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City Clerk's Office

ONTARIO HERITAGE TRUST

NOV 26 2013

RECEIVED

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
317 ADELAIDE STREET WEST (COMMODORE BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Max and Greta Holdings
c/o Capital Buildings
366 Adelaide Street West, Suite 605
Toronto, Ontario
M5V 1P9

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Martin Glick
Edward Glick
David Glick
317 Adelaide Street West
Toronto, Ontario
M5V 1P9

317 Adelaide Street West

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 317 Adelaide Street West (Commodore Building) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

The property at 317 Adelaide Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the southeast corner of Adelaide Street West and Peter Street, the Commodore Building (1929) is a ten-storey warehouse that was listed on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

From a design perspective, the Commodore Building is valued as a well-crafted early 20th century warehouse that is distinguished by its Art Deco detailing. The prominent tower that is viewed from many vantage points in the King-Spadina neighbourhood is a highlight of its design.

The Commodore Building stands out as part of the impressive portfolio of large-scale warehouses in the King-Spadina neighbourhood credited to Toronto architect Benjamin Brown, including the landmark Tower Building and Balfour Building on Spadina Avenue. Historically significant as the first practicing Jewish architect in Toronto, Brown was the well-regarded designer of Kensington Market's Beth Jacob Synagogue (1922), one of the largest synagogues in Toronto, and the famous Standard Theatre (1921), Canada's first purpose-built Yiddish theatre on Spadina Avenue.

Contextually, the Commodore Building supports the character of King-Spadina, which developed after 1904 as Toronto's manufacturing district. As one of the largest warehouses in the area, the Commodore Building is significant as a highly visible member of a substantial collection of early 20th century industrial buildings that gives the King and Spadina cross-roads and the adjoining neighbourhood its distinctive character.

The Commodore Building is valued for its historical and visual links to its surroundings in the King-Spadina neighbourhood. Anchoring a corner lot on Adelaide Street West, east of Spadina Avenue it stands out in a streetscape of early 20th century warehouses, many of which are recognized heritage properties.

Heritage Attributes

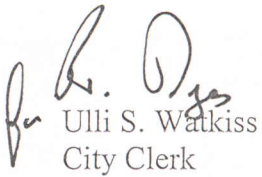
- The building known historically as the Commodore Building
- The placement and setback of the building at the southwest corner of Adelaide Street West and Peter Street
- The scale, form and massing on a 10-storey rectangular-shaped plan
- The materials, with buff brick and stone cladding and trim
- On the principal (north) façade on Adelaide Street West, the stone-clad base with the main entrance
- The north entry, which is symmetrically placed in a two-storey round-arched surround with buttresses and reed moulding
- The Art Deco detailing above the north entrance, with floral motifs and a nameplate reading "Commodore Building"
- 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
- 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
- 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
- Extending above the north façade, the central tower
- The fenestration on the east and south elevations

- On the interior, the lobby inside the north entrance with the coloured coffered ceiling with mouldings

Further information respecting the proposed designation is available for viewing from the City Clerk's Office.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, Toronto, Ontario, M5H 2N2, within thirty days of November 27, 2013, which is December 27, 2013. The notice of objection must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 27th day of November, 2013.


Ulli S. Watkiss
City Clerk