning Act, the Provincial Policy Statement, the City's Official Plan heritage policies, the KSHCD Plan and the Standards and Guidelines for Conservation of Historic Places in Canada and are supportive of the proposal.

The application proposes a rehabilitation approach to conserving the Systems Building. The façade retention strategy ensures that substantial portions of the Systems Building will be retained and its three-dimensional integrity will be conserved in line with the policies of the KSHCD Plan. The window openings on the south side and most of the front would be conserved with new windows installed to match the appearance of the originals based on archival documentation. Staff support the changes to the window positions on the north return wall as this wall is being reconstructed and the new windows and wall detailing have been designed to reflect the detailing in the existing building. This reconstructed wall will also conserve the scale, form and mass of the Systems Building and allow it to be perceived as a whole building within the new development. The setbacks of the new construction from the sides and rear of the Systems Building will also reinforce its three-dimensional integrity.

The proposed tower step backs of 4.9-5.4m and 3.12m are less than those included in the guidelines within the KSHCD Plan. These guidelines generally seek step backs of 10m along Spadina Avenue and 5m for side elevations. Staff however agreed to accept these step backs at this property as part of the negotiations and settlement of the appeal filed with the OLT to the KSHCD Plan. No cantilevers are proposed within these step backs.

Staff also agreed to the enlargement of the ground floor openings as part of the negotiations and settlement of the appeal filed with the OLT to the KSHCD Plan. The enlarged openings would support the retail uses that are proposed in the lower floors of the Systems Building. One original lower ground floor window opening is being retained with a new historically appropriate window design to reference the original fenestration pattern.

The KSHCD Plan policies do not permit new window openings on street-facing elevations of contributing properties. As such new window openings at the upper ground floor and fourth floor levels of the Systems Building that were originally proposed have been removed.

The proposed reinstatement of the stepped parapet that originally existed is welcome. A green roof is proposed behind this parapet. If railings are required on this roof they will be setback and designed to be minimally visible from the public realm so that the scale, form and massing of the original Systems Building is not undermined.

The proposed new building makes references to the vertical articulation and solid-to-void ratios of the adjacent contributing properties. It would include an aluminum window

wall system and precast brick veneer panels, to make it distinguishable from but compatible with the materials of the existing heritage building.

The demolition of the building on the non-contributing property at 58 Spadina Avenue and the two small buildings behind the Systems Building permitted by the policies of the KSHCD Plan and is therefore considered acceptable.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of permits for the development, the Owner will be required to submit a Conservation Plan for the work described in the HIA prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage buildings will be protected during construction, a schedule of short and long term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to the introduction of the bills for the proposed Official Plan Amendment and Zoning By-law Amendment, the applicant should be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

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

Heritage Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the heritage properties, including the appropriate type, scale, location and number of signs. The Signage Plan should be consistent with the signage policies and guidelines in the King-Spadina District Heritage Conservation District Plan (Section 6.16).

CONCLUSION

Staff are supportive of the proposed alteration and demolition works on the buildings and structures found on the three properties at 46 Spadina Avenue, 58 Spadina Avenue and 378 Wellington Street West to permit the development of a new 30-storey mixed use building.

Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement (2024) 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.

The proposal meets the objectives of the King-Spadina Conservation District Plan and Staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the onsite and adjacent heritage properties and the King-Spadina Heritage Conservation District. The restoration details will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

Staff recommend that City Council approve the proposed alteration and demolitions.

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SIGNATURE

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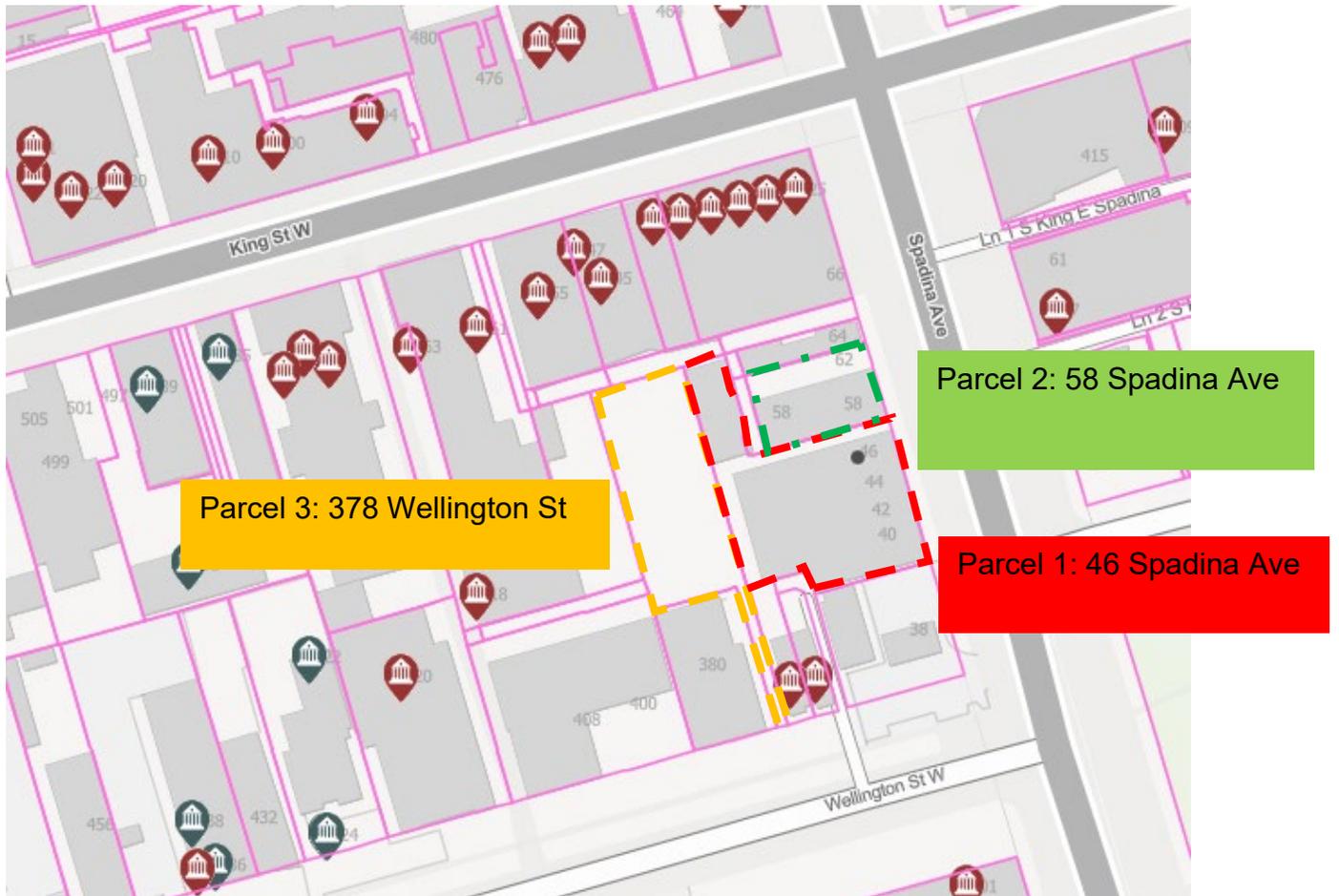
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Proposed renderings
Attachment 4 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

46 and 58 Spadina Avenue and 378 Wellington Street West



Map showing the subject property's location outlined at 46, 58 Spadina Avenue and 378 Wellington Street West. This location map is for information purposes only. (City of Toronto Mapping)



Context photo of Site from Spadina Avenue, looking northwest (ERA Architects Inc. , 2022).



View of front (east side) of the Systems Building at 46 Spadina Avenue (ERA Architects Inc., 2022)



View of south side of the Systems Building at 46 Spadina Avenue (ERA Architects Inc., 2022)



View of rear (west side) of the Systems Building at 46 Spadina Avenue (ERA Architects Inc., 2022)



View of north side of the Systems Building at 46 Spadina Avenue (ERA Architects Inc., 2022)



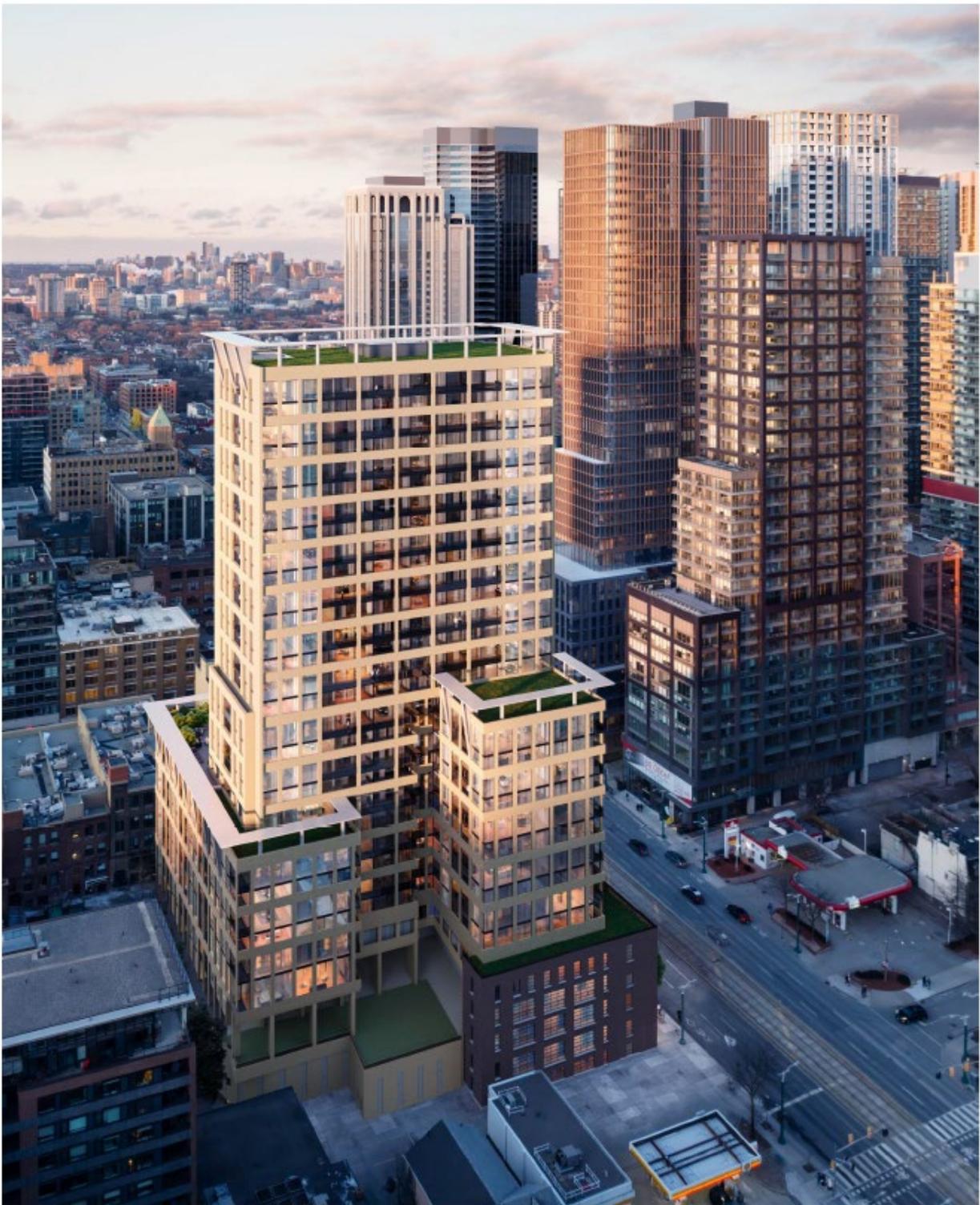
View of outbuildings behind the Systems Building at 46 Spadina Avenue (ERA Architects Inc., 2022)



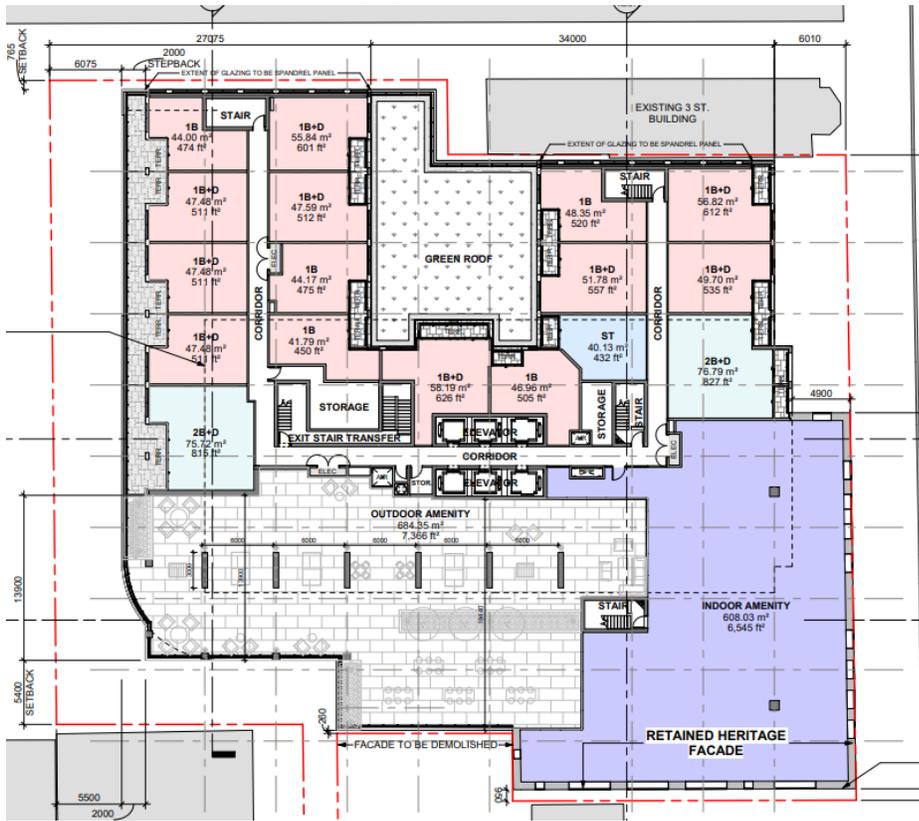
Views of 58 Spadina Avenue (ERA Architects Inc., 2022)



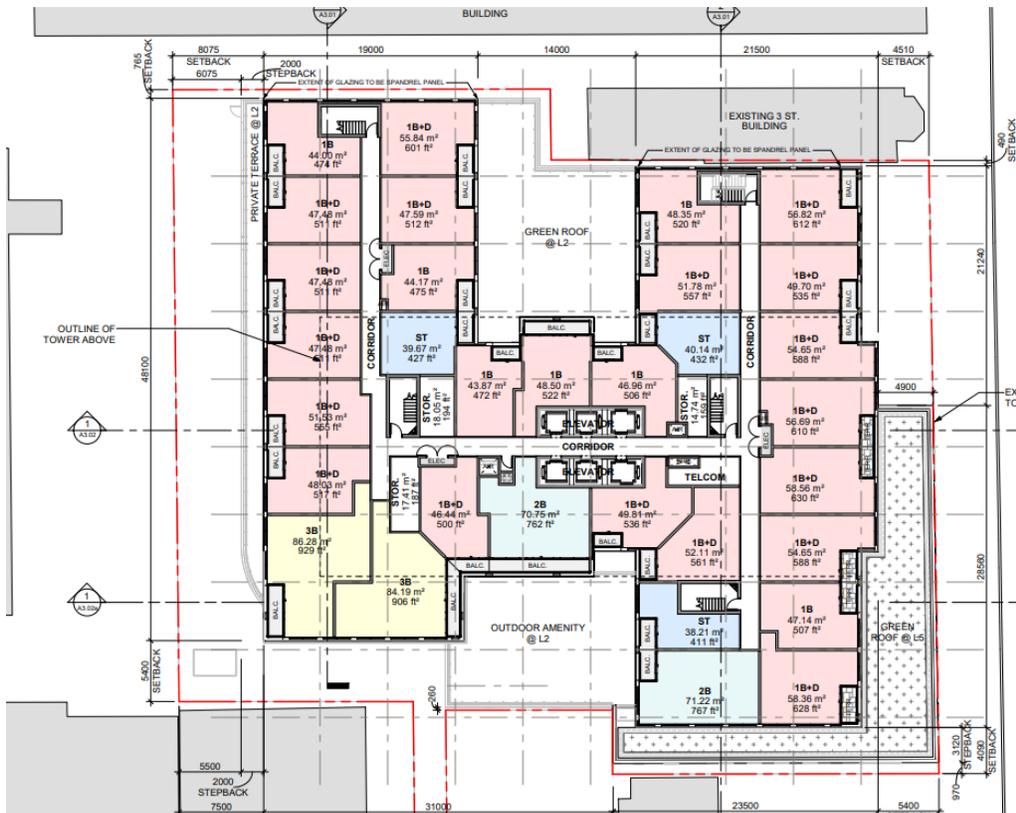
Renderings of proposed views along Spadina Avenue (Gren Wallman Architects, 2024)



Rendering of massing of proposed tower with the south side façade of the Systems Building in the foreground (Gren Wallman Architects, 2024)



Proposed Level 2 (ERA Architects Inc., 2022)



Proposed Level 5 showing roof of the Systems Building (ERA Architects Inc., 2022)

Existing Elevations



Existing east elevation (Wallman Architects, 2022; annotated by ERA).



Existing south elevation (Wallman Architects, 2022; ; annotated by ERA).

- To be retained in-situ
- To be altered / reconstructed
- To be demolished

Proposed conservation strategy - east and south elevations (ERA Architects, 2022)

Existing Elevations



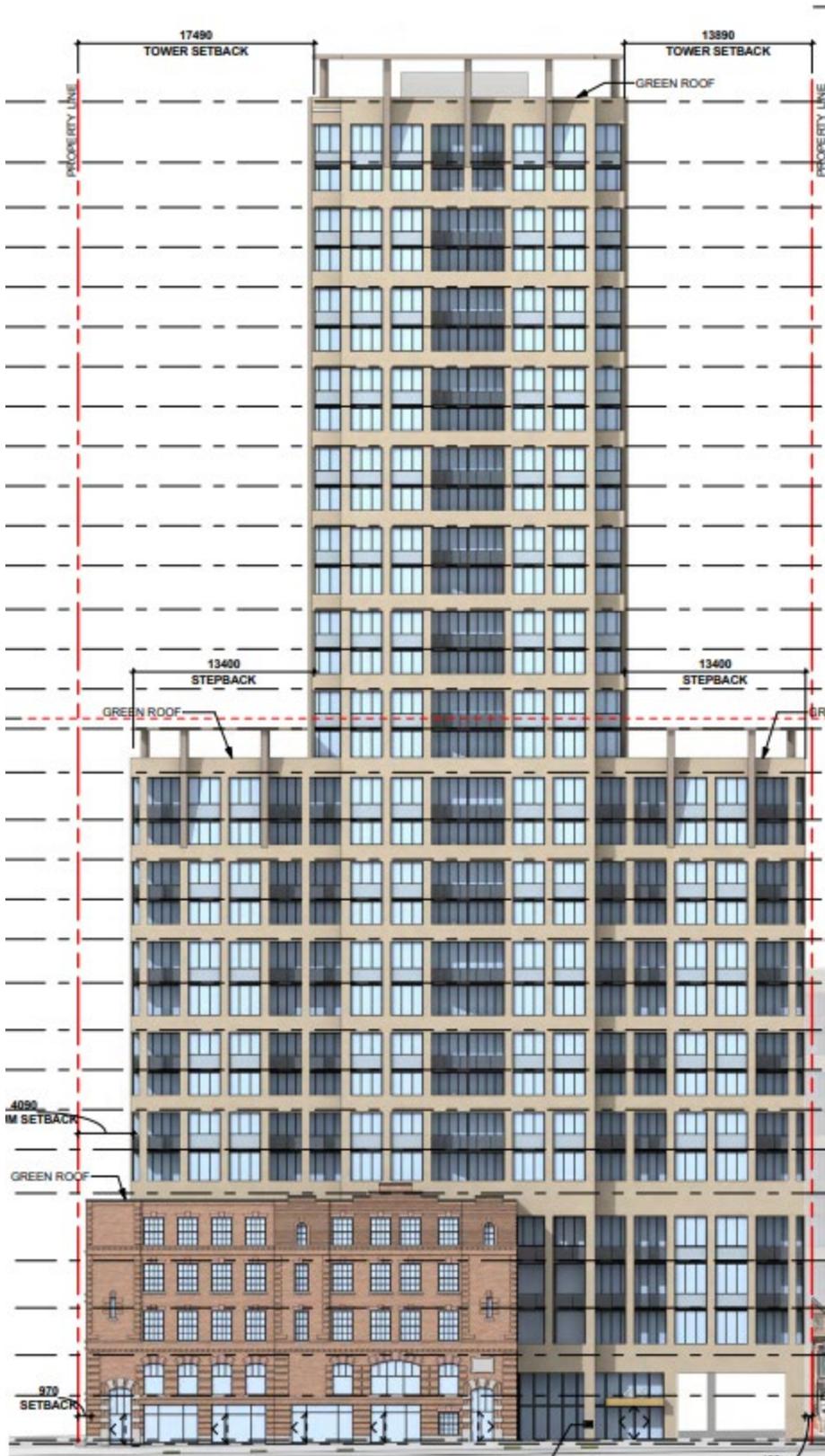
Existing north elevation (Wallman Architects, 2022;; annotated by ERA).



Existing west elevation (Wallman Architects, 2022; annotated by ERA).

-  To be retained in-situ
-  To be altered / reconstructed
-  To be demolished

Proposed conservation strategy - north and west elevations (ERA Architects, 2022)



Proposed front elevation (Gren Wallman Architects, 2024)