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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
18 PORTLAND STREET**

RECEIVED
2023/01/12
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF PASSING OF DESIGNATION BY-LAW 69-2023

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 69-2023 on December 14 and 15, 2022, which designates the lands, buildings and structures known municipally as 18 Portland Street, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on December 14 and 15, 2022. Refer to Item CC2.20.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of January 12, 2023, which is February 13, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

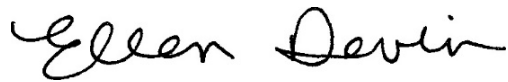
Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2023.CC2.20>

Dated at the City of Toronto on January 12, 2023.

A handwritten signature in black ink that reads "Ellen Devin". The signature is written in a cursive, flowing style.

For John D. Elvidge
City Clerk

Authority: Item CC2.20, as adopted by City of Toronto
Council on December 14 and 15, 2022
City Council voted in favour of this by-law on
December 15, 2022
Written approval of this by-law was given by Mayoral
Decision 10-2022 dated December 15, 2022

CITY OF TORONTO

BY-LAW 69-2023

To designate the property at 18 Portland Street as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 18 Portland Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 18 Portland Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas a notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 18 Portland Street, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 18 Portland Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December 15, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

Reasons for Designation

The property at 18 Portland Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual values.

Description

The subject property at 18 Portland Street is located near the southeast corner of Niagara Street and Portland Street just south of Victoria Memorial Square within the King-Spadina neighbourhood. The former Toronto Hydro-Electric Systems Ltd. substation at 18 Portland Street, or Portland Substation, was designed in 1924-25 by the public utility's in-house architect Albert E. Salisbury (1887-1955) and completed in 1925. Similar to others in a collection of more than twenty substations designed by Salisbury between 1921 and 1950, the Portland Substation was designed in the Beaux-Arts tradition and features Edwardian Classical influences. Within that collection, it is recognizable as a two-storey, brick, factory/warehouse type building as well as for its metal entablature and sign band.

Design and Physical Value

18 Portland Street holds significant design value as a representative example of a 1920s-era Toronto Hydro-Electric Systems Ltd. substation in the Beaux-Arts style with Edwardian Classical influences. Distinctive features include the two-storey scale, form and massing of the property, its common bond brick exterior with decorative stone detailing, fenestration openings with stone sills and multi-paned, metal factory type windows, terracotta coping along the parapet of the flat roof, and the metal entablature containing the name band sign reading: "TORONTO HYDRO-ELECTRIC SYSTEM." The sign band held within the metal entablature is composed of projecting, stamped, metal lettering with distinctive font common to other contemporary Toronto Hydro-Electric Systems Ltd. substations.

The principal (east) elevation, true to the principles of the Beaux-Arts tradition, features a largely symmetrical façade, its two-over-two configuration composed by the pairings of the first-storey window and principal entryway and the two second-storey windows above.

Historical and Associative Value

The Portland Substation at 18 Portland Street holds significant historical value for its century-long association with Toronto Hydro-Electric Systems Ltd. The Portland Substation forms part of the public utility's collection of early twentieth-century substations which were built across the city following its formation in 1911. This historical association is clearly expressed by the metal entablature and name band sign, with its distinctive typecast, identifying Toronto Hydro-Electric Systems Ltd. and referencing its former use.

The Portland Substation also holds significant associative value as a reflection of the work of architect Albert E. Salisbury (1887-1955), who designed more than twenty substations between 1921 and 1950 as Toronto Hydro-Electric Systems Ltd.'s Supervisor of Architecture. Salisbury is considered an architect of significance to Toronto's early twentieth-century history. The Portland Substation is architecturally similar to others designed by Salisbury in the 1920s and 1930s, including its near-twin at 281 Cherry Street. It is representative of Salisbury's expressive use of the Beaux-Arts tradition, adapted with Edwardian Classical influences.

Contextual Value

18 Portland Street has significant contextual value related to its importance in maintaining and supporting the early twentieth-century industrial character of the King-Spadina neighbourhood. Built within an industrial setting as the face of the public utility, the substation's Edwardian Classical details bring further contextual value to the property both for its association with the larger network of substations across the city and for its connection to its immediate surroundings. Featuring red-brick masonry, fenestration openings with stone sills and multi-light, metal, factory type windows, terracotta coping, metal entablature with name band, and symmetrical façade, the two-storey Portland Substation is visually linked to nearby former-industrial buildings, including the Copp Clark Publishing Co complex at 517 Wellington Street West.

Additionally, the Portland Substation is functionally and historically linked to its surroundings as a structure that was built in 1925 to support the increasing electric power requirements of the King-Spadina neighbourhood.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the design and physical cultural heritage value of the Portland Substation at 18 Portland Street:

- The scale, form, and massing, of the two-storey, early twentieth-century, factory/warehouse type building expressive of the Beaux-Arts tradition with Edwardian Classical influences
- The property's material palette, consisting of a common bond brick exterior with stone detailing
- The symmetrical façade of the principal (east) elevation with its two-over-two configuration created by the pairing of the window and principal entryway (since altered) at street level and the two second-storey windows above
- The factory type, metal windows on the first and second floors of the principal (east) elevation and side (south) elevation with stone sills and brick headers
- The terracotta tile coping on the parapet of the flat roof.
- The metal entablature on the principal (east) elevation with sign band reading: "TORONTO HYDRO-ELECTRIC SYSTEM," supported by slightly projecting brick pilasters at the north and south edges of the facade
- The sign band's projecting, stamped, metal lettering with distinctive font common to other contemporary Toronto Hydro-Electric Systems Ltd. substations

- The decorative, rectilinear courses of brick stretchers and headers which frame the façade of the principal (east) elevation

Associative and Historical Value

The following attributes contribute to the associative and historical cultural heritage value of the Portland Substation at 18 Portland Street as a representative work of architect Albert E. Salisbury's (1887-1955) portfolio, spanning from 1921 to 1950, as an important element of the Toronto Hydro-Electric Systems early city-wide infrastructure:

- The former Portland Substation's defining Beaux-Arts styling with Edwardian Classical influences, including the symmetrical principal (east) façade with its red-brick exterior with stone detailing, fenestration openings, and flat roof with terracotta coping
- The metal entablature with sign band reading: "TORONTO HYDRO-ELECTRIC SYSTEM"

Contextual Value

The following attributes contribute to the contextual cultural heritage value of the Portland Toronto Hydro-Electric Substation at 18 Portland Street:

- The property's Beaux-Arts styling with Edwardian Classical influences, including its material palette of brick with stone detailing, that supports and maintains an understanding of the historic industrial character of the King-Spadina neighbourhood
- The metal entablature with sign band identifying the building as an electrical substation that distributed a vital source of energy to the surrounding industrial area

SCHEDULE B
LEGAL DESCRIPTION

PIN 21240-0095 (LT)
PART OF LOT 18, SECTION A PLAN OF MILITARY RESERVE, DESIGNATED AS
PARTS 1 & 2, PLAN 66R-28257
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

RECEIVED
2023/12/11
(YYYY/MM/DD)
Ontario Heritage Trust