

40-62 SPADINA AVENUE & 378 WELLINGTON STREET WEST

HERITAGE IMPACT ASSESSMENT

Issued: July 22, 2022; Revised March 15, 2024; **October 29, 2024**



Project # 21 340-02
Prepared by AP / DE / CS

ERA

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COVER PAGE: Southwest corner of the Site, viewed from Spadina Avenue (ERA, 2022).

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Refer to drawings by Wallman Architects, dated **October 28, 2024**

1 INTRODUCTION AND REQUIRED CONTENTS CHECKLIST

Scope of the Report

ERA Architects Inc. (“ERA”) has been retained by Forty-Six Spadina Ave. Limited & Capitol Buildings Properties Inc. (the “Applicant”) to prepare this Heritage Impact Assessment (“HIA”) for the property at 40-62 Spadina Avenue and 378 Wellington Street West in the City of Toronto (the “Site”). The Site contains a property listed on the City of Toronto’s Heritage Register. The purpose of an HIA, as per the City of Toronto HIA Terms of Reference (2021) is to:

“...assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District (“HCD”), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto’s application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.”

Various provincial and municipal heritage policies that provide for the conservation of cultural heritage resources have been considered in the preparation of this report. Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn upon, including: historical maps, atlases, city directories, aerial photographs, archival photographs, background research from previous ERA reports and from observations made during site visits.

This HIA is an update to a previous HIA dated July 22, 2022 and revised March 15, 2024. Updates to the text of this report are in red.

Required Contents Checklist

A copy of the HIA Terms of Reference and a completed Required Contents Checklist (July 7, 2021) is included in Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to a wider considerations of urban design and city building, and a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects ("OAA"), the Ontario Professional Planner's Institute ("OPPI"), the Canadian Association of Heritage Professionals ("CAHP") and the Royal Architectural Institute of Canada ("RAIC").

Personnel involved in the production of this report are listed as follows:

Andrew Pruss is a Principal with ERA. He has been involved in all aspects of architectural projects ranging from single-family residences and condominiums to institutional, commercial and hotel projects. He has previously been qualified by the Ontario Municipal Board, now continued as the Ontario Land Tribunal ("OLT"), the Conservation Review Board, and the Toronto Local Appeal Body in the field of heritage planning and architecture.

Dan Eylon, a Senior Associate and Planner at ERA, is a registered and active member of the CAHP. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design.

Clara Shipman is an Architect and Planner with ERA. She received her Master of Science in Planning from the University of Toronto after completing a Master of Architecture from McGill University. She is a candidate member of the OPPI.

3 EXECUTIVE SUMMARY

Purpose

ERA Architects Inc. (“ERA”) has been retained by Forty-Six Spadina Ave. Limited & Capitol Buildings Properties Inc. (the “Applicant”) to prepare this Heritage Impact Assessment (“HIA”) for the property at 40-62 Spadina Avenue and 378 Wellington Street West in the City of Toronto (the “Site”). The HIA evaluates the proposed redevelopment in relation to cultural heritage resources that may be impacted. The Site contains a property listed on the City of Toronto’s Heritage Register. The Site is in the proposed King-Spadina Heritage Conservation District (“HCD”), which is currently under appeal. The west portion of the Site is located within an area of archaeological potential. The Site is adjacent to 374-376 Wellington Street West, a property that is listed on the City of Toronto Heritage Register. This HIA is an update to a previous HIA dated July 22, 2022 and revised March 15, 2024. Updates to the text of this report are in red.

Findings from the Cultural Heritage Evaluation Report

ERA has evaluated 40-46 Spadina Avenue using the provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06) and found that it meets the criteria for cultural heritage value.

Overview of the Proposed Redevelopment, Proposed Conservation Strategy, Impact and Mitigation

The proposed development will modify the Site to accommodate a new mixed-use building containing retail and residential uses. The proposal will retain elements of 40-46 Spadina, including the in-situ retention of the entire east façade facing Spadina Avenue and the eastern portion of the south façade including a portion of the north-south return. The eastern portion of the north façade will be partially reconstructed. The existing two-storey building at 58-62 Spadina will be demolished, along with the two one-storey structures to its west. The proposed development will include a four-storey podium with a tower above. A proposed mid-block connection will run along the west boundary of the Site. The retained facades will maintain the presence of the building. The primary heritage attributes of the Site are found in the retained portion, which will be conserved. The proposed development has been designed to respond and provide a compatible relationship to the potential cultural heritage value of the existing property. The retained facades will be legible as distinct building elements, and their three-dimensional legibility will be maintained as seen from the street.

Conclusion

This HIA finds that the proposed redevelopment will conserve the integrity and identified cultural heritage value of the Site. The proposed redevelopment responds to the evolution the Site and its surrounding context, including the intensification under way in the King-Spadina neighbourhood given its central location and planned transit investment. The proposed development provides new retail and residential uses, and a mid-block connection which will act as an amenity to the neighbourhood.

4 PROPERTY OWNER

Forty-Six Spadina Ave. Limited & Capitol Buildings Properties Inc.
Suite 600, 366 Adelaide Street West,
Toronto, Ontario
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416-930-0432
harry@capbuildings.com

5 OWNER'S REPRESENTATIVE OR AGENT

The property owner is submitting the application (see above).

6 LOCATION PLAN

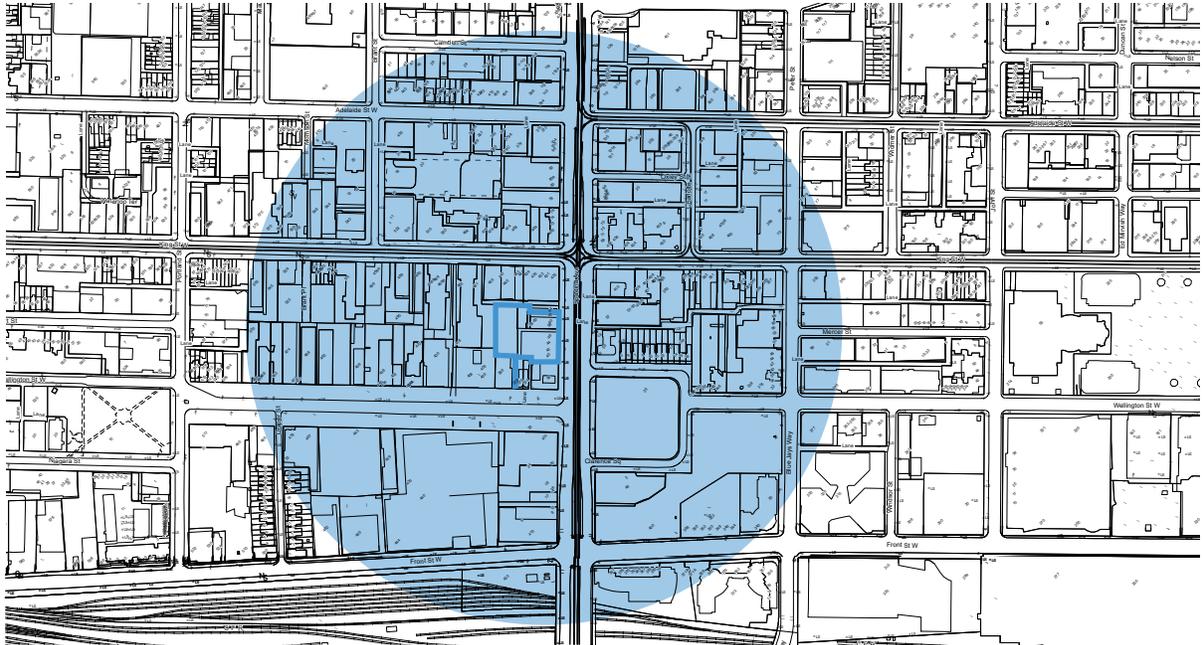


Figure 1. Context map of the Site and 300 metre radius of the Site outlined in blue (Property Data Map 2014; annotated by ERA).

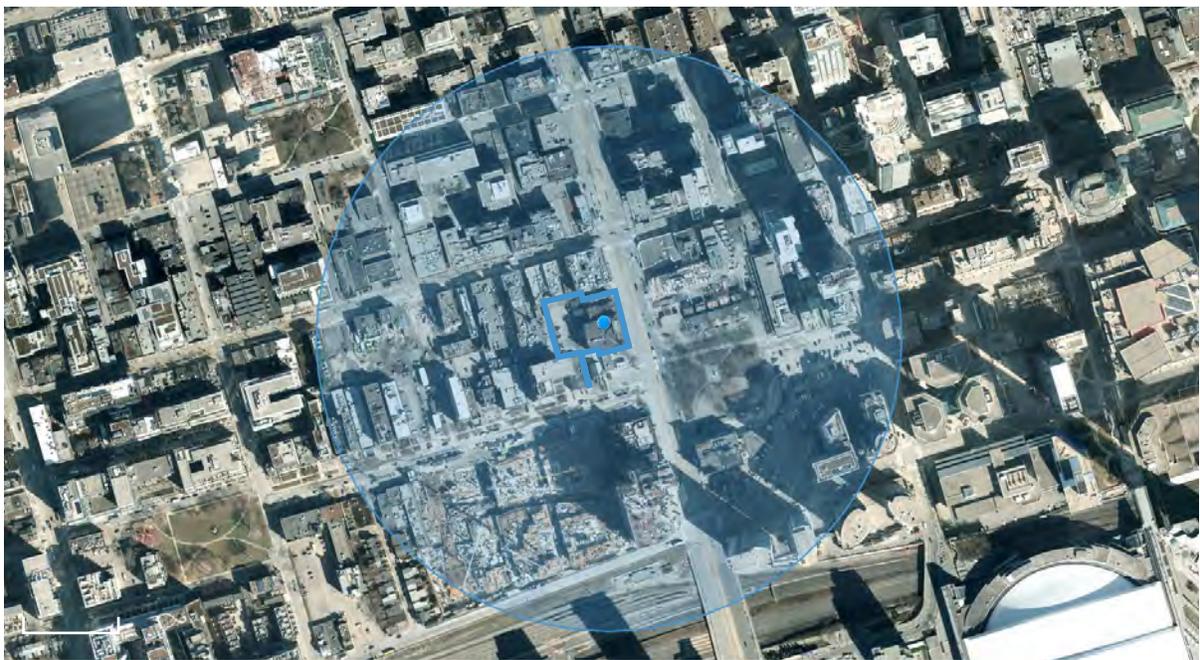


Figure 2. Aerial photograph showing the Site and a 300 metre radius (ESRI 2021; annotated by ERA)

7 REASONS FOR THE CHER AND BACKGROUND INFORMATION

The following Section 7 and its subsections correspond to the respective sections of the Cultural Heritage Evaluation Report (“CHER”) Terms of Reference. Several Section 7 subsections refer to other sections of this HIA to avoid duplication. A copy of the CHER Terms of Reference and Required Contents Checklist can be found in Appendix A. As confirmed with City of Toronto heritage staff during the pre-application meeting in March 2022, a CHER is only required for 40-46 Spadina as the area was previously studied as part of the HCD and the other buildings on the Site were found to be non-contributing.

7.1 Required Contents Checklist

Refer to Appendix A.

7.2 Statement of Professional Qualifications

Refer to Section 2 of this HIA.

7.3 Executive Summary

Refer to Section 3 of this HIA.

7.4 Property Owner

Refer to Section 4 of this HIA.

7.5 Owner’s Representative or Agent

Refer to Section 5 of this HIA.

7.6 Location Plan

Refer to Section 6 of this HIA.

7.7 Reasons for the CHER and Background Information

According to the CHER Terms of Reference (2021), a CHER is required for the Site given that it contains a property that is listed on the City’s Heritage Register under Section 27 of the Ontario Heritage Act (“OHA”). As confirmed with City of Toronto heritage staff during the pre-application meeting in March 2022, a CHER is only required for 40-46 Spadina as the area was previously studied as part of the HCD and the other buildings on the Site were found to be non-contributing.

The Site is also situated within the proposed King-Spadina Heritage Conservation District (“KSHCD”), where it is identified as a “contributing” property. According to the CHER Terms of Reference (2021), a CHER is not required for properties that are designated under Part V, Section 42 of the OHA. However, the KSHCD remains under appeal, and therefore the HCD by-law and its related HCD Plan is not in effect.

7.8 Description of the Property and Visual Inspection

The Site is located at the intersection of Spadina Avenue and Wellington Street West in the King-Spadina neighbourhood in the City of Toronto.¹ The area around the Site is currently subject to large-scale development and public infrastructure projects. ERA visited the Site for visual inspection a number of times, including on March 21st and May 3rd, 2022. A summary of existing conditions is included in Section 13. A summary of alterations to the property is included in Section 7.13.

At its southern end, the Site contains a four-storey warehouse building with a flat roof constructed in phases between 1908 and 1947. At its north end, the Site contains a two-storey commercial building with a gable roof that has a front addition with a flat roof. To the west of these buildings are two one-storey structures which appear to be accessory buildings used for storage. The Site includes a surface parking lot along its western boundary.

A portion of the Site, 40-46 Spadina Avenue, is listed on the City of Toronto Heritage Register. This portion was added to the Register as a non-designated property by City Council on March 10, 2016 under Section 27 of the OHA. City Council stated its intention to designate the property at its meeting on February 7, 2023 (see Appendix B for the notice of intention to designate). At the time of drafting this report, the designation by-law had not yet been enacted. The Site is also designated under Part V of the OHA due to its inclusion in the KSHCD, and 40-46 Spadina Avenue is identified as a “contributing” property in the KSHCD Plan. The by-law designating the KSHCD and related HCD Plan **was approved by the Ontario Land Tribunal (“OLT”) by Oral Decision on January 30, 2024, and Order issued on February 28, 2024, and Amending Order issued on August 20, 2024. The HCD by-law and its related HCD Plan are in effect (By-law No. 1111-2017 as amended by By-law 1241-2017 and 1120-2024 OLT).** The City of Toronto’s archaeological mapping tool identifies the west portion of the Site as having archaeological potential.



Figure 3. The City of Toronto archaeological potential mapping tool (City of Toronto, 2020; annotated by ERA).

The Site is located within the Downtown Plan (OPA 406, 2019) and the King-Spadina Secondary Plan (OPA 486, 2020). There is no Site and Area Specific Policy (“SASP”) that applies to the Site. A previous Zoning By-law No. 490-2010 was enacted by Council in May 2010 to amend By-law No. 438-86 for 46-62 Spadina Avenue and 378 Wellington Street West which included changes to GFA, indoor and outdoor amenity space, and height among others. The Site is currently zoned CRE (x64) in the City of Toronto Zoning By-law No. 569-2013.

¹ The legal description of the Site includes the following (refer to property survey): pt lots 5-7 & 15, Plan 692CW; Pt lots 5-7 Sec N, Pt lots 21-22 Sec F Military Reserve (40-46 Spadina Ave); lots 2-4 Plan 692CW as Pts 7-9, 66R-22924 (58-62 Spadina Ave); and Part Lane Plan 692CW (Lane).

7.9 Current Photographs/Images

The following pages include photos taken from a visit to the Site on May 3, 2022.

Context Photographs



Figure 4. Context photo looking south along Spadina Ave (ERA, 2022).



Figure 5. Context photo looking northwest from Spadina Ave and Wellington Street (ERA, 2022).

Elevations: 40-46 Spadina



Figure 6. East elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 7. South elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 8. West elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 9. North elevation of 40-46 Spadina Ave looking east (ERA, 2022).

Elevations: 58-60 Spadina



Figure 10. East elevation of 58-60 Spadina Ave (ERA, 2022).

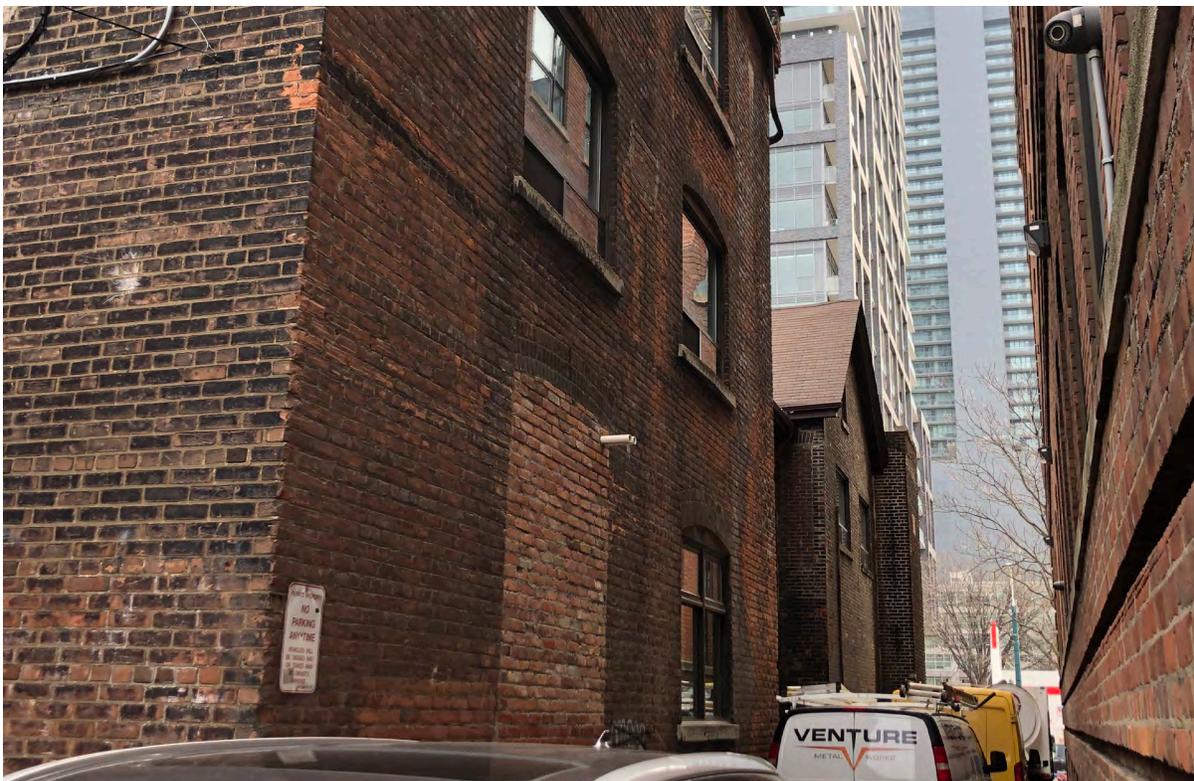


Figure 11. South elevation of 58-60 Spadina Ave (ERA, 2022).



Figure 13. Partial north and west elevations of 58-60 Spadina Ave (ERA, 2022).



Figure 12. East and north elevations of 58-60 Spadina Ave (ERA, 2022).

Elevations: Rear Structures

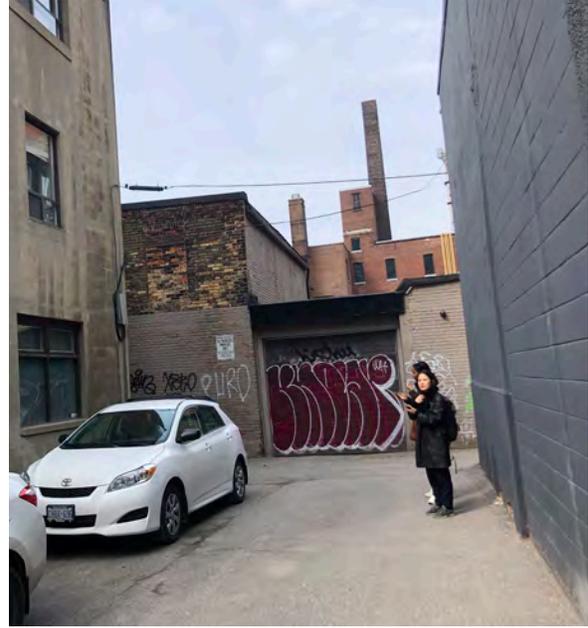


Figure 14. East elevation of rear structures (ERA, 2022).

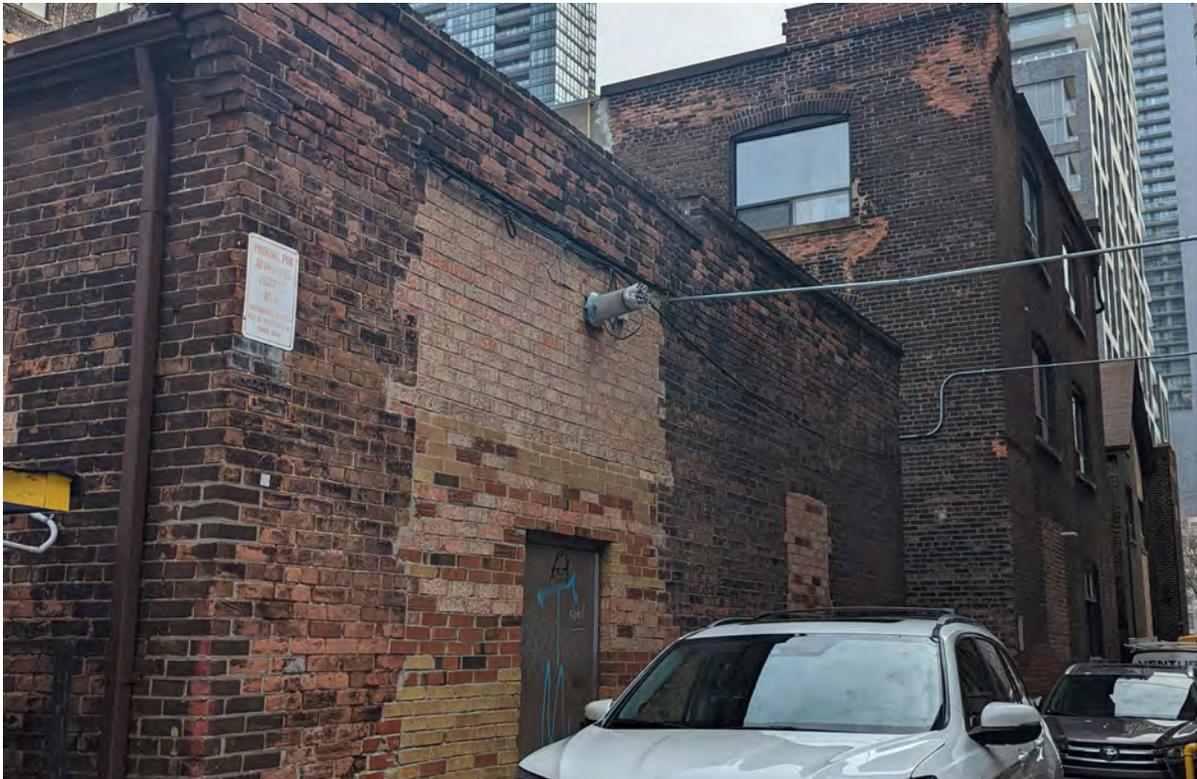


Figure 15. South elevation of rear structures (ERA, 2022).



Figure 16. West elevation of rear structures (ERA, 2022).



Figure 17. Partial west and north elevations of rear structures (ERA, 2022).

7.10 Description of Surrounding Neighbourhood Keyed to a Context Map

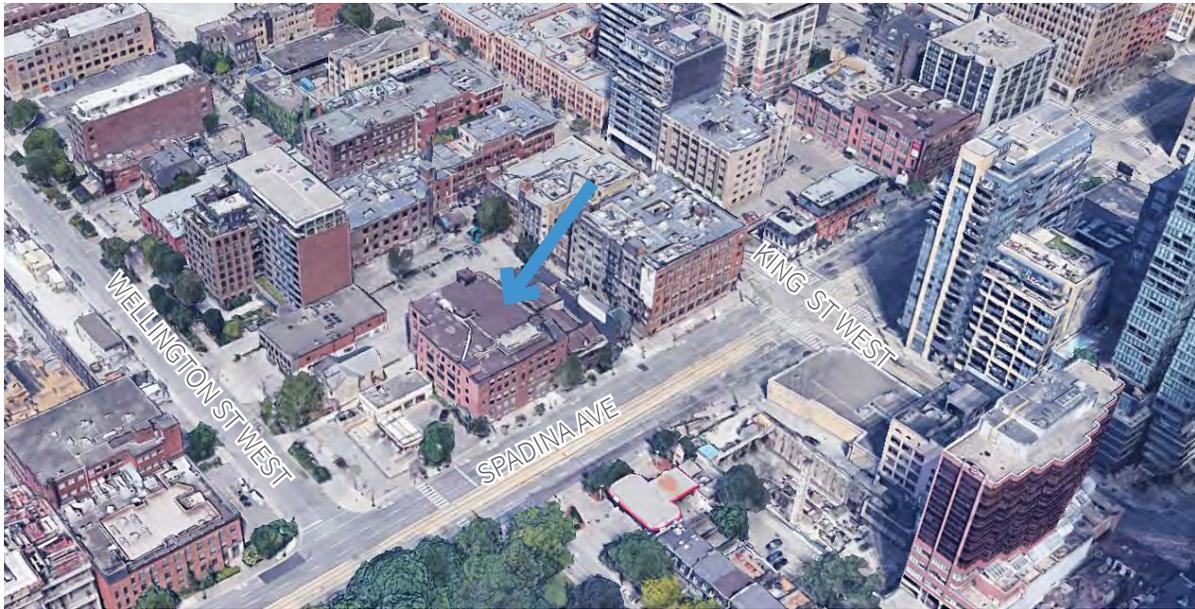


Figure 18. View of the Site showing the surrounding context (Google Earth 2019; annotated by ERA)

The Site is located on Spadina Avenue, between Wellington Street West and King Street West, within the King-Spadina Neighbourhood of Toronto. The section of Spadina Avenue has varied frontages from small to large lots with the median frontage of approximately 28.5 metres. The character of the neighbourhood is continuously evolving, with low-rise commercial houseform buildings, low- to mid-rise warehouse buildings, and new mid- to high-rise commercial and residential construction, and open space. The Site is well served by ongoing and future transit projects. It is located along the Spadina Avenue street car line and is within walking distance to the proposed Front-Spadina GO Regional Express Rail station, as well as the Queen-Spadina and King-Bathurst Ontario Line stations, anticipated to start construction in 2023.

The Site's immediate surrounding context includes:

- To the north, a low-rise houseform commercial building with a mid-rise warehouse building beyond;
- To the east across the street, a low-rise commercial building (gas station), and a high-rise mixed-use building;
- To the south, a low-rise commercial building (gas station); and
- To the west, several low- and mid-rise warehouse buildings.

7.11 Historic Photographs

ERA has consulted various sources for historic photographs of the Site which are shown below. Most of the photos were retrieved from the City of Toronto Archives. Sections 7.12 and 7.13 include additional photos from the Ontario Archives, the University of Toronto Map and Data Library, the Toronto Public Library, and the Ontario Jewish Archives, among other sources.



Figure 19. The east elevation prior to the 1941-1947 third and fourth storey addition. Spadina Avenue would be widened in 1948 (City of Toronto Archives, 1941).



Figure 20. The east elevation of the Site looking north from Spadina Ave (City of Toronto Archives, 1949).



Figure 21. The south elevation of the Site as seen from Clarence Square (City of Toronto Archives, 1972).

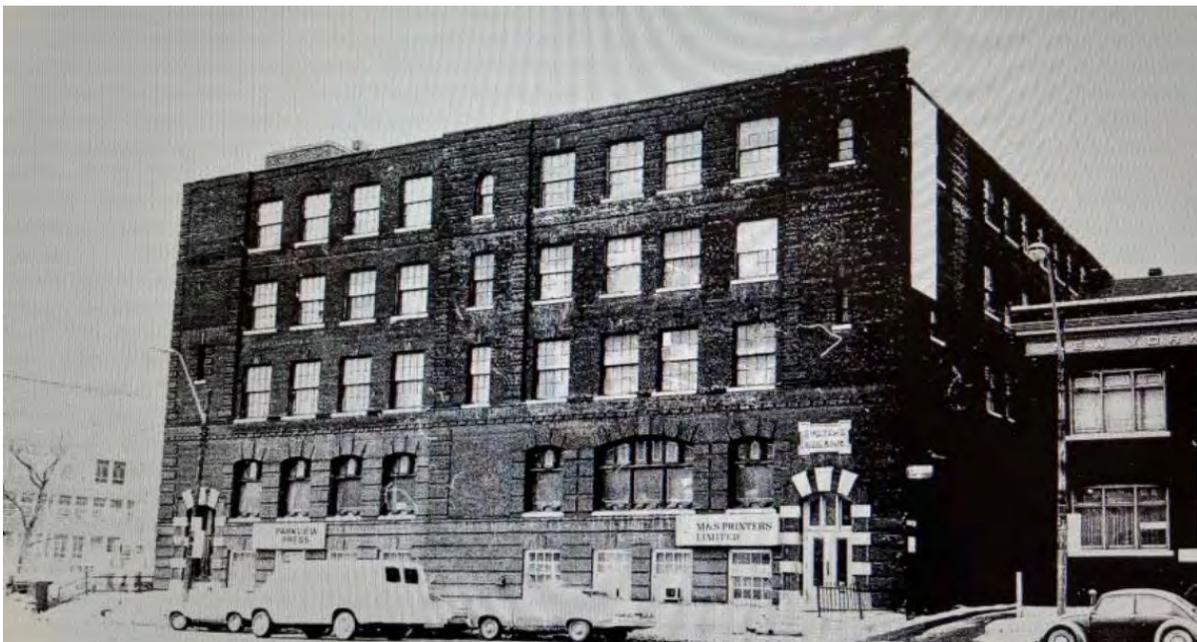


Figure 22. The east elevation of the Site (City of Toronto, 1975).



Figure 23. The south elevation of the Site looking north from Spadina Ave (City of Toronto Archives, 1983-1998).



Figure 24. The east elevation of the Site (City of Toronto, 1999).

7.12 Primary and Secondary Research

The following section provides background research and analysis about the Site. Resources consulted include City of Toronto Archives, Goad's Atlas, City of Toronto Maps, Directories, Tax Assessment Rolls, Building Permits, and Building Records. Additional resources consulted include the Toronto Public Library Digital Archive, City of Toronto Aerial Photographs, and various other historic maps.

Natural Features and Topography



Figure 25. The Short Portage - The Carrying Place, La Salle on the way over the Humber River to the Holland River and on to Lake Simcoe (George A. Reid, Government of Ontario Art Collection).

The Toronto area was once covered by the Wisconsin glacier. The retreat of the Wisconsin glacier approximately 11,000 years ago left deep ravines and the glacial Lake Iroquois in its wake. Approximately 9,000 years ago, Lake Iroquois (now Lake Ontario) drained through the St. Lawrence Valley, lowering to nearly sea level and exposing the lands south of St. Clair Avenue. The area around the Site is located within the Lake Ontario waterfront watershed, between the Humber River watershed to the west and the Don River watershed to the east. It is located east of the Toronto Passage, also known as the Carrying Place, a north south route that was the most significant portage and canoe route in the area.

Indigenous Past, Present, Future

This section of the report was written by non-Indigenous authors from a non-Indigenous perspective to provide a high-level summary primarily using archaeological and written resources. This summary may not reflect or represent the entirety of the rich history of Indigenous peoples in this area.

The area which comprises the City of Toronto has been occupied by Indigenous Peoples for thousands of years. Throughout this time, communities lived as distinct societies, each with their own territorial boundaries, language, customs and belief systems, governance structures, and identity. The Great Lakes area, particularly around Toronto, offered a rich natural environment that supported Indigenous ways of life and incubated cultural practices, all of which sustained communities for millennia.¹

1. Jennifer Bonell, *Reclaiming the Don: An Environmental History of Toronto's Don River Valley* (Toronto: University of Toronto Press, 2014),

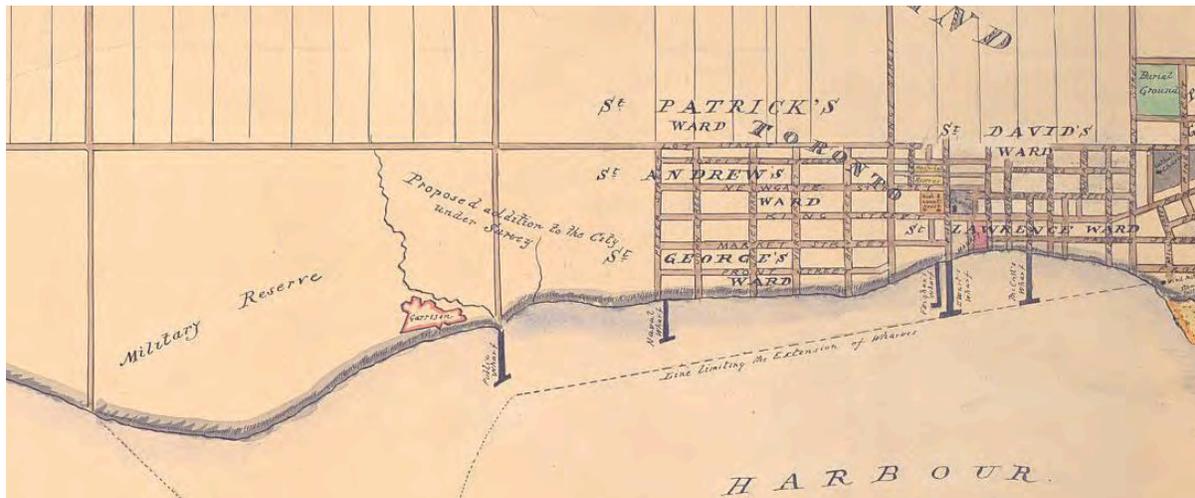


Figure 26. 1834 City of Toronto and Liberties by J.G. Chewett (Toronto Public Library).

Most archaeologists believe there was activity by early hunters in the area now known as Toronto approximately 11,000 years ago, who travelled in family-sized bands. Approximately 3,000 years ago, families began to congregate seasonally in large camps at the mouths of rivers and by approximately 1,500 years ago, archaeologists have estimated that the population in southern Ontario rose to roughly 10,000 people. Prior to 1600, Indigenous histories describe the area as the homelands to various Iroquoian-speaking nations. In the 14th-16th centuries, bands of Indigenous people amalgamated to form larger social groups, which united into Confederacies including the Wendat and Haudenosaunee Confederacies. The Haudenosaunee and to some extent, the Wendat lived in large villages which typically lasted 10-20 years, after which inhabitants relocated to new sites. The Michi Saagig, an Anishnaabeg people, followed a way of life that involved great mobility, with movement patterns and land use that took place seasonally across the territory. In 1701, the Haudenosaunee and Anishnaabeg committed to peace and the territory was the subject of the Sewatokwa'tshera' (Dish with One Spoon) wampum belt covenant, an agreement between the two Confederacies and allied nations to peaceably share and care for the land, water, flora and fauna around the Great Lakes.

Today, Toronto has one of the largest Indigenous communities in Ontario and the fourth largest in Canada, and it is home to many diverse First Nations, Inuit and Métis peoples.² Toronto remains a city of historical and contemporary significance for Indigenous Peoples.

Early Colonization and Settlement

In the 17th century, the first Europeans reached the Toronto area. In 1787, the first Toronto Purchase was purportedly negotiated between representatives of the Crown and the Mississauga (today's Mississaugas of the Credit First Nation). This purchase included over 250,000 acres of land for small amounts of money and supplies, including gunflints, rifles, mirrors, and western clothing. In 1805, the

10.

2. City of Toronto, "Indigenous people of Toronto." <https://www.toronto.ca/city-government/accessibility-human-rights/indigenous-affairs-office/torontos-indigenous-peoples/>.



Figure 27. Detail of oil painting of the Garrison Reserve lands at the foot of Bathurst Street, circa 1793-1813 (O. Staples, Toronto Public Library).

Toronto Purchase was revised as Crown Treaty Number 13.³

Following the establishment of the Town of York by Lieutenant Governor John Graves Simcoe in 1793, a 10-block grid plan located west of the Don River and extending to Lot Street (now Queen Street) was laid out for the initial settlement. In addition, a series of narrow Park Lots of 100 acres were laid out for future expansion. The early administration parcelled off these Lots to its members - prominent early settlers - who subsequently subdivided the land according to their preferences. Simcoe's plans also included an approximately 1,000-acre military reserve, called the Garrison Reserve, west of the Town of York, which the Site is located within. The location of the military reserve was selected for its location at the Toronto Harbour and Garrison Creek, important waterways for Toronto's early development. The Garrison Reserve surrounded Fort York, the military fortification and defence of Upper Canada (Southern Ontario) in the 1800s.

The Site is within the "Ordnance Boundary" of the Fort York's cannons. The ordinance range was kept free of obstructions and allowed the garrison's guns a clear line of fire against attacking enemies.⁴ However, after the Garrison Reserve failed to protect the city during the 1813 Battle of York, these fortifications lost their importance and ceased to be part of Toronto's defence plans. Following the incorporation of the City of Toronto in 1834, the Garrison Reserve was substantially reduced in size, and the western border of the city was extended from Peter Street to Bathurst Street. The former Garrison Reserve land remained relatively undeveloped until the 1850s when residential development started in select areas.⁵

In 1858, the Site contained the house of Lewis Moffat, a prominent Toronto merchant. The property occupied the block north of Wellington Place (now Wellington Street West), west of Brock Street (now Spadina Avenue) and south of the laneway to the north beyond which are properties fronting onto King Street West. Over time, the block was subdivided and infilled. In 1888, Moffat's residence, located at 44 Brock Street (now Spadina Avenue), occupied lot 5 and part of Lot 15 north of Wellington Place. Within the Site boundary, two semi-detached houses were constructed south of 44 Spadina (lot 5) at 34-42 Spadina on lots 6-7, and three semi-detached houses were constructed north

3. Williamson, Ronald. *Toronto: A Short Illustrated History of its First 12,000 Years* (Toronto: James Lorimer & Company Ltd., 2008), 59.

4. Smith, Wendy. "The Toronto Park Lot Project." *The Toronto Park Lot Project* by Wendy Smith, 2012. <http://parklotproject.com/>.

5. ERA Architects. *Rep. 355 Adelaide Street West & 46 Charlotte Street*. ERA Architects, 2020.

of 44 Spadina on lots 2-4 at 58-62 Spadina. There were additional semi-detached houses beyond the Site boundary to the north and south. There was also a brick building located to the rear of the residential buildings at 58-62 Spadina.

The construction of Toronto's railways in the 1850s spurred the area's development. Many early residential buildings within the King-Spadina neighbourhood were replaced with the construction of industrial and commercial buildings. Following the Great Fire of 1904, which destroyed the early clothing manufacturing buildings that had been constructed at Wellington and York Streets, industry and manufacturing began to migrate into the Spadina and Adelaide neighbourhood.⁶

The Garment District

Throughout the 1800s and early 1900s, International clothing styles and designs were preferred over Canadian designs but due to the expensive importing costs, they were unaffordable to the general public.^{7, 8} In response, a local industry of textile factories and warehouses emerged producing garments and accessories inspired by the latest European styles but constructed locally.⁹ For example, the five storey Samuel Building located north of the Site, was built in 1908 to the design of architects Burke and Horwood for Samuel Benjamin and Company, a clothing manufacturer.

The exodus of Jewish people from Eastern Europe in the early 1880s led to the growth of the city's Jewish population from just short of 600 members in the early 1880s to 18,000 in 1911.¹⁰ In the 1910s, the Jewish community started moving west from St. John's Ward, 'the Ward' as it was known (bounded by College, Queen, Yonge Street, and University Avenue), towards Kensington Market and Spadina Avenue. As anti-immigration sentiment grew in the mid-1920s and tough immigration barriers eliminated Eastern European migration into Canada, the discriminatory environment made it difficult for Jewish professionals to attract clientele. Benjamin Brown, a prominent Jewish architect who contributed significantly to the landscape of the neighbourhood, received his early commissions from within the Jewish community, especially from



Figure 28. Garment workers working in a building on Spadina Ave (Toronto Public Library Digital Archives, 1970)

6. ERA Architects, 2020.

7. Palmer, Alexandra, ed. *Fashion: A Canadian Perspective*. University of Toronto Press, 2004. <http://www.jstor.org/stable/10.3138/9781442674806>.

8. Archibald, Kristy. "A Look Back at Toronto's Historic Fashion District." *NUVO*, February 24, 2021. <https://nuvomagazine.com/style/a-look-back-at-torontos-fashion-district>.

9. Palmer, Alexandra, ed. *Fashion: A Canadian Perspective*. University of Toronto Press, 2004. <http://www.jstor.org/stable/10.3138/9781442674806>.

10. "Toronto." Accessed April 29, 2022. <https://www.jewishvirtuallibrary.org/toronto>.

Jewish clients in the clothing trade.¹¹ The industrial loft buildings that were constructed in the area were meant to function as a dual space for both manufacturing and as showrooms for consumers. The growth of the garment industry led to taller buildings including the 10-storey 'Tower Building' with a two storey tower above (from which it gets its name), designed by Brown, located at the northwest corner of Spadina Avenue and Adelaide Street West. At this time, Spadina Ave between Dundas and College Street several blocks to the north of the Site was the retail core of the neighbourhood, with many visible landmarks of the Jewish community, such as the Yiddish theatre, the Standard, and the reconstruction of the Labour Lyceum and the Hebrew Men of England Synagogue.¹²

Between 1927-1939, a two-storey commercial addition was constructed to the east of the two-storey semi-detached houses at 58-60 Spadina, fronting onto Spadina Ave. In 1947-1978, a two-storey addition was constructed at the rear of these houses.

Population Changes

Starting from the 1920s, the King-Spadina neighbourhood's industrial growth was impacted by significant government investment in automobile transportation. In 1928, the central boulevard of chestnut trees south of Queen Street was removed and the avenue widened to accommodate trucks and automobiles. As roads improved and truck transport became more efficient, industry started to move away from the harbour and railways. During this automobile age, many older residential buildings were torn down and replaced with garages, service stations and surface parking lots.

By the end of the Second World War, the Jewish community and its institutions moved from Spadina Ave north along Bathurst Street and the community's presence in the King-Spadina neighbourhood dwindled. Although the businesses in the Garment District remained predominantly Jewish-owned, second-generation Jewish Canadians rarely worked in the garment factories, and waves of new immigrants entered the workforce.

The immediate post-War era saw the temporary suspension of streetcars from Spadina Avenue to conserve power amidst electricity shortages. In 1948, the streetcar was removed and replaced with a bus route. According to aerial images, between 1947 and



Figure 29. The Spadina Bus route (Globe and Mail, 1948).



Figure 30. Demolition for the new City Hall (Toronto Public Library Digital Archives, 1964).

11. "Benjamin Brown." Ontario Jewish Archives (OJA). Accessed April 29, 2022. <https://www.ontariojewisharchives.org/Explore/Benjamin-Brown>.

12. Donegan, Rosemary (1984) Spadina Avenue: Historical development [Exhibition Pamphlet]. Spadina Avenue Documentary Exhibition Committee. Available at <http://openresearch.ocadu.ca/id/eprint/1856/>



Figure 31. Aerial photograph of Spadina Avenue (City of Toronto Archives, 1970-1994; annotated by ERA).

1950 Spadina Avenue was widened and regraded between King Street and Wellington Street, impacting the setbacks and entrances of many properties that lined the street.

In the 1950s and 1960s, the expropriation of the Ward for the new City Hall and Nathan Phillips Square saw the displacement of the Chinese population centred at Elizabeth and Dundas Street. Many Chinese residents began moving into the Spadina Avenue and Dundas Street area in fear of further expropriation along Dundas Street.¹³ Changes in immigration policies in 1967 also saw the growth of the Chinese community from Hong Kong, which slowly replaced the Jewish-owned businesses along Spadina Avenue.

By the late 1970s and early 1980s, Canada's garment industry struggled to compete with the influx of imported garments. In 1989, following the Canada-U.S Free Trade Agreement, across Canada the sector lost 800 plants and 33,000 jobs between 1989 and 1993.¹⁴ Additional trade liberalization and the signing of the North American Free Trade Agreement led to the restructuring of the garment sector and the decline of clothing manufacturing in Canada.

Reemergence as the Entertainment District

While the King-Spadina neighbourhood endured a sustained period of industrial decline through the mid-1990s, regeneration took hold from the 1990s onward, led by a proliferation of cultural, restaurant and entertainment uses, and the area was reborn as Toronto's "Entertainment District."¹⁵ The regeneration of King-Spadina was reinforced by 1996 regulatory changes that removed obsolete industrial zoning exclusions and re-zoned the area as a "Regeneration Area", thus permitting the introduction of a wider range of uses, such as bars and restaurants.¹⁶

Although still known as the Entertainment District, given the critical mass of restaurants, theatres and nightclubs in the area, in recent years many new residential and commercial developments have been constructed in the King-Spadina neighbourhood. Today, high-rise residential development co-exists

13. Lorinc, John, Michael McClelland, Ellen Scheinberg, and Tatum Taylor. *The Ward: The Life and Loss of Toronto's First Immigrant Neighbourhood*. Toronto, ON: Coach House Books, 2015.

14. Roxana Ng, "Freedom for Whom? Globalization and Trade from the Standpoint of Garment Workers," *Canadian Woman Studies* 21/22, no. 4/1 (2002).

15. ERA Architects, 2020.

16. ERA Architects, 2020.

Building Evolution



Figure 32. The east elevation of the Site with annotations marking the dates of construction (ERA Site Visit, May 3, 2022).

| | | | |
|---|------------------------|---|------------------------|
|  | 1908 Construction |  | 1941-1947 Construction |
|  | 1939-1941 Construction |  | 1947-1950 Alteration |

with office and entertainment uses, much of which occupies adaptively re-used historic buildings.¹⁷

The following contains a summary of key dates in the evolution of the Site.

- **1907** A building permit is issued for the construction of a four-storey brick warehouse “Systems Building” for Business Systems Limited to the design of architects Burke and Horwood at 46-52 Spadina Ave. A newspaper advertisement dated September 11, 1907 calls for potential students of “Modern Loose Leaf Accounting” to be taught in the “new rooms in the new Systems Building.” Completed in 1908, the Business Systems Limited was owned by Harry J. King and the company remained on site until 1961.
- **1939-1941** The house forms occupying lots 6-7 are demolished and a southern two-storey warehouse addition is built on the site between 1939 and 1941. According to Building Permit 77202 dated May 15, 1940, a superstructure was proposed as an addition to the existing factory building. Information on the designer of the addition could not be found.
- **1941-1947** Two upper storeys are added to the southern two-storey portion of 40-46 Spadina.
- **1947-1950** The widening of Spadina Avenue to accommodate the Spadina Bus impacts the relationship of grade to the building, which requires external steps at entrances and a treatment for the exposed foundation walls.
- **1964** Interior alterations are made on the second and third storeys for men’s garment manufacturing. At the basement level, there are interior alterations and an entrance is added to the east elevation to accommodate a linotype shop.
- **1990s** The building is repurposed and revitalized for office uses following the regeneration of the King-Spadina area, and houses many commercial tenants.

¹⁷. ERA Architects, 2020.

- **2008-2011** A series of interior alterations are made to accommodate office uses. In 2008, the roof is replaced and a new elevator is added to the northern entrance. In 2009, there are interior alterations to the fourth floor office space.

Owners and Occupants: Business Systems Ltd.

Established in 1905, Business Systems Ltd. was founded by former employees of the Copeland Chatterson Company, an influential office stationery company itself founded in 1893.¹⁸ At the onset, Business Systems undertook “the manufacture of all descriptions of loose-leaf accounting systems, perpetual ledgers, order, bill, and charge systems, auditing and cost systems” at their manufacturing plant located within the former Lewis Moffat house on Spadina Avenue.¹⁹ The 1908 City Directory notes Business Systems Ltd and Business Systems Commercial School as occupants. A series of advertisements in 1907 describes the Business Systems Commercial School as housed in the new Systems Building, able to accommodate two hundred students, and where students are taught a “complete course of Modern Loose Leaf Accounting.”²⁰ City Directories indicate that the school was operational from 1908 until 1910. The company remained on site until 1961.

Owners and Occupants: Max Glicksman and Morris Glick

Brothers-in-law Max Glicksman and Morris Glick were Holocaust survivors who emigrated from Poland in 1948 following the Second World War. Both Glicksman and Glick had apprenticed as tailors in Poland, and in the late 1940s, the brothers worked for other garment makers on Spadina Ave. In the early 1950s, the brothers started their own line of men’s outerwear in the basement of Glick’s home and the business later expanded to a rented manufacturing space on Richmond St W. According to a description of Glicksman and Glick provided as background material in an application to rename a public lane nearby, Glicksman and Glick earned the reputation as the “hardest working men on Spadina” (City of Toronto, 2019).

In 1961, in partnership with two Koplowitz brothers, Glicksman and Glick purchased 46 Spadina Ave for their now expanding business, Mac Mor Sportswear Limited. Mac and Mor Sportswear Limited occupied the third and fourth floors of 40-46 Spadina for their expanding business. In the mid-1980s, the sons of Max Glicksman and Morris Glick, Harry and Martin respectively, joined the business and with the purchase of other buildings in the Garment District, expanded the business to include the leasing of spaces to other manufacturing firms. At that point in time, Mac Mor Sportswear Limited had moved to 366 Adelaide St West. After the passing of Max Glicksman in 2010 and Morris Glick in 2014, the Glicksman and Glick families retained ownership of the buildings the brothers acquired under the name Capitol Buildings. In 2019, a City of Toronto report recommended that the name “Glicksman Glick Lane” be approved to identify an existing public lane west of Widmer Street, extending south from Adelaide Street West, and honour the “two local community figures prominent in the King-Spadina area” (City of Toronto, 2019).

Architects: Burke and Horwood

Burke and Horwood was a Toronto-based architectural firm founded by Edmund Burke (1850-1919) and John Charles Batstone Horwood (1864-1938) in 1894. The firm operated from 1894 until 1908

18. City of Brampton, “By-Law 150-2015,” Ontario Heritage Trust, July 15, 2015, p. 5.

19. “Page 5.” 1905.Toronto Daily Star (1900-1971), Sep 08, 5. <https://ezproxy.torontopubliclibrary.ca/login?url=https://www.proquest.com/historical-newspapers/page-5/docview/1432045521/se-2?accountid=14369>.

20. Business Systems, The Globe and Mail, September 11, 1907.

when Murray Alexander White joined the firm and Burke, Horwood and White (1908-1919) succeeded Burke and Horwood. Together with Horwood, the partnership designed department stores (including rebuilding the Robert Simpson Company in Toronto after a fire in 1894), Methodist and Baptist churches, residences, banks and commercial buildings, school facilities, and more.

Edmund Burke

Born on October 31, 1850, in Toronto, Edmund Burke (1850-1919) was the eldest of six children. At the age of 14, Burke apprenticed with his uncle, architect Henry Langley, and in 1872 Burke entered into a partnership with Langley and an association was formalized in 1873.²¹ Burke's early residential works were influenced by the ideas of British architect Richard Norman Shaw who utilized details such as shingles, terracotta, and decorated bargeboards in residential projects. In 1892, Burke left the partnership and purchased the practice of the late William George Storm. In this period, Burke received two landmark commissions: Owens Art Gallery (1893) in Sackville and Robert Simpson's store in Toronto (1894) which signalled a change in Burke's architectural style that shows an awareness of contemporary American developments. In 1894, Burke formed a partnership with John Charles Horwood. Burke served as the president of the Ontario Association of Architects four times, and as founding vice-president of the Royal Architectural Institute of Canada.²²

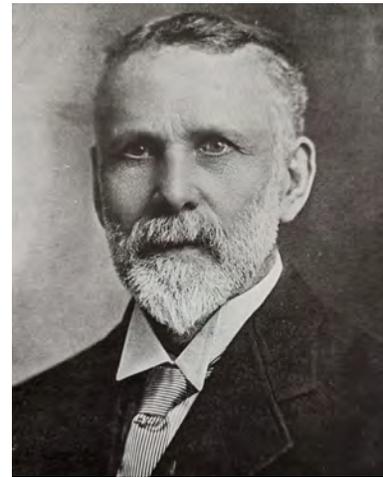


Figure 33. Image of Edmund Burke (Carr, 1995).

John Charles Batstone Horwood

John Charles Batstone Horwood (1864-1938) was born at Quidi Vidi near St. John's Newfoundland in 1864 and the family moved to Toronto in 1868. In 1882, Horwood apprenticed at the architectural firm of Langley, Langley and Burke until 1887 and Horwood left for New York City to work for the architectural firm Clinton and Russell. After a tour of Europe in 1894, Horwood returned to Toronto where he was offered a partnership by Edmund Burke. Horwood's early works with the firm include the rebuilding of Robert Simpson's store in Toronto, where Horwood was able to apply his engineering abilities, knowledge of fire-resistant construction, and a study of recent trends in department store design. Horwood introduced Methodist ecclesiastical projects to the firm's portfolio, such as

21. Angela K. Carr, "BURKE, EDMUND (1850-1919)," in Dictionary of Canadian Biography, vol. 14, University of Toronto/Université Laval, 2003-, accessed June 22, 2022, http://www.biographi.ca/en/bio/burke_edmund_1850_1919_14E.html.

22. "Burke and Horwood (Firm)," Archives of Ontario, accessed June 22, 2022, http://ao.minisisinc.com/scripts/mwimain.dll/144/ARCH_AUTHORITY/AUTH_DESC_DET_REP/SISN%206630?SESSIONSEARCH.

Examples of Commercial Works by Burke and Horwood



Figure 34. Robert Simpson's store at 176 Yonge Street reconstructed in 1895 with further additions (LoopNet).



Figure 35. Warehouse building at King and Spadina Ave constructed in 1908 with a sixth floor addition in 1913 (Google Street View, 2021)



Figure 36. Warehouse and factory located at King and Portland Street, constructed in 1904 (Google Street View, 2021).



Figure 37. The Ryrie Building at Yonge and Shuter Street constructed 1913-1914 (Carr, 1995).

7.13 Visual Resources

Historic Mapping



Figure 38. The 1837 map shows the subdivision of the Military Reserve, including the location of the Site on the west side of Brock Avenue (now Spadina Avenue) (Toronto Public Library, Bonnycastle, Toronto Military Reserve, 1837; annotated by ERA, 2022).

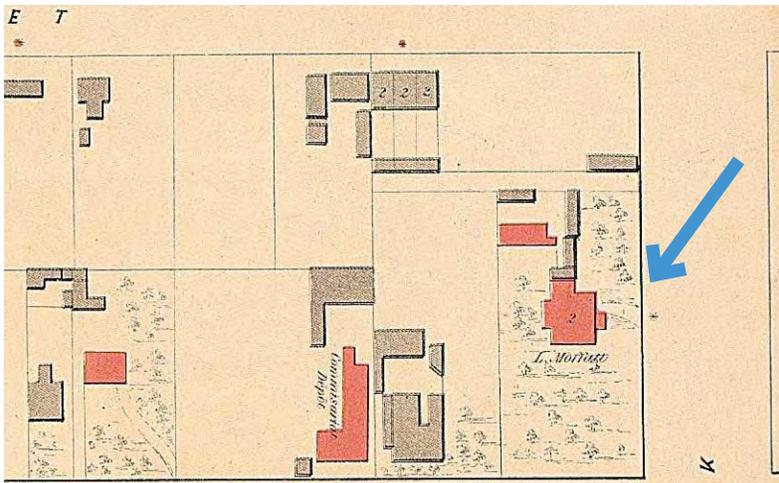


Figure 39. 1858 map showing the site as the setting for Lewis Moffat's house (Toronto Public Library, Boulton's Atlas, 1858; annotated by ERA, 2022).

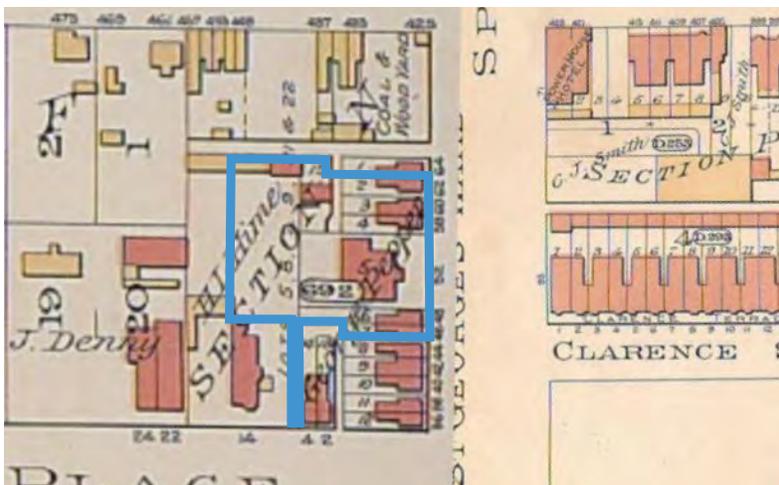


Figure 40. The 1889 Goad's Insurance Map showing the Site boundary. The Site contains five properties including the former house of Lewis Moffat, and two semi-detached house forms north and south of the Moffat house. The Moffat house was constructed in the 1850s and the houseforms were constructed in 1888 according to the City Directory (City of Toronto; annotated by ERA, 2022).

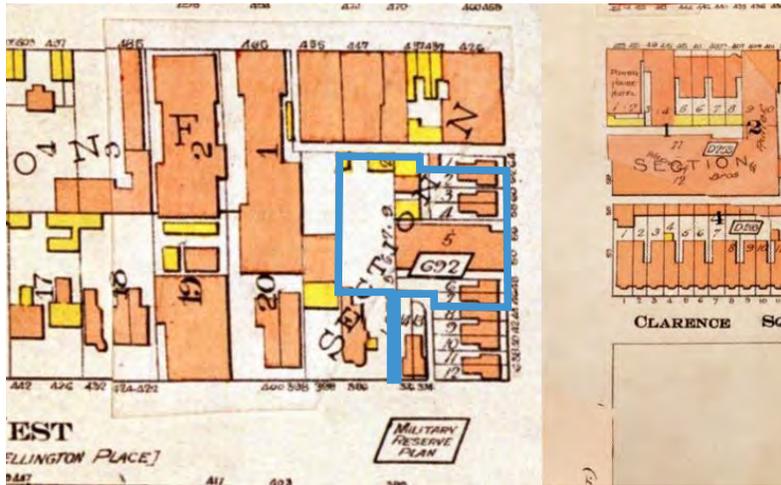


Figure 41. The 1913 Goad's Insurance Map shows the completed 1908 Systems Building on Site. The two house forms north and south of the Systems Building appear unchanged (City of Toronto; annotated by ERA, 2022).

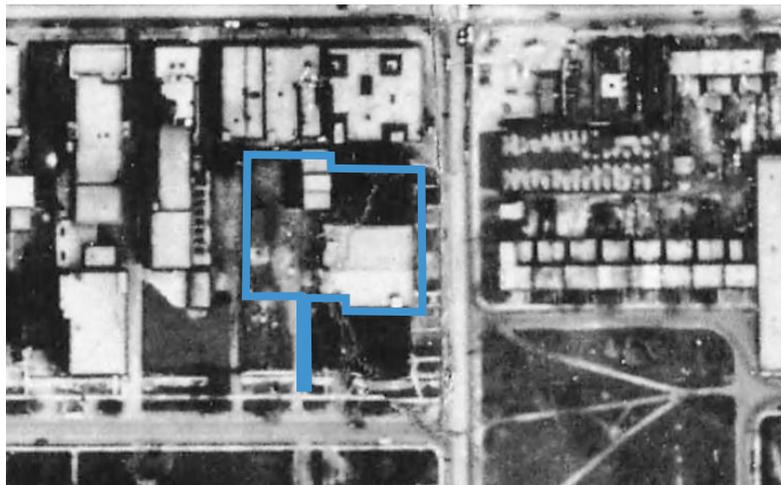


Figure 42. The 1947 City of Toronto Aerial Image shows that at 46 Spadina Ave, a two storey addition was added to the southern portion of the building between 1941 and 1947. At 60 Spadina Ave, a front addition was constructed in front of the houseform building (City of Toronto; annotated by ERA, 2022).



Figure 43. By 1978, the Site had been altered to accommodate garment manufacturing purposes. Spadina Avenue had been widened and the streetcar line replaced by a bus route. In the surrounding area surface parking proliferated (City of Toronto, 1978; annotated by ERA, 2022).

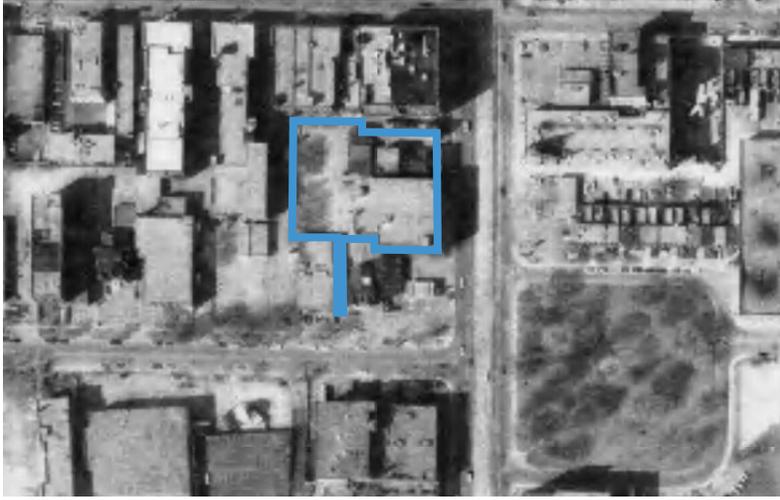


Figure 44. In 1992, the Site remains largely unchanged. The streetcar line was reinstated in 1997 (City of Toronto, 1992; annotated by ERA, 2022).



Figure 45. In 2019, the surrounding area experienced increased infill development and new construction on former surface parking lots (Google Earth, 2019; annotated by ERA, 2022).

7.14 Community Consultation

Community consultation will occur after the development application submission.

7.15 Evaluation under Ontario Regulation 9/06

7.15.1 Cultural Heritage Value

Ontario Regulation 9/06 (“O.Reg. 9/06”) sets out Criteria for Determining Cultural Heritage Value or Interest, for the purpose of determining candidacy for designation under Part IV, Section 29 of the Ontario Heritage Act. The nine criteria cover three areas of cultural heritage value: (1) design or physical value; (2) historical or associative value, and; (3) contextual value.

A portion of the Site, 40-46 Spadina Avenue, was listed on the City of Toronto Heritage Register on March 10, 2016. A copy of the statement of significance developed at the time is included in Appendix B. ERA has evaluated the property using the criteria prescribed under O. Reg. 9/06. Our assessment is summarized in the following pages.

40-46 SPADINA AVE

| CRITERION | Y/N | COMMENTS |
|---|-----|--|
| (1) The property has design value or physical value because it: | | |
| i) is a rare, unique, representative or early example of a style, type, expression, material or construction method. | Yes | The building is an example of a warehouse type building constructed in the early twentieth century. The building was not only used for manufacturing purposes; it was also used for classrooms as part of a commercial school. The building is devoid of any remarkable design expression, insufficient to meet the criteria of a rare, unique, or early example of a style, expression, material or construction method. |
| ii) displays a high degree of craftsmanship or artistic merit. | No | While the building includes classical details, the building does not display a high degree of craftsmanship or artistic merit at an intensity well above an industry standard. |
| iii) demonstrates a high degree of scientific or technical achievement. | No | Research and site observations indicate that the building does not demonstrate a high degree of technical or scientific achievement. |
| (2) The property has historical value or associative value because it: | | |
| i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | Yes | The Site is directly associated with the development and evolution of the area as an industrial precinct in the early twentieth century with the use of the building by Business System Limited for manufacturing and education. The Site is also associated with the development of the Garment District, with garment manufacturing occurring on-site and a connection to the Glicksman and Glick families who founded Mac Mor Sportswear and contributed to the ongoing reinvestment and revitalization in the area. |
| ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture. | No | The Site does not have the potential to yield information that contributes to an understanding of a community or culture. |
| iii) demonstrates, or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community. | Yes | The building is a commercial warehouse and reflects the work and ideas of recognized Toronto architectural firm Burke and Horwood, known as the designers of the first Chicago-style building in Toronto and a successful Canadian firm of residential, institutional and industrial buildings. |
| (3) The property has contextual value because it: | | |
| i) is important in defining, maintaining or supporting the character of an area. | Yes | The property supports the character of the area. |
| ii) is physically, functionally, visually or historically linked to its surroundings. | Yes | The building is historically linked to the area's emergence as an industrial precinct in the early twentieth century, and its later emergence as a garment manufacturing district. Although visually linked to its surroundings and other remaining industrial buildings in the area through a common industrial aesthetic and material palette, this value is modest given the extent of the context's evolution and presence of contemporary construction. The building is not physically or functionally linked to its surroundings as these links have eroded. |
| iii) is a landmark. | No | The building is not considered a local or regional landmark. |

ERA has evaluated the property using the prescribed criteria under O.Reg 9/06. This evaluation finds the property meets the criteria under physical, associative and contextual value.

7.15.2 Integrity Analysis of Existing Buildings

The following section provides an overall assessment of the level of integrity for properties when there is a question of cultural heritage value. This includes properties where the evaluation of cultural heritage value determined that the value was marginal but there is a possibility that the property can meet 9/06 criteria, or where the property was determined to meet 9/06 criteria but it may not have sufficient integrity to express its cultural heritage value.

The definition of integrity contained in the City of Toronto Official Plan Chapter 3.1.5 (consolidated April 2021), is as follows:

***Integrity:** as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.*

The existing building is generally in fair condition, with areas of deterioration. While the building has been modified over time, overall the building retains its wholeness and intactness. The following list indicates areas of the building that have been altered or are in a deteriorated condition:

- The northern portion of the building was originally a standalone building constructed in 1908. A two-storey addition was constructed in 1939-1941 to its south, and two upper storeys were added to the south addition in 1941-1947. Both additions were in keeping with the original 1908 building design, albeit with design simplifications. The colour of the brick between the three components does not exactly match and the two later additions remain distinguishable on the building exterior and interior. At the time of the south addition, the parapet of the original building was modified to remove the stepped parapet.
- The lowering of grade along Spadina Avenue in the 1960s led to the addition of steps leading to the two entrances on the east elevation, uncovering of the foundation wall along the east elevation and portions of the north and south elevations, and a new relationship between grade and the existing windows in the basement.
- Windows and doors have been replaced, except for the steel doors at the rear of the building.
- Door and window openings have been modified over time, including infill of previously altered openings.

Additional information regarding alterations to each elevation is provided on the following page.

- o East elevation:
 - There are differences between the 1908 and later additions, including: the 1941-1947 fourth storey does not repeat the brick corbelling found on the 1908 portion; the brick quoins at the vertical interface between the north and south portions do not all align; and the size of openings vary.
 - Alterations include: the removal of the stepped parapet on the northern portion of the building; alterations to the windows to create entrance(s) with steps on the interior leading down to the basement level (c. 1965 for entrance on southern portion; there may have been two entrances added to the northern portion at the same time; one of these modified entrances appears to have been partially filled and reinstated as a window).
 - Areas of deterioration and change include: brick replacement on the bottom half of the façade (does not match); the concrete foundation wall is clad in buff brick veneer with missing units, mortar loss and cement patch repairs; the limestone is in poor condition at the two entrances; and cement stairs, wing walls and landing at both entrances are in poor condition with cracking, salt damage and surface degradation.
- o South elevation:
 - There is a subtle change in colour of the brick between the lower two-storeys constructed in 1939-1941, and the upper two storeys added in 1941-1947.
 - Areas of deterioration and change include: open joints in the brickwork and step cracking above upper windows; and brick replacement in the bottom half of the facade that does not match surrounding units.
- o West elevation:
 - Areas of deterioration and change include: mortar loss in the brickwork and step cracking above upper windows; previous repairs in the 1908 building in poor condition; brick replacement in the bottom half of the façade; and isolated areas of spalling.
- o North elevation:
 - Alterations include: brick window infill evident on one bay.
 - Areas of deterioration and change include: open joints; some stone banding, sills, and brick detailing in poor condition, with the worst deterioration at grade (brick spalling, salt damage and mortar joint loss prominent).
- The interiors of the building are in good condition but have been altered with various renovations over time to accommodate different users.

For a detailed description of existing conditions, refer to Section 13.

7.15.3 Draft Statement of Significance

The property at 40-46 Spadina Avenue is listed on the City of Toronto's Inventory of Heritage Buildings (refer to Appendix B for Statement of Significance).

In light of the City's having prepared a Statement of Significance and list of attributes, ERA has not duplicated this effort. The City's listing statement includes attributes that are more descriptive than is essential to conserve the value of the building and appears to have some technical errors which are identified. Nevertheless, the list of attributes is included below for reference.

Heritage Attributes

The following list of attributes is copied from the City's listing statement:

- The placement, setback and orientation of the building on the west side of Spadina Avenue between Wellington Street West (south) and King Street West (north);
- The scale, form and massing of the four-storey warehouse above the raised base with window openings;
- The flat roofline, which is extended at the south end by a penthouse and has brick chimneys on the west end and southwest corner;
- The materials, with the brick cladding and the brick, stone and wood detailing, including the brick banding and quoins, and the brick corbelling above the first (ground) storey (*Note ERA did not observe wood detailing on this building*);
- The symmetrical organization of the principal (east) elevation into 11 bays, with the frontispieces in the centre and outer bays;
- The two entrances at the north and south ends of the principal (east) elevation, which are set in Gibbs surrounds with stone quoins, and the name plate reading "Systems Building" above the north entrance;
- The fenestration on the principal (east) elevation, with the flat-headed openings in the base and upper stories, and the round-arched openings in the first (ground) storey, including the oversized opening in the third bay from the north end and the diminutive round-arched opening in the north frontispiece;
- On the principal (east) elevation, the window detailing with the voussoirs and keystones, and the quoins on the diminutive openings in the centre and north frontispieces;
- The north (side) elevation, which continues the decorative brick quoins, banding and quoins from the principal (east) elevation, and has segmental-arched and flat-headed window openings with brick and stone trim;
- The south (side) elevation, with the flat-headed openings; and
- On the rear (west) wall, the brick quoins and the segmental-arched and flat-headed openings with the brick and stone trim.

7.16 Statement of Professional Opinion

ERA has evaluated the property using the prescribed criteria under Ontario Regulation 9/06 and found the property meets the criteria. The property is already listed on the City of Toronto Heritage Register.

8 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

Refer to Section 7.8 of this HIA.

9 CURRENT PHOTOGRAPHS

Refer to Section 7.11 of this HIA.

10 CURRENT PHOTOGRAPHS

Refer to Section 7.9 of this HIA.

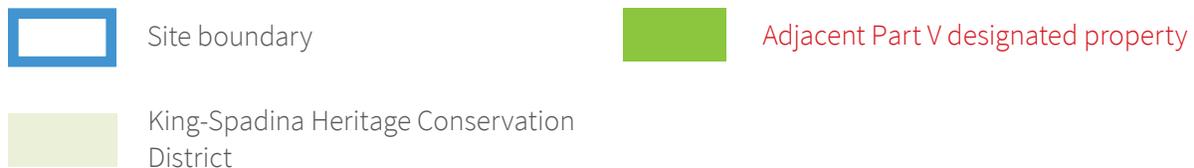
11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

Refer to Section 7.10 of this HIA.

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES



Figure 46. Context map of the Site and 300 metre radius (Property Data Map 2014; annotated by ERA).



The Site is located within the King-Spadina Heritage Conservation District (“KSHCD”), adopted by City Council on October 4, 2017 by By-law 1111-2017, amended on November 9, 2017 by By-law 1241-2017, and approved by the Ontario Land Tribunal (“OLT”) by Oral Decision on January 30, 2024, and Order issued on February 28, 2024, and Amending Order issued on August 20, 2024 by By-law 1120-2024 OLT. The HCD by-law and its related HCD Plan are in effect (By-law No. 1111-2017 as amended by By-law 1241-2017 and 1120-2024 OLT). A more detailed summary of the KSHCD is included in Appendix D.

The Site is adjacent to **multiple Part V designated properties included in the KSHCD**. See the summary table on the next page. Historic photographs of adjacent heritage properties sourced from the City of Toronto Digital Archives can be found in Section 7.11 of this HIA.

Adjacent “means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.” (Official Plan, Chapter 3)

Adjacent Heritage Properties Summary Table

| Address | Date Listed | Designated Part IV | Part IV By law | Designated Part V | Part V By law | District Status |
|--|------------------|--------------------|----------------|-------------------|---------------|------------------|
| 374-376 Wellington Street West | December 5, 2017 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 57 Spadina Ave (former structure demolished) | December 5, 2017 | N/A | N/A | October 4, 2017 | 1120-2024 | Non-contributing |
| 461 King Street West | June 20, 1973 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 455 King Street West | June 16, 2005 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 445 King Street West | June 16, 2005 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 441 King Street West | June 16, 2005 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 431 King Street West | June 16, 2005 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 401 King Street West | June 20, 1973 | N/A | N/A | October 4, 2017 | 1120-2024 | Contributing |
| 55 Spadina Avenue | N/A | N/A | N/A | October 4, 2017 | 1120-2024 | Non-contributing |
| 38 Spadina Avenue | N/A | N/A | N/A | October 4, 2017 | 1120-2024 | Non-contributing |
| 380 Wellington Street West | N/A | N/A | N/A | October 4, 2017 | 1120-2024 | Non-contributing |
| 400-408 Wellington Street West | N/A | N/A | N/A | October 4, 2017 | 1120-2024 | Non-contributing |

Figure 47. Table summarizing adjacent heritage resources (City of Toronto Heritage Register, 2024).

A copy of the KSHCD By-law 1120-2024 is included in Appendix B. The KSHCD Plan includes photographs and information about Contributing properties within the KSHCD and is available on the City of Toronto's website.



Figure 48. Context photo of Site from Spadina Avenue, looking northwest (ERA, 2022).

General

The following condition assessment was completed by ERA on May 3, 2022 for 40-46 Spadina Ave. The condition assessment was completed through a visual inspection and photo documentation of building elements including exposed wall areas below and above grade, roofing, openings, and other miscellaneous components. It did not include destructive testing. 40-46 Spadina Ave was viewed from grade, roof as well as interior floor levels.

This assessment provides a detailed evaluation of 40-46 Spadina Ave. The main focus of the assessment is to examine 40-46 Spadina Ave's exterior envelope and interior condition, and document forms of damage and deterioration. Refer to Section 17 for comments regarding the existing building's structural stability. For this condition assessment, the building components were graded using the terms found in the sidebar.

A condition assessment was not prepared for 58-62 Spadina or the structures located to their rear. A condition assessment is not required for these properties as they had been previously screened by the City of Toronto as part of the HCD Study and Plan.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year or two to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with promptly.

Overview

40-46 Spadina Ave

Clad with brick and accented with stone, the structure rises four storeys above grade and has a raised ground floor. The east facade is organized into 11 bays with slight projections in the centre and at the corners of the wall. The main entrances are just above street level in the outer bays and feature semi-circular surrounds with stone banding. Between the entries, the basement floor level windows and door openings have jack arches, while the first floor level has segmental arches. The fenestration is repeated in the upper three floors where the openings are marked by brick arches. Attention is drawn to the projecting sections of the wall with the application of banded brickwork and a mixture of round-headed openings and narrow flat headed windows. The north and south elevations contain simplified versions of the principal facade, with the north featuring round headed arches, stone sills and decorative brick banding that emulates dentil projections. The south elevation has less detail with no arches and is limited to stone sills and common bond brick coursing.

In general, the brick and stone wall surfaces at the exterior are in fair condition with localized areas of deterioration present on all elevations. The interior of the building is generally in good condition with evidence of previous alterations and repairs throughout.

40-46 SPADINA AVE



Figure 49. East elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 50. North elevation of 40-46 Spadina Ave viewed from laneway (ERA, 2022).



Figure 51. North elevation of 40-46 Spadina Ave viewed from laneway (ERA, 2022).



Figure 52. West elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 53. West elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 54. West portion of south elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 55. East portion of south elevation of 40-46 Spadina Ave (ERA, 2022).



Figure 56. East portion of south elevation of 40-46 Spadina Ave (ERA, 2022).

Brick

The exterior of the building is primarily constructed of brick with a common bond as well as stone sills and entrance accents. Overall, the brick is in fair condition with localized areas in poor condition.

East Elevation

Overall the east elevation is in fair condition with localized areas in poor condition. There are several forms of deterioration and damage observed such as chipping, cracking, environmental soiling, concentrated staining, spalling, erosion, parging, mortar loss, breakage, brick replacement and holes.

There is impact damage primarily at brick edges near grade, where there is higher vehicle or pedestrian movements. Environmental soiling is prevalent throughout.

There is mortar loss across the entire facade. The concentration of mortar loss tends to be concentrated under the water shedding details, such as the banding and quioning, as well as the upper wall surfaces where water shedding features exist. In several areas, there has been repointing work completed with cement based mortars. These mortars are incompatible with historic brick. Step cracking is present above upper level windows with cement repointing.

There is evidence of brick replacement in several areas of the facade including and not limited to, window jambs and where the foundation wall has been exposed above grade. The foundation wall at the south addition is clad with a buff brick venner. This area is in poor condition with missing units, mortar loss, and cement patch repairs.

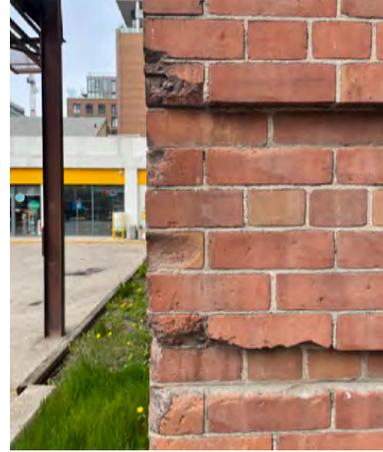


Figure 57. The quoining edge on the east elevation displaying spalling and chipping (ERA, 2022).



Figure 58. East elevation repair work, soiling and mortar loss (ERA, 2022).



Figure 59. East elevation brick rounding and erosion (ERA, 2022).



Figure 60. East elevation staining and soiling under sill (ERA, 2022).



Figure 61. East elevation step cracking (ERA, 2022).



Figure 62. East elevation holes and erosion of brick (ERA, 2022).



Figure 63. East elevation mortar loss and soiling (ERA, 2022).



Figure 64. East elevation exposed foundation and loss of brick veneer (ERA, 2022).



Figure 65. East elevation central bay return displaying change in brick, mortar loss, chipping and cracks (ERA, 2022).



Figure 66. East elevation of 40-46 Spadina Ave with arrows indicating changes in brick colour (ERA, 2022).

North Elevation

Overall the north elevation is in fair condition with localized areas in poor condition. Types of deterioration and damage include environmental soiling, parging, chipping, efflorescence, flaking and mortar loss.

Environmental soiling is prevalent throughout the facade along with frequent open joints or mortar loss. At grade there is efflorescence, spalling, parging and mortar loss. Above the ground floor, the overall condition is in fair condition. The middle ornamental banding at the second floor appears to show forms of deteriorations with soiling, mortar loss and spalling.



Figure 67. Brick on the north elevation near grade with parging and breakage (ERA, 2022).

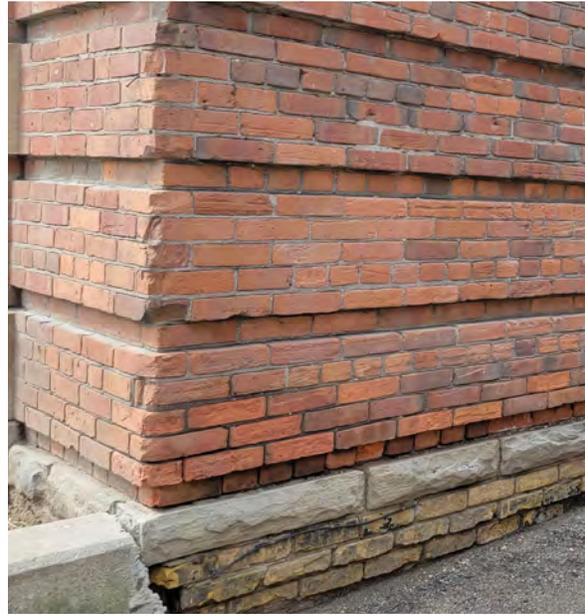


Figure 68. Brick on the North-east corner at grade with breakage, mortar loss, spalling and soiling (ERA, 2022).

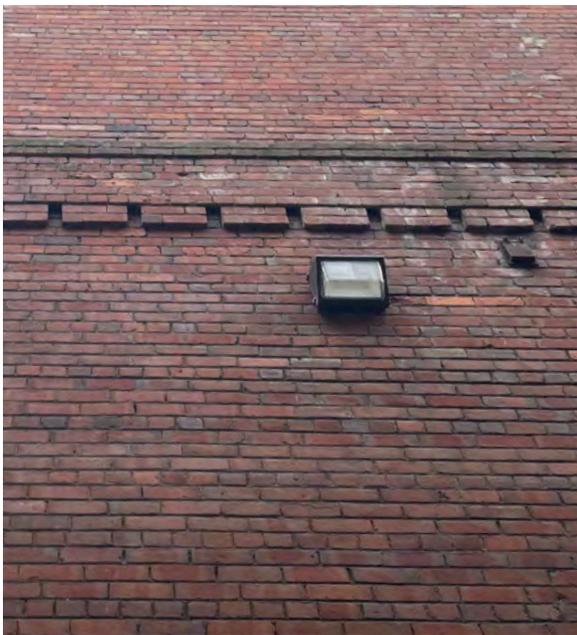


Figure 69. North elevation, second floor banding with mortar loss, spalling and soiling (ERA, 2022).



Figure 70. North elevation at grade spalling and efflorescence (ERA, 2022).

West Elevation

Overall the west elevation is in fair condition with localized areas in poor condition. Forms of deteriorations and damage include environmental soiling, parging, staining, localized staining, mortar loss, chipping, and holes.

There is a notable difference in the brick type and colour between the north and south portions of the west elevation. The north portion of the facade displaying more deterioration and damage than the east and is more significant near and at grade than the floors above.

Throughout the north portion and mainly at grade, there is a prevalence of parging, localized staining, mortar loss, spalling and crack repairs. There is poorly executed repair work near grade with non-matching brick replacement. The repair work had been left with localized painted staining, smeared mortar on brick and unfilled holes. Mortar loss is mostly prominent on the upper wall surfaces where water shedding features exist.

At the south portion, there are areas with visible moisture and rust staining. The moisture staining could not be further investigated as it would require an open wall investigation. The rust stain is caused by the metal member protruding out slightly from the wall.



Figure 71. The west elevation changes in brick (ERA, 2022).



Figure 72. West elevation with mounted bike rack, brick holes, spalling and mortar loss (ERA, 2022).



Figure 73. Brick replacement, mortar loss, spalling and repointing on the west elevation (ERA, 2022).



Figure 74. West elevation near grade with staining, brick replacement, parging, holes and repointing (ERA, 2022).



Figure 75. West elevation at second floor with brick replacement, repointing, holes and spalling (ERA, 2022).



Figure 76. West elevation at second floor with typical parging patch (ERA, 2022).



Figure 77. West elevation at east side with moisture staining (ERA, 2022).



Figure 78. West elevation at east side with rust staining from steel member (ERA, 2022).



Figure 79. West elevation at east side with brick replacement (ERA, 2022).

South

Overall the south elevation is in fair condition with localized areas in poor condition. The forms of deterioration and damage include localized staining or paint and dust, step cracking, holes and parging.

The entire facade has minor soiling, however at grade, there is staining of dust that may have been left after repair or construction work. Cracks and scrapes, like the other elevations, are prevalent throughout with a higher concentration at the eastern extent.

There have been recent repairs conducted as it is apparent with the freshness of mortar and variation in brick that has been replaced. There is tar or paint staining at the parapet.

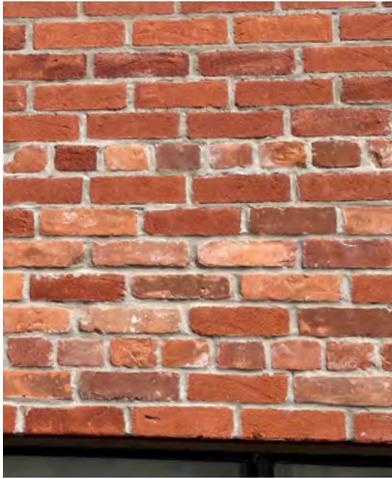


Figure 80. South elevation repointing and mild spalling above window (ERA, 2022).



Figure 81. South elevation brick replacement (ERA, 2022).

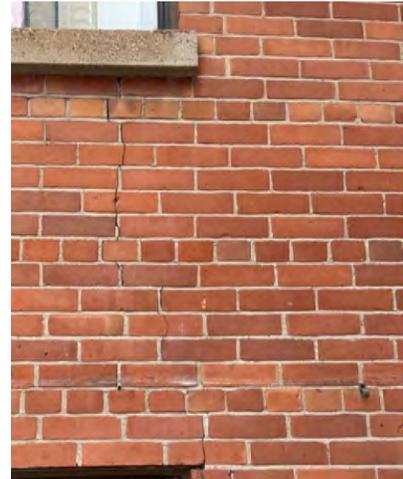


Figure 82. South elevation step cracking (ERA, 2022).



Figure 83. South elevation at grade dust staining and spalling (ERA, 2022).



Figure 84. South-east elevation corner change in brick (ERA, 2022).



Figure 85. South elevation at grade dust staining and spalling (ERA, 2022).



Figure 86. South elevation parapet paint or tar remnants (ERA, 2022).

Chimneys and Shafts

Two chimney's toward the west edge of the roof-line are in fair condition with localized areas in poor condition. There is cracking, soiling, stone erosion, rusting staining, paint remnants and mortar loss at the small chimney. The larger chimney has mortar loss of approximately 50 percent of the surfaces.

There are two brick elevator shafts that extend above the roofline. The brick elevator shaft extends above the roof line with a metal hatch and is in good condition. The larger freight elevator shaft at the rear of the roof is in poor condition on the south wall with brick spalling and joint loss.



Figure 87. North elevator shaft at rooftop (ERA, 2022).

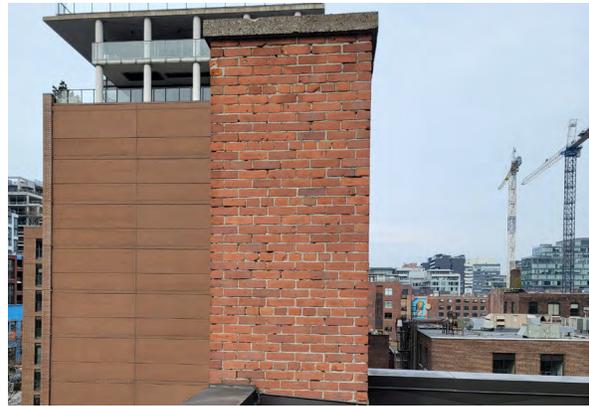


Figure 88. West central chimney (ERA, 2022).



Figure 89. West central chimney (ERA, 2022).



Figure 90. Main elevator shaft (ERA, 2022).

Stone

There is stone at the north and south entrances on the east elevation, and the window sills throughout the building, except the south elevation that has concrete sills.

East

Limestone at the two east entrances is in fair condition, with some units in poor condition. The stone on the east elevation has signs of soiling, erosion, and chipping.

At the entrances, the jamb stone and key stone above display heavy environmental soiling all around. The decorative stone above labelling the building 'Systems Building' has moderate soiling. The base stones are showing erosion with stone loss around the edges, which is more apparent on the south entrance. Door sills are soiled and eroded at both entrances.

North, West, South

Stone at the north, west and south facades is in fair condition with mainly soiling and some chipping. These areas include stone window sills, however on the south elevation sills were observed to be concrete which display cracking and environmental soiling.