







## Appendix H. Inventory of Additional Lands, Streetcar Diversion Section



BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-001	Commercial	355-359 Adelaide Street West  Gebler Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Six storey commercial building with brick cladding</li> <li>• Distinguished by the classical design, particularly the banded brickwork, the cornice marking the base, and the round arches and parapets in the outer bays.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1920</li> <li>• Associated with architect Benjamin Brown for the Imperial Clothing Company</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the building on the south side of the street, east of Spadina Avenue</li> <li>• The scale, form and massing of the six-storey plan above the raised base with the flat-headed window openings</li> <li>• The flat roofline with the parapets on the north end</li> <li>• The materials, with the buff brick cladding and the brick and stone detailing</li> <li>• The principal (north) elevation, with the tripartite organization comprising the base with the cornice and banded brickwork, the four-storey shaft, and the attic</li> <li>• On the north elevation, the main entrance, which is placed in the left (east) bay in a stone surround with a keystone and adjoined by flat-headed window openings with stone keystones and sills (one of the openings has been converted to an entrance)</li> <li>• The fenestration on the south elevation, where single and double openings with stone sills are organized by brick piers, including the round-arched openings with the blind transoms and stone keystones in the fourth storey</li> <li>• The east and west side elevations, which are viewed from Adelaide Street East, Spadina Avenue and Charlotte Street, and repeat the regularly placed flat-headed window openings</li> </ul>	


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SD-002	Residential	36 Charlotte Street	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-003	Commercial	345-349 Adelaide Street West MacLean Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Six storey commercial building with brick cladding</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built 1914</li> <li>• Associated with the architect George Gouinlock</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Ornate detailing at the main entrance</li> <li>• Angled roof line</li> <li>• The bay windows in the central bay</li> </ul>	


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SD-004	Commercial	331-333 Adelaide Street West  Fremes Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Six storey commercial building with brick cladding</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built 1912</li> <li>• Associated with Langley and Howard Architects</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Arched windows on upper level</li> <li>• Coloured brick band between fifth and sixth floors</li> <li>• Ornate portico at entrance</li> </ul>	
SD-005	Residential	92 Peter Street	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	

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SD-006	Commercial	317-325 Adelaide Street West  Commodore Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Designated Part IV of the OHA (Bylaw 81-2014)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century six storey warehouse building with brick cladding</li> <li>• Art Deco detailing and a prominent central tower</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built 1929</li> <li>• Associated with the architect Benjamin Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The building known historically as the Commodore Building</li> <li>• The placement and setback of the building at the southwest corner of Adelaide Street West and Peter Street</li> <li>• The scale, form and massing on a 10-storey rectangular-shaped plan</li> <li>• The materials, with buff brick and stone cladding and trim</li> <li>• On the principal (north) façade on Adelaide Street West, the stone-clad base with the main entrance</li> <li>• The north entry, which is symmetrically placed in a two-storey round-arched surround with buttresses and reed moulding</li> <li>• The Art Deco detailing above the north entrance, with floral motifs and a name plate reading "Commodore Building"</li> <li>• On the north façade and west elevation on Peter Street, the large window openings in the first floor (some of the openings have been altered) and the paired flat-headed window openings in the second storey, which are separated by buttresses beneath a frieze</li> <li>• On the north and west elevations, the upper-storey windows, which are divided horizontally by recessed panels and vertically by piers and pilasters of varied widths</li> <li>• The decorative elements on the north and west elevations, with the rib-like buttresses that extend to the tenth floor and terminate in stylized crenelles along the flat roofline</li> <li>• Extending above the north façade, the central tower</li> <li>• The fenestration on the east and south elevations</li> <li>• On the interior, the lobby inside the north entrance with the coloured coffered ceiling mouldings.</li> </ul>	



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SD-007	Residential	313-315 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-008	Residential	301 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-009	Commercial	104-106 John Street Richard West Houses	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 515-2010)</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Two storey commercial building with brick cladding</li> <li>A rare surviving example of a mid-19th century house form building on a recognized heritage property in the King-Spadina neighbourhood that is distinguished by its dichromatic brickwork in the Gothic Revival Style</li> <li>Originally at the corner of Adelaide and John, now moved further down John Street with a modern residential building in its place.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Originally built 1869 as a pair of semi-detached houses</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul>	


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				<p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The scale, form and massing.</li> <li>• Above a raised base, the two-storey rectangular plan where each unit is divided symmetrically into three bays.</li> <li>• The materials, with red brick cladding, yellow brick detailing, and wood.</li> <li>• The medium-pitched gable roof with double attached chimneys on the firebreak end walls (north and south).</li> <li>• The detailing on the principal (east) facade, with contrasting yellow brick applied for the quoins, string course dividing the stories, and window voussoirs.</li> <li>• On the east façade, the entrances in the first storey, which are placed in the right (north) bay of each unit (the alterations to the entries represent the evolution of the building).</li> <li>• The fenestration on the east facade, where the flat-headed window openings are symmetrically placed, reduced in height in the second floor, and contain multi-pane sash windows (that are typical of the late 19th century).</li> </ul>	
SD-010	Residential	283 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	



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SD-011	Commercial	263-267 Adelaide Street West  Purman Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Designated Part IV of the OHA (by-law 1385-2017)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Five storey timber-framed commercial warehouse building with a raised basement and brick and stone cladding</li> <li>• The building's construction and design is an example of the Chicago School with its application of the Classical style and the emphasis on a decorated base, distinctive top and uniform middle section</li> <li>• Its carefully calibrated design is expressive of the internal structural grid and it is dressed with a contemporary interpretation of the Italian Renaissance style which displays a high degree of craftsmanship and artistic merit</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built 1915</li> <li>• Associated the prolific architectural partnership of A. R. Denison &amp; Stephenson and in particular with the firm's promotion of fire resistant timber mill construction for warehouses following the Great Toronto Fire of 1904</li> <li>• Located on a part of the property occupied by Upper Canada College from 1827-1891, the Purman building represents the redevelopment of the site for commercial and industrial uses following the college's departure to Deer Park</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the building on the south side of Adelaide Street West between Duncan and John Streets</li> <li>• The scale, form and massing of the five-storey commercial warehouse building with a raised basement</li> <li>• The principal (north) elevation with its brick and stone cladding</li> <li>• The stone detail on the north elevation including the stone base of the basement and first floor with its projecting moulding beneath the first floor windows, the entablature with its plain frieze and moulded cornice, the decorative stone details on the outer bays at the third, fourth and fifth levels and the stone banding and decorative details of the top storey as well as the stone lintels in the window openings of the second, third and fourth floors</li> <li>• The stone details around the central entrance on the north elevation including the stepping forward of the stone cladding, the pediment above the entablature, the letters stating "PURMAN BUILDING' in capitals, the keystone in the segmental-arched opening surrounding the entrance and the tri-partite division of the segmental-arched transom over the door below</li> <li>• The arrangement of openings on the principal (north) elevation into seven equal bays on the five floors and the raised basement</li> <li>• The subdivision of the window openings into a tri-partite arrangement varies from floor to floor. Typically from the second to fifth floors each window opening features a vertical tripartite division with a wider fixed central pane, two narrower outer openings with double hung sash and a transom light with three parallel vertical divisions above. At the basement level there is no transom and the tripartite division is made by stone piers. At the first floor level, the window openings are large and the tripartite transom is set over two large fixed panes. At the top level the window openings have segmental-arched tops.</li> <li>• From the first to fifth level the windows were made of wood</li> <li>• The rear (south) elevation with its brick cladding and metal factory sash glazing</li> <li>• The arrangement and size of openings on the south elevation</li> </ul>	

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SD-012	Commercial	255-261 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Included on the Municipal Heritage Register</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Six storey commercial building with brick cladding</li> <li>• Distinguished by its classical design particularly the brick banding and the stone detailing on the entrance, piers and cornice</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1910</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto’s historical and economic development, but are most prominently a reflection of Toronto’s period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the building on the south side of the street between Duncan and John streets</li> <li>• The scale, form and massing of the six-storey plan above the raised base with the segmental-arched window openings, the brick flat arches and the stone sills</li> <li>• The flat roofline</li> <li>• The materials, with the red brick cladding with the brick and stone detailing</li> <li>• The principal (north) elevation, where the elaborate stone cornice separates the first storey from the upper floors</li> <li>• On the north elevation, the main entrance, which is placed in a stone surround at the west end of the first (ground) floor (the original doors have been replaced with a recessed entrance), and the secondary entrance near the east end (which has been altered)</li> <li>• Above the first floor, the organization of the upper stories with brick piers with stone coping, and the banded piers in the outer bays</li> <li>• The fenestration on the north elevation, with the flat-headed openings with the stone sills, and in the outer bays, the segmental-arched openings with the brick voussoirs and keystones</li> <li>• The east elevation, which is viewed from Adelaide Street and has segmental-arched window openings in the first floor, flat-headed window openings with stone sills in the upper stories, and stone band courses</li> </ul>	





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SD-013	Commercial	245 Adelaide Street West; 18-22 Duncan Street  Boarding Houses for Upper Canada College	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Included on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Three storey commercial building with brick cladding</li> <li>• Representative of the Georgian Style with projecting brick ornamentation</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1833</li> <li>• Original builder unknown; alterations in 1856 associated with Cumberland &amp; Storm</li> <li>• Toronto Historical Board Plaque:                             <ul style="list-style-type: none"> <li>○ This is the last remaining building of Upper Canada College, located here 1831-1891. Built in the Georgian Style in 1833, the student residence was altered and enlarged first in 1856 by Cumberland and Storm, Architects, and again several times in later years. After the school moved to its present location on Lonsdale Road. Most of the buildings on this site were demolished. The residence was then used as a factory until renovated in 1985 for commercial purposes.</li> </ul> </li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Brick cladding</li> </ul>	 

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SD-014	Commercial	219-223 Adelaide Street West; 19 Duncan Street  Southam Press Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Designated Part IV of the OHA (by-law 1385-2017)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Fine example of an industrial building with features of Edwardian Classicism, the most popular style for all types of architecture in the early 20th century.</li> <li>• The Southam Press Building is particularly distinguished by its scale and corner location with principal elevations on both Duncan and Adelaide streets, the distinctive fenestration, and the special features that include the terra cotta finishes, the classically detailed surround on the west entrance, and the segmental-arched pediment on the south elevation where painted signage reading "Southam Press" survives.</li> <li>• Note: The building has been demolished. The façade will be reinstated on a new tower.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built 1908</li> <li>• The Southam Press Building was commissioned when the printing enterprise was still known as the Mail Job Printing Company, with the plans prepared by the Toronto architectural firm of Sproatt and Rolph.</li> <li>• The Southam Press Building is valued historically for its associations with the company founded by William Southam in 1871 that became one of the largest publishing enterprises in Canada. In the late 19th century, Southam acquired the Mail Job Printing Company in Toronto as part of his business empire, and afterward appointed his son, Richard, to oversee the enterprise. This subsidiary was renamed Southam Press Limited in conjunction with the completion of the Southam Press Building at 19 Duncan Street, which was occupied by the company until the 1960s</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the building on the southeast corner of Duncan and Adelaide streets</li> <li>• The scale, form and massing of the building, with the L-shaped plan that rises five stories above a raised base with window openings</li> <li>• The materials, with the brick cladding, and the stone, brick, wood and terra cotta detailing</li> <li>• The flat roof, which is marked by the cornice, the chimney on the south end and, at the west end of the south elevation, the semi-elliptical-shaped parapet (other parapets on the west and north elevations were removed, along with portions of the cornice)</li> <li>• On the west elevation on Duncan Street, the organization of the wall into four bays by pilasters</li> <li>• The flat-headed window openings on the west elevation, which are arranged in pairs and trios with continuous stone lintels and sills, with the brick mullions on the three-part openings and the stone mullions on the two-part openings</li> <li>• The west entrance on Duncan Street, which is set in the classically detailed surround with the semi-engaged columns, the entablature with the triglyphs, and the triangular pediment with the modillion blocks</li> <li>• On the extended north elevation facing Adelaide Street West, the pilasters dividing the bays, the projecting corner bays with the round- and segmental-arched openings, the buttresses with the stone coping that separate the flat-headed window openings, and the entrance in the east bay</li> <li>• The detailing on the north elevation where the openings in the fifth floor of the east and west bays are set in corbelled brick reveals, and the entrance in the east bay has the separate transom and the classical embellishments</li> <li>• The south elevation, with the symmetrically arranged fenestration, the elevator shaft, and the remnants of the painted sign reading "Southam Press" at the west end beneath the parapet</li> <li>• Viewed from Adelaide Street West, east elevation with the flat-headed window openings</li> </ul>	



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SD-015	Residential	217 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-016	Commercial	203 Adelaide Street West; 100 Simcoe Street  Rolph and Clark Limited Building	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Included on the Municipal Heritage Register</p> <p>Notice of Intention to designate under Part IV of the OHA (December 22, 2020)</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Five storey commercial building with brick cladding</li> <li>• Representative example of Edwardian Classicism</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built in two phases: south section designed by G.W. Gouinlock in 1904; north section completed in 1905 by Sproatt and Rolph</li> <li>• Addition of a fifth storey in the late 20th century.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The placement, setback and orientation of the building on the west side of Simcoe Street between Pearl Street and Adelaide Street West</li> <li>• The scale, form and massing of the five-storey building above the raised base with the window openings</li> <li>• The materials, with the red brick cladding and the brick and stone detailing</li> <li>• The flat roofline covering the complex</li> <li>• The organization of the building into the south (1904) and north (1905) sections, which are distinguished from one another by the paired openings on the north section</li> <li>• The south section of the building, which extends eight bays on Simcoe Street (east) and six bays on Pearl Street (south), with the canted southeast corner</li> <li>• The fenestration on the south section (east and south elevations), with the flat-headed window openings with the stone lintels in the first, second and fourth stories and the segmental-arched window openings with the brick voussoirs and stone keystones in the third storey</li> </ul>	

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				<ul style="list-style-type: none"> <li>• The entrance on the east wall of the south section, which is placed in the northernmost bay (the eighth bay from the south end) and reflects the late-20th century conversion of the building from industrial to commercial uses</li> <li>• The north section, which extends four double bays on both Simcoe Street (east) and Adelaide Street West (north), with the single bay at the west end of the north elevation with the entrance at the base (the entrance has been modified)</li> <li>• The fenestration on the north section (east and north elevations), where the flat-headed window openings in the first, second and fourth stories and the segmental-arched window openings in the third storey have brick and stone detailing and are arranged in pairs (apart from the single openings in the westernmost bay of the north elevation)</li> <li>• The fifth storey, which was added in the late-20th century and extends across the north and south sections, with the complementary red brickwork with brick and stone trim, and the symmetrically placed regular and oversized segmental-arched window openings that reference the shape and detailing of the third-storey openings</li> <li>• The window opening at the base of the southeast corner (which replaced the original corner entrance), the adjoining entrance opening in the southernmost bay of the east elevation, and the cladding adjoining the latter openings are not identified as heritage attributes.</li> </ul>	
SD-017	Commercial	120 Simcoe Street	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20th century industrial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Designer and date of construction unknown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Represents industrial needs in the downtown core of a major city</li> <li>• Representative of the architectural style of the period</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Central heat tower</li> <li>• Regular fenestration</li> <li>• Brick veneer</li> </ul>	



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SD-018	Commercial	304-320 Bay Street Canada Permanent Building	Designated Part IV of the OHA (By-law 502-75)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20th century commercial property.</li> <li>• Designed in the simplified classical forms of the Style Moderne</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1928-1930</li> <li>• Designed by F.H. Wilkes, Mathers &amp; Haldenby; Sproatt &amp; Rolph</li> <li>• Characteristic of bank buildings at the beginning of the century</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The vertical height of the facades</li> <li>• The vaulted banking hall</li> </ul>	
SD-019	Commercial	302 Bay Street Toronto Trust and Guarantee Building	Designated Part IV of the OHA (By-law 503-75)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property.</li> <li>• Notable example of the classical temple form used in banks during the late 19th and early 20th century</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• First seven stories built 1916-1917; Upper storeys added in the 1930s; south and west walls refaced in 1975 by Mathers &amp; Haldenby</li> <li>• Designed by Curry &amp; Sparling</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The ground floor banking hall</li> <li>• The exterior facades and their relationship to Bay Street and the Financial district</li> </ul>	

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SD-020	Commercial	303 Bay Street National Club	Designated Part IV of the OHA (By-law 83-76)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property.</li> <li>• Adaptation of brick Georgian-inspired forms in a crowded urban site</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1905-1906</li> <li>• Designed by S.G. Curry, Sproatt &amp; Rolph</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> <li>• A smaller building that gives a human scale to Bay Street</li> <li>• The home of the Canada First Movement</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Principal façade on Bay Street</li> </ul>	
SD-021	Commercial	44 King Street West Bank of Nova Scotia	Designated Part IV of the OHA (By-law 1036-2007)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20th century commercial property.</li> <li>• Elements of Modern Classicism with sculpted detailing inside and out</li> <li>• Elements of Art Deco motifs that included Canadian iconography</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built 1946-1951; Cornerstone says 1949; planning began in 1930</li> <li>• Designed by Mathers and Haldenby with Beck and Eadie</li> <li>• Associated with architect John M. Lyle who prepared the original plans for the complex</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <p><b>Exterior</b></p> <ul style="list-style-type: none"> <li>• The 24–storey ell-shaped plan, with a six-storey base supporting a tower that rises in a series of setbacks to the flat roof parapet.</li> <li>• Above a granite base, the limestone cladding with limestone, granite, and marble detailing.</li> <li>• The organization of the principal (south) façade, where the base features a trio of monumental three-storey flat-headed window openings with decorative metalwork surrounds.</li> <li>• In the first floor of the south façade, the entrances placed at the base of the outer monumental window openings with metal surrounds, doors, decorative grilles, and a name band reading “THE BANK OF NOVA SCOTIA”.</li> <li>• The carved nameplate on the base of the south façade marked “THE BANK OF NOVA SCOTIA”.</li> <li>• The smaller flat-headed window openings in the outer ends of the south façade and on the west elevation.</li> <li>• Above the base, the fenestration on the south façade and the west and north elevations where cut stone piers organize the flat-headed window openings with metal detailing and the spandrels.</li> </ul>	

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				<ul style="list-style-type: none"> <li>On the west elevation facing Bay Street, the base with the sculpted bas-relief panels, the carved reliefs with Ionic capitals, the marble spandrels, the metal railings, and the incised lettering.</li> <li>On the upper part of the west elevation, the carved rosettes marking three of the setback levels in the upper stories, and the cut stone louvered vents at the top service level.</li> </ul> <p><b>Interior</b></p> <ul style="list-style-type: none"> <li>On In the interior on the main floor, the south entrance lobby, the elevator lobby, and the banking hall, with the marble flooring and walls, and the decorated ceilings.</li> <li>Inside the main (south) entrance, the entrance lobby with the sculpted wall panels, the decorative metal doors and wall grilles, the marble lighting sconce, the display cases and, in the south window recess, the marble planter and bench.</li> <li>In the entrance lobby, the sculpted detailing with a bank crest, medallions and inscriptions on the north wall, and figurative wall sculptures on the east and west walls.</li> <li>North of the entrance lobby, the elevator lobby, with the louvered ceiling lighting, the elevator entrances, the doors to the banking hall, and the building directory set in a metal surround with a crested mail drop.</li> <li>The banking hall, along the west side of the first floor, with the marble columns and counters, the coffered decorated ceiling, the bas-relief marble mural on the north wall, and the glazed screen with polished bronze decoration along the east side.</li> <li>The south stairway leading from the banking hall to the lower safety deposit vault with its metal railing and inset etched glass panels.</li> </ul>	
SD-022	Commercial	11 Adelaide Street West (Included in 40 King Street West)  Wood Gundy Building	Designated Part IV of the OHA (By-law 1035-2007)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Late 19th century commercial property.</li> <li>Designed in the Renaissance Revival Style with decorative terra cotta detailing</li> <li>The principal five-storey façade of the building was relocated to 11 Adelaide Street West as part of the development of Scotia Plaza during the 1980s</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built circa 1898 for the John McKay Store; alterations to the façade in 1926 for Wood Gundy</li> <li>Original construction associated with S.G. Curry; alterations undertaken by the Toronto firm of Marani, Lawson and Paisley</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>One of the few surviving 19th century edifices in the core of Toronto’s financial district</li> <li>Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>The first storey (altered in 1926) with its Indiana limestone cladding, the Doric entablature with triglyphs and, at either end, the entrances with bracketed entablatures, marble trim and fluted pilasters.</li> <li>Above the first floor, the cladding of the upper stories with decorative terra cotta.</li> <li>The window surrounds on the flat-headed openings in the second and third floors.</li> <li>The round-arched openings in the fourth storey that are placed in pairs and trios.</li> <li>The two-storey pilasters in the Ionic order that organize the openings in the third and fourth floors.</li> <li>At the fourth storey, the textured Ionic columns between the window openings that support linked arches with keystones and concave shell inserts.</li> <li>In the attic level (fifth floor) beneath the cornice, the cartouches inscribed “1848”, “1898” and “JKB”.</li> </ul>	



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SD-023	Commercial	110 Yonge Street Canada Trust Building	Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20th century commercial property.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• First seven stories built 1967-1968</li> <li>• Designed by Crang &amp; Boake Architects</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Columns that elevate the building from street level</li> <li>• The regular use of a monochromatic material on all facades of the building</li> </ul>	
SD-024	Commercial	104 Yonge Street Upper Canada Bible & Tract Societies Building	Designated Part IV of the OHA (By-law 76-2008)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Late 19th century commercial property.</li> <li>• Distinctive Second Empire Style identified by its distinctive mansard (or double gable) roof.</li> <li>• East façade of the building has been incorporated into the commercial complex at the east end of Scotia Plaza</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1886 by Gordon &amp; Helliwell</li> <li>• Alterations in 1910 for Dunfield &amp; Company by Burke, Horwood &amp; White</li> <li>• Formerly known as 102 Yonge Street</li> <li>• The site is identified with the historical development of Yonge Street, south of Queen Street, where businessman and philanthropist Jesse Ketchum operated a tannery in the early 19th century</li> <li>• The Upper Canada Bible and Tract Societies was founded in 1828 with the purpose of distributing religious books and pamphlets</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• The Upper Canada Bible and Tract Societies Building is an important surviving reminder of the late 19th century appearance of Yonge Street as it evolved with structures reflecting the modest scale and decorative detailing favoured during the period</li> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The three storey east façade, which is organized into three bays.</li> <li>• The stone cladding with stone and metal trim.</li> <li>• The mansard roof with pedimented dormers.</li> <li>• The fenestration with decorative trim.</li> <li>• The spandrels bas-reliefs of a Bible and scroll.</li> </ul>	







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SD-025	Commercial	83 and 83A Yonge Street  Hiram Piper & Brother Building	Designated Part IV of the OHA (By-law 527-76)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 19th century commercial property.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1857; attributed to Joseph Sheard</li> <li>• Addition in 1895 by C.J Gibson</li> <li>• Alterations in 1910 and 1914 by Hand, Harris &amp; Merritt</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Round arched façade detailing</li> <li>• The human scale of the buildings and their relationship to the streetscape</li> </ul>	
SD-026	Commercial	25 Adelaide Street East  36, 44 Victoria Street	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 19th century commercial property. Modified in the mid 20th century.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• First seven stories built 1916-1917</li> <li>• Designed by William Sparling</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Brick work</li> <li>• Regular fenestration</li> <li>• Entrances on Adelaide Street East and Victoria Street</li> </ul> <p><i>Note: The building at 25 Adelaide Street East and 36-40 Victoria Street abuts the building at 20 Victoria Street which is designated under Part IV of the Ontario Heritage Act (by-law 797-88). The register identifies both buildings to be the same building, but the by-law only identifies the footprint of 20 Victoria Street as being contained under the designation. Additional clarity is required from the City on the extent of the designation.</i></p>	


BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known of Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-027	Commercial	31 Adelaide Street East and 43 Victoria Street  Excelsior Life Building (formerly the Millichamps' Building)	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)  Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 19th century commercial property.</li> <li>• Incorporated into a contemporary structure along with the former Lennox Building in 1986-1987</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built 1874-1875</li> <li>• Designed by Smith &amp; Gemmell</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Principal facades on Adelaide Street East and Victoria Street</li> </ul> <p><i>Note: The building at 31 Adelaide Street East and 43 Victoria Street was merged into a contemporary development along with 36 Toronto Street (SD-080) in the mid-1980s. 36 Toronto Street was designated under Part IV of the Ontario Heritage Act in 1984 prior to the development that linked the two buildings. The Municipal Heritage Register currently identifies the property as being Listed, designated under Part V as part of the St Lawrence Neighbourhood HCD, and under Part IV (by-law 272-84). However, the bylaw listed for this property is written in a way that only applies to 36 Toronto Street. Further clarity is required from the City on the actual designation status of the Millichamps' Building at 31 Adelaide Street East and 43 Victoria Street.</i></p>	
SD-028	Commercial	36 Toronto Street  Excelsior Life Building	Designated Part IV of the OHA (By-law 272-84)  Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property</li> <li>• Good example of Italianate architectural detailing and the transition between the contemporary Financial District and the St. Lawrence neighbourhood</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built 1914-1915</li> <li>• Designed by E.J. Lennox</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Two-storey granite base with recessed shop-front entrances and finely detailed fenestration</li> <li>• Terracotta of the upper floors</li> <li>• The attic floors with fluted two-storey Corinthian columns</li> </ul>	

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SD-029	Commercial	25 Toronto Street Consumers' Gas Co.	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015) Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property with Renaissance Revival architectural detailing</li> <li>• Built as an addition to 17 Toronto Street for Consumers' Gas Co.</li> <li>• Good example of Italianate architectural detailing and the transition between the contemporary Financial District and the St. Lawrence neighbourhood</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built 1906 and designed by G.W. Gouinlock</li> <li>• This property has historical associations with the Consumers' Gas Company as well as a number of financial institutions, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th centuries.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the 20th century.</li> <li>• Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The vertical rhythm of its façade</li> <li>• Its four storey height within a row of similarly-massed buildings along Adelaide Street East</li> <li>• Detailed window casings</li> <li>• Stone foundation</li> <li>• Projecting quoins</li> </ul>	
SD-030	Commercial	23 Toronto Street	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015) Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in the St. Lawrence Neighbourhood HCD.</li> <li>• The St. Lawrence Neighbourhood HCD has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	

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SD-031	Commercial	17-19 Toronto Street  Consumers' Gas Co.	Designated Part IV of the OHA (By-law 508-75) Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Well preserved example of High Victorian commercial architecture and a fine example of the work of an important turn of the century Toronto architect.</li> <li>Italianate/neo-Renaissance style architecture</li> <li>The compatibility of the newer section (at no. 17) to be compatible with the older portion of the structure (at no. 19)</li> <li>Good example of Italianate architectural detailing and the transition between the contemporary Financial District and the St. Lawrence neighbourhood</li> <li>Renovations on the building completed in 1983</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built 1873, enlarged in 1899 and 1905 by D.B. Dick.</li> <li>This property has historical associations with the Consumers' Gas Company as well as a number of financial institutions, which played a significant role in the establishment of Toronto Street as a corporate and financial hub in the late 19th and early 20th century.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>The building is important in terms of its setting as part of the fairly well-preserved 19<sup>th</sup> century streetscape of Toronto Street</li> <li>Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>Corinthian pilasters</li> <li>Ornate windows</li> <li>Columns made of granite from the Bay of Fundy</li> <li>The ground floor hall, decorated with a mosaic floor and brass teller's cages</li> </ul>	 

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SD-032	Commercial	53-55 Adelaide St E  Consumers' Gas Co.	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015) Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property that has been modified from its original use</li> <li>• Included as part of 17-19 Toronto Street</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built in 1852-53 and was part of the York County Courthouse</li> <li>• Alterations in 1903 by F.H. Herbert for Consumers' Gas</li> <li>• This property has historical associations with the York County Courthouse and the Consumers' Gas Company, as well as its siting within original Gaol (Jail) Reserve of the Town of York. The property also contributes to the physical character of the District through its materiality and its 4 storey height within a row of similarly-massed buildings along Adelaide Street East.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Ornamented window casings above entrance</li> <li>• Buff brickwork with stone detailing</li> <li>• Four-storey height around buildings with similar massing</li> </ul>	
SD-033	Commercial	57 Adelaide Street E  York County Courthouse	Designated Part IV of the OHA (By-law 504-78) Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid-19<sup>th</sup> century civic courthouse building with Neoclassical architecture. It served as the county courthouse from 1852 to 1900</li> <li>• The distinctive central three-storey Ohio Sandstone pavilion has classical Greek characteristics featuring a pedimented entrance flanked by Corinthian pilasters. The austere appearance is complemented by plain light buff brick walls especially evident on the Court Lane elevation.</li> <li>• Extensive interior alterations took place after 1900 as the County of York Municipal Hall and most recently as the first premises used by the Council of Metropolitan Toronto</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1852-53 as the York County Courthouse and designed by F.W. Cumberland and W.G. Storm</li> <li>• The building is associated with the historic County of York, the Council of Metropolitan Toronto, the Arts and Letters Club and the Group of Seven.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• The property has a prominent site on Adelaide Street East, its Neoclassical architecture, scale and detailing, and its three storey height within a row of similarly massed buildings along Adelaide Street East.</li> <li>• Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Four pilasters that flank the entrance to the building</li> </ul>	

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SD-034	Commercial	59 Adelaide Street E	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)	<ul style="list-style-type: none"> <li>Detailed stonework made of Ohio sandstone</li> <li>Light buff brick walls</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in the St. Lawrence Neighbourhood HCD</li> <li>The St. Lawrence Neighbourhood HCD has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-035	Commercial	67 Adelaide Street E	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in the St. Lawrence Neighbourhood HCD</li> <li>The St. Lawrence Neighbourhood HCD has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	



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SD-036	Commercial	82 Church Street	Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015) Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Late 19<sup>th</sup> century commercial property</li> <li>Noted for the surviving architectural detailing on the exterior of the building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built 1882 as a hotel for Mr. William E. Cornell</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>This property has a prominent site across Church Street from St. James' Cathedral. The structure contributes to the physical character of the area through the architectural detailing still evident on the mid-storeys of the structure, and its location within of a row of narrow, three to four storey 19th century buildings.</li> <li>Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>Surviving architectural detailing</li> </ul>	

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SD-037	Institutional	65-77 Church Street 125-145 Adelaide Street East 106 King Street East  St. James Parish House and Diocesan Centre	Designated Part IV of the OHA (By-law 1097-01) Designated Part V of the OHA, St. Lawrence Neighbourhood (Bylaw 1328-2015)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Designed by the prominent Toronto architectural firm of Darling and Pearson, St. James' Parish House is an excellent example of Neo-Gothic styling that complements St. James' Cathedral in its materials and application of medieval elements. The Diocesan Centre is a complementary addition to the Parish House</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built 1910 by Darling and Pearson, architects</li> <li>Interior alterations and the addition of the Diocesan Centre in 1958 by Mathers and Haldenby, architects</li> <li>The Parish House replaced St. James' Parochial School on a site that provided room to expand east along Adelaide Street East. Opening in 1910, the facility included offices and meeting rooms, Sunday School classrooms with moveable partitions, and a basement gymnasium with a raised running track.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Anchoring the southeast corner of Adelaide and Church Streets, St. James' Parish House and the Diocesan Centre are contextually important as integral components of the St. James' Cathedral precinct.</li> <li>Contributing property in the St. Lawrence Neighbourhood HCD which has value as the original footprint of the town of York, which was the seat of government for Upper Canada and evolved into the City of Toronto and capital of Ontario. The District has its own distinctive physical character, which includes its concentration of 19th century and early 20th century buildings. The District has contextual, social and community significance by virtue of its numerous institutions and landmarks.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>St. James' Parish House is clad with "white brick with stone trim in keeping with the Cathedral, in the Tudor style and of ecclesiastical design" (Cooke 213). The large near-square plan is truncated near the southeast corner. Rising two and a half stories the structure is covered by a cross-gable roof with a large brick chimney. A course of corbelled brickwork extends across the north, west and south walls beneath the eaves. The eaves are broken by a series of gabled wall dormers, with five on the west façade and three on the north façade. Continuous stone sills link the dormers.</li> <li>The principal (west) façade on Church Street is asymmetrically organized into nine bays with frontispieces near the north and south ends. Four of the five gabled wall dormers contain pairs of segmental-headed window openings, and the south one has a single window opening. Beneath the dormers, two-storey brick buttresses with stone caplets organize the first- and second-storey window openings. Flat-headed windows are set in stone surrounds with quoins. Between the frontispieces, the openings in the four bays from the north end contain tripartite windows with stone mullions. The second-storey openings are reduced in height. In the south (right) bay, identical double window openings are placed in each floor. The main entrance to the Parish House is elevated in the south frontispiece. Double wood doors are placed in a stone surround with an entablature supported on monumental brackets and a nameplate reading "ST. JAMES PARISH HOUSE". Above the entry, a brick chimney intersects the frontispiece. The second storey has two flat-headed window openings set in stone surrounds while, in the half-storey, a pair of windows is recessed in round-arched surrounds with brick voussoirs and stone sills. The north frontispiece has an extended brick chimney and a pair of flat-headed stone-trimmed window openings in each storey. The southernmost (right) bay on the west façade has a narrow flat-headed window opening in each floor, with a blind window in the second storey.</li> <li>The north wall extends along Adelaide Street East and repeats many of the features introduced on the west façade. All of the window openings are flat-headed and set in stone surrounds with quoins. At the west end, under the gable, a tripartite window opening with transoms is found in the first floor, with a four-part window opening in the second, and a pair of window openings in the attic. To the east, the remainder of the north wall is set back and organized into three bays by brick buttresses with stone caplets. The centre of the first floor contains an entrance that was modified during the 1958 alterations. Two Tudor-arched entrances have pairs of panelled wood doors. Religious shields are positioned above the doors, with wall-mounted light fixtures and stone plaques with quatrefoils on the wall above. The entrance is flanked by narrow window openings with transoms and surmounted by double and single openings. Tripartite window openings are placed in the outer bays of the north wall.</li> <li>The south gabled end wall has flat-headed window openings in stone surrounds with quoins are placed in each floor. The first storey has a tripartite window opening with stone mullions beside a single window. Four-part windows are found in the second floor and half-storey above. The rear (east) wall abuts the Diocesan Centre.</li> <li>Under a flat roof, the Diocesan Centre shares the three-storey height, buff brick cladding, stone detailing and Gothic-inspired detailing of the Parish House. The principal (north) façade extends seven bays along Adelaide Street East. In the outer bays,</li> </ul>	





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SD-038	Commercial	364 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p>entrances are placed in the first floor beneath oriel windows. The flat-headed door and window openings on this wall are continued on the east elevation. The three oversized flat-headed window openings that mark the south elevation have been altered.</p> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-039	Commercial	354-356 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p>entrances are placed in the first floor beneath oriel windows. The flat-headed door and window openings on this wall are continued on the east elevation. The three oversized flat-headed window openings that mark the south elevation have been altered.</p> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	


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SD-040	Commercial	348 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-041	Commercial	102-108 Peter Street	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-042	Commercial	334 Adelaide Street West; 101 Peter Street	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	

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SD-043	Commercial	322 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-044	Commercial	312-320 Adelaide Street West  Manufacturer's Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on the Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Eight-storey commercial building</li> <li>Distinguished by its classical design, particularly the contrasting brick detailing that extends to the south roofline and spandrels.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Building dating back to 1929</li> <li>Designed by architects Baldwin and Greene for David Garfinkel</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>The setback, placement and orientation of the building on the northwest corner of Adelaide and Widmer streets</li> <li>The scale, form and massing of the eight-storey plan</li> <li>The flat roofline with the corbelled brickwork on the south and east elevations</li> <li>The materials, with the brick cladding, which is mottled in the lower stories, and the brick and stone detailing</li> <li>The principal (south) elevation, which is organized into seven bays by brick piers, with the narrow centre bay</li> <li>On the south elevation, the first storey with the entrances and the oversized window openings (which have been altered)</li> <li>The fenestration on the south elevation, with the single openings in the centre bay, the tripartite flat-headed openings in the upper stories, and the detailing in contrasting brick, including the cross pattern between the second and third floors and the spandrels on the eighth floor</li> </ul>	

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				<ul style="list-style-type: none"> <li>The east side elevation on Widmer Street, with the contrasting brickwork in the lower stories, the brick piers that organize the tripartite flat-headed window openings in the upper stories, and the continuation of the decorative spandrels from the south elevation</li> </ul>	
SD-045	Commercial	308-310 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Listed on the Municipal Heritage Register</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Two and a half storey row house</li> <li>The row of contiguous houses represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses.</li> <li>Distinguished by their designs as Toronto Bay-n-Gable houses, with the prototypical arrangement of bay windows beneath gabled roofs and the surviving decorative wood detailing in some of the gables</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Originally built circa 1889</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>The setback, placement and orientation of the five buildings on the northeast corner of Adelaide and Widmer streets</li> <li>The scale, form and massing of the 2½-storey rectangular shaped plans above the raised bases</li> <li>The cross-gable roofs</li> <li>The materials, with the brick cladding and the brick, stone and wood detailing (part of the brickwork has been painted)</li> <li>The principal (south) elevations, where four of the units are organized as mirror images with the entrances placed side-by-side, and all of the units have bay windows above raised bases (the openings in the bases are alterations)</li> <li>The entrances on the south elevations, which are placed in flat-headed openings with transoms (the entrance on the unit at 308 Adelaide has been altered)</li> <li>Above the entrances, the flat-headed window openings in the second storey with the stone sills and the continuous brick string courses</li> <li>The bay windows on the south elevations, with the stone sills, the stone lintels on the first-floor openings, the brick string courses on the second-storey and attic openings, the cornices at the first storey, and the wood bargeboard in the gables</li> </ul> <p><i>Note: The west side elevation of the unit at 308 Adelaide Street West (with the entrance address at 310 Adelaide) faces Widmer Street and has flat-headed window openings in all of the stories.</i></p>	

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SD-046	Commercial	306 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Listed on the Municipal Heritage Register</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house</li> <li>• The row of contiguous houses represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses.</li> <li>• Distinguished by their designs as Toronto Bay-n-Gable houses, with the prototypical arrangement of bay windows beneath gabled roofs and the surviving decorative wood detailing in some of the gables</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1889</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the five buildings on the northeast corner of Adelaide and Widmer streets</li> <li>• The scale, form and massing of the 2½-storey rectangular shaped plans above the raised bases</li> <li>• The cross-gable roofs</li> <li>• The materials, with the brick cladding and the brick, stone and wood detailing (part of the brickwork has been painted)</li> <li>• The principal (south) elevations, where four of the units are organized as mirror images with the entrances placed side-by-side, and all of the units have bay windows above raised bases (the openings in the bases are alterations)</li> <li>• The entrances on the south elevations, which are placed in flat-headed openings with transoms (the entrance on the unit at 308 Adelaide has been altered)</li> <li>• Above the entrances, the flat-headed window openings in the second storey with the stone sills and the continuous brick string courses</li> <li>• The bay windows on the south elevations, with the stone sills, the stone lintels on the first-floor openings, the brick string courses on the second-storey and attic openings, the cornices at the first storey, and the wood bargeboard in the gables</li> </ul>	

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SD-047	Commercial	304 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Listed on the Municipal Heritage Register</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house</li> <li>• The row of contiguous houses represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses.</li> <li>• Distinguished by their designs as Toronto Bay-n-Gable houses, with the prototypical arrangement of bay windows beneath gabled roofs and the surviving decorative wood detailing in some of the gables</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1889</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the five buildings on the northeast corner of Adelaide and Widmer streets</li> <li>• The scale, form and massing of the 2½-storey rectangular shaped plans above the raised bases</li> <li>• The cross-gable roofs</li> <li>• The materials, with the brick cladding and the brick, stone and wood detailing (part of the brickwork has been painted)</li> <li>• The principal (south) elevations, where four of the units are organized as mirror images with the entrances placed side-by-side, and all of the units have bay windows above raised bases (the openings in the bases are alterations)</li> <li>• The entrances on the south elevations, which are placed in flat-headed openings with transoms (the entrance on the unit at 308 Adelaide has been altered)</li> <li>• Above the entrances, the flat-headed window openings in the second storey with the stone sills and the continuous brick string courses</li> <li>• The bay windows on the south elevations, with the stone sills, the stone lintels on the first-floor openings, the brick string courses on the second-storey and attic openings, the cornices at the first storey, and the wood bargeboard in the gables</li> </ul>	

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SD-048	Commercial	302 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Listed on the Municipal Heritage Register</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house</li> <li>• The row of contiguous houses represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses.</li> <li>• Distinguished by their designs as Toronto Bay-n-Gable houses, with the prototypical arrangement of bay windows beneath gabled roofs and the surviving decorative wood detailing in some of the gables</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1889</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the five buildings on the northeast corner of Adelaide and Widmer streets</li> <li>• The scale, form and massing of the 2½-storey rectangular shaped plans above the raised bases</li> <li>• The cross-gable roofs</li> <li>• The materials, with the brick cladding and the brick, stone and wood detailing (part of the brickwork has been painted)</li> <li>• The principal (south) elevations, where four of the units are organized as mirror images with the entrances placed side-by-side, and all of the units have bay windows above raised bases (the openings in the bases are alterations)</li> <li>• The entrances on the south elevations, which are placed in flat-headed openings with transoms (the entrance on the unit at 308 Adelaide has been altered)</li> <li>• Above the entrances, the flat-headed window openings in the second storey with the stone sills and the continuous brick string courses</li> <li>• The bay windows on the south elevations, with the stone sills, the stone lintels on the first-floor openings, the brick string courses on the second-storey and attic openings, the cornices at the first storey, and the wood bargeboard in the gables</li> </ul>	

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SD-049	Residential	290 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-050	Commercial	280 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-051	Commercial	121 John Street	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 596-82)</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Two and a half storey row house built in 1892</li> <li>Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul>	






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				<p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Segmental and arch brick openings with decorative keystones</li> <li>• Terracotta panels and fish-scale wall tiles</li> <li>• Brick corbelling, oriel and oval windows, decorative glass transoms, wood porches with spindle friezes, recessed entrances, panelled wood doors, and a variety of distinctive gable treatments.</li> </ul>	
SD-052	Commercial	119 John Street	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 596-82)</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house built in 1892</li> <li>• Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>• Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>• Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Segmental and arch brick openings with decorative keystones</li> <li>• Terracotta panels and fish-scale wall tiles</li> <li>• Brick corbelling, oriel and oval windows, decorative glass transoms, wood porches with spindle friezes, recessed entrances, panelled wood doors, and a variety of distinctive gable treatments.</li> </ul>	
SD-053	Commercial	117 John Street	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 596-82)</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house built in 1892</li> <li>• Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>• Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>• Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p>	



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SD-054	Commercial	109-115 John Street	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 596-82)</p>	<ul style="list-style-type: none"> <li>• Segmental and arch brick openings with decorative keystones</li> <li>• Terracotta panels and fish-scale wall tiles</li> <li>• Brick corbelling, oriel and oval windows, decorative glass transoms, wood porches with spindle friezes, recessed entrances, panelled wood doors, and a variety of distinctive gable treatments.</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house built in 1892</li> <li>• Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>• Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>• Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Segmental and arch brick openings with decorative keystones</li> <li>• Terracotta panels and fish-scale wall tiles</li> <li>• Brick corbelling, oriel and oval windows, decorative glass transoms, wood porches with spindle friezes, recessed entrances, panelled wood doors, and a variety of distinctive gable treatments.</li> </ul>	
SD-055	Commercial	270 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 597-82)</p>	<ul style="list-style-type: none"> <li>• Two and a half storey row house built in 1892 along with 266 and 268 Adelaide Street West</li> <li>• Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>• Each unit of the row house is distinct from the others</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Two and a half storey row house built in 1892 along with 266 and 268 Adelaide Street West</li> <li>• Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>• Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>• Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Segmental and arch brick openings with decorative keystones</li> <li>• Terracotta panels and fish-scale wall tiles</li> <li>• Brick corbelling, oval windows, decorative glass transoms, recessed entrances</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known of Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-056	Commercial	268 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 597-82)</p>	<ul style="list-style-type: none"> <li>Projecting gables on modillion blocks</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Two and a half storey row house built in 1892 along with 266 and 270 Adelaide Street West</li> <li>Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>Segmental and arch brick openings with decorative keystones</li> <li>Terracotta panels and fish-scale wall tiles</li> <li>Brick corbelling, oval windows, decorative glass transoms, recessed entrances</li> <li>Projecting gables on modillion blocks</li> </ul>	
SD-057	Commercial	266 Adelaide Street West	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Designated Part IV of the OHA (by-law 597-82 and 1241-2017)</p>	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Two and a half storey row house built in 1892 along with 268 and 270 Adelaide Street West</li> <li>Designed in the Victorian Romanesque Revival Style, rare in a downtown area</li> <li>Each unit of the row house is distinct from the others</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> <li>Associated with builder Robert T. Brown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>Segmental and arch brick openings with decorative keystones</li> <li>Terracotta panels and fish-scale wall tiles</li> <li>Brick corbelling, oval windows, decorative glass transoms, recessed entrances</li> <li>Projecting gables on modillion blocks</li> </ul>	

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SD-058	Civic	260 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-059	Commercial	254 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-060	Commercial	250 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-061	Commercial	244 Adelaide Street West; 24 Duncan Street	<p>Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)</p> <p>Listed on Municipal Heritage Register</p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Five-storey vernacular commercial building</li> <li>• Stucco cladding along Adelaide St West, buff brick cladding along Duncan Street</li> <li>• Stone foundation and brick voussoirs.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built circa 1910</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the building on the northeast corner of Adelaide and Duncan streets</li> <li>• The scale, form and massing of the five-storey plan above the raised base with the flat-headed window openings (south and east)</li> <li>• The flat roofline</li> <li>• The materials, with the buff brick cladding and the brick and stone detailing (the south elevation has been clad with stucco)</li> <li>• On the principal (south) elevation and the east side elevation, the tripartite organization with the single-storey base with the banding and cornice, the three-storey shaft with the piers, and the single-storey attic</li> <li>• On the south elevation, the main entrance, which is centred in the wall in a stone surround with classical detailing (the door and transom have been replaced)</li> <li>• The fenestration on the south elevation, with the symmetrically-placed flat-headed openings, the keystones and sills on the openings in the upper stories, and the round-arched openings in the attic level (the window openings have been altered)</li> <li>• On the east elevation on Duncan Street, the symmetrically-placed segmental-arched window openings with the brick flat arches and stone sills, and the secondary entrance in the right (north) bay (the door and transom have been replaced)</li> </ul>	



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SD-062	Commercial	238-240 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-063	Commercial	236 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Two-storey vernacular commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-064	Commercial	230 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	



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SD-065	Commercial	224 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on Municipal Heritage Register	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>One and a half storey house form commercial building</li> <li>Heavily modified with contemporary storefront</li> <li>Front facing gable behind the storefront</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Originally built circa 1880</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>It is the only surviving residential building on the thoroughfare between Simcoe and Peter streets</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>The setback, placement and orientation of the building on the north side of the street</li> <li>The scale, form and massing of the 1½-storey rectangular-shaped plan</li> <li>The gable roof with the gable on the north slope containing wood bargeboard</li> </ul>	
SD-066	Commercial	220 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	



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SD-067	Commercial	218 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Non-contributing property in King-Spadina HCD</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>N/A</li> </ul>	
SD-068	Commercial	212 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Three-storey vernacular commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Originally built in the early 1900s and occupied by a hat manufacturer</li> <li>The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contributing property in King-Spadina HCD</li> <li>The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>The setback, placement and orientation of the building on the north side of the street between Simcoe and Duncan streets</li> <li>The scale, form and massing of the four-storey rectangular-shaped plan</li> <li>The flat roofline</li> <li>The materials, with the red brick cladding and the brick and stone detailing</li> <li>The principal (south) elevation, which is organized into four bays above the first or ground-floor storefront, which has been altered (the entrance in the left or west bay is not original)</li> <li>On the south elevation, the fenestration in the upper stories with the symmetrically placed segmental-arched openings with the brick detailing and the stone sills</li> </ul>	





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SD-069	Commercial	208-210 Adelaide Street West	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Three-storey vernacular commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Originally built in 1923</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The setback, placement and orientation of the building on the north side of the street between Simcoe and Duncan streets</li> <li>• The scale, form and massing of the three-storey plan above the raised base with the segmental-arched window openings</li> <li>• The flat roofline with the stone cornice with the modillion blocks and the decorated frieze</li> <li>• The materials, with the red brick cladding and the brick, stone and wood detailing</li> <li>• The principal (south) elevation, with the tripartite organization comprising the base with the stone cornice and the brick piers with coping, the two-storey shaft and the cornice</li> <li>• On the south elevation, the main entrance, which is centered in the first floor and contains a pair of panelled wood doors with glass inserts, which is repeated on the entrance in the right (east) bay</li> <li>• The fenestration on the south elevation, with the tripartite window openings with the continuous stone sills and brick piers in the first storey, the trios and pairs of segmental-arched openings in the second and third stories with the brick flat arches and the continuous stone sills, and the six-over-six sash windows</li> </ul>	
SD-070	Commercial	200 Adelaide Street West  Canadian Magazine Building	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)  Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Five-storey commercial building</li> <li>• Built in 1913; attributed to Burke, Horwood and White</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Contributing property in King-Spadina HCD</li> <li>• The district is an early example of Main Street commercial development</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Red brick façade</li> <li>• Concrete lintels</li> <li>• Voussoirs with concrete keystones on 4th floor</li> </ul>	



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SD-071	Commercial	116 Simcoe Street	Designated Part V of the OHA, King-Spadina HCD (by-law 1241-2017 under appeal)	<ul style="list-style-type: none"> <li>• Arched entrance</li> </ul> <p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Non-contributing property in King-Spadina HCD</li> <li>• The King-Spadina neighbourhood is associated with several periods of Toronto's historical and economic development, but are most prominently a reflection of Toronto's period of industrial and manufacturing growth at the turn of the 20th century, and contains a concentration of late 19th and early to mid-20th century residential and commercial buildings</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>	
SD-072	Mixed Use	192 Adelaide Street West; 180 University Avenue  Bishop's Block	Designated Part IV of the OHA, (By-law 163-80)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Three storey mixed use building in the Georgian style</li> <li>• Originally part of a row of brick houses, the Block housed the Adelaide Hotel in the early 20th century and more recently the popular Pretzel Bell Tavern</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Corner building completed circa 1829-1830</li> <li>• Built by John Bishop who was a prominent citizen and butcher in the Town of York</li> <li>• Heritage Toronto Plaque Included on Building</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• The Bishop's Block is considered one of the oldest buildings left in Toronto's downtown core</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: Yes</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Original brick design</li> <li>• Facades along Adelaide Street West and Simcoe Street</li> </ul>	



BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-073	Commercial	120 Adelaide Street West	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20th century twenty-six storey commercial property</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1964-1966</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• International style building which is part of the Richmond-Adelaide Centre, a cluster of office buildings in the financial district.</li> <li>• Supports the character of the complex by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Twenty-six storey structure</li> <li>• Vertical massing with horizontal bands of fenestration</li> <li>• Modern materials including aluminum and glass</li> </ul>	
SD-074	Commercial	100 Adelaide Street West  Concourse Building	Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century Art Deco commercial property. Original façade retained with contemporary tower behind</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1928</li> <li>• Designed by the firm of Baldwin and Greene</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Fourteen storey Art Deco structure</li> <li>• Remaining original elevations</li> <li>• Mosaic tile artwork by J.E.H. MacDonald</li> </ul>	

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SD-075	Commercial	76 Adelaide Street West and 63 Temperance Street	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20th century twenty-six storey commercial property; façade being removed</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1965</li> <li>• Designed by the firm of Marani, Rounthwaite &amp; Dick</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Remaining original elevations at entrance</li> <li>• Mosaic tile artwork by York Wilson above the east entrance</li> </ul>	
SD-076	Commercial	328-330 Bay Street  Northern Ontario Building	Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property.</li> <li>• Substantial renovation in 1982; addition of new structure to the north of the building</li> <li>• The Savarin Tavern façade (designated under Part IV) was reconstructed inside the building.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1925</li> <li>• Designed by the firm of Chapman &amp; Oxley</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Sixteen storey commercial structure</li> <li>• Remaining original elevations</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-077	Commercial	347 Bay Street National Building	Designated Part IV of the OHA (By-law 795-2006)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property.</li> <li>• The Classically inspired design, with a base, extended shaft and cornice, contributes to the second generation of “tall buildings” or skyscrapers that appeared in the city between the First and Second World Wars</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1926</li> <li>• Designed by the firm of Chapman &amp; Oxley</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> <li>• Achors a corner site in the heart of Toronto’s Financial District where it contributes to the collection of recognized heritage buildings on Bay Street, among them the Northern Ontario Building (#330) and the Sterling Tower (#372), which were designed by the same architectural firm</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• 12-storey plan extending five bays on the west and north facades the piers organizing the door and window openings;</li> <li>• the horizontal division of the façades above the first, third and 11th floors, including the cornice with a running Greek key pattern that extends over Classical festoons at the third-storey level; and, the cornice marking the roof parapet</li> <li>• The application of materials, with Tyndall limestone cladding on the lower three stories and buff brick facing on the upper floors</li> <li>• The placement and detailing of the door and window openings, with: the principal (west) entrance with an entablature, carved gryphons and a bronze nameplate; the secondary entry on the north wall; the oversized flat-headed commercial window openings marking the first-floor storefronts; the round-arched window openings that extend two stories in the second and third floors and contain tripartite windows, transoms and spandrels; the pairs of flat-headed window openings with mullions that light the upper stories; and, the ornamental detailing on the window spandrels</li> </ul>	
SD-078	Commercial	118 Yonge Street and 2-14 Adelaide Street West Bay Adelaide Centre	Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 19th century commercial property. Modified in the mid 20th century.</li> <li>• Part of a row of buildings known as the Elgin Block was constructed along Yonge Street</li> <li>• Incorporated into the Bay Adelaide Centre development</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1850</li> <li>• Altered in 1901 for Ryrie Brothers</li> <li>• Altered in 1910 for Holt, Renfrew &amp; Co.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Original facades and chimneys</li> </ul>	

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SD-079	Commercial	9 Temperance Street	Designated Part IV of the OHA (By-law 376-96)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Late 19th century commercial property. Modified in the early 20th century.</li> <li>• Originally located at 17 Temperance Street; façade dismantled and reassembled at 9 Temperance Street in the early 1990s</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1894 by E.J. Lennox with alterations in 1905</li> <li>• Associated with the Comet Bicycle Company and subsequently Aikenheads Hardware</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> <li>• Located on the south side of Temperance Street west of Yonge Street, the north facade of the building is an important surviving example of the work of the notable Toronto architect E. J. Lennox.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Brick façade with stone trim; Classical detailing on north façade</li> <li>• Symmetrically organized wall with a central entrance and flanking show windows</li> <li>• Balanced fenestration on upper storeys</li> <li>• Three-storey four by arcade, flat headed sash windows, cornice mouldings at the first floor roof line, brick band course at the fourth floor, stone sill band course at the fifth floor.</li> </ul>	
SD-080	Commercial	111-115 Yonge Street and 6 Adelaide Street East  Lumsden Building	Designated Part IV of the OHA (By-law 8-78)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property.</li> <li>• One of the first multi-storied office buildings to be faced in “manufactured concrete stone”</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1909</li> <li>• Associated with architect J.A. McKenzie</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The rustication of the columns, piers and spandrels</li> <li>• The concrete ornamentations surrounding the windows</li> </ul>	

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SD-081	Commercial	8-10 Adelaide Street East  Canadian Birkbeck Investment and Savings Company	Designated Part IV of the OHA (By-law 82-76)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20th century commercial property.</li> <li>• Designed in the Edwardian Baroque Style</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built circa 1907-1908</li> <li>• Designed by the firm of G.W. Gouinlock</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> <li>• A notable landmark that enlivens the streetscape of Adelaide Street East</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Principal façade on Adelaide Street East</li> </ul>	
SD-082	Commercial	73 Victoria Street  Comstock Building	Designated Part IV of the OHA (By-law 854-88)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Late 19<sup>th</sup> century commercial property.</li> <li>• Designed in the Romanesque Style</li> <li>• Merged into 75 Victoria Street</li> <li>•</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1890</li> <li>• Designed by Denison and King</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>• Supports the mid-19th to early 20th century character of the King-Parliament area which consists of a mix of 19th to 20th century residential, commercial, and industrial areas.</li> <li>• Excellent example of a small office building in downtown Toronto and a landmark along Victoria Street.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The main facades of the south and west sides of the building</li> <li>• Arched openings on the ground floor</li> <li>• Regular fenestration</li> <li>• Decorative carved stone, continuously changing planes of brickwork, terra-cotta highlights</li> <li>• The prominent corner tower</li> </ul>	

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SD-083	Commercial	60 Adelaide Street E	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20<sup>th</sup> century 14 storey commercial property</li> <li>• Designed with Brutalist and Modernist influences</li> <li>• Modifications to ground level podium</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1963</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Light gray precast concrete panels</li> <li>• Regular fenestration</li> </ul>	
SD-084	Commercial	111-117 Richmond Street W  Yolles and Rotenberg Building	Designated Part IV of the OHA (By-law 659-00)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20<sup>th</sup> century commercial office building designed in the Modern Style</li> <li>• The Yolles and Rotenberg Building is an important post-Second World War office building completed in Toronto's Financial District. It was designed with a number of technical innovations, including the first automatic elevators in a commercial structure in Toronto. The Yolles and Rotenberg Building is a significant example of the work of the important Toronto modernist architect, Peter Dickinson.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1954 and designed by Page and Steele; Peter Dickinson was the chief designer. Morden Yolles is the engineer.</li> <li>• Addition in 1963 with two additional storeys.</li> <li>• Yolles and Rotenberg acquired land on Richmond Street, directly west of the Federal Building, as the site of one of the first major commercial developments of the post-Second World War era. To design their new head office on the site, the firm engaged architect Peter Dickinson, chief designer at the Toronto architectural firm of Page and Steele. The Yolles and Rotenberg Building housed the firm's head office and that of engineer Morden Yolles, whose interior was designed by the important Vancouver-based architect Ron Thom.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century. The Yolles and Rotenberg Building is located on the south side of Richmond Street West, midway between York and Sheppard Streets. It is set in an open plaza with the Richmond-Adelaide Centre to the south and the Federal Building to the east. Originally placed in open space, a portion of its west wall now abuts the neighbouring building at 121 Richmond Street West.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• The building employs a concrete slab structural system that was innovative at the time. Brick and stone are applied for the cladding. Rising 15 stories, the design is organized with a single-storey podium supporting an 11-storey tower with a three-storey penthouse.</li> <li>• The recessed single-storey base has a transparent appearance and, along the north wall, features glazed shopfronts between coloured granite piers.</li> <li>• The main entrance is positioned on the north wall where a large, curved canopy projects over the street and extends into the interior vestibule. Above the base, the next 11 floors are organized with alternating horizontal bands of glazing and masonry.</li> <li>• Projecting limestone spandrels separate strip windows containing operable metal-framed windows with tinted green glass.</li> </ul>	






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				<ul style="list-style-type: none"> <li>The penthouse displays similar finishes and is clad with glazed green-coloured brick. The partial party wall on the west elevation was created as a special feature of the building but is now concealed by the adjoining office building at 121 Richmond Street West.</li> <li>As designed, the west wall was organized in two sections, with the north end clad with a solid plane of glazed green-coloured brick. The south end of the west elevation is set back from the podium to let light in. It repeats the pattern of solid and void introduced on the other walls. The ear and rear (south) walls face the north and south courtyards of the Richmond-Adelaide Centre.</li> </ul>	
SD-085	Commercial	85 Richmond Street W  The Federal Building	Designated Part IV of the OHA (By-law 960-88; 783-2018)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Early 20<sup>th</sup> century commercial property</li> <li>The Federal Building has design value as a commercial building from the interwar era that is distinguished as a first-generation "skyscraper" with Beaux-Arts styling while employing contemporary materials and construction methods. It was completed as the largest fire-proof office building in Canada.</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built in 1922</li> <li>The property at 85 Richmond Street West is also linked to the ongoing development of the Financial District in the early 20th century when the area west of Bay Street was laid out according to urban design principles identified with the City Beautiful Movement. A 1911 plan introduced "Federal Avenue," a ceremonial boulevard designed to link Union Station with a new public building on Queen Street West. With the outbreak of the First World War, the project remained unbuilt, but was recognized in the naming of the Federal Building.</li> <li>The Federal Building is valued for its historical association with the American architect, C. Howard Crane. Following his training with the notable Albert Kahn Associates in Detroit, Crane was recognized internationally for the movie theatres he designed across North America and in Britain. While Crane accepted commissions for other building types in the United States and Canada, the Federal Building is his only documented office building in Canada.</li> <li>The cultural heritage value of the property at 85 Richmond Street West is also through its connection to Yolles and Rotenberg, the contractors and developers who constructed the Federal Building. The company was co-founded by Louis S. Yolles, who is also distinguished as one of the first practicing Jewish architects in Ontario. Following the completion of the Federal Building, Yolles and his business partner, lawyer Harry Rotenberg commissioned other buildings with heritage designation in the Financial District, including the National Building (1926) at 347 Bay Street, the Sterling Tower (1928) at 372 Bay Street and the Yolles and Rotenberg Building (1954) at 111 Richmond Street West.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>One of the earliest office buildings built after the First World War, the Federal building is an important landmark in the financial district and supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> <li>The Federal Building is historically, visually and physically linked to its setting on the southwest corner of Richmond and Sheppard streets where it contributes to the character of the Financial District. Placed east of the Yolles and Rotenberg Building (1954) at 111 Richmond Street West, the Federal Building adjoins other landmark skyscrapers located west of Bay Street, including the adjoining Graphic Arts Building (1911) at 73 Richmond Street West, the Concourse Building (1928) at 100 Adelaide Street West, and the Victory Building (1930) at 78 Richmond Street West.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>The placement, setback and orientation of the building on the southwest corner of Sheppard Street</li> <li>The scale, form and massing of the 11-storey U-shaped plan with the light well (south)</li> <li>The materials, with the concrete construction, the limestone and brick cladding, and the stone, brick and metal detailing</li> <li>The flat roofline (the pressed metal cornice was removed)</li> </ul>	



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				<ul style="list-style-type: none"> <li>The principal (north) elevation, extending 9 bays on Richmond Street West, and the east side elevation, extending five bays on Sheppard Street, with the three-storey base and the eight-storey shaft</li> <li>On the north elevation, the main entrance, which is centered in the wall in a two-storey surround with the reed moulding, the entablature and the cartouche (the original doors have been replaced)</li> <li>The organization of the north and east elevations by the piers and, above the second, third and ninth stories, the band courses</li> <li>The fenestration on the north and east elevations, with the oversized commercial openings in the first (ground) floor, the tripartite Chicago-style windows in the second storey, the symmetrically-placed pairs of flat-headed openings with the stone sills in the upper floors, and the spandrels</li> <li>The west side elevation, which is viewed from Richmond Street West, and the rear (south) elevation, which is viewed from Sheppard Street</li> <li>On the interior, the north lobby with the coffered ceiling with octagonal patterns, the brass fittings, the bracketed wall-hung light fixtures, and the stainless-steel elevator doors with the decorative brass motifs</li> </ul>	
SD-086	Commercial	73 Richmond Street W  Graphic Arts Building	Designated Part IV of the OHA (By-law 559-80)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>Early 20<sup>th</sup> century commercial property</li> <li>Fine example of Beaux Arts classical design with ornate façade detailing</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built in 1913 by F.S. Baker</li> <li>Location of National Historic Person plaque for Bernard Keble Sandwell (1876-1954)</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Important within the streetscape for the way in which it anchors the corner and integrates the line of Sheppard Street with that of Richmond Street</li> <li>Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>Architectural detailing including the cornice, the columns and the portico at the entryway</li> <li>Balustrade between the basement and first storey</li> <li>The <i>GRAPHIC ARTS BUILDING</i> signage below the cornice</li> </ul>	



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SD-087	Commercial	67 Richmond Street W	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid 20<sup>th</sup> century 7 storey commercial property</li> <li>• Designed with Brutalist and Modernist influences</li> <li>• Modifications to ground level podium</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1941 and renovated in 2001</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Red brick and stone cladding</li> <li>• Granite frontispiece</li> <li>• Decorative brick banding and medallions</li> </ul>	
SD-088	Commercial	372 Bay Street Sterling Tower	Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20<sup>th</sup> century 21-storey commercial property</li> <li>• Designed with in the Art Deco style</li> <li>• Modifications to ground level podium</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in 1928 to designs by Chapman and Oxley and commissioned by Yolles and Rotenberg</li> <li>• The building was the tallest building in Toronto for one year until the construction of the Royal York Hotel</li> <li>• Yolles and Rotenberg was co-founded by Louis S. Yolles, who is also distinguished as one of the first practicing Jewish architects in Ontario. The company commissioned many heritage buildings in the Financial District, including The Federal Building (1922) at 85 Richmond Street West, the National Building (1926) at 347 Bay Street and the Yolles and Rotenberg Building (1954) at 111 Richmond Street West.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Trefoil and griffin band above columns</li> <li>• Bronze grilles above entrance</li> <li>• Regular fenestration and windows</li> <li>• Granite base at street level and between the first and second storeys</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known of Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-089	Commercial	26 Lombard Street 20 Lombard Street 25 Richmond Street E  R.G. McLean Company Building  Barclay, Clark and Company Building	Designated Part IV of the OHA (By-law 531-82; 1035-2015)	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>The R. G. McLean Company Building and the adjoining Barclay, Clark and Company Building have cultural heritage value as complementary examples of Romanesque Revival architecture, showcasing one of the most popular styles during the late Victorian era in Toronto. The designs share the hallmarks of the style with the repetition of the round-arch motif, the application of roughly-textured stone, and the attention to detailing inspired by the architecture of the 9th through 11th centuries.</li> <li>Addition of modern tower at 25 Richmond Street East</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>Built in 1890 (the R. G. McLean Company Building) and in 1894 (the Barclay, Clark and Company Building) and were commissioned by Robert Grant McLean to house his printing enterprise and his tenants, the Toronto lithographers, Barclay, Clark and Company</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>Contextually, the adjoining R. G. McLean Company Building and Barclay, Clark and Company Building are historically and visually linked to their surroundings on Lombard Street where, with the neighbouring Comstock Building (1890) at the northeast corner of Lombard and Victoria Streets and the former City Morgue (1907) and Lombard Street Fire Hall (1886) to the east, they remain important surviving reminders of the appearance of the area around the turn of the 20th century. With the replacement of most of the historic streetscape on Lombard Street, the presence of the R. G. McLean Building and Barclay, Clark and Company Building as adjacent heritage sites is particularly significant.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <p><u>R. G. McLean Company Building (1890)</u></p> <ul style="list-style-type: none"> <li>The setback, placement and orientation of the building on the north side of Lombard Street, adjoining (east of) the Barclay, Clark and Company Building</li> <li>The scale, form and massing of the four-storey structure where the principal elevation faces south onto Lombard Street</li> <li>The materials, with the red brick and stone cladding and detailing, including limestone and two types of sandstone</li> <li>The flat roofline along the south elevation, featuring the elaborately detailed brick parapet and the metal cornice interspersed with the bartizans (miniature turrets)</li> <li>On the south elevation, the symmetrical organization of the door and window openings in the four bays</li> <li>In the first storey, the arcade of round-arched openings on the columns with the polychromatic stone detailing, and the placement of the main entrance in the left (west) bay</li> <li>Dividing the first and second stories, the cornice, the continuous labels and the stonework, which are flanked by the bartizans</li> <li>The fenestration in the second and third floors where the flat-headed openings with the original wood window detailing, the stone lintels, and the continuous stone sills are separated by the brick piers with the brick and stone detailing</li> <li>The top (fourth) floor with the arcade of diminutive round-arched window openings that are separated by the brick piers with the stone detailing and linked by the continuous sills</li> <li>The extended brick-clad east elevation, with the symmetrical placement of the flat-headed openings (some of which have been altered)</li> </ul> <p><u>Barclay, Clark and Company Building (1894)</u></p> <ul style="list-style-type: none"> <li>The setback, placement and orientation of the building on the north side of Lombard Street, adjoining (west of) the R. G. McLean Company Building</li> <li>The scale, form and massing of the four-storey structure where the principal elevation faces south onto Lombard Street</li> <li>The materials, with the red brick and stone cladding and detailing</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known of Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
				<ul style="list-style-type: none"> <li>• The flat roofline along the south elevation with the metal cornice and the detailing of the brick parapet with the bartizans</li> <li>• On the south elevation, the symmetrical organization of the door and window openings in the four bays</li> <li>• The first storey, with the flat-headed openings where the main entrance is found (the openings have been altered over time, but are documented in archival photographs)</li> <li>• The fenestration in the second and fourth floors where the brick piers with stone trim organize the flat-headed openings (which are reduced in height in the upper floor) with the wood window detailing and the stone lintels and sills 6 City of Toronto By-law No. 1035-2015</li> <li>• The third floor with the arcade of round-arched window openings, which have continuous stone sills and are separated by the brick piers with the stone detailing</li> <li>• On the extended brick-clad west elevation, the symmetrical placement of the flat-headed openings (some of which have been altered)</li> </ul>	
SD-090	Commercial	55 Richmond St E 122 Church Street  McVeigh's Pub	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid to Late 19<sup>th</sup> century commercial building</li> <li>• Location of McVeigh's pub since 1962</li> <li>• Modifications to ground level podium</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• The building has operated under a variety of uses including bars, saloons, taverns and as a hotel</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the area through its low-rise massing and prominent street frontage</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Prominent location at the corner of Church Street and Richmond Street East</li> <li>• Four storey massing</li> <li>• Detailing at windows on third and fourth floors</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-091	Commercial	80 Richmond Street W  Victory Building	Listed on Municipal Heritage Register	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early 20<sup>th</sup> century commercial office tower</li> <li>• Designed with in the Art Deco Style</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built starting in 1929-1930 by Baldwin &amp; Greene; construction was stalled for 8 years due to the stock market crash in October 1929. The building's final storey was completed in 1937. It was 9 storeys shorter than originally planned.</li> <li>• The Victory Building was the first office tower in Canada to be completely air conditioned, courtesy of General Electric.</li> <li>• The lobby's nautical motif is an homage to the famous warship H.M.S. Victory.</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the financial district by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Architectural detailing by sculptor Aaron Goodleman</li> <li>• Tall rectangular windows and spandrel panels that run in vertical bands along the building</li> <li>• Contrasting coloured brickwork along the second floor</li> <li>• Recessed penthouse structure</li> </ul>	
SD-092	Commercial	50 Richmond Street E	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid-20<sup>th</sup> century 5 storey commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in the 20<sup>th</sup> century, designer or architect is unknown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the area by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Stained glass above main entrance</li> <li>• Stone foundation</li> <li>• Buff brick and stonework on the main façade fronting Richmond Street East</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-093	Commercial	70 Richmond Street E	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid-20<sup>th</sup> century 4 storey commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in the 20<sup>th</sup> century, designer or architect is unknown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the area by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Buff brick</li> <li>• Arched window openings along building</li> <li>• Decorative brick work near cornice</li> </ul>	
SD-094	Commercial	115d Church Street	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Mid-20<sup>th</sup> century 3-storey commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in the 20<sup>th</sup> century, designer or architect is unknown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the area by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Red brick cladding</li> <li>• Large warehouse style windows</li> <li>• Decorative cornice</li> </ul>	

BHR/CHL Ref. #	Type of Property	Location/ Address	Heritage Recognition	Description of Known of Potential Cultural Heritage Value or Interest (CHVI) and Heritage Attributes	Photographs/Digital Image
SD-095	Commercial	119-121 Church Street	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early-20<sup>th</sup> century 3-storey commercial building</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in the 20<sup>th</sup> century, designer or architect is unknown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the area by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Red brick cladding and stonework</li> <li>• Decorative cornice</li> </ul>	
SD-096	Commercial	125-127 Church Street	Potential BHR/CHL  Identified during field review	<p><b>Design or Physical Value:</b></p> <ul style="list-style-type: none"> <li>• Early-20<sup>th</sup> century 3-storey commercial building</li> <li>• Features a shingled mansard roof and a front facing gable</li> </ul> <p><b>Historical or Associative Value:</b></p> <ul style="list-style-type: none"> <li>• Built in the late 19<sup>th</sup> to early 20<sup>th</sup> century, designer or architect is unknown</li> </ul> <p><b>Contextual Value:</b></p> <ul style="list-style-type: none"> <li>• Supports the character of the area by demonstrating the evolution of architectural styles over the century.</li> </ul> <p><b>Potential to Meet Ontario Regulation 10/06: No</b></p> <p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>• Massing and chimney</li> <li>• Mansard roof and projecting front gable</li> </ul>	



## Appendix I. Key Project Personnel and Qualifications

## Appendix I – Key Project Personnel and Qualifications

Key Personnel Role	Managing Principal
<b>Name:</b>	<b>Tracie Carmichael</b>
<b>Years of Experience in the Role:</b>	29
<b>Education:</b>	1998 <b>Bachelor of Arts (Honors), Anthropology</b> Trent University 2007 <b>Certificate of Qualifications</b> Ontario College of Teachers 2007 <b>Bachelor of Education</b> University of Western Ontario 2001 <b>Post Graduate Diploma – Museum Management and Curatorship</b> Fleming College and Trent University
<b>Designation(s):</b>	N/A
<b>Summary of Qualifications and Experience:</b>	Tracie is a Principal at Stantec and the managing leader for the archaeology and heritage team based in Ontario. She has over 20 years of experience with Ontario archaeological and cultural heritage projects and has been responsible for the management and coordination of Stantec's Ontario Human Environment team for six years. She has worked with key clients to meet Ontario's regulatory requirements concerning all facets of cultural heritage permitting, maintaining a relationship with the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries which is responsible for overseeing the compliance of all archaeology and heritage consulting projects in Ontario. She also has extensive experience in the quality and independent review of deliverables for archaeological and heritage projects throughout Ontario not only for Renewable Energy projects but also aggregate, community development, linear corridor, mining, and other sectors.

Key Personnel Role	Senior Associate
<b>Name:</b>	Colin Varley
<b>Years of Experience in the Role:</b>	36
<b>Education:</b>	1989 <b>Bachelor of Arts (Honours), Prehistoric Archaeology</b> Wilfred Laurier University 1991 <b>Master of Arts, Anthropology</b> McMaster University
<b>Designation(s):</b>	Registered Professional Archaeologist, Ontario Professional Consulting License # P-002
<b>Summary of Qualifications and Experience:</b>	Colin Varley, a Senior Associate at Stantec, is a Senior Heritage Consultant and Senior Archaeologist with over 35 years of experience. Mr. Varley attained his Bachelor of Arts with honours in prehistoric archaeology from Wilfrid Laurier University in Waterloo, Ontario and his Master of Arts degree in anthropology from McMaster University in Hamilton, Ontario. Mr. Varley has managed hundreds of heritage and archaeological projects throughout Canada, including major energy projects. Colin has served as a member of the Township of Tiny Heritage and Historical Committee and was Vice Chair of the City of Ottawa Heritage Advisory Committee. Colin brings his decades of experience to the

## Appendix I – Key Project Personnel and Qualifications

Key Personnel Role	Senior Associate
	review of heritage related reports to align project needs with regulatory requirements.

Key Personnel Role	Senior Archaeologist and Cultural Heritage Reviewer
<b>Name:</b>	Jeffrey Muir
<b>Years of Experience in the Role:</b>	23
<b>Education:</b>	1994 <b>Bachelor of Arts, Anthropology (Archaeology)</b> University of Toronto
<b>Designation(s):</b>	CAHP
<b>Summary of Qualifications and Experience:</b>	<p>Jeffrey Muir is a Senior Archaeologist at Stantec with an Applied Research License (R304) who specializes in the archaeology of Indigenous and Euro-Canadian groups in Ontario. He received his Bachelor of Arts in Anthropology (Archaeology) in 1994 at the University of Toronto. He is a member of the Canadian Association of Heritage Professionals. He has managed a number of renewable energy, commercial, community development, transportation, mining, and aggregate sector archaeological projects. He has conducted archival research for a number of projects in the past two decades in London, Ontario and the Greater Toronto Area, as well as provided technical support and review for building inventories used in large cultural heritage evaluations and heritage conservation district plans. Jeffrey has provided quality review for dozens of cultural heritage reports including Heritage Impact Assessments and Cultural Heritage Evaluation Reports, using his knowledge of local Ontario and Canadian history as it applies to southwestern, southcentral, and northwestern Ontario.</p>

Key Personnel Role	Senior Cultural Heritage Specialist
<b>Name:</b>	Meaghan Rivard
<b>Years of Experience in the Role:</b>	13
<b>Education:</b>	2008 <b>Bachelor of Arts (Honours with Distinction), History</b> Brock University 2009 <b>Master of Arts, Public History</b> Western University
<b>Designation(s):</b>	CAHP
<b>Summary of Qualifications and Experience:</b>	<p>Meaghan Rivard is Stantec's Senior Heritage Consultant with over 13 years of experience in the identification, research, evaluation, and documentation of heritage resources. Ms. Rivard attained her Bachelor of Arts degree with honours and distinction in history from Brock University in St. Catharines, Ontario, and her Master of Arts degree in History (Public History stream) from Western University in London, Ontario. Ms. Rivard is a member of the Canadian Association of Heritage Professionals and has experience managing and executing all aspects of the cultural heritage identification and evaluation process, including strategic conservation plans. Ms. Rivard has experience managing and executing all</p>

## Appendix I – Key Project Personnel and Qualifications

Key Personnel Role	Senior Cultural Heritage Specialist
	<p>aspects of Cultural Heritage Evaluation Reports (CHERs), Cultural Heritage Assessment Reports (CHARs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCPs), and Documentation and Salvage Reports, among others including multiple <i>Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessments</i> for TPAPs. Meaghan’s recent experience with Metrolinx includes the completion of the <i>Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment</i> for both the Scarborough Junction Grade Separation Project and the Stouffville Junction Grade Separation Project in accordance with the MHSTCI TPAP guidance. Additional related Metrolinx work includes the Bowmanville and Hurontario LRT projects. In addition to her role as project manager and heritage lead, Ms. Rivard has been the Quality Reviewer for these projects, reviewing them to be consistent with municipal, provincial, and federal guidelines, where applicable.</p> <p>Through her specialization in the Environmental Assessment process, over the past decade Meaghan has reviewed, authored, and contributed in various capacities to hundreds of cultural heritage reports under a wide variety of reporting requirements for municipal, provincial, and federal clients. Meaghan has completed work directly for Ontario’s Ministry of Transportation, Hydro One Networks Inc., Ontario Power Generation, Metrolinx, Niagara Parks Commission, and Infrastructure Ontario. She has been listed as the lead heritage consultant on retainer assignments for both the Ministry of Transportation and Infrastructure Ontario.</p>

Key Personnel Role	Cultural Heritage Specialist
<b>Name:</b>	Jenn Como
<b>Years of Experience in the Role:</b>	5
<b>Education:</b>	2015 <b>Bachelor of Arts, Honours Specialization in Anthropology</b> Western University
<b>Designation(s):</b>	N/A
<b>Summary of Qualifications and Experience:</b>	<p>Jenn is both a Material Culture Analyst and Cultural Heritage Specialist with Stantec specializing in the archaeology of Euro-Canadian and Indigenous sites in Ontario alongside largescale built heritage and cultural heritage landscape inventories. She has worked on various types of heritage projects at Stantec, including Ontario Line and other transportation projects, the Maple Heritage Conservation District Study, the Grimsby Main Street Heritage Conservation District Study, alongside checklist screening for a variety of projects. Her role for the Ontario Line Project has included project support, coordination of due diligence requirements, historical research, and preparing and supporting the preparation of various memos and reports. In addition to her experience with the built heritage team, Jenn has four years of experience as a Material Culture Analyst and Field Technician working with the archaeology team on both Indigenous and Euro Canadian archaeological sites. Her experience includes municipal, provincial, and federal projects as well as private enterprise projects in such sectors as renewable energy, power transmission, nuclear energy,</p>

## Appendix I – Key Project Personnel and Qualifications

Key Personnel Role	Cultural Heritage Specialist
	transportation (including rail, highway, and waterways), housing development, and aggregate projects.

Key Personnel Role	Cultural Heritage Specialist
<b>Name:</b>	Frank Smith
<b>Years of Experience in the Role:</b>	9
<b>Education:</b>	2012 <b>Bachelor of Arts, History</b> Adelphi University 2015 <b>Master of Arts, Public History Program</b> Western University
<b>Designation(s):</b>	N/A
<b>Summary of Qualifications and Experience:</b>	Frank Smith is a Cultural Heritage Specialist with over eight years of experience in detailed historical research, interpretation, and conservation of cultural heritage resources. Mr. Smith attained his Bachelor of Arts degree magna cum laude in history from Adelphi University in Garden City, New York, and his Master of Arts degree in History (Public History stream) from Western University in London, Ontario. Before joining Stantec, Mr. Smith was the Curator of the John P. Metras Sports Museum and Research Assistant for the Census of Canada 1891 project. Since joining Stantec, he has had significant experience as a field technician and report writer, having completed work with Metrolinx including the Bowmanville Corridor Expansion Thorton-CP Grade Separation Cultural Heritage Screening Report and the Courtice Road Interim Park and Ride Facility and B3 (Courtice) GO Station Heritage Impact Assessment. Additional related Metrolinx work includes the Bowmanville and Hurontario LRT projects. Frank's work also involves cultural heritage reports for Ontario's Ministry of Transportation, Ontario Power Generation, Metrolinx, Niagara Parks Commission, and Infrastructure Ontario.

Key Personnel Role	Landscape Architect in Training/Cultural Heritage Fieldwork
<b>Name:</b>	Kimberley Beech
<b>Years of Experience in the Role:</b>	2
<b>Education:</b>	2017 <b>Bachelor of Arts and Science</b> University of Guelph 2020 <b>Master of Landscape Architecture</b> University of Guelph
<b>Designation(s):</b>	OALA Landscape Architectural Intern (Associate)
<b>Summary of Qualifications and Experience:</b>	Kimberley is a Landscape Architectural Intern (Associate) with the Ontario Association of Landscape Architects and a graduate of the University of Guelph's Master of Landscape Architecture degree. Her work in landscape architecture has focused on rural community development, having assisted the completion of wayfinding strategies, parks and recreation master plans, and streetscape

## Appendix I – Key Project Personnel and Qualifications

Key Personnel Role	Landscape Architect in Training/Cultural Heritage Fieldwork
	<p>designs. Kimberley has experience completing planting plans on a variety of different scales from streetscapes, commercial properties, parks, and residential properties. Kimberley has a passion for working with cultural heritage landscapes and is actively growing her experience in the field of cultural heritage landscape architecture.</p>

Key Personnel Role	Cultural Heritage Specialist
<b>Name:</b>	Christian Giansante
<b>Years of Experience in the Role:</b>	2
<b>Education:</b>	2019 <b>Bachelor of Engineering, Architectural Conservation and Sustainability</b> Carleton University
<b>Designation(s):</b>	N/A
<b>Summary of Qualifications and Experience:</b>	<p>Christian Giansante is a Cultural Heritage Consultant with Stantec. Christian has gathered significant experience working with federal heritage buildings across Canada through a variety of complex projects ranging from restoration to rehabilitation. Christian has regularly participated in design workshops for proposed projects at federal heritage buildings; conducted thorough reviews of proposed designs &amp; provided recommendations for how to best implement the project into the historic building. Christian was also the liaison between his heritage conservation group and the FHBRO (Federal Heritage Buildings Review Office), departmental custodians and tenants, and various consultants engaged on projects. Internally, Christian has managed and created heritage guidance documents and technical conservation briefs for facilities management teams at heritage buildings; he has completed archival research on historic buildings including gathering historic photos, plans, specifications; and he has also created and managed an inventory of cultural properties (artwork, artefacts, etc.). Christian appreciates taking the time to understand a place and its story to try and preserve its character while making it viable for contemporary use.</p> <p>Christian received his Bachelor of Engineering in Architectural Conservation and Sustainability from Carleton University. The program was based in civil engineering studies with additional focus placed on design, heritage conservation, adaptability, and sustainable construction. Specialized courses include Building Science, Historic Site Recording and Assessment, Green Building Design, Architectural Technology, Urban Planning, Project Management.</p>

## Appendix J. Properties Potentially Subject to Vibration Monitoring

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
1 Adelaide Place	King-Spadina
2 Adelaide Place	King-Spadina
3 Adelaide Place	King-Spadina
4 Adelaide Place	King-Spadina
5 Adelaide Place	King-Spadina
7 Adelaide Place	King-Spadina
9 Adelaide Place	King-Spadina
11 Adelaide Place	King-Spadina
450 Adelaide Street West	King-Spadina
487 Adelaide Street West	King-Spadina
493 Adelaide Street West	King-Spadina
497 Adelaide Street West	King-Spadina
499 Adelaide Street West	King-Spadina
501 Adelaide Street West	King-Spadina
504 Adelaide Street West	King-Spadina
505 Adelaide Street West	King-Spadina
506 Adelaide Street West	King-Spadina
507 Adelaide Street West	King-Spadina
509 Adelaide Street West	King-Spadina
510 Adelaide Street West	King-Spadina
511 Adelaide Street West	King-Spadina
512 Adelaide Street West	King-Spadina
514 Adelaide Street West	King-Spadina
525 Adelaide Street West	King-Spadina
161 Bathurst Street	King-Spadina
50 Brant Street	King-Spadina
60 Brant Street	King-Spadina
25 Bulwer Street	Queen Street West
2 Camden Street	King-Spadina
6 Case Goods Lane	Distillery District



## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
8 Case Goods Lane	Distillery District
9 Case Goods Lane	Distillery District
12 Case Goods Lane	Distillery District
15 Case Goods Lane	Distillery District
19 Case Goods Lane	Distillery District
370 Cherry Street	Distillery District
370R Cherry Street	Distillery District
390 Cherry Street	Distillery District
2 Distillery Lane	Distillery District
8 Distillery Lane	Distillery District
10 Distillery Lane	Distillery District
14 Distillery Lane	Distillery District
18 Distillery Lane	Distillery District
28 Distillery Lane	Distillery District
32 Distillery Lane	Distillery District
34 Distillery Lane	Distillery District
36 Distillery Lane	Distillery District
52 Distillery Lane	Distillery District
56 Distillery Lane	Distillery District
60 Distillery Lane	Distillery District
64 Distillery Lane	Distillery District
70 Distillery Lane	Distillery District
90 Distillery Lane	Distillery District
17 Gristmill Lane	Distillery District
18 Gristmill Lane	Distillery District
20 Gristmill Lane	Distillery District
22 Gristmill Lane	Distillery District
28 Gristmill Lane	Distillery District
30 Gristmill Lane	Distillery District
32 Gristmill Lane	Distillery District

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
42 Gristmill Lane	Distillery District
44 Gristmill Lane	Distillery District
46 Gristmill Lane	Distillery District
50 Gristmill Lane	Distillery District
51 Gristmill Lane	Distillery District
52 Gristmill Lane	Distillery District
53 Gristmill Lane	Distillery District
151 John Street	Queen Street West
155 John Street	Queen Street West
155A John Street	Queen Street West
157 John Street	Queen Street West
159 John Street	Queen Street West
161 John Street	Queen Street West
162 John Street	Queen Street West
163 John Street	Queen Street West
602 King Street West	King-Spadina
604 King Street West	King-Spadina
606 King Street West	King-Spadina
642 King Street West	King-Spadina
15 Maud Street	King-Spadina
17 Maud Street	King-Spadina
20 Maud Street	King-Spadina
5 Mill Street	Distillery District
9 Mill Street	Distillery District
15 Mill Street	Distillery District
19 Mill Street	Distillery District
23 Mill Street	Distillery District
25 Mill Street	Distillery District
33 Mill Street	Distillery District
37 Mill Street	Distillery District

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
41 Mill Street	Distillery District
45 Mill Street	Distillery District
51 Mill Street	Distillery District
55 Mill Street	Distillery District
31R Parliament Street	Distillery District
33 Parliament Street	Distillery District
37 Parliament Street	Distillery District
39 Parliament Street	Distillery District
39A Parliament Street	Distillery District
86 Portland Street	King-Spadina
90 Portland Street	King-Spadina
96 Portland Street	King-Spadina
116 Portland Street	King-Spadina
124 Portland Street	King-Spadina
126 Portland Street	King-Spadina
127 Portland Street	King-Spadina
128 Portland Street	King-Spadina
130 Portland Street	King-Spadina
135 Portland Street	King-Spadina
137 Portland Street	King-Spadina
139 Portland Street	King-Spadina
141 Portland Street	King-Spadina
143 Portland Street	King-Spadina
145 Portland Street	King-Spadina
791 Queen Street East	Riverside
787 Queen Street East	Riverside
160 Queen Street West	Queen Street West
194 Queen Street West	Queen Street West
198 Queen Street West	Queen Street West
198A Queen Street West	Queen Street West

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
200 Queen Street West	Queen Street West
206 Queen Street West	Queen Street West
208 Queen Street West	Queen Street West
210 Queen Street West	Queen Street West
214 Queen Street West	Queen Street West
225 Queen Street West	Queen Street West
225A Queen Street West	Queen Street West
227 Queen Street West	Queen Street West
229 Queen Street West	Queen Street West
231 Queen Street West	Queen Street West
238 Queen Street West	Queen Street West
239 Queen Street West	Queen Street West
239A Queen Street West	Queen Street West
241 Queen Street West	Queen Street West
242 Queen Street West	Queen Street West
242A Queen Street West	Queen Street West
243 Queen Street West	Queen Street West
244 Queen Street West	Queen Street West
245 Queen Street West	Queen Street West
247 Queen Street West	Queen Street West
248 Queen Street West	Queen Street West
249 Queen Street West	Queen Street West
250 Queen Street West	Queen Street West
251 Queen Street West	Queen Street West
253 Queen Street West	Queen Street West
255 Queen Street West	Queen Street West
257 Queen Street West	Queen Street West
259 Queen Street West	Queen Street West
261 Queen Street West	Queen Street West
261A Queen Street West	Queen Street West

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
263 Queen Street West	Queen Street West
263A Queen Street West	Queen Street West
265 Queen Street West	Queen Street West
269 Queen Street West	Queen Street West
271 Queen Street West	Queen Street West
272 Queen Street West	Queen Street West
272 ½ Queen Street West	Queen Street West
273 Queen Street West	Queen Street West
274 Queen Street West	Queen Street West
275 Queen Street West	Queen Street West
277 Queen Street West	Queen Street West
280 Queen Street West	Queen Street West
282 Queen Street West	Queen Street West
284 Queen Street West	Queen Street West
286 Queen Street West	Queen Street West
288 Queen Street West	Queen Street West
290 Queen Street West	Queen Street West
290A Queen Street West	Queen Street West
292 Queen Street West	Queen Street West
296 Queen Street West	Queen Street West
298 Queen Street West	Queen Street West
299 Queen Street West	Queen Street West
307 Queen Street West	Queen Street West
309 Queen Street West	Queen Street West
311 Queen Street West	Queen Street West
313 Queen Street West	Queen Street West
318 Queen Street West	Queen Street West
320 Queen Street West	Queen Street West
321 Queen Street West	Queen Street West
322 Queen Street West	Queen Street West

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
323 Queen Street West	Queen Street West
323A Queen Street West	Queen Street West
324 Queen Street West	Queen Street West
325 Queen Street West	Queen Street West
326 Queen Street West	Queen Street West
328 Queen Street West	Queen Street West
328A Queen Street West	Queen Street West
331 Queen Street West	Queen Street West
332 Queen Street West	Queen Street West
333 Queen Street West	Queen Street West
335 Queen Street West	Queen Street West
339 Queen Street West	Queen Street West
342 Queen Street West	Queen Street West
344 Queen Street West	Queen Street West
346 Queen Street West	Queen Street West
348 Queen Street West	Queen Street West
348A Queen Street West	Queen Street West
350 Queen Street West	Queen Street West
350A Queen Street West	Queen Street West
352 Queen Street West	Queen Street West
352A Queen Street West	Queen Street West
354 Queen Street West	Queen Street West
354A Queen Street West	Queen Street West
356 Queen Street West	Queen Street West
367 Queen Street West	Queen Street West
368 Queen Street West	Queen Street West
370 Queen Street West	Queen Street West
371 Queen Street West	Queen Street West
372 Queen Street West	Queen Street West
372A Queen Street West	Queen Street West

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
373 Queen Street West	Queen Street West
381 Queen Street West	Queen Street West
383 Queen Street West	Queen Street West
388 Queen Street West	Queen Street West
390 Queen Street West	Queen Street West
390A Queen Street West	Queen Street West
391 Queen Street West	Queen Street West
392 Queen Street West	Queen Street West
393 Queen Street West	Queen Street West
394 Queen Street West	Queen Street West
395 Queen Street West	Queen Street West
396 Queen Street West	Queen Street West
396A Queen Street West	Queen Street West
397 Queen Street West	Queen Street West
399 Queen Street West	Queen Street West
400 Queen Street West	Queen Street West
407 Queen Street West	Queen Street West
408 Queen Street West	Queen Street West
409 Queen Street West	Queen Street West
410 Queen Street West	Queen Street West
410A Queen Street West	Queen Street West
411 Queen Street West	Queen Street West
414 Queen Street West	Queen Street West
417 Queen Street West	Queen Street West
421 Queen Street West	Queen Street West
421A Queen Street West	Queen Street West
439 Queen Street West	Queen Street West
440 Queen Street West	Queen Street West
441 Queen Street West	Queen Street West
442 Queen Street West	Queen Street West

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
442A Queen Street West	Queen Street West
444 Queen Street West	Queen Street West
446 Queen Street West	Queen Street West
448 Queen Street West	Queen Street West
450 Queen Street West	Queen Street West
456 Queen Street West	Queen Street West
458 Queen Street West	Queen Street West
459 Queen Street West	Queen Street West
459A Queen Street West	Queen Street West
460 Queen Street West	Queen Street West
461 Queen Street West	Queen Street West
463 Queen Street West	Queen Street West
465 Queen Street West	Queen Street West
467 Queen Street West	Queen Street West
469 Queen Street West	Queen Street West
473 Queen Street West	Queen Street West
475 Queen Street West	Queen Street West
475A Queen Street West	Queen Street West
477 Queen Street West	Queen Street West
479 Queen Street West	Queen Street West
481 Queen Street West	Queen Street West
483 Queen Street West	Queen Street West
485 Queen Street West	Queen Street West
489 Queen Street West	Queen Street West
491 Queen Street West	Queen Street West
493 Queen Street West	Queen Street West
495 Queen Street West	Queen Street West
505 Queen Street West	Queen Street West
505A Queen Street West	Queen Street West
507 Queen Street West	Queen Street West



## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
509 Queen Street West	Queen Street West
511 Queen Street West	Queen Street West
513 Queen Street West	Queen Street West
515 Queen Street West	Queen Street West
519 Queen Street West	Queen Street West
521 Queen Street West	Queen Street West
523 Queen Street West	Queen Street West
525 Queen Street West	Queen Street West
527 Queen Street West	Queen Street West
529 Queen Street West	Queen Street West
531 Queen Street West	Queen Street West
537 Queen Street West	Queen Street West
539 Queen Street West	Queen Street West
541 Queen Street West	Queen Street West
543 Queen Street West	Queen Street West
551 Queen Street West	Queen Street West
553 Queen Street West	Queen Street West
555 Queen Street West	Queen Street West
557 Queen Street West	Queen Street West
559 Queen Street West	Queen Street West
559A Queen Street West	Queen Street West
559 ½ Queen Street West	Queen Street West
561 Queen Street West	Queen Street West
6 Rack House Mews	Distillery District
10 Rack House Mews	Distillery District
18 Rack House Mews	Distillery District
497 Richmond Street West	King-Spadina
495 Richmond Street West	King-Spadina
499 Richmond Street West	King-Spadina
501 Richmond Street West	King-Spadina

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
505 Richmond Street West	King-Spadina
511 Richmond Street West	King-Spadina
530 Richmond Street West	King-Spadina
532 Richmond Street West	King-Spadina
534 Richmond Street West	King-Spadina
536 Richmond Street West	King-Spadina
538 Richmond Street West	King-Spadina
540 Richmond Street West	King-Spadina
542 Richmond Street West	King-Spadina
544 Richmond Street West	King-Spadina
3 Soho Street	Queen Street West
163 Spadina Avenue	Queen Street West
163A Spadina Avenue	Queen Street West
163B Spadina Avenue	Queen Street West
3 St Patrick Street	Queen Street West
56 Stewart Street	King-Spadina
52 Stewart Street	King-Spadina
54 Stewart Street	King-Spadina
3 Tank House Lane	Distillery District
7 Tank House Lane	Distillery District
11 Tank House Lane	Distillery District
12 Tank House Lane	Distillery District
15 Tank House Lane	Distillery District
17 Tank House Lane	Distillery District
18 Tank House Lane	Distillery District
21 Tank House Lane	Distillery District
24 Tank House Lane	Distillery District
27 Tank House Lane	Distillery District
28 Tank House Lane	Distillery District
32 Tank House Lane	Distillery District

## Appendix J – Properties Potentially Subject to Vibration Monitoring

Property Address	Heritage Conservation District
35 Tank House Lane	Distillery District
39 Tank House Lane	Distillery District
43 Tank House Lane	Distillery District
45 Tank House Lane	Distillery District
49 Tank House Lane	Distillery District
50 Tank House Lane	Distillery District
17A Tiverton Avenue	Riverdale
17B Tiverton Avenue	Riverdale
19 Tiverton Avenue	Riverdale
21 Tiverton Avenue	Riverdale
25 Tiverton Avenue	Riverdale
1 Trinity Street	Distillery District
2 Trinity Street	Distillery District
4 Trinity Street	Distillery District
5 Trinity Street	Distillery District
6 Trinity Street	Distillery District
7 Trinity Street	Distillery District
9 Trinity Street	Distillery District
10 Trinity Street	Distillery District
11 Trinity Street	Distillery District
12 Trinity Street	Distillery District
13 Trinity Street	Distillery District
15 Trinity Street	Distillery District
16 Trinity Street	Distillery District
17 Trinity Street	Distillery District
19 Trinity Street	Distillery District
21 Trinity Street	Distillery District
27 Trinity Street	Distillery District
31 Trinity Street	Distillery District