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City Clerk's Office

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

Ulli S. Watkiss
City Clerk

Tel: 416-392-8022
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
495 KING STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW 969-2019

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario, M5H 1J3

ONTARIO HERITAGE TRUST
JUL 25 2019
RECEIVED

Take notice that the Council of the City of Toronto has passed By-law 969-2019 to designate 495 King Street West (Spadina-Fort York, Ward 10) as being of cultural heritage value or interest.

Dated at Toronto this 24th day of July, 2019.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council
Item TE34.31, adopted as amended, by City of Toronto
Council on July 23, 24, 25, 26, 27 and 30, 2018



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Ulli S. Watkiss, City Clerk

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CITY OF TORONTO

BY-LAW 969-2019

2019-07-04

To designate the property known in 2018 as 495 King Street West 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 known as 495 King Street West 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 495 King Street West 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 no notice of objection was served upon the Clerk of the municipality; 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 known in 2018 as 495 King Street West, 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 known in 2018 as 495 King Street West 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, § 62-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on June 19, 2019.

Frances Nunziata,
Speaker
(Seal of the City)

Ulli S. Watkiss,
City Clerk

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

495 King Street West

Reasons for Designation

The property at 495 King Street West (Conboy Carriage Company – rear wing) is worthy of designation for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design, associative and contextual value.

Description

The property at 495 King Street West is located on the south side of King Street West, between Spadina Avenue and Portland Place and contains the Conboy Carriage Company rear wing which was added to Daniel Conboy's property and manufacturing complex in 1900. The building is a three-storey warehouse type, brick clad with regular rows of windows on the north and south elevations and new windows on the east elevation added during alterations in 1990.

Statement of Cultural Heritage Value

The property at 495 King Street West, the rear wing of the Conboy Carriage Co., has design value as a representative example of a commercial warehouse building dating to the late 19th-early 20th century that is typical of the King Spadina neighbourhood. The long rectangular plan of the three-storey building with windows on the long sides, brick cladding and brick piers, expressive of the internal post and beam structure, are characteristic features of the building type.

The rear wing of the Conboy Carriage Co. has historical value as it contributes to an understanding of the development of the King Spadina neighbourhood as it was transformed from being primarily institutional and residential in the first three quarters of the 19th century to being one of the City's prime industrial centres following the Great Fire of 1904. Located on a property that once extended behind Daniel Conboy's residential property, the wing has direct associations with Daniel Conboy and indicates the steady expansion and success of his enterprise prior to its relocation to the east side of the Don River south of Queen Street in 1907.

The rear wing has contextual value as it contributes to defining and maintaining the late 19th-early 20th century commercial/industrial scale and character of the King Spadina HCD. Its brick clad, narrow, three storey rectangular mass contributes to the typical scale, but its location at the rear of the block, set perpendicularly to the Conboy building is atypical adding variety to the configuration of the open space surrounding the typical blocks with their narrow end elevations facing the street with adjacent narrow alleys.

Heritage Attributes

The heritage attributes of the property at 495 King Street West are:

- The setback, placement and orientation of the warehouse building at the rear of the lot perpendicular to the Conboy Carriage Co. building at 485 King Street West
- The scale, form and massing of the three-storey rectangular block
- The brick cladding with the regularly spaced brick piers on all four elevations
- The pairs of windows between the brick piers on the north and south elevation
- The absence of openings on the west elevation
- The brick detailing including the stepped bricks at the cornice and the segmental-arched openings and the stepped brick corbelling at the north-east corner of the building between the first and second floor levels
- The stone window sills

SCHEDULE B**LEGAL DESCRIPTION**495 King Street West, Toronto

Part of PIN 21240-0275

Comprising part of Lots 3 and 4, Section F Plan Military Reserve Toronto, designated as Parts 4 & 5 on Plan 66R27807;

Subject to an easement over part of Lot 3, Section F Plan Military Reserve Toronto, designated as Part 4 on Plan 66R27807, in favour of Part Lot 3, Section F, Military Reserve Plan, Parts 1, 2 and 3 Plan 66R278907, as in CA47921;

Together with an easement over part of Lot 3, Section F Plan Military Reserve Toronto, designated as Part 3 on Plan 66R30256, as in CT886284;

Together with an easement over part of Lot 3, Section F Plan Military Reserve Toronto, designated as Parts 1, 3 and 4 on Plan 66R30256 as in CA47921;

Together with an easement over part of Lot 3, Section F Plan Military Reserve Toronto, designated as Part 5 on Plan 66R302 as in AT4257999;

Subject to an easement over part of Lot 3, Section F Plan Military Reserve Toronto, designated as Part 2 on Plan 66R230256, in favour of Part Lot 3, Section F, Military Reserve Plan, Parts 1, 2 and 3 Plan 66R278907, as in CA4258000; City of Toronto