

HISTORICAL TALL-WOOD TORONTO



by Ross Beardsley Wood,
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HISTORICAL TALL-WOOD TORONTO

We want to acknowledge that “Canada” is made up of the traditional territories of many nations, specifically, we acknowledge the land on which the research is based is the traditional territory of nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

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Preface

Amid turbulent times of pandemic, mass genocide, and crumbling of colonial capitalism, the machine churns forward, pumping out another concrete and steel skyscraper scaled beyond the street, forming a skyline of giants disassociated from the fabric of the urban floor. Energy demand is climbing, bioregionalism enters conversation, and sustainability discourse passes the baton to circularity.

While the mill buildings depicted within this publication represent a surge of early property speculation, creating leasable insurable warehouse space on past expropriated land ready for a century+ of landlordism and manufacturing labour; I see this research as unpacking an urban vernacular building typology, construction technology, and urban model for simple, low energy, adaptable infrastructure capable of adeptly hosting a range of possible futures - a model that embodies a myriad of contemporary best practices in architecture.

Easy to build, maintain, add to, use, and reuse. They are made of local materials and tooled with simple industrial processes. Built in grids, they provide generous open areas with structural punctuation at regular intervals. Dropped beams bring rhythm to the spaces and provide intuitive locations for different configurations of interior walls. The buildings were designed to provide natural ventilation and daylight across the floor plates. Light courts and lane setbacks provide improved access to light and air, while providing space for a range of uses on the exterior. A simple recipe for robust buildings capable of meeting diverse urban requirements in an energy effective and socially supportive manner.

Settling into graduate studies in 2019 at the Daniels Faculty of Architecture, Landscape and Design at the University of Toronto, Historical Tall Wood Toronto (HTWT) started to formalize as a research query interrogating past historical precedence for Mass Timber in the contemporary “Canadian” context. Between the years of 2019 and 2024, HTWT shifted from research question to graduate coursework, to research supported by the Mass Timber Institute (MTI), and finally this print-ready digital publication supported by the Canada Wood Council (CWC), WoodWorks, the RAIC Foundation, and MTI.

Based on an FPInnovations study, the early coursework under the former title, Rediscovering Toronto’s Mass Timber Past, resulted in a web-based draft of HTWT. The web published Index in 2021, established a research methodology and dissemination format that complimented the FPInnovations work. The general format has been extended and adapted into this publication. The accumulated bank of research on the mill typology prompts numerous subsequent questions which have been intentionally left unanswered to draw this chapter of research to a close. That said, it is the intention of this publication to make the research material publicly available so that a larger circle can continue to develop and interpret the Index of resilient architecture.

Foreword

by Ted Kesik

Contemporary architecture is facing many challenges ranging from climate change to artificial intelligence with a continuing push toward innovation. Methods and materials tend to dominate the architecture discipline's response to the need for more sustainable and resilient buildings that can accommodate a growing diversity of inhabitants and uses. Currently there is a strong focus on embodied or upfront carbon in buildings that has obscured equally critical considerations such as resource depletion, environmental degradation and reductions in biodiversity.

For practitioners and educators alike, there is a palpable tension between addressing climate change mitigation versus adaptation. If humanity expends most of its resources on mitigation, but fails to limit the global temperature rise targets, then it may not have the time and resources needed to adapt to climate change beyond the tipping point. Finding the balance between mitigation and adaptation has its parallel in addressing new versus existing buildings. While the design of high-performance new buildings is being advanced in codes, standards and professional education, the deep energy retrofit of existing buildings is conspicuously absent from both regulation and higher education.

It appears there are no easy answers or technological silver bullets as we grapple with the sustainability of the built environment, but observation of our existing buildings may hold some invaluable clues for a better way forward. A building typology that stands out as an exemplar of durable, resilient, and adaptive architecture is the

late 19th and early 20th century “brick and beam” building based on mill construction technologyⁱ. This publication about Historical Tall Wood Toronto catalogues a cohort of such buildings that have endured and, in many ways, outperformed the vast majority of 20th and 21st century architecture. But this achievement can only be appreciated by taking the long view and examining the life cycle of buildings.

What we have learned about sustainable architecture is that it is founded on the 3-Ls: long life (durability, resilience); loose fit (adaptability, flexibility, contingency); and low impact (emissions, ecological footprint). The stock of historical tall wood buildings in Toronto, as well as many other parts of Canada and the United States, are a living testament to a proven approach that integrated the 3-Ls. Some recent mass timber buildings have largely duplicated the mill building typology because it is highly sought after real estate that is preferred by people over the more conventional modern building types. But is this the answer to our current challenges – to simply knock off successful past precedents?

As the evidence indicates, not all aspects of the “brick and beam” buildings were sustainable. Using brick as a structural wall material entails a large upfront carbon footprint and the building enclosure is not thermally efficient. Single glazing in steel window frames may have been durable and easy to maintain, but it compromised thermal comfort and increased space conditioning energy demands. Many of the existing tall wood buildings have since been retrofit to address these kinds of shortcomings.

ⁱThe terms “brick and beam” and “mill building” and “tall wood” are used interchangeably to describe this industrial/commercial building typology that consisted of a heavy timber frame supporting nail-laminated timber floor and roof assemblies, all enclosed by load bearing masonry walls.

But the advantages far outweighed the shortcomings. An examination of this typology reveals a building DNA that can serve as a benchmark against which today's designs may be compared.

- Regular, rectilinear floor plans are simple and economical to construct.
- Post and beam structures with clear spans allow for flexible interior partitioning.
- Punched windows provide spans of non-combustible exterior masonry to receive fire-rated demising walls that enable the subdivision of occupancies.
- The even arrangements of fenestration with large operable openings promote natural ventilation and equitable access to views.
- Generous floor-to-floor heights accommodate suspended mechanical, electrical and plumbing (MEP) services, and also enhance daylighting potential.
- Redundant vertical access and egress satisfy fire safety requirements for numerous uses and occupancies.
- Robust, low maintenance interior masonry wall surfaces accommodate a variety of finishes and the integration of services.
- Raised main floor levels render an inhabitable basement with large windows above grade.
- The buildings utilize modest concrete foundations and do not encourage automobile use by avoiding underground parking.

This evolved building typology originally responded to the needs of the Industrial Revolution before the advent of electrification, hence passive measures for daylighting and natural ventilation were

privileged in these buildings. Unlike the specialized office, commercial and manufacturing buildings we construct today, the tall wood buildings were mixed use buildings that catered to manufacturing, mercantile and office occupancies that promoted a diversity of commercial activities and employment opportunities under one roof. Many have since been converted into highly desirable loft condominiums and professional offices, with very few major alterations required, other than subdividing occupancies, replacing windows, restoring wood surfaces, and updating mechanical, electrical and plumbing services. All other renovations are optional tenant improvements that may be carried out within a building layer housed by a robust and resilient armature.

In the life cycle of human settlements and the built environment, this building typology has demonstrated it is sufficiently durable and resilient, such that it can be run down for many decades, after which its robust armature enables revitalization for another cycle of occupancy. This is vital because cities need building stock that can be worn out and devalued so it becomes affordable to communities, such as artists and start-up entrepreneurs, providing a combined live/work/maker space that is eventually gentrified, but only after affordably incubating one or more generations of the creative class.

The economic and social/cultural aspects of our buildings are just as important as their environmental impacts. Somehow, the Victorian "brick and beam" buildings managed to strike a reasonable balance among these performance attributes while positively contributing to the

architectural quality of our cities. This is not to suggest there is no place for distinctive and idiosyncratic architecture for our important public and institutional building projects. Rather, it is prudent to distinguish between our special and everyday buildings and to recognize that a vast majority of our new buildings should be at least as good, if not better, than the “brick and beam” buildings that were built more than a century ago. We are therefore extremely fortunate to have a stock of historical tall wood buildings against which we can compare contemporary architectural design across a range of performance attributes, including some that were not on society’s radar when the “brick and beam” buildings were constructed.

As the world strives to transition toward a circular economy, architects are being challenged to accommodate global population growth and the need for more housing, commercial and institutional buildings. The tall wood buildings of mill construction represent a North American vernacular architecture of the late 19th and early 20th centuries that has withstood the test of time. These stalwart, versatile buildings should inspire today’s architects to invent a 21st century vernacular that not only addresses climate action imperatives, but the need to develop buildings that balance environmental, economic and social aspirations to bequeath a legacy for future generations. They can teach us a great deal about appropriate building technology, and in an era of “throw away” buildings, we have much to learn from them.



E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488, Series 1230, Item 5278. 1937.

Mill Construction Defined

by C.E. Paul, 1916

The term “mill construction” as commonly used is the name given to that type of building construction in which the interior framing and floors are of timber, arranged in heavy solid masses, and smooth flat surfaces, so as to expose the least number of corners, and to avoid concealed spaces which may not be reached readily in case of fire.

A broader interpretation of the term includes the meaning given above and adds the specification that the building shall be so constructed that fire shall pass as slowly as possible from one part of the structure to another. This means that each floor should be separated from all others by incombustible walls or partitions, and by doors or hatchways which will close automatically in case of fire near them. Stairways, belt passages, and elevator shafts are encased, or preferably located in fireproof towers. Openings in floors for passage of belts, etc., are either avoided or fully protected against passage of fire or water. The proper installation of an approved automatic sprinkler system is of great importance. Ceilings in rooms where highly inflammable stocks are kept or where hazardous processes are followed, should be protected by the use of a fire-retardant material such as plastering laid on wire lath or expanded metal. The ceiling should follow the lines of the timbers without an air space between the two surfaces.

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What Mill Construction Means Today

The marked success of early heavy timber construction structures of the mill construction

type led to the popular use of this form of construction in practically all kinds of large buildings. As its use developed, new problems arose which made necessary a departure from the original designs. This variation to suit the case in hand finally resulted in three general classes of framing, each commonly referred to by builders as mill construction. These classes have certain basic points in common, such as heavy timber, brick, stone, or concrete walls; stairways and elevators enclosed in fireproof shafts or towers; floors with no openings or with all openings protected by fireproof covers; each floor or room isolated by means of automatic fireproof doors or fire walls; windows protected by shutters or by the use of wire glass; sprinkler equipment, etc.

These three general types of framing may be classed as follows:

1. Floors of heavy plank laid flat upon large girders which are spaced from 8 to 11 feet on centers. These girders are supported by wood posts or columns spaced from 16 to 25 feet apart. This type is often referred to as “Standard Mill Construction.”
2. Floors of heavy plank laid on edge and supported by girders which are spaced from 12 to 18 feet on centers. These girders are supported by wood posts or columns spaced 16 feet or over apart, depending upon the design of the structure. This type is called “Mill Construction with Laminated Floors.”
3. Floors of heavy plank laid flat upon large beams which are spaced from 4 to 10 feet on centers and supported by girders spaced as far apart as the

loading will allow. These girders are carried by wood posts or columns located as far apart as consistent with the general design of the building. A spacing of from 20 to 25 feet is not uncommon for columns in this class of framing where the loading is not excessive. This type is more generally known as "Semi-Mill Construction."

What Mill Construction is Not

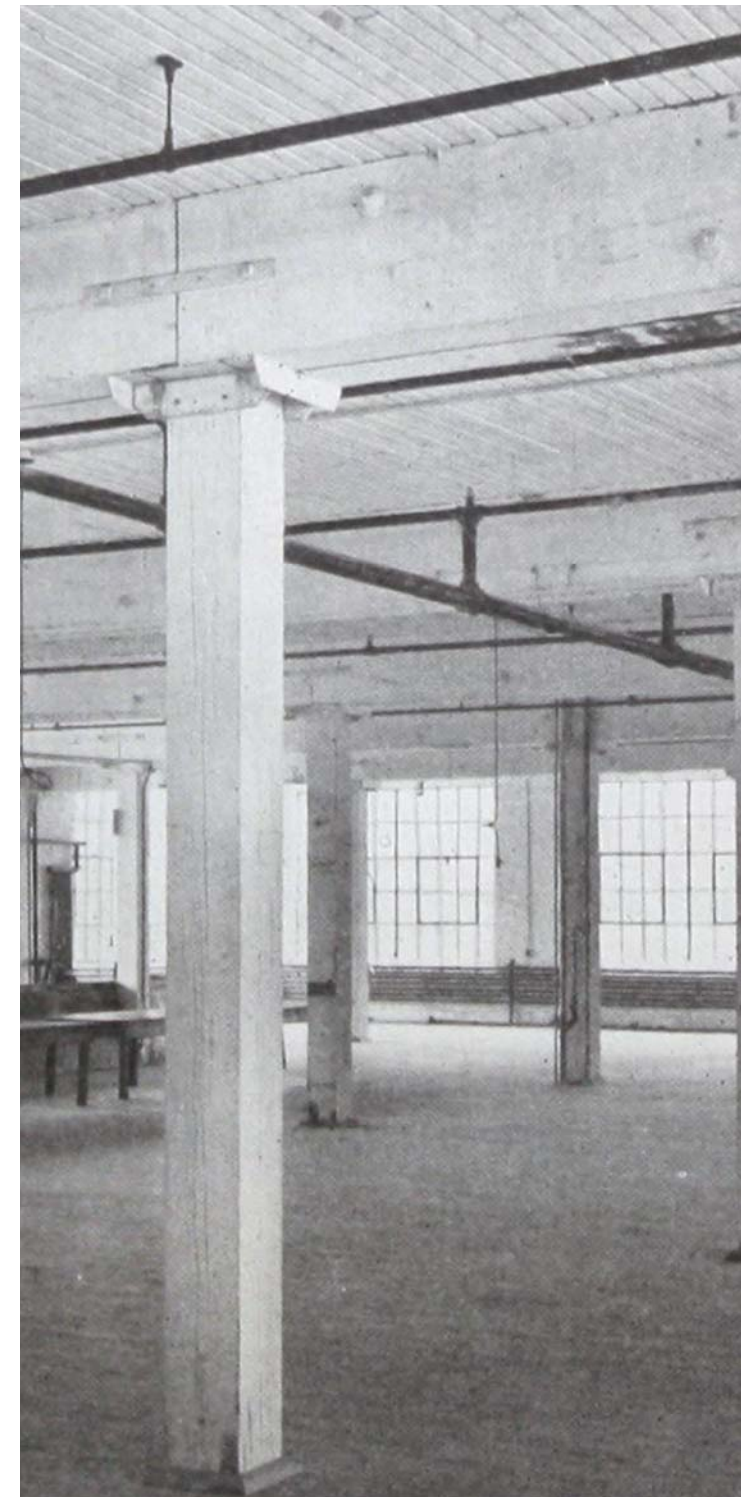
"Mill-construction does not consist in disposing a given quantity of materials so that the whole interior of a building becomes a series of wooden cells; being pervaded with concealed spaces, either directly connected each with the other or by cracks through which fire may freely pass where it cannot be reached by water."

"It does not consist in connecting floor with floor by combustible wooden stairways encased in wood less than two inches thick."

"It does not consist in leaving windows exposed to adjacent buildings unguarded by fire-shutters or wired glass."

"It does not consist in leaving even the best-constructed building in which dangerous occupations are followed without automatic sprinklers, and without a complete and adequate equipment of pumps, pipes, and hydrants."

"It follows that if plastering is to be put upon a ceiling following the line of the underside of the floor and the timber, it should be plain lime-mortar plastering, which is sufficiently porous to permit seasoning."¹



Interior of Modern Mill Construction Building. Heavy Timber Mill Construction. Engineering Bulletin, No.2. 38.

¹Paul, C. E.. Heavy Timber Mill Construction. Engineering Bulletin, No.2. Chicago: Engineering Bureau: National Lumber Manufacturers Association, 1916.

BATHURST ST

SPADINA AVE

ADELAIDE ST W

KING ST W



UNIVERSITY AVE



Aerial image identifying the location of HTWT buildings in the King-Spadina proximity.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1963, Item 30.

Introduction

There is much to learn from the resilient and adaptable warehouse buildings that line the streets of Canada's historic manufacturing districts. 'Historical Tall-Wood Toronto' is an evidentiary database of late 19th and early 20th century vernacular brick and beam buildings that were built using the fire restrictive specifications and construction technology of Heavy Timber Mill-Construction (mill-construction) in Toronto. This research illustrates the urban trajectories of 42 select examples of mill-construction and analyzes patterns in their development to create a morphological index of the set of buildings. The index provides a record of architectural, urban development, and sociocultural information which defines the distinct urban-vernacular typology.

This research builds upon the work of Kenneth Koo at FPInnovations and their 2013 report 'A Study on Historical Tall-Wood Buildings in Toronto and Vancouver', which recognised mill-construction as a predecessor to mass timber and identified select building examples in the two historic city centres. Koo's report set historical precedence for Ontario's Tall Wood Building Reference in 2017 and the 2020 National Building Code changes allowing for the construction of encapsulated mass timber buildings up to 12 storeys for residential (Group C) and office (Group D) occupancies. As a supplement to Koo's engineering report, this research creates individual building profiles of formal and programmatic qualities using high-resolution ortho-corrected photography, geographic information system (GIS) mapping, and archival research by means of historic insurance maps, perspectival imagery, air photos, and newspaper clippings.

The building profiles within the Index track a range of building metrics such as Geographic Context and Building Identification for locating, grouping, and identifying example buildings over time. Original Construction metrics such as year built, original architect, and original client are recorded to create a project inception dataset. Collected Physical Metrics relating to site and building form a major portion of the Index, providing detailed formal information for internal and external comparative purposes. Additional information around Building Use, Building Management and Improvements, and Formal Preservation Policies has been tracked to provide insight into building trajectories over the past 100+ years.

This research unpacks common features relating to site, siting, and massing, including building articulation and setback analysis. Buildings are classified into two principal typologies – Bar and Cube. Durable-adaptable characteristics are distilled into organizing principles to illustrate their nature of being Easy to Maintain, Easy to Add To and Change, and Easy to Use and Reuse. Finally, Building Trajectories are mapped over time to understand the differing paths and typical lifecycle milestones while Redevelopment approaches of Addition and Infill, Conservation-Aggregation, and High-Rise are categorized to provide an additional lens for analysis of the Index. Together, this body of evidence stands as a robust line of inquiry into a proven construction technology and a demonstrated form of versatile and durable urban development.

ⁱ "Ontario's Tall Wood Building Reference: A Technical Resource for Developing Alternative Solutions under Ontario's Building Code." Ministry of Natural Resources and Forestry, Ministry of Municipal Affairs, October 2017.

ⁱⁱ Canadian Commission on Building and Fire Codes. "Building: National Building Code of Canada 2020, Volume One." National Research Council Canada, 2020.

Objectives

Historical Tall Wood Toronto aims to unpack the value that Heavy Timber Mill-Construction buildings have in the contemporary context as the predecessor to Mass Timber construction. The research objectives are as follows:

- Create an index of primary and secondary source information to establish metrics and provide baseline reference
- Use the index to further define Mill-Construction as a typology
- Extract lessons from the typology to support contemporary architectural production
- Share the index for research use by a wide audience

Background

Kenneth Koo's 2013 NRCan (Canada Forest Service) funded studyⁱ sought to gain a better understanding on the status and conditions of historical tall-wood timber buildings in Toronto and Vancouver, how they are serving their clients, and related codes and acceptance issues in support of new "mass timber" ambitions. Koo lay the groundwork for HTWT both in drawing the connection between Heavy Timber Mill-Construction and Mass Timber Construction and by establishing a list of example buildings. In 2019, HTWT started building off of Koo's work with field surveys, archival research, and data-based analysis, in an effort to support the adoption of mass timber by illustrating the pre-existing relationship with the construction technology.

In 2022, an interactive web-based index was created to test the platform's appropriateness for disseminating research data and findings. In 2023, the preferred platform for initial dissemination was shifted to be this print-ready digital publication.

Typological-Morphological Research Methodology

GIS Mapping

- Geolocation of example buildings
- Production of keyplans, underlays, and orthoimagery
- Analysis of air photos

Field Survey

- Location verification and visual site survey
- Multiple perspective high resolution digital photographic exposures
- Audit of initial building list

Photographic Processing

- Ortho-correction of photographic images
- Compositing elevational streetface frontages
- Typ. image processing (colour, cropping, etc.)

Archival Research

- Archival image collection and analysis
- Investigation of building use over time
- Positive identification through insurance maps

Development Analysis

- Review identified building management companies
- Review current development proposals/plans
- Identification of development trends

Feedback Loops

- Iteratively cycle between working methods to incorporate new observations and analysis
- Cross reference incoming data with established to improve accuracy

ⁱKoo, Kenneth. "A Study on Historical Tall-Wood Buildings in Toronto and Vancouver." Study. Final Report 2012/2013. FPInnovations, Canadian Forest Service, May 2013.

Research Parameters

Geographic Context

Research Groups / Areas / Neighbourhoods

For the purposes of organising this research, the 42 subject buildings have been classified into one of ten *Research Groups* based on their geographic location, *Area*, *Neighbourhood* or street address. These groups range from being a single building found at the historic city edge, to linear collections of six to seven buildings strung along a street or avenue. The groups have then been loosely arranged 1-to-10 in a west-to-east configuration. Within the metrics of each subject building, the associated Area and Neighbourhood are identified. Area, as listed in the metrics, represents a heritage conservation district if it exists or an observed contemporary area identifier whereas the stated Neighbourhood is the associated official City of Toronto Neighbourhood Profile that is tied with Toronto census data.

Building Identification

Street Address / Building Name / Alt Building Id. / Cross Street

Each building within the Research Groups use a system of *Street Address* for primary building identification, and an observed building name as a secondary identifier when possible. Within the metrics of each subject building, other helpful or superseded identifiers are listed under *Alt. Building Id.* Additionally, each building is associated with their closest *Cross Street* or avenue. This system is utilised to ensure consistency across primary

building identifiers while retaining additional referenceable information to support building identification over time through a range of geolocating and archival research methods.

The *Street Address* primary identifiers are observed addresses used by current building owners and occupants and do not necessarily represent all tied or amalgamated site lots. Within the tabulated data and associated database, a singular building address number has been identified for spreadsheet filtering and organising by file name. This singular building address number is not intended for formal identification use, only internal research organisation.

Original Construction

Built / Architect / Original Client

Construction information pertaining to the original build date, associated architect, and client have been collected for each building. A single Built date has been provided for all 42 subject buildings which represents their first known phase of construction. When significant additional construction phases have been identified, secondary date(s) may be added to Built with a note to record this milestone. When possible, the original architect and client have been recorded from original building permit records and/or heritage conservation documents. The database of architects responsible for coordinating the construction of the 42 mill construction buildings serves as a cross section of practising architects and architectural offices involved in the industrial construction boom in

Toronto at the turn of the century. Additionally, the associated original clients form a pool of influential capitalists and factory entrepreneurs that participated in the industrialization of Toronto by funding the production of warehouse and manufacturing buildings.

Physical Metrics

Building Height / Structural Storeys / Building Footprint / Floor Area / Floor-Floor Height / Surface-Volume / FAR / Site Coverage

A variety of physical building metrics have been collected to create analytical models of the subject buildings. The metrics include data collected directly from various GIS sources, manually counted building components and calculated values. Refer to the descriptions below for the research assumptions associated with the building metrics.

Building Height refers to the measured distance between the lowest point of the roof and the adjacent grade/sidewalk.

Structural Storeys is the counted total number of building storeys above and below ground.

Building Footprint is the calculated total gross floor area measured to the exterior of the building rounded to the nearest 10 GSM.

Floor Area is the calculated total building gross area - sum of Structural Storeys x Building Footprint.

Floor Plate is an inferred ratio of building length to width rounded to the nearest metre. In certain instances where multiple buildings or building wings are present, an indicative portion may be used for the purposes of establishing a singular Floor Plate ratio.

Floor-Floor Height is the calculated dimension between finish floor elevations - sum of Building Height / Structural Storeys Above Ground. This value assumes a typical floor to floor height across the building and does not accommodate for any atypical horizontal assemblies such as thick roofs.

Surface-Volume is a calculated efficiency attribute of the building massing. The surface area used is representative of overall Envelope Area including roof, walls and foundation while volume is based on footprint times building height - Envelope Area / Building Volume.

FAR stands for floor area ratio, the total floor area or Floor Area divided by the Site Area. Certain buildings have not been provided with a FAR value due to various complexities relating to building and site.

Site Coverage is the percentage of site covered by the subject building - the function of Building Footprint / Site Area.

Building Use

Original Use / Present Use

Original Use and *Present Use* of the subject buildings has been recorded to help illustrate building use trends. Original Use information is based on original building permit records, newspaper clippings, telephone directories, journal articles, and fire insurance plan annotations while Present Use information is based on real estate listings and building directories. While use over time was not globally tracked, the collective archival research begins to represent a general trajectory for the typology.

Building Management and Improvements

Property / Redevelopment

Current *Property* owners as well as firms and/or development groups involved in current or past *Redevelopment* have been included as a metric to help understand building management and rehabilitation works. This information is based on newspaper clippings, real estate listings, publicly available asset management documentation, municipal rezoning and development permit applications and online marketing collateral. This information may also be found in the Notes portion of the building overview and metrics pages.

In addition to textual sources indicating building use and condition, maintenance and renewal can be visually inferred through the high resolution photography of building exteriors and aerial imagery

showing detailed information of the building rooftops. Furthermore, the large bank of archival imagery provides a variety of baseline information pertaining to maintenance and management such as perspectival street level photographs illustrating the buildings over the last 100+ years and historic aerial images able pinpoint specific years of intervention and alteration.

Formal Preservation Policies

Heritage Designation

Each building has their formal heritage status identified when applicable as a *Heritage Designation*. This designation indicates whether the building is registered with the city. Buildings may be identified as Listed or Designated with an associated date which is often an indicator of past or pending development.

Synthesis and Discussion

Site + Form

The 42 examples illustrated within the index are commercial-industrial buildings with simple unarticulated forms that support moderately scaled urban environments. Their geometry with low surface-to-volume ratios efficiently create tempered floor area without underground parking or extensive basements. While the overall gross area of each building differs greatly due to different available site areas, their approach to siting is consistent with site coverages typically falling between 80 and 95%. Generally, the buildings have a single storey of half sunken basement which raise level one partially above the street.

The five to eight structural storey buildings, ranging from 16 to 34 metres (52 to 110 feet) tall, form repetitious street faces often punctuated with side and rear yard setbacks which allow the buildings to have openings on three or four building faces. These setbacks and associated openings allow for many benefits to building operations and occupant wellbeing such as improved access to light and air, and better ability to naturally cross ventilate. On the exterior, the setbacks provide loading bays and vehicular access around and behind the buildings, forming public and semi-public lanes, alleys, and courtyards. When contiguous side and rear setbacks are not provided the buildings often utilise light wells, light courts, and/or adjacent open spaces on public or neighbouring properties to provide comparable benefits.

The 42 examples can be classified into two principal building typologies, Bar and Cube. A Bar typology can be described as a rectangular building

with a floor plate length that is significantly longer than the width such as 331-333 Adelaide St. West and 590 King St. West whereas a Cube typology has a rectangular floor plate with similar length, width, and often height such as 116 Spadina Ave. and 366 Adelaide St. West. In certain cases, Bar typologies are stacked side by side in phases to create a larger Cube such as 204-210 King St. East, while in other cases adjacent bar buildings are connected physically, programmatically, and/or legally to create larger building complexes such as 111 Queen St. East or 67-77 Mowat St. and the greater Carpet Factory.

Urban Vernacular

More economical than reinforced concrete while still providing many of the same fire protection measures, Heavy Timber Mill Construction was commonplace for fire restrictive warehouses and factories at the turn of the 20th century in rapidly developing cities across North America. Engineered specifications, sprinklers, electricity, tall ceilings and regular bays capable of being easily reconfigured, the mill buildings fulfilled the contemporary requirements of urban industrialists and insurance companies. The tried and tested mill buildings are inherently metropolitan, both physically in how they occupy space within the urban environment and in their programmatically supportive nature, providing default infrastructure for a city to grow and develop with. From a constructability point of view, modular designs combined with plentiful access to large woodⁱ, local bricksⁱⁱ, and skilled labour reinforced mill construction as a preferred vernacular choice.

ⁱ Timber found in Toronto's mill-buildings is generally Douglas fir and Northern species with Grade # 1 or better (Koo, 2013) coming from local sources in Ontario and Quebec as well as British Columbia.

ⁱⁱ Local Ontario brick production was supported by large clay deposits in conjunction with water networks and various railways.

Durability+Adaptability

The below list is a record of observed durable and adaptable characteristics and strategies of the resilient typology:

Easy to Maintain

- Clear Access - Access provided by standard stair cores and often elevating devices
- Exposed Systems - Walls, floors and ceilings left exposed, enabling easy identification and maintenance of primary building components
- No Concealed Areas - Use of building systems that do not create cavities or concealed service areas
- Inherent Finishes - Structural elements that provide finish surfaces without additional layers required
- Robust Shell - Use of a robust exterior envelope that can be refreshed through thorough cleaning and non-destructive repairs
- Finish Resurfacing - Use of materials that can be re-finished as required
- Fastening and Anchoring - Ability to fasten/anchor directly to the structure without specialty equipment
- Forgiving Materials - Base building materials that allow for editing with basic tools
- Fire Resilience - Large wood construction that can withstand typical commercial fires without requiring complete building overhaul

Easy to Add To and Change

- Standard Construction - Predictable building systems that can be re-engineered without past documentation
- Solid Surface - A building fabric of solid wood

surfaces that can be edited, interrupted or added to without compromising the whole.

- Modular Techtonics - Structural logic of bays and floors that can be extended and duplicated
- Phasing - Pre-planning of phases for additional bays and/or floors
- Structural Sizing - Industrial structural sizing allows for a wide range of possible adaptations, retrofits, and in certain cases addition of floors
- Site Flexibility - Lanes and parking lots provide area for alteration and addition as well as functional space for access and staging

Easy to Use and Reuse

- Generosity of Space - Building forms result in spatial abundance both in horizontal floor area and vertical ceiling height
- Contemporary Features - Original construction typically included contemporary features including sprinklers, elevators, multiple egress paths, fire separations etc.
- Simple Demising - Structural systems with dropped beams at regular intervals for intuitive systematic demising
- Flexible Building Classification - Industrial construction with fire restrictive specifications do not limit future allowable uses by code
- Industrial Loading - Engineered weight loading originally for industrial activities are adequate for most alternative uses
- Mechanical Alterations - Building setbacks, high ceilings, frequent wall fenestrations, flat roofs, and simple forms allow for straight forward mechanical retrofits for relatively efficient active space tempering and flexible space planning

Building Trajectories

The 42 indexed buildings, largely built between 1900 and 1920, began their respective lifecycles as manufacturing facilities either built for industrialist client use and / or speculatively as leasable floor area. While construction was often completed in a single phase of work, many buildings were built slowly over a period of 10+ years with additional bays, storeys, and by conjoining whole new buildings. Newly constructed urban mill buildings in Toronto provided space for uses such as carpet manufacturing, yarn spinning, garments production, hat forming, beer brewing, liquor distilling, and book printing.

While many manufacturing operations continued well into the 1970s and 1980s, mill buildings shifted from hosting manufacturing operations to importing and wholesale, and later studio and gallery use by creatives. The 1970s saw many mill buildings run down, changing hands, and in some cases being redeveloped - this period provides punctuation in the building trajectories as the first major lifecycle milestone with buildings being cleaned and retrofit for more contemporary uses or demolished for taller urban ambitions. This transitional period also saw rise to conservation practices and initial recognition of the typology contributing to the cultural landscape of the city.

From the 1980s into the new millennium, mill buildings shifted towards primary use as office space for tech firms and professionals interested in work environments offering alternative benefits to that of high-rise offices. In many cases, changing to office use provided a second major

lifecycle milestone with building additions and extensive mechanical upgrades as well as regular maintenance and upgrades to existing building systems.

The trajectory examples observed in this index, are in most cases, well looked after buildings that were able to navigate 100+ years of use and re-use, which is not the case for a large percentage of urban mill buildings in Toronto and other North American cities that followed a similar urban arc. Presently, many of the example buildings are in the early phases of a third major lifecycle milestone with a number of large scale re-developments in varying states of planning, approvals and construction.

Redevelopment

For the purposes of this research, redevelopment can be described as major changes to existing mill buildings including system upgrades, additions, and aggregation with adjacent buildings, as well as demolition for alternate site use. Redevelopment can be grouped in one or more of the following three categories – Addition and Infill, Conservation-Aggregation, and Highrise.

Addition and Infill

Between original construction and the 1970s, many example buildings were redeveloped in-kind with additional floors and bays infilling unused site area. In many ways, this type of redevelopment is an example of slow architecture, responsively building off what exists in an additive nature to meet evolving needs. Select examples of

this include 590 King St West with an addition extending to Adelaide St (1920s), 82 Peter St adding three floors (1960s) and 204-210 King St E adding an additional building/wing at 210 King, and eventually infilling the courtyard space (1950-60s).

Conservation-Aggregation

Between the 1980s and the early 2000s a new redevelopment trend emerged, updating, aggregating, and re-associating adjacent buildings into larger wholes with new uses and identities. Key examples of this redevelopment type are Dominion Brewery as Dominion Square (1980s), 111 Queen St E, Robertson Brothers Confections as Queen Richmond Centre (1980s), 2 Trinity St, Gooderham and Worts Distillery as Distillery District (2000s), and 67 Mowat Ave, Toronto Carpet Manufacturing Company as Toronto Carpet Factory (2000s). These projects establish or reaffirm a building or district name, celebrate existing “heritage” components, and develop a corporate visual identity to market redefined spaces.

High-Rise

High-Rise redevelopment of urban mill buildings has varied outcomes often resulting in full demolition, selective demolition, and facadism. Queen Richmond Centre West (364 Richmond St W) breaks that trend providing precedent for a new mode of urban development in Toronto, building on top of the existing with a bridge style engineering solution - suspending a structure above to limit invasive and destructive structural upgrades below. Following the success of Queen Richmond Centre West, this approach was speculatively applied to multiple locations including 379 Adelaide St

W forming part of Sweeny & Co. Architects, The Bridge project. On the other end of the rehabilitative redevelopment spectrum, Cadillac Fairview’s 160 Front has a brick façade propped up in the corner of the new 46-storey building indicating where 156 Front St was once located - a tokenistic cornerstone of a shamelessly large tower.

Additional Notes

One characteristic that provides resiliency to the typology from destructive redevelopment is that they are often too big to fail. The index buildings are providing reasonable floor area ratios for a contemporary urban environment with a large amount of high value floor area. The size of the buildings demand a certain degree of maintenance to ensure the assets do not become stranded. This characteristic results in buildings staying in good working order, not needing restorative work or prompting sale and subsequent redevelopment cycles.

There are 7+ index buildings currently in varying stages of redevelopment. One example in construction is 489 King St W holding the corner of Bjarke Ingels Group’s and Diamond Schmitt Architects’ King Toronto development amalgamating a series of lots along King Street just west of Spadina. A more typical example is the 30-storey tower proposed by Wallman Architects currently in planning and approvals for 40 Spadina Ave (40-46). Use the legend in the Index to identify the observed redevelopment status of the example buildings.

Findings

This research provides a consolidated record of architectural, urban development, and sociocultural information of the 42 select examples of Heavy Timber Mill-Construction in Toronto, and further defines the distinct urban-vernacular typology. Typical FAR values of the buildings range between 4.0 and 7.0 to provide moderately scaled urban forms, with efficient surface to volume ratios averaging around 0.25. The simple repetitive buildings with clear organizational logics are easily manipulated and support a range of redevelopment approaches. Average floor-to-floor heights between 3.5-4m, comparable to institutional standards, offer a generosity of space and flexibility of use. From a physical material perspective, the original mill buildings are generally in alignment with contemporary material imperatives around material health, locality, and embodied energy.

From a lifecycle point of view, the index buildings have seen multiple waves of renovation and maintenance to maintain their value and avoid becoming stranded assets. Based on the evidence provided by this research it could be reasonably inferred that many of the buildings are mid-way through their total potential useful lifespan of ~200-300 years. Redevelopment has, and is, taking place in many different forms to varying degrees of “success”. The contemporary High-Rise approach of building above existing structures has merit when compared to facadism, but creates much larger and less adaptable urban infrastructure, whereas past Conservation-Aggregation redevelopment approaches produce resilient results with less dramatic gymnastics.

100+ years since original inception, urban mill buildings in this Index and elsewhere in North America continue to be effective infrastructure capable of hosting a range of uses and futures. When the attributes of this Index are compared

with new mass timber construction such as T3 projects in Toronto, Vancouver, Atlanta and Minneapolis, or the more aspirational Pae building in Portland, a clear link between the two is observed both in program and tectonics. These new projects understand the long-term value associated with the metrics and specifications, and replicate the past typology in an effort to support an adaptable and profitable future as it has in the past.

Additional Research Threads

- Detailed plan analysis based on real estate data to further define floor plate characteristics and structural parameters
- Comparative analysis of contemporary prefabricated construction and historic site built methods
- Review of heritage designation processes in relation to redevelopment approaches over time
- Thermodynamic analysis and validation of original passive strategies for natural ventilation
- Analytical daylight analysis of window-to-wall ratios in relation to floor plate depths
- Advanced investigation into useful service life of building components, building lifespan, and maintenance cycles
- Acoustics study of existing conditions and tracking of retrofit solutions for mitigating poor acoustic performance
- Analysis of post-covid vacancy rates in offices
- Speculative study of next-generation building use - what is after tech offices?
- Detailed investigation of public interface conditions between buildings and street
- Redefining optimal floor-to-floor heights for contemporary construction to promote flexibility of future use
- Thermal performance study to understand existing performance metrics and options for retrofits



■ In Development
■ Demolished
■ Significantly Redeveloped

01 Liberty Village



67-77 Mowat St

02 Queen College Bathurst



993 Queen St W



559 College St W



49 Bathurst St

03 Richmond Street West



579 Richmond St W



364 Richmond St W



217-225 Richmond St W

04 Adelaide Street West



379 Adelaide St W



366 Adelaide St W



345 Adelaide St W



331-333 Adelaide St W



312 Adelaide St W



257 Adelaide St W



200 Adelaide St W

05 Spadina Avenue



197-205 Spadina Ave



185 Spadina Ave



129 Spadina Ave



116 Spadina Ave



99 Spadina Ave



80-82 Spadina Ave



40 Spadina Ave

06 King Street West



590 King St W



500-522 King St W



489 King St W



469 King St W



468 King St W



445-455 King St W



431 King St W

■ In Development
■ Demolished
■ Significantly Redeveloped

07 Down- town



82 Peter St



30 Duncan St



179 John St



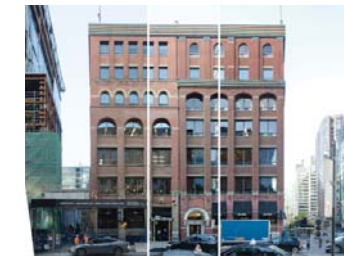
193 Yonge St



70 Bond St



156 Front St W



142-144 Front St W

08 Old Town St. / Law- rence



204-214 King E



3 Church St



44-50 Wellington St E



70 Richmond St E

09 Queen Street East



111 Queen St E



319 Queen St E



468 Queen St E

10 Distillery District



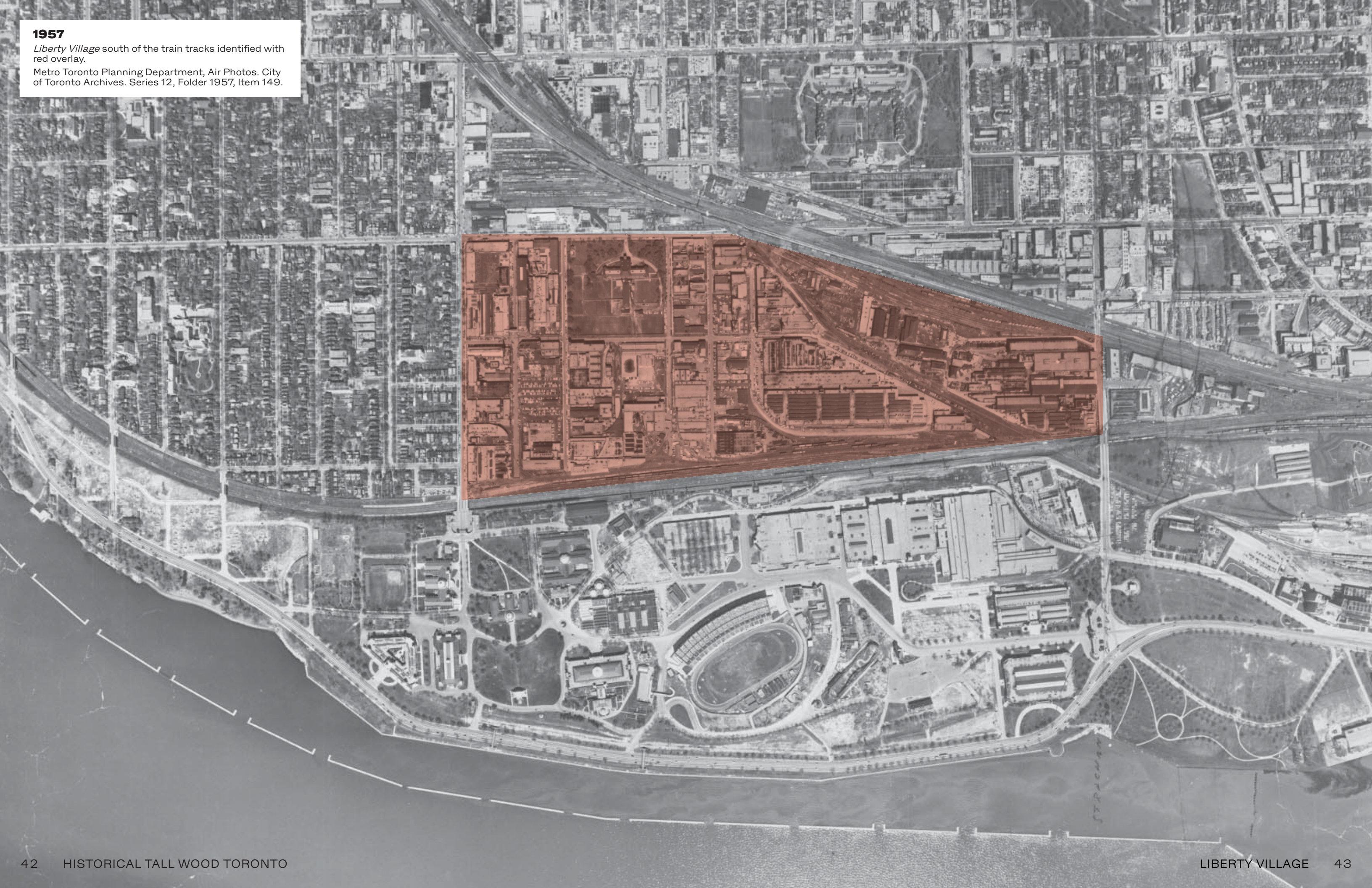
2 Trinity St

01

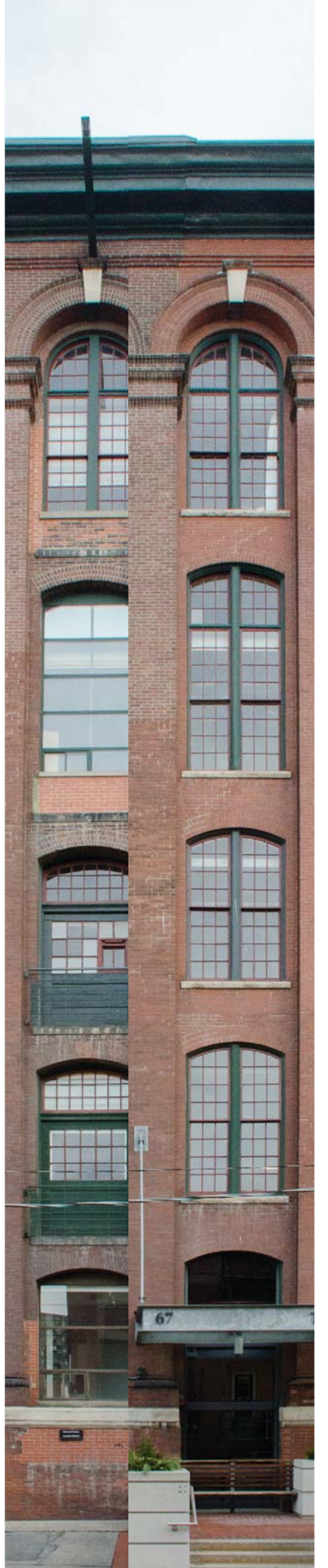
Liberty

Villages

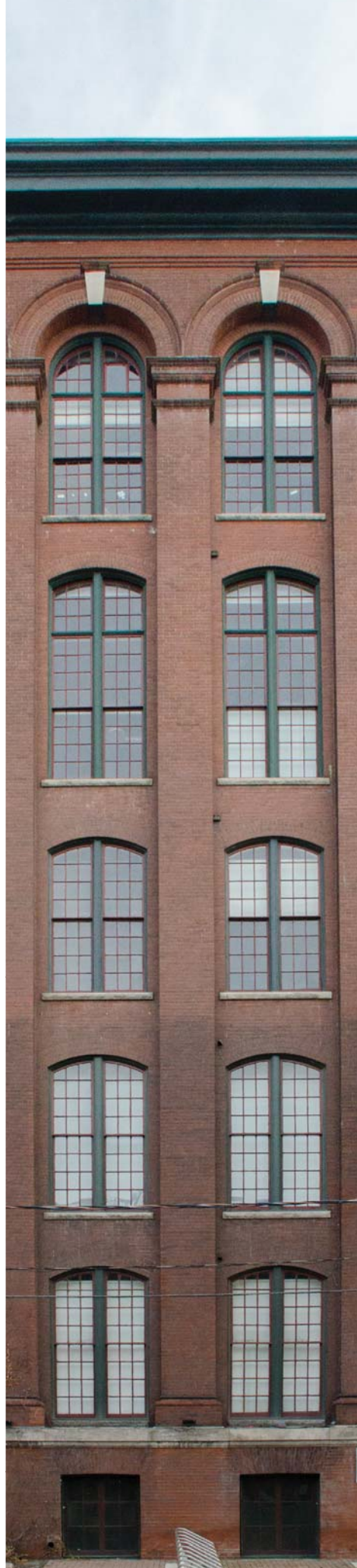
1957
Liberty Village south of the train tracks identified with red overlay.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1957, Item 149.













67 Mowat Avenue

Toronto Carpet Factory

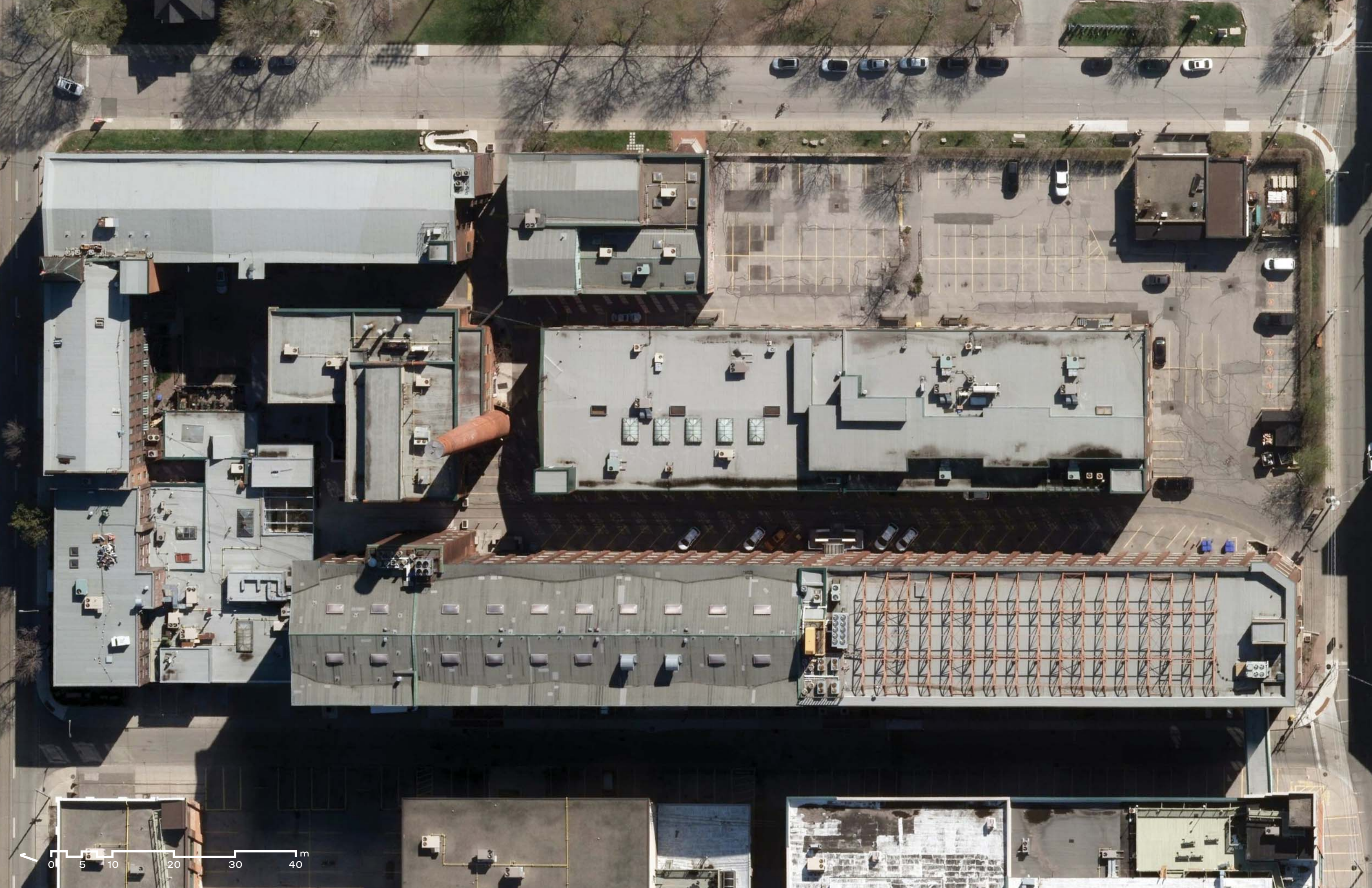
Alt. Building ID	Barrymore Cloth
Area	Liberty Village
Neighbourhood	South Parkdale
Cross Street	Liberty Street
Built	1903, 1911 (Addition)
Architect	William Steele and Sons
Original Client	Toronto Carpet Manufacturing Co.
Original Use	Manufacturing, Warehouse
Present Use	Office, Retail
Heritage Desig.	Designated (1975)
Property	York Heritage, Hullmark

Building Height	27m
Structural Storeys	6
Building Footprint	3,200 GSM
Floor Area	19,200 GSM
Floorplate	40m x 82m
Floor-Floor Height	4.9m
Surface-Volume	0.19
FAR	-
Site Coverage	-

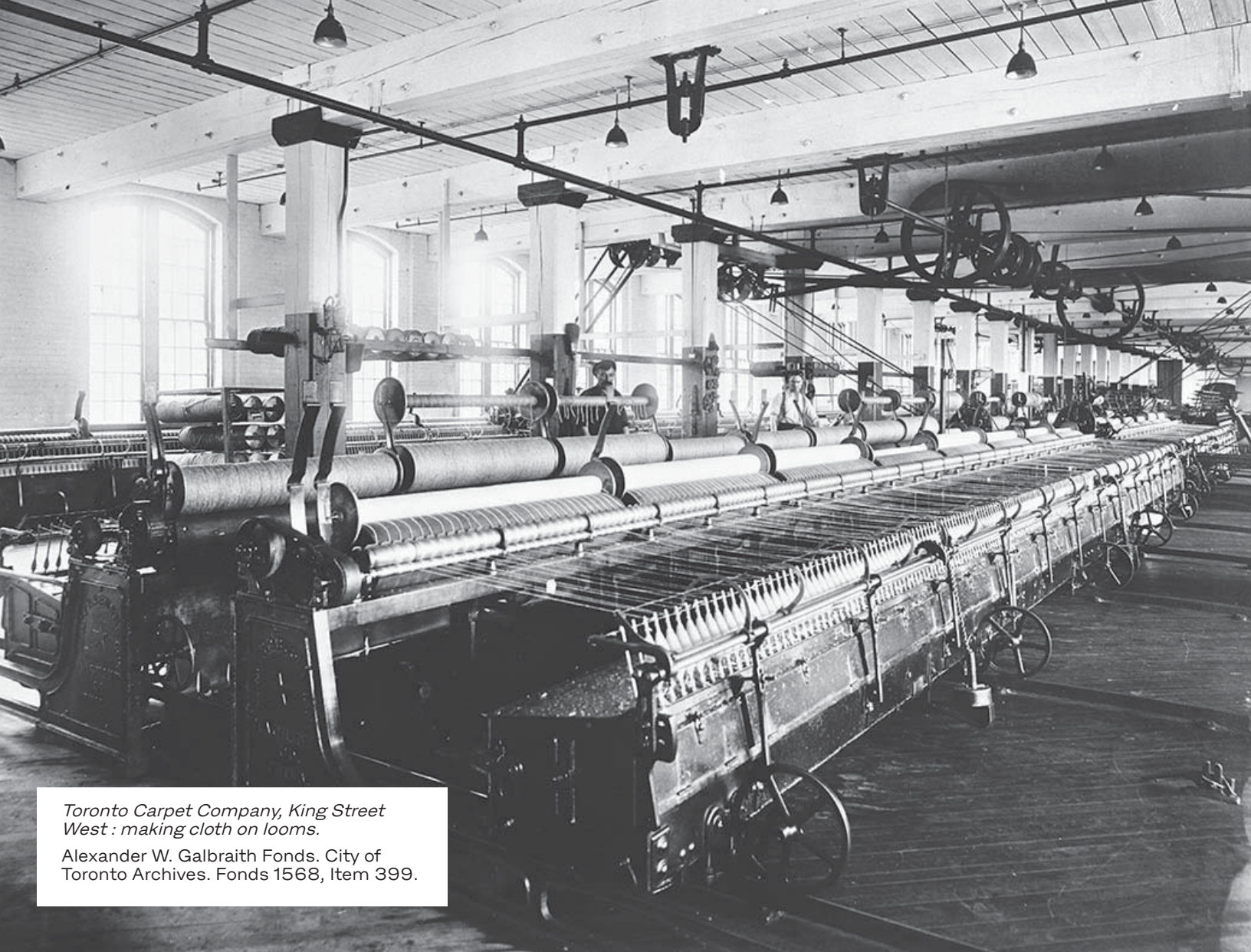
Notes

- Forms part of multi-building complex built between 1899 and 1920.
- 67 Mowat built in two phases, 1903 North and 1911 South





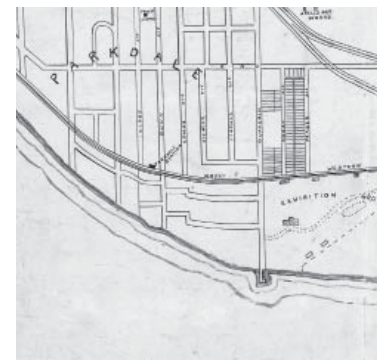
0 5 10 20 30 40 m



Toronto Carpet Company, King Street West : making cloth on looms.
Alexander W. Galbraith Fonds. City of Toronto Archives. Fonds 1568, Item 399.



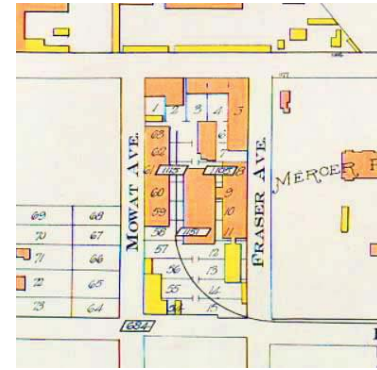
1920
Toronto Carpet Company plant, King Street and Fraser Avenue.
James Salmon Collection. City of Toronto Archives. Series 12. Folder 1957 Item 149.



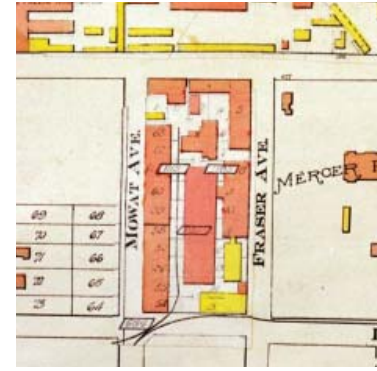
1886
Early subdivision plan showing the project site as farmland bound by Parkdale to the west, the Great Western Railway adjacent to the south, and the Grand Trunk, Canadian Pacific Railway and, Northern Railway covering across the North and East
Excerpt. Block A of the Lunatic Asylum Farm. City of Toronto Archive. Fonds 200, Series 726, Item 555.



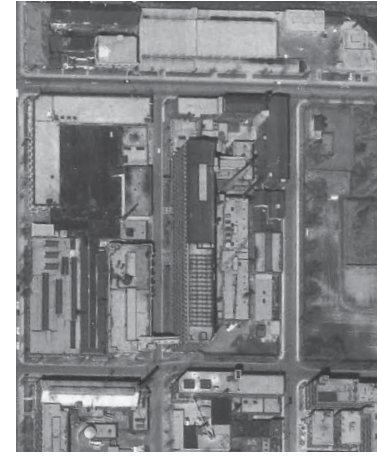
1902
Toronto Carpet Manufacturing Company Ltd.
Excerpt, Letter. Baldwin Collection of Canadiana. Toronto Public Library Digital Archive. 1902TORONTOCARPETSB



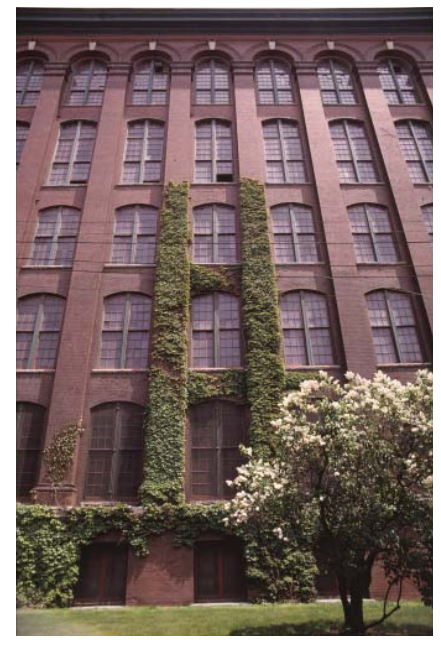
1910
Fire Insurance Map excerpt showing the northern portion of the complex as developed including phase one of 67 Mowat.
Goad. Atlas of the City of Toronto, Volume One . 1910, Plate 21.



1924
Fire Insurance Map excerpt showing the entire block as developed by Toronto Carpet Manufacturing, from King to Liberty and Mowat to Fraser.
Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 21.



1968
Aerial image showing 67 Mowat.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1968 Item 26.



1973
Toronto Carpet Factory complex at 67 Mowat Avenue.
Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 759, Item 19.



1973
Pioneer in field: Working with her miles of wood and fibres in her studio at an old carpet factory building is Aiko Suzuki.
Cooper, David. Toronto Star Photograph Archive. Toronto Public Library Digital Archive. TSPA_0104218F.



1988
Mowat looking south from King.
Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 723, Item 5.



2008
Liberty Village streetscape, Economic Development city-wide "beauty shots"
San Juan, Jose. City of Toronto Archives. Fonds 219, Series 2311, File 2623, Item 415.



2016
North and west elevations of the former carpet manufacturing facility that runs the length of Mowat Ave. - The building has since been converted to office and commercial space.
Vik Pahwa Fonds. City of Toronto Archives. Fonds 546, Item 59.

O2

Queen

College

Bathurst



993 Queen Street West

Candy Factory Lofts

Alt. Building ID York Knitting Mills, Ce De Candy Co.
 Area Trinity Bellwoods
 Neighbourhood West Queen West
 Cross Street Shaw St

Built 1907, 1916 (Addition)
 Architect J. Francis Brown
 Original Client Gordon, MacKay Ltd.
 Original Use Manufacturing, Warehouse
 Present Use Residential
 Heritage Desig. Listed (2020)
 Property Condominium
 Redevelopment Quadrangle (1990s)

Building Height 26m
 Structural Storeys 6
 Building Footprint 3,200 GSM
 Floor Area 19,200 GSM
 Floorplate 4.7m
 Floor-Floor Height 40m x 82m
 Surface-Volume 0.16
 FAR 5.9
 Site Coverage 98%

Notes
 • Built in two phases between 1907 and 1916.



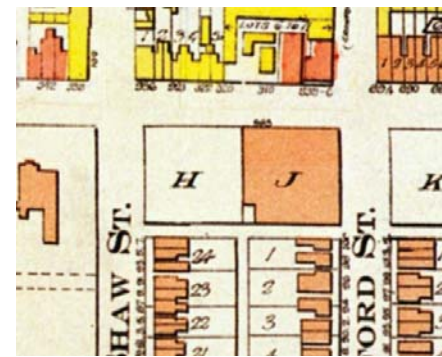




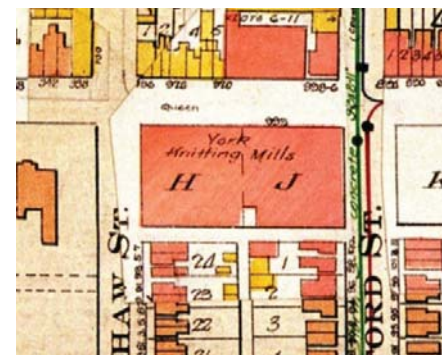
1957

Orthorectified aerial image showing 993 Queen Street adjacent to the former Provincial Lunatic Asylum - now CAMH, and demolished Trinity College - now Bellwood Park.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1957 Item 149.



1913
Fire Insurance Map excerpt showing phase one of construction.
Goad. Atlas of the City of Toronto, Volume One. 1913, Plate 21.



1924
Fire Insurance Map excerpt showing phase two of construction.
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 21.



1949
Apply Toronto Hosiery Division
Advertisement. York Knitting Mills. The Globe and Mail, May 2 1951, 32. Toronto Public Library Digital Archive.



1956
Orthorectified aerial image showing 993 College Street adjacent to the Provincial Lunatic Asylum and Trinity College.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956 Item 186.



1983
Ce De Candy Company, south-east corner of Queen and Shaw streets.
Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 430, Item 11.



1984
Long view of 993 Queen Street West from Massey St. - Sabre Slims, Discount Gas
Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 70, Item 98.



1984
Conversion of a five-storey factory structure into 120 residential lofts and amenity space; two levels of underground parking in the existing basement;



Gazebos and roof terraces for the penthouse suites; and a common multi-purpose room, fitness centre, auxiliary lounges and outdoor patio on the roof.
Celebrating our industrial history through adaptive reuse. BDP Quadrangle. Ideas, Blog.



The 1907 giant, which once turned out Rockets and Fizzie Hearts, struck Stinson as "the iconic loft-large, with regularly recurring windows-"
Katherine Ashenburgh. Article. Toronto Life, November 2006.

559 College Street West

Alt. Building ID Ladies Weat Ltd.,
Service Canada
Area Little Italy
Neighbourhood Trinity Bellwoods
Cross Street Manning Avenue

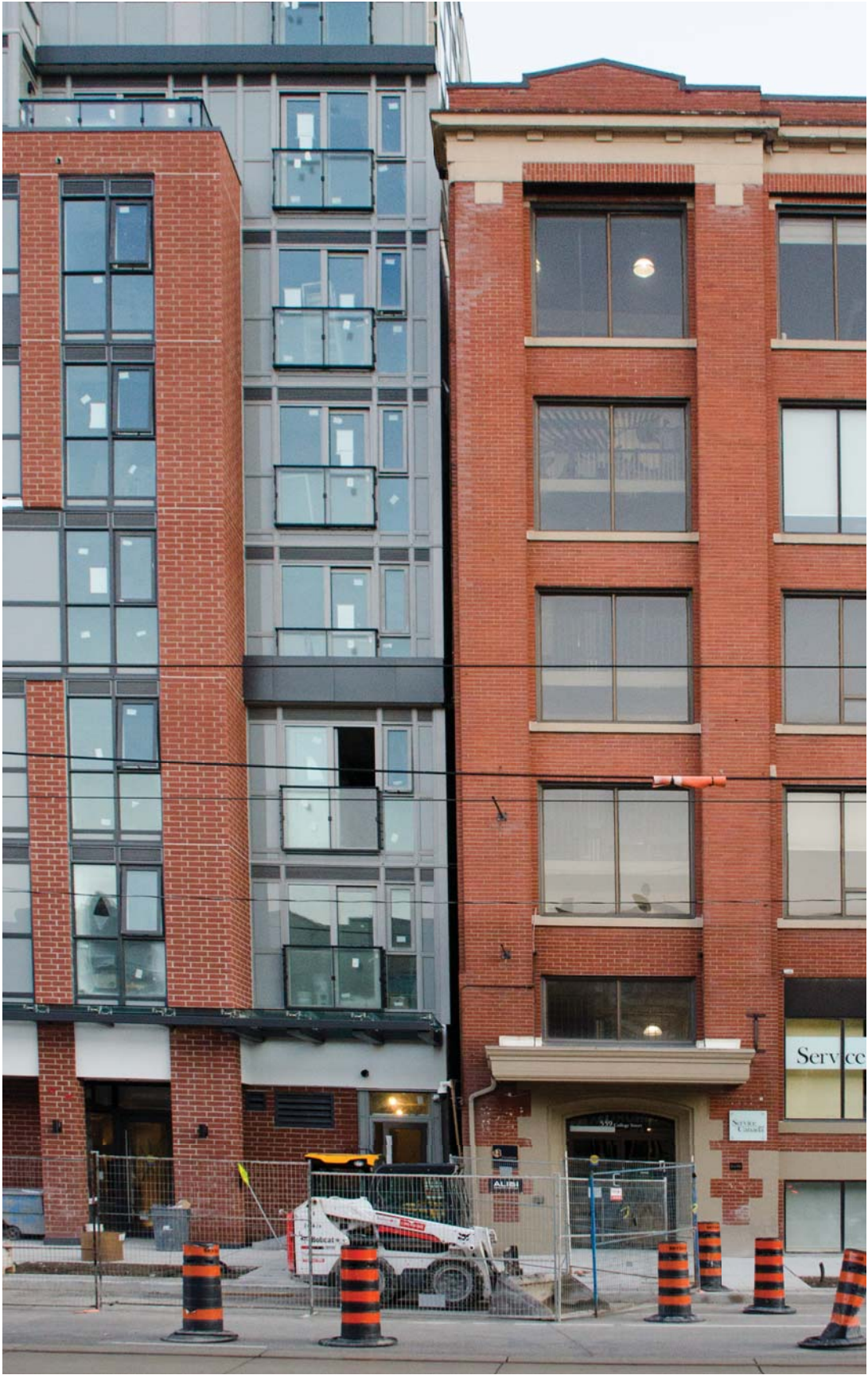
Built 1914
Architect James L. Havill
Original Client Ladies Wear Limited
Original Use Manufacturing, Warehouse

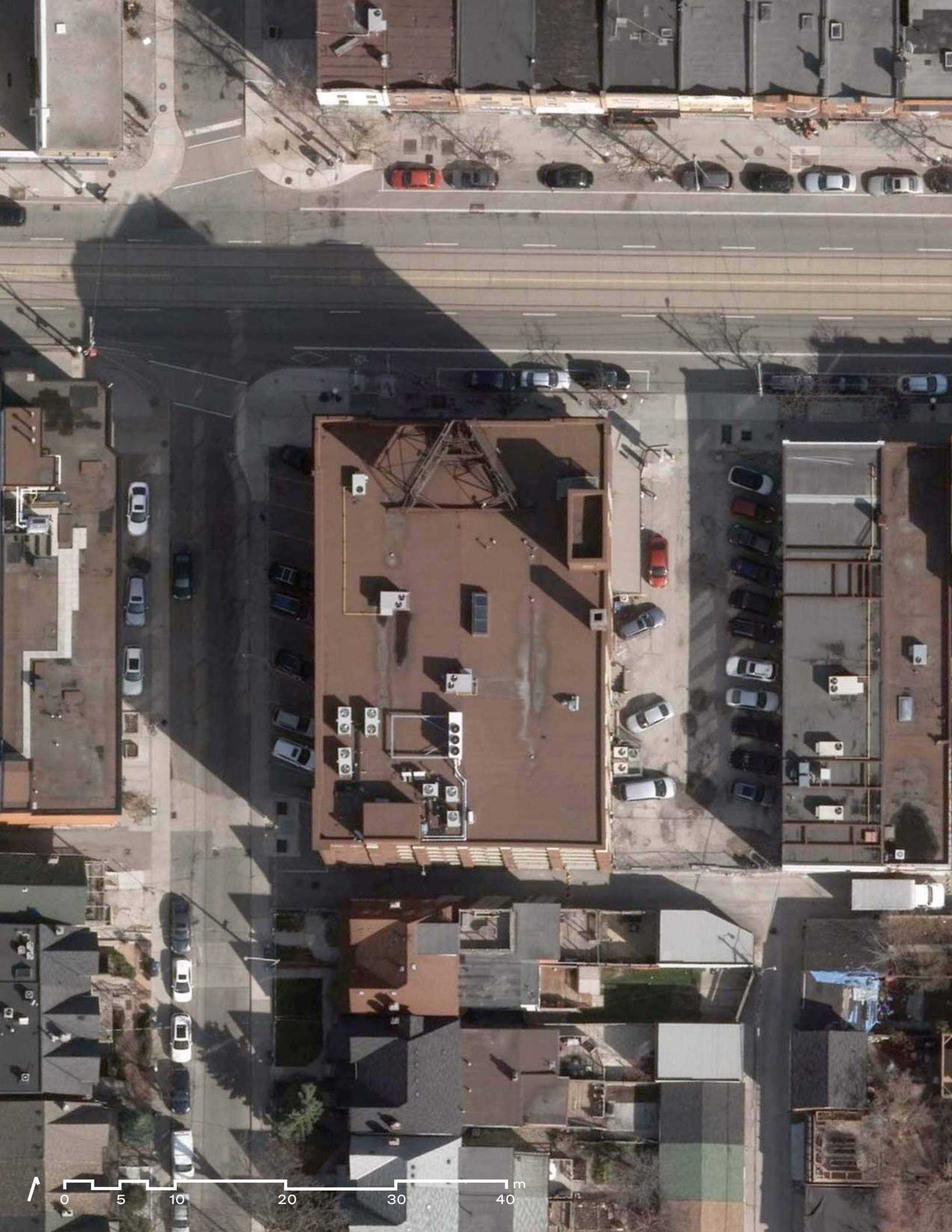
Present Use
Heritage Des.
Property
Redevelopment

Office
Listed (2005)
Allied
-

Building Height 20m
Structural Storeys 6
Building Footprint 950 GSM
Floor Area 5,700 GSM
Floorplate 25m x 38m

Floor-Floor Height 3.6m
Surface-Volume 0.23
FAR 5.7
Site Coverage 95%





599 COLLEGE ST

1985

College looking east from Manning, Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 520, Item 10.



1914

10,000 square feet, with natural light on all four sides.

E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488, Series 1230, Item 923.



1915

Streetcar track maintenance on College Street.

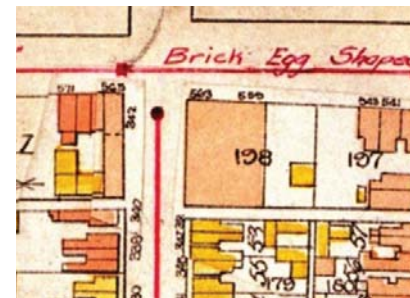
Dept. of Public Works Photographs. City of Toronto Archives. Fonds 1488, Series 1230, Item 923.

FOR RENT
 One floor, 10,000 square feet, with natural light on all four sides. Passenger and freight elevator, especially good for manufacturing. Apply
LADIES' WEAR, LIMITED,
 559 College Street.

1924

10,000 square feet, with natural light on all four sides.

Advertisement. Ladies' Wear Limited. The Globe, May 7, 1924, 19.



1924

Fire Insurance Map excerpt showing 559 College Street West occupying the corner lot at the intersection of College and Manning Avenue.

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 23.

\$28,500 DAMAGE IN CITY BLAZE

Damage estimated at \$28,500 was done late last night when an electric iron left turned on on the third floor of a five-story building at 559 College St. started a blaze which set sprinklers going on all floors of the building.

1944

Damage by fire only amounted to \$500 to the building, but the water, cascading from the third floor to the basement, did \$10,000 damage-

Article. The Globe and Mail, August 3, 1944, 2.



1947

Orthorectified aerial image showing 559 College Street West with advertisement armature on rooftop.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 18.

HOSPITAL
 OSHAWA, ONT.
PRESSERS
 ON LADIES' BLOUSES
MUST BE EXPERIENCED
 PLEASANT surroundings, 40-hour week. Apply
Ladies' Wear (Canada) Ltd.
 559 COLLEGE ST., 2ND FLOOR
WOMEN AND GIRLS

1949

Pleasant surroundings, 40-hour week.

Advertisement. Ladies' Wear (Canada) Ltd. The Globe and Mail, June 13 1949, 33.



1967

Orthorectified aerial image showing 559 College Street West in Little Italy adjacent to single family homes to the north and south of College Street.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 45.

**REGISTERED
 PHYSIOTHERAPISTS**

Required full time and part time
 3-7 p.m. Monday — Thursday in
 a private practise located in a
 Medical Centre in Downtown
 Toronto.

Contact:
Mrs. R. Collins
College Street Physiotherapy Centre
 559 College St.
 Suite 311
 Toronto, Ontario M6G 1A9
 Or Call:
 Days: 921-9329
 Evgs: 239-5588

1985

Monday-Thursday in a private practice located in a Medical Centre in Downtown Toronto.

Advertisement. College Street Physiotherapy Centre. The Globe and Mail, January 22, 1985, T6.



1985

South side of College Street, between Manning Avenue and Clinton Street.

Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 621, Item 7.

TALK OF THE TOWN THE INFORMED PARENT

BY DEIRDRE KELLY

You have read or heard the news about the dangers of lead in paint. You know that it's a serious problem, but you don't know what to do about it. Here are some tips to help you protect your children from lead poisoning.



2006

4,000-square-foot space was designed to resemble the downtown lofts that many neighbourhood moms and dads inhabit.

Deirdre Kelly, Article. The Globe and Mail, November 25, 2006, M3.

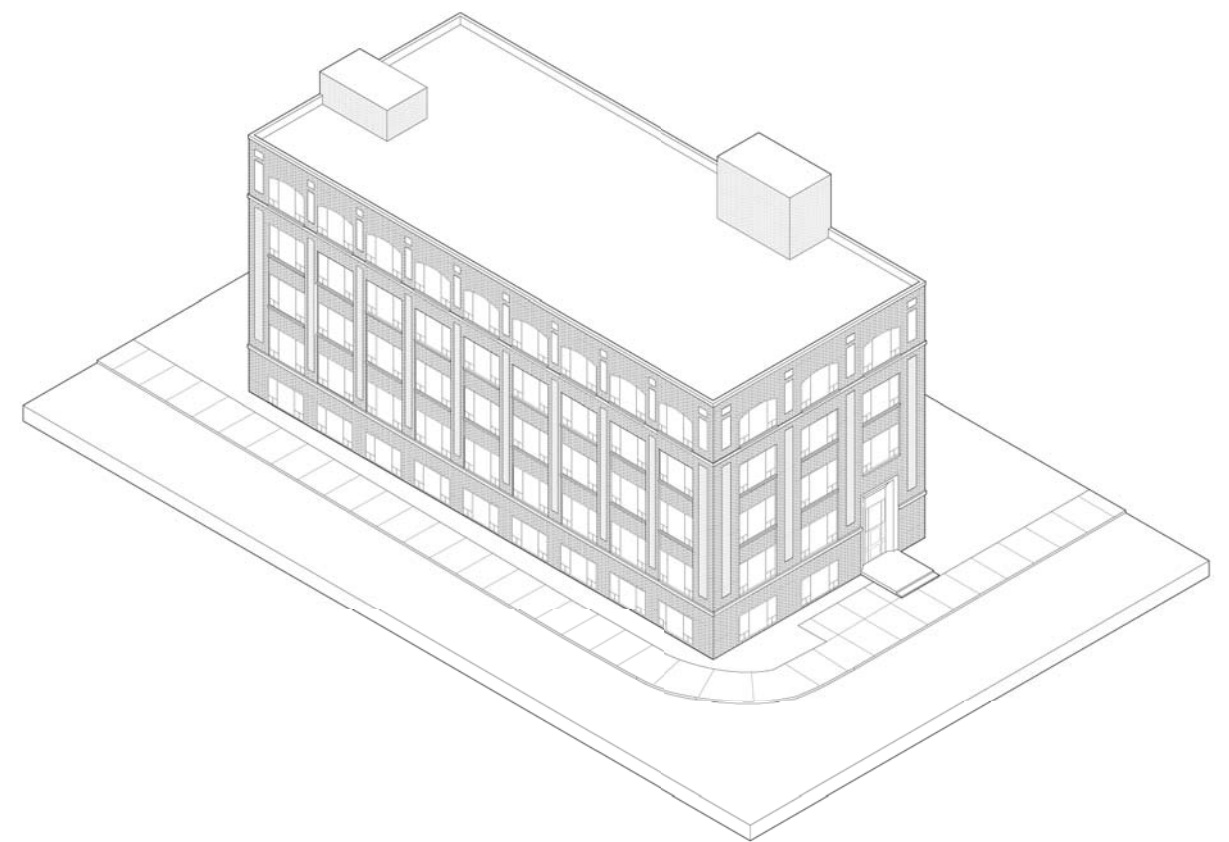
49 Bathurst Street

American Hat Frame Building

Alt. Building ID	Ideal Knitting Mills Ltd.
Area	King-Spadina
Neighbourhood	Wellington Place
Cross Street	Wellington Street West
Built	1912
Architect	Isadore Feldman
Original Client	American Hat Frame Mfr. Co.
Original Use	Manufacturing, Warehouse
Present Use	Office
Heritage Desig.	Listed (2005)
Property	City of Toronto, 2022
Redevelopment	Pending

Building Height	16m
Structural Storeys	5
Building Footprint	550 GSM
Floor Area	2,750 GSM
Floorplate	15m x 35m
Floor-Floor Height	3.6m
Surface-Volume	0.31
FAR	4.9
Site Coverage	99%





AMERICAN HAT FRAME BUILDING

1929

View of lower Bathurst Street from Fort York and the CNR /CPR lines to King Street West with 49 Bathurst Street pictured beside Victoria Square.

Building Identified with red overlay.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1961, Item 43.



1913

View of Victoria Memorial Park, former Military Burial Ground, with 49 Bathurst Street in background.

City of Toronto Archives. Fonds 200, Series 372, Subseries 52, Item 192,

ARTIFICIAL FLOWERS
EXPERIENCED makers on paper flowers. Telephone Waverley 2152

EXPERIENCED Loopers and Toppers
ON MEN'S HOSIERY
McGregor Hosiery Mills
49 BATHURST STREET

HOUSEMAID-WAITRESSES
WANTED at Muskoka Hospital, Gravenhurst, experience not necessary. Apply J. T. Murray, Superintendent of Stairtenancy.

1942

Help Wanted - Female. Experience Loppers and Toppers on Men's Hosiery.

Advertisement. McGregor Hosiery Mills. The Globe and Mail, February 24, 1942, 23.

SAVES PAYROLL, DESPITE INJURY

Bookkeeper, Although Blinded by Pepper, Foils Daring Armed Bandits

SHOT BARELY MISSES HIM

Two heavily armed bandits attempted to wrest the payroll of the American Hat Company from the hands of the company's bookkeeper, Andrew Paton, yesterday afternoon after they had fired a shot at him and had completely blinded him by throwing black pepper into his eyes. The shot missed the bookkeeper by a narrow margin, but the pepper caught him full in the eyes and caused terrible pain. The bandits, frightened by the determined fight put up by the blinded bookkeeper, abandoned their quest and fled toward the roadway, boarded a green-colored automobile and sped away.

The American Hat Company is located at 49 Bathurst street. It was pay day yesterday, and Paton just

1922

Two heavily armed bandits attempted to wrest the payroll of the American Hat Company from the hands of the company's bookkeeper - The shot missed the bookkeeper by a narrow margin, but the pepper caught him full in the

Article. The Globe, July 5, 1922, 13.

PLAZA 2771

GESTETNER MACHINE OPERATOR
AGE 17-19

WITH 2 years of high school, some typing experience necessary, to work

At 49 Bathurst Street

APPLY EMPLOYMENT OFFICE
The Hydro-Electric Power Commission of Ontario
620 UNIVERSITY AVE., TORONTO
MONDAY TO FRIDAY

TYPIST

1950

Gestetner machine operator Age 17-19 with 2 years of high school, some typing experience necessary to work.

Advertisement. McGregor Hosiery Mills. The Globe and Mail, November 30, 1942, 50.



1967

Orthorectored aerial image showing 49 Bathurst in the current configuration with open areas adjacency on four sides.

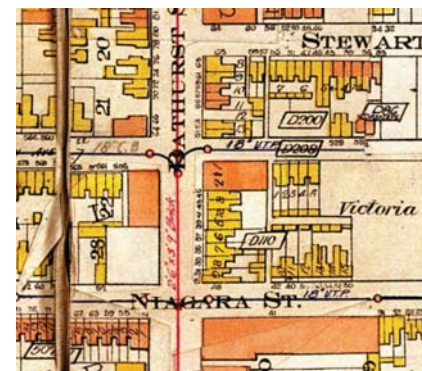
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 27.



1981

View of Bathurst Street looking north across Niagara Street.

Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, Folder 71, Item 9.



1924

Fire Insurance Map excerpt showing 49 Bathurst Street cornered by houses at the intersection of Bathurst and Wellington Street.

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 19.



1929

To be a knitting plant. The photograph is of 47-49 Bathurst St., which has been sold by the American Hat Frame

Alexandra Studios, Toronto Star Photograph Archive. TSPA_0112895F.

TELECOMMUNICATIONS CONSULTANTS

A large, progressive telephone interconnect company has immediate openings for telecommunication consultants. The successful applicants will join a dynamic team of professionals, whose function is to provide technical expertise and support to the sales effort. Positions will be of interest to those candidates who have:

- a minimum of 3 years experience in the design or operation of voice communications systems
- effective presentation and interpersonal skills
- the ability to express themselves well both verbally, and in writing

Those applicants with less experience will be considered for Consultant Trainee positions. Salaries will be commensurate with experience and qualifications. CTCG offers a comprehensive benefit package, excellent opportunities for advancement and a challenging work environment.

Candidates are invited to forward resumes in confidence, stating salary expectations, no later than January 30, 1981 to

CTCG Manager, Consulting
Canadian Telecommunications Group
47 Bathurst Street
Toronto, Ontario
M5V 2P2

1981

-progressive telephone interconnect company

Advertisement. Canadian Telecommunications Group. The Globe and Mail, June 30, 1981, B15.

O3

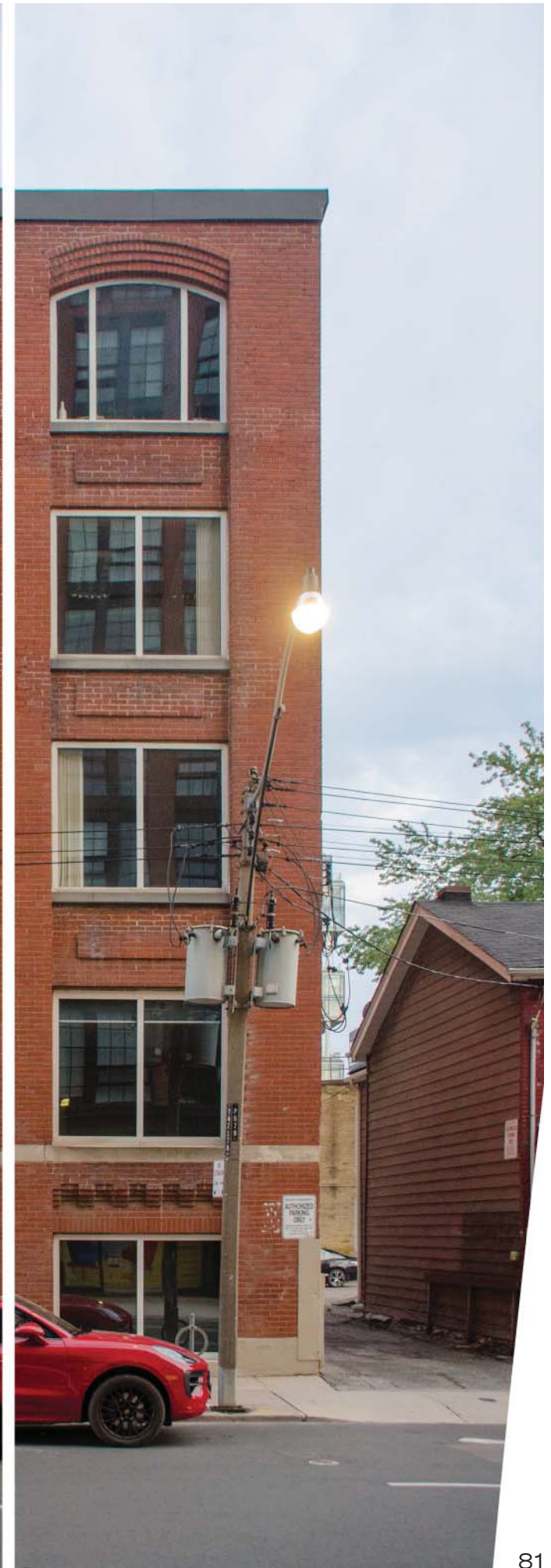
**Richard -
mond
street
west**

579 Richmond St W

Alt. Building ID Independent Cloak Co., Ideal Knitting Mills Ltd.
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Bathurst Street

Built 1913
Architect Isadore Feldman
Original Client Independent Cloak Co.
Original Use Manufacturing, Warehouse
Present Use Office
Heritage Desig. Listed (2017)
Property Allied
Redevelopment Under Review
BDP Quadrangle (2021)

Building Height 16m
Structural Storeys 5
Building Footprint 600 GSM
Floor Area 3,000 GSM
Floorplate 20m x 33m
Floor-Floor Height 3.2m
Surface-Volume 0.29
FAR 4.3
Site Coverage 86%

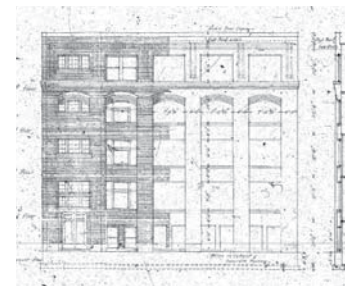




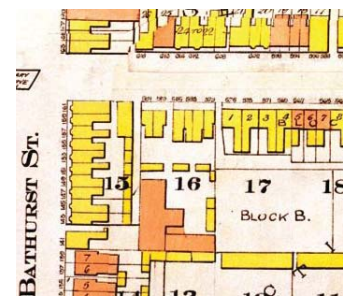
579 RICHMOND ST W



1914
 February 6, 1914 - Fire on south side of Richmond Street near Bathurst Street
 James Salmon Collection. City of Toronto Archives. Fonds 1231, Item 365.



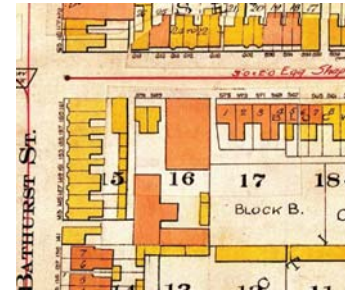
1912
 Building Plans - Warehouse - Richmond Street West for the Independent Cloak Co.
 Feldman, Isadore. City of Toronto Building Records. Intention to Designate, 141 Bathurst Street and 579 Richmond Street West, 2021.



1913
 Existing conditions pre-construction - perimeter residential with a midblock warehouse building.
 Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 18.

DISASTROUS FIRE
IN RICHMOND ST.:
LOSS OF \$250,000
 Five Firms Burned Out in Five-story Building

1914
 The building was a mass of flames and there was not the slightest change of saving it - the Cloak Comany's building was built recently, and until two weeks ago was not fully occupied.
 Article. The Globe. February 26, 1914, 1-2.



1924
 Construction on sites 579-585 Richmond St. W
 Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 18.

See This New Efficiency in Home Heating Demonstrated
Holden-Morgan, Limited
 579 RICHMOND ST. WEST.
 Adelaide 6942.

1925
 Come and convince yourself of the comfort and convenience of heating your home with OIL. Witness a demonstration of the Holden-Morgan Automatic Oil Burner.
 Advertisement. Holden-Morgan, Limited. The Globe. March 24, 1925, 2.

Registered Apprentice Permanent, Good Salary Good Working Conditions
 Apply Mr. Mason
L. K. Liggett Co. Ltd.
 579 Richmond St. W.
 TORONTO

1948
 Graduate Druggist or Registered Apprentice - Permanent, Good Salary, Good Working Conditions
 Advertisement. L.K. Liggett Co. Ltd. The Globe and Mail. September 8, 1948, 28.

1914, Globe and Mail.
 LEATHER cutters required (experience). Please apply in person. Monica Garment Co. 579 Richmond St. W.
 LEGAL Receptionist for downtown law office. PRY experience and pleasant

AUCTION SALE
 WE HAVE BEEN INSTRUCTED BY CHARLES R. BAWDEN C.A. RECEIVER-MANAGER TO SELL THE ASSETS OF MONICA GARMENT COMPANY LIMITED in detailed lots by
AUCTION
 ON TUESDAY, MAY-11 AT 11 A.M. AT 579 RICHMOND ST. W., TORONTO
 Sale consists of:
 17 PPAFF, 16 Singer & 1 Chandler sewing machines • CRA Cloth Sorender • Wall cutter • Prosperity press • Vacuum pump • compressor • Fluid feature & mic stand equipment • dress • chairs • elec typewriter & addres • photocopier • intercom system • Quantity of axil leather stippers, threads, buckles & findings • Canvas • Axil cloth • Quantity of patterns • 1948 Thunderbird • 1948 Pontiac
 Special note:
 Finishing inventories: Approx. \$30,000.00 of high styled, high quality: shirts, jackets, dresses & suits will be sold to the public from our office showroom at 1127 Finch Ave. W. or another premises to be announced within three days prior to the sale commencing Friday, May 7 at 10 A.M.
DANBURY SALES
 1127 FINCH AVE. W. DONMILTON-430-5141

1970
 Advertisement. Monica Garment Co.. The Globe and Mail. January 17, 1970, 49.

1971
 Liquidation sale.
 Advertisement. Danbury Sales. The Globe and Mail. April 27, 1971, 36.



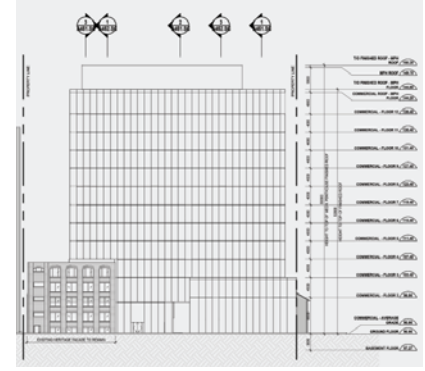
1971
 Adjacent parcels as parking lots.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1971, Item 28.

CO-OP ARTISTS' STUDIO
 Workscene '75, group show by gallery artists, opens today.
 New gallery at 579 Richmond St. W.
CRAFT GALLERY
 A. Alan Perkins to Nov. 29

1975
 New Gallery, Co-op Artists' Studio
 Art Calendar. The Globe and Mail. November 8, 1975, 32.



1991
 View showing the new office building adjacent to 579 Richmond.
 Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 721, Box 782010, Folio 43.

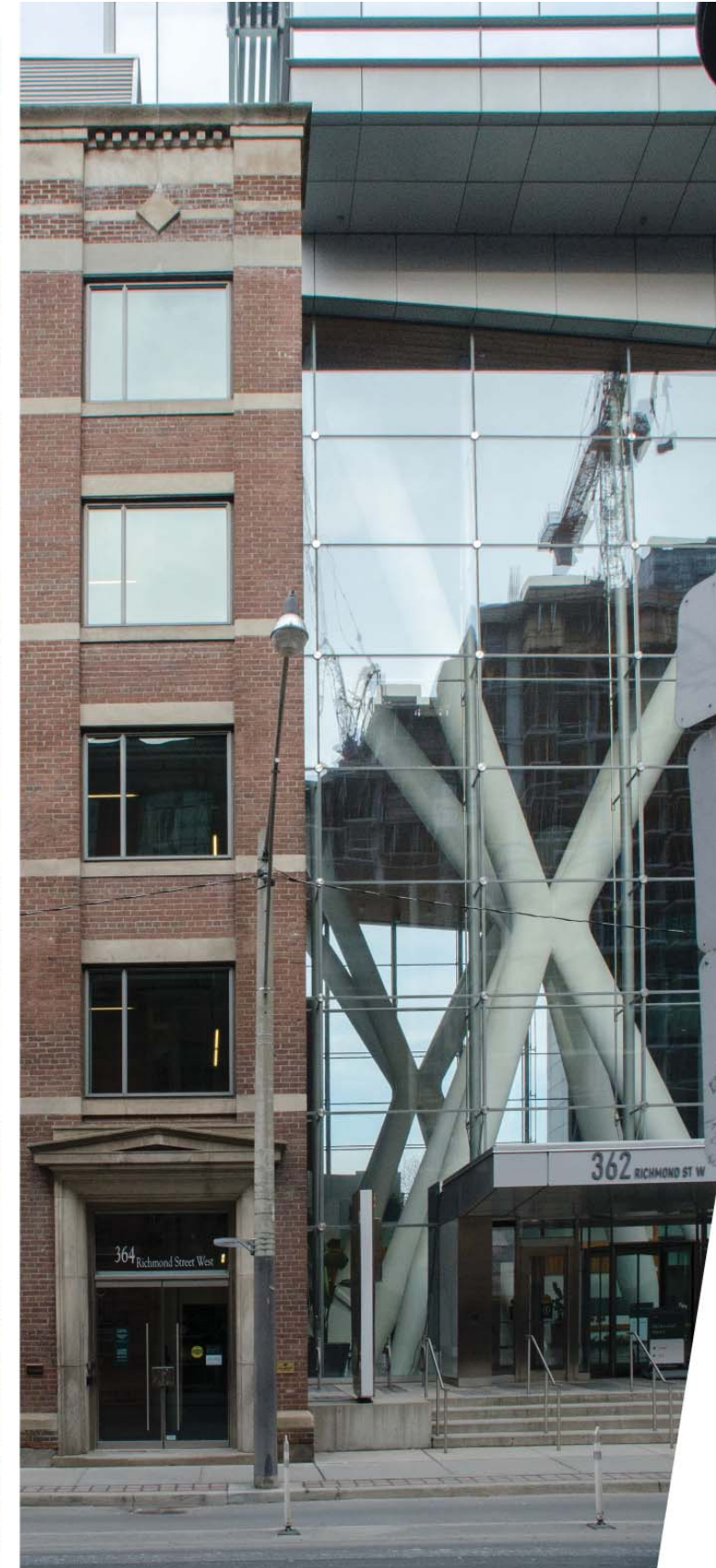


2021
 Development of a 12-storey office building with ground related retail under review - Existing Heritage Facade to Remain
 BDP Quadrangle. Zoning Bylaw Amendment Application, 21172654STE100Z. City of Toronto. 2021.

364 Richmond St W

Queen Richmond Centre West

Alt. Building ID	Aikenhead Hardware Factory	Built	1913	Present Use	Office, Retail	Building Height	18m	Floor-Floor Height	3.6m
Area	King-Spadina	Architect	Sproatt & Rolph	Heritage Des.	Listed (2017)	Structural Storeys	5	Surface-Volume	0.27
Neighbourhood	Wellington Place	Original Client	Aikenhead Hardware Co.	Property	Allied	Building Footprint	800 GSM	FAR	4.2
Cross Street	Peter Street	Original Use	Manufacturing, Warehouse	Redevelopment	-	Floor Area	4,000 GSM	Site Coverage	84%
						Floorplate	20m x 40m		

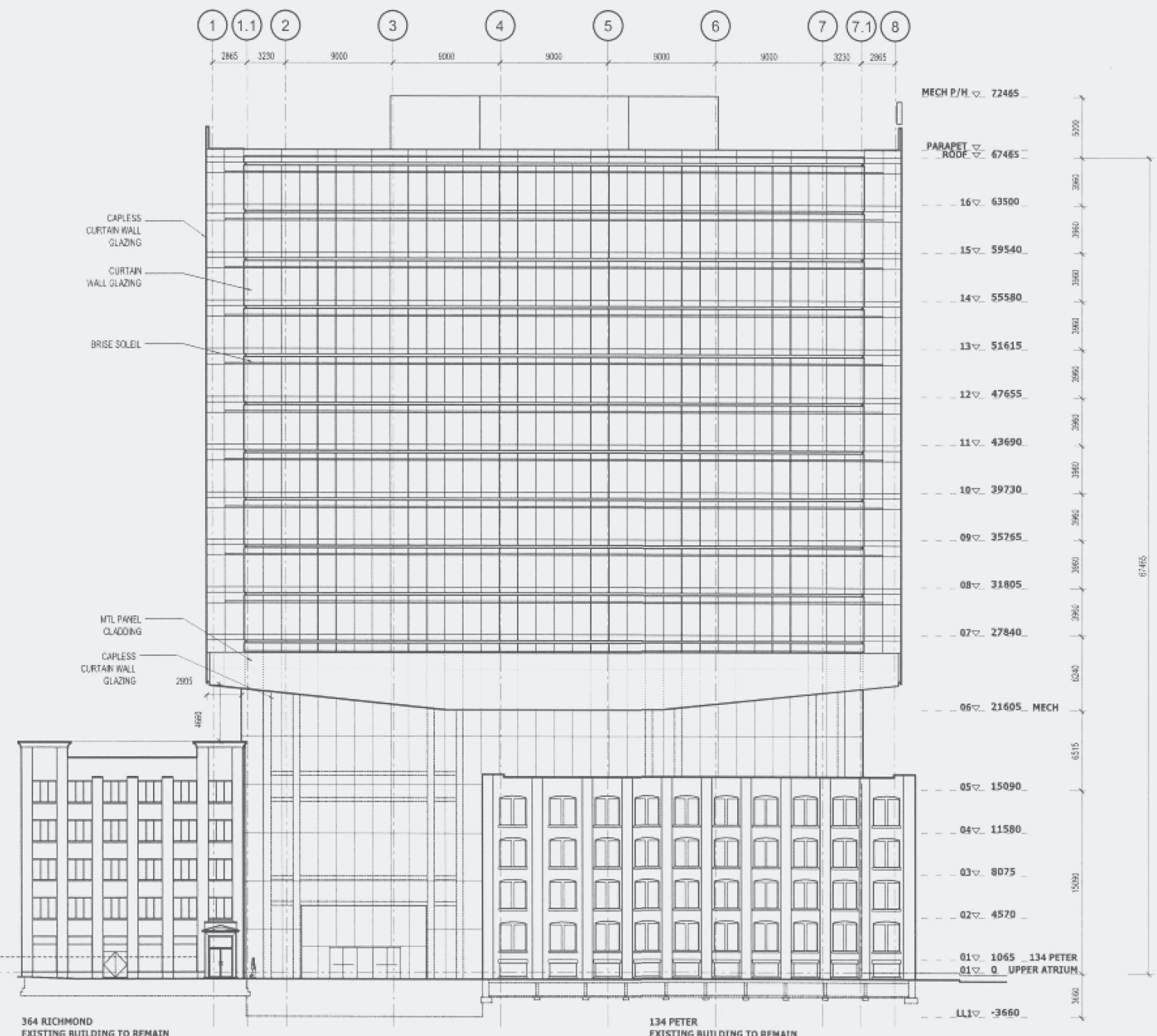


Notes

- Rehabilitation, Sweeny & Co Architects (2015)
- Redevelopment with 370 Richmond St W and 134 Peter St set a precedent for none destructive development practices as an alternative to facade preservation. Development by Michael Emory (Allied) with Darmont Sweeny (Sweeny & Co).
- Phase 2 currently in development off of Queen

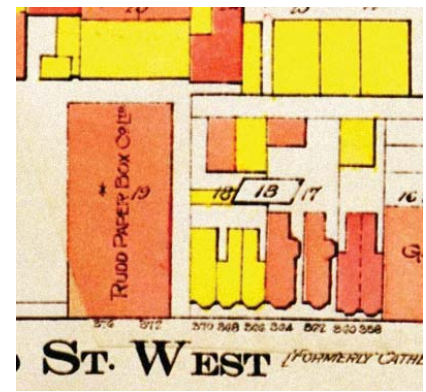


0 5 10 20 30 40 m

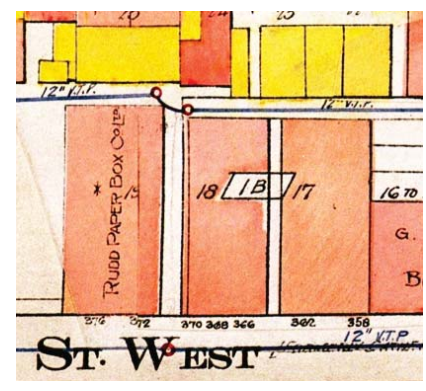


2008
 This project proposes a 16 storey development of approximately 330,000 sqft. of office space with a five storey atrium linking two existing buildings.
 Sweeney, Dermot. City of Toronto - Committee of Adjustment Application Package. 2008.

RECEIVE
 OCT 01 2008
 COMMITTEE OF ADJUSTMENT



1913
 Three houses observed on sites 366, 368, and 370 prior to development.
 Goad. Atlas of the City of Toronto, Volume One. 1913, Plate 8.



1924
 Development of mid block with buildings being built to front and rear property lines, with distinct narrow side setback lanes.
 Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 8.

... LAKS monthly; Bloor-Dundas; parking space. Junction 4397. 95
1,000 SQUARE FEET—HEATED —sprinklered; can also provide office and distribution facilities. Samuel Osborn (Canada), Limited, 364 Richmond Street West, Toronto. 94
102 PROFESSIONAL.

1932
 1,000 Square feet—heated-sprinklered
 Advertisement. Samuel Osborn Limited. The Globe and Mail. January 8, 1932, 14.

Two Offices Robbed
 Climbing a fire escape to a second-floor window, safe crackers entered a building, at 364 Richmond St. W. Saturday night, forced the safes in two offices and obtained \$180 in cash and Victory bonds valued at \$600. First office entered was Cuttings Ltd., where the marauders opened the safe and obtained four \$100 bonds, \$60 in cash and two gasoline ration books. Opening the safe of Colonial Traders on the third floor, the robbers took \$126.03 and two \$100 Victory bonds. The entry was reported to the police by John Collin, the building engineer.

1944
 Climbing a fire escape to a second-floor window, safe crackers entered a building, at 364 Richmond St. W. Saturday night—
 Article. The Globe and Mail. January 8, 1932, 14.



1967
 Aerial photograph showing 364 Richmond Street West flanked by narrow lanes on east and west building faces.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1968, Item 28.

BANKRUPTCY ACT
SALE BY TENDER
 NESBITT SHOES LIMITED.
 364 RICHMOND STREET WEST, TORONTO, ONTARIO.
 Sealed tenders will be received by the undersigned trustee until 3:00 o'clock in the afternoon of Tuesday the 15th day of June, 1931 for the purchase of the following assets:
 Parcel 1 Stock in trade, consisting of men's and boys' shoes, work in process, raw materials and packing materials, inventory and appraised at cost. \$51,381.78

1971
 Bankruptcy Act: Sale By Tender - Nesbitt Shoes Limited
 Advertisers. The Globe and Mail. January 8, 1932, 14.



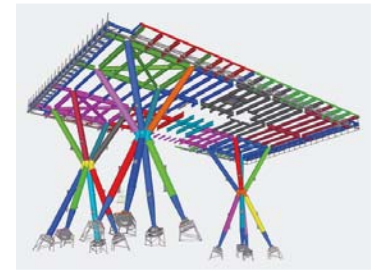
1984
 Alleyway, east side of Spadina Avenue north of Richmond Street.
 Peter MacCallum Fonds. City of Toronto Archives. Fonds 1581, Series 466, Item 7.



1991
 Street photograph of 364 Richmond Street West showing blade signage for Club Monaco Inc. at the main entry.
 Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 722.

Rising over and above
 Toronto developer to combine vintage industrial building with green
 BY ANKITA BHARGAVA
 Three shiny new office towers were added to Toronto's skyline in the past year, but not west of the financial district, one developer is showing a different vision. He's keeping the old - a handsome century-old brick factory that began as a shoe factory - and taking it to new heights.
 The project will graft an 11-story glass office tower on top of the five-story industrial building, says Michael Emery, president and chief executive officer of Mid Properties Inc. (MPT). He believes there is a general market for this kind of "modern-scale green office space." In other words, modern, energy-efficient office buildings designed to harmonize with the surrounding community as opposed to being multi-level skyscrapers.
 The 16-million project will be every bit as state-of-the-art as Toronto's new York, BNC Centre and Bay Adelaide Centre towers, he says.
 A specialist in converting old factories and warehouses into modern office space, Emery says.

2010
 Toronto Developer to combine vintage industrial building with green office tower by building the new on top of the old.
 Article. The Globe and Mail. April 20, 2010, B7.



2014
 10 ton structural steel castings - soar seven storeys in height to create an elegant atrium space and they also provide the structural support for a further 11 storey concrete structure.
 Projects. Walters Group Inc. 2014.

Design that defies gravity and upends business
 An office building that atop old lofts demonstrates how architects can make our heritage valuable
 BY ALEX BOZIKOVIC
 It was once a shoe factory. Now it's a 16-story office building. The design is a mix of old and new, with a modern glass and steel structure rising from a brick and stone base. The building is a prime example of adaptive reuse, and it's one that's designed to last. The building is a mix of old and new, with a modern glass and steel structure rising from a brick and stone base. The building is a prime example of adaptive reuse, and it's one that's designed to last.

2015
 Design the defies gravity—
 Alex Bozikovic, Article. The Globe and Mail. December 12, 2015, GSM.

217-225 Richmond St W

Gelber Building

Alt. Building ID 221 Richmond St W
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Duncan Street

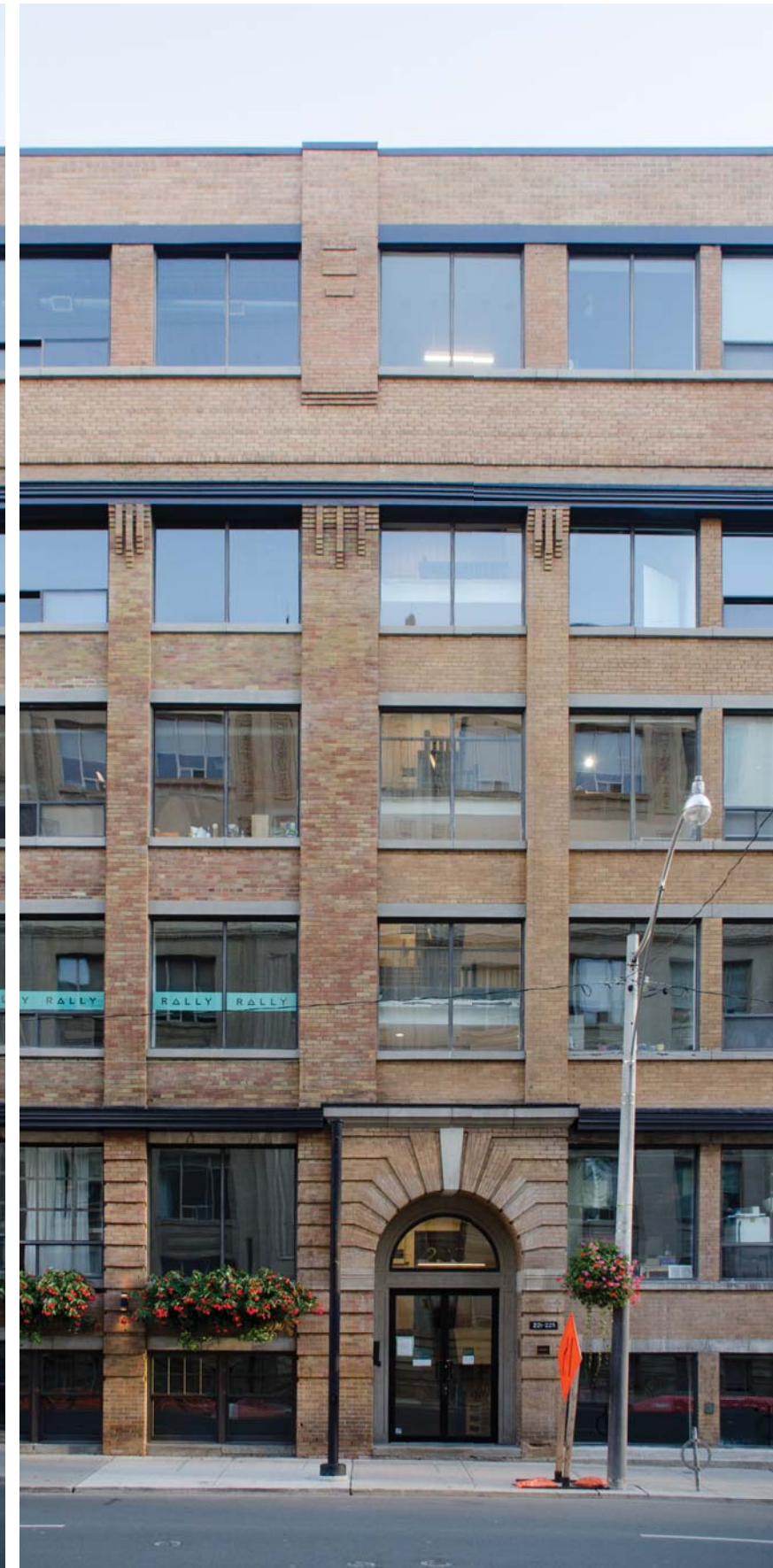
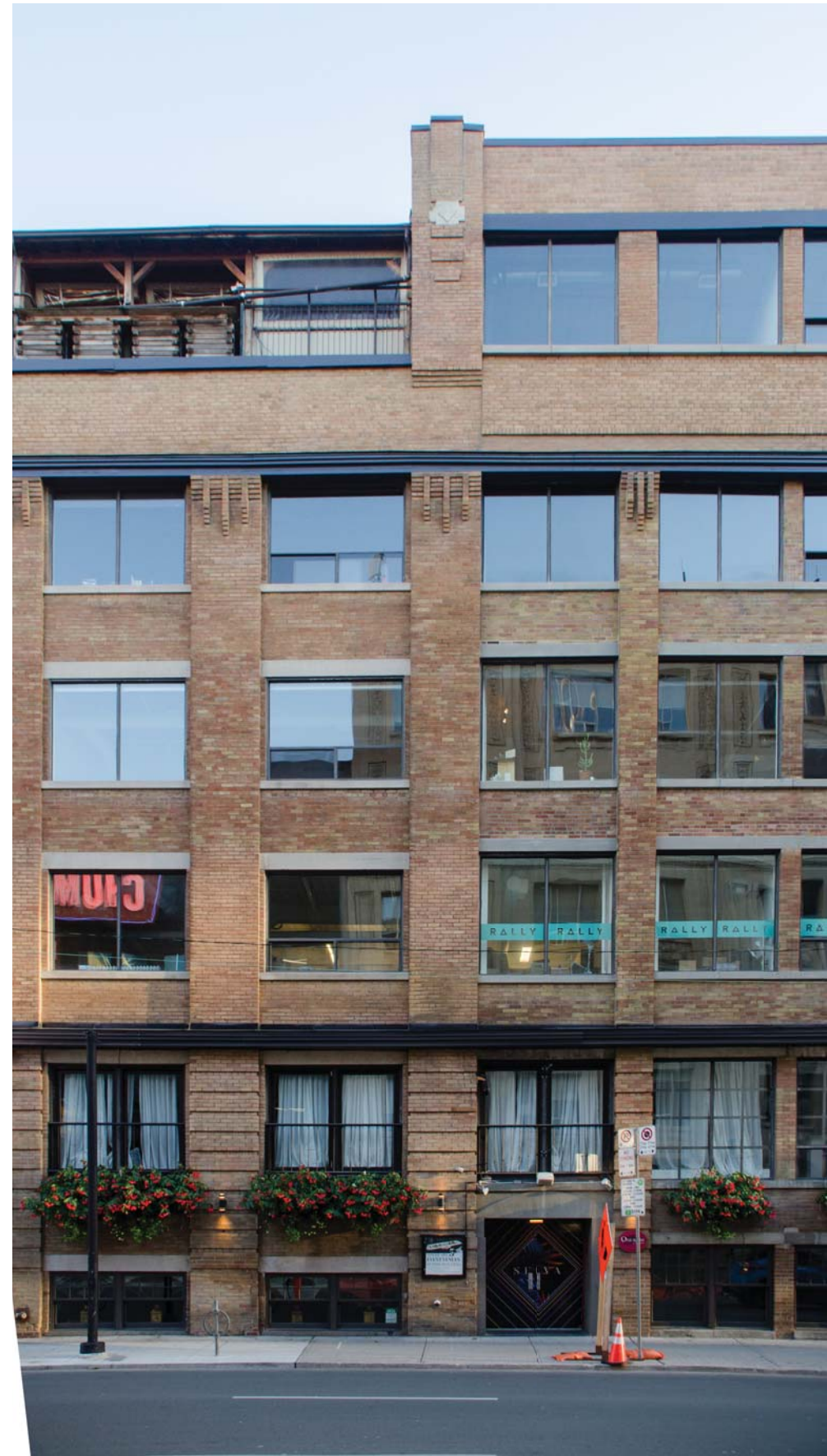
Built 1910
Architect Louis S. Yolles
Original Client Gelber Brothers Ltd.
Original Use Manufacturing, Warehouse

Present Use
Heritage Des.
Property
Redevelopment

Office, Retail, Commercial
Listed (2017)
Allied
-

Building Height 21m
Structural Storeys 6
Building Footprint 1,030 GSM
Floor Area 6,180 GSM
Floorplate 27m x 38m

Floor-Floor Height 3.8m
Surface-Volume 0.22
FAR 5.9
Site Coverage 100%

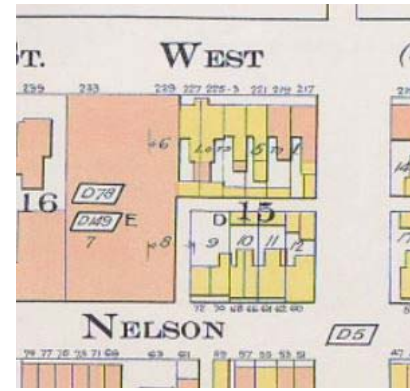




GELBER BUILDING

1991

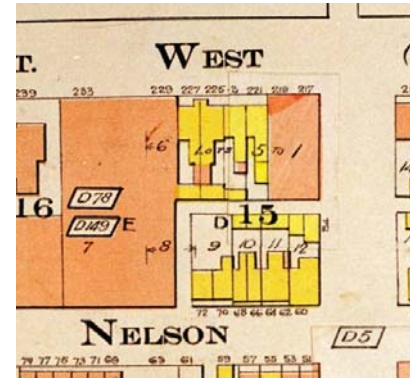
Richmond Street West
Various, Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 722, Box 782010, Folio 44.



1910

Residential existing condition pre-construction, labeled Lots 5 to 1.

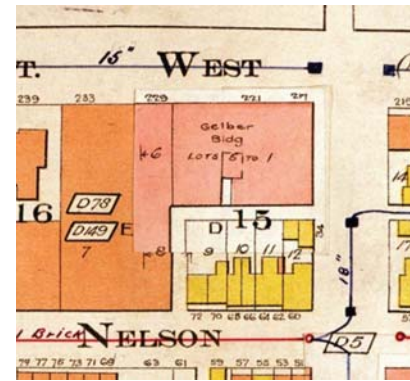
Goad. Atlas of the City of Toronto, Volume One. 1910, Plate 5.



1913

Construction on sites 217 and 218.

Goad. Atlas of the City of Toronto, Volume One. 1913, Plate 5.



1924

Construction on sites 221-227, labeled Gelber Building.

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 5.



1927

Lease for part flat available.

Advertisement. Primrose Cloak Co. The Globe. May 21, 1927, 29.



1934

Garments for sale - Stock on hand at all times.

Advertisement. Canadian Perfect Garment Company Ltd. The Globe. October 29, 1934, 17.



1952

Duncan St. Looking N. From S.S. Nelson St.

Dept. of Public Works, Former City of Toronto Fonds. City of Toronto Archives. Fonds 200, Series 372, Subseries 58, Item 2378.



1965

Clothes for sale - Two short blocks west of University Avenue.

Advertisement. Ascot Clothes Limited. The Globe and Mail. October 25, 1965, 9.



1972

Corner view of the Gelber Building.

Street Corner Photographs 1972, Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 52, Item 6.



1984

Art Metropole Walkup Headquarters

Bentley Mays, John. Article. The Globe and Mail. February 25, 1984, E15.



1991

South east corner of building, on Duncan Street.

Richmond Street West Various, Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 722, Box 782010, Folio 44.



1995

Fluid Lounge - At 217 Richmond St. W., the velvet ropes were up.

French, Serena. Article. The Globe and Mail. May 4, 1995, D5.

O4

Adde-

laiddle

stretet

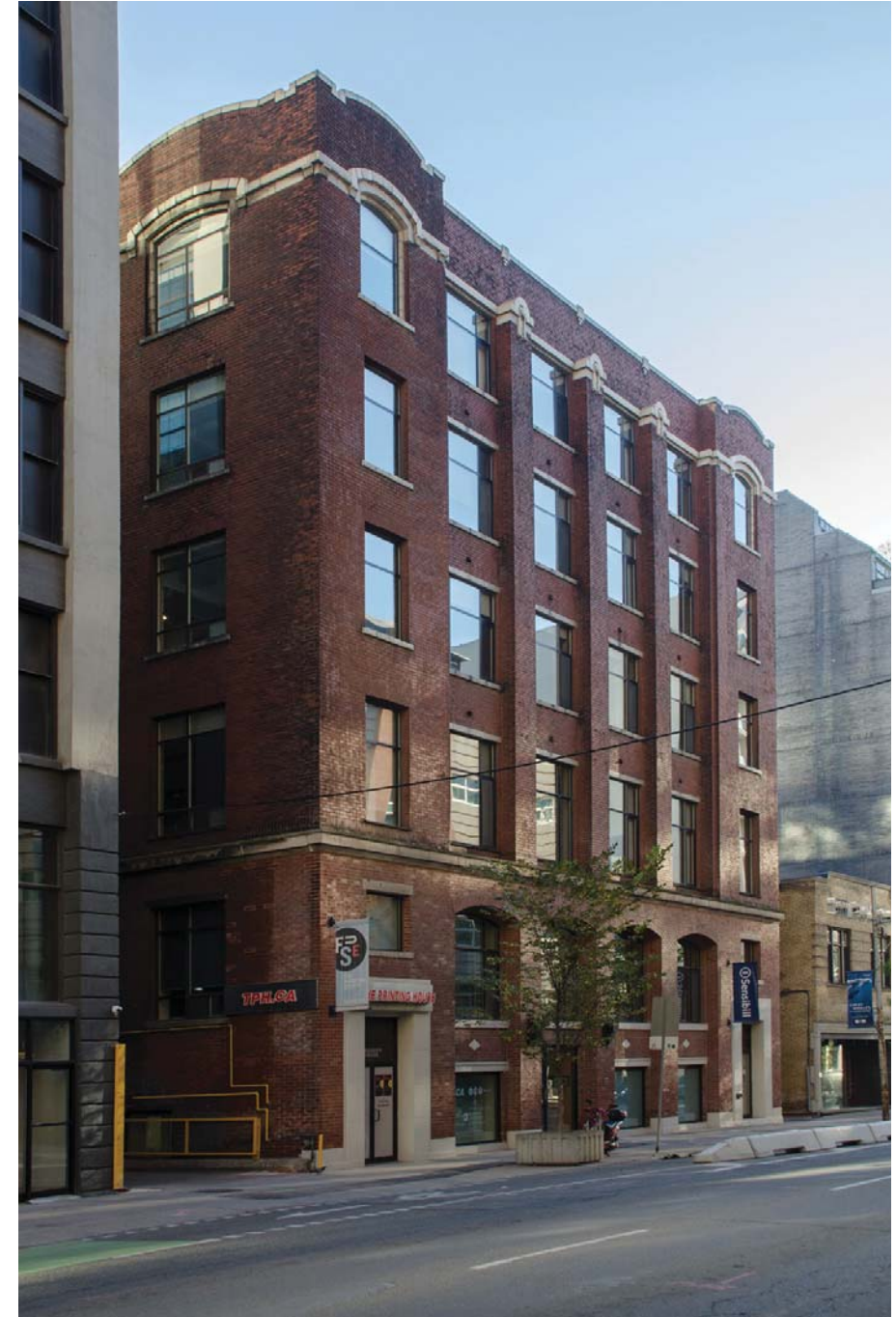
west

379 Adelaide Street West

Alt. Building ID	Educational Book Co. Gage Building	Built	1912	Present Use	Office	Building Height	22m	Floor-Floor Height	3.7m
Area	King-Spadina	Architect	Burke, Horwood and White	Heritage Des.	Listed (2005), Designated (2020)	Structural Storeys	6	Surface-Volume	0.24
Neighbourhood	Wellington Place	Original Client	William J. Gage Pub. Co.	Property	Allied REIT	Building Footprint	720 GSM	FAR	5.2
Cross Street	Spadina Avenue	Original Use	Manufacturing, Warehouse	Redevelopment	In Development Sweeny & Co. Architects (2022)	Floor Area	4,320 GSM	Site Coverage	86%
						Floorplate	24 x 30m		



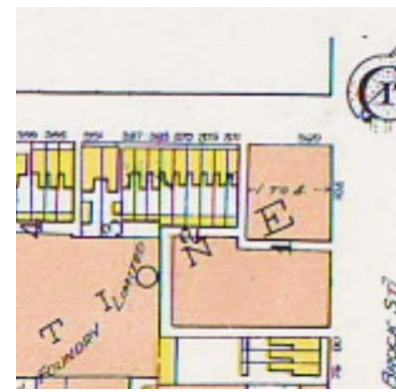
- Notes
- Toronto b.p. 35679, 29 June 1912
 - Lane access all sides
 - Forms part of proposed project *The Bridge*
 - Historically adjacent to Gurney Factory
 - Connected to Spotify building, 80-82 Spadina
 - Currently in development, Allied and Sweeny
 - Notice of Complete Application Issued, under review



1993

National Button, 379 Adelaide Street - view of workshop & button cutting lathe

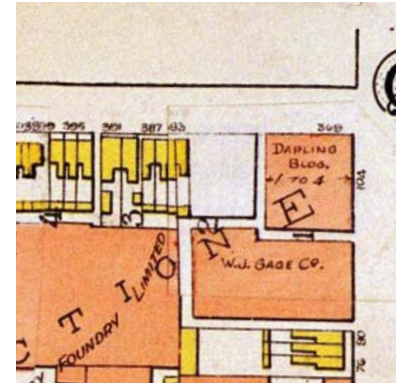
City of Toronto Archives. Fonds 1581, Series 466, Item 39 & 40.



1910

Pre-construction condition with light frame houses on Adelaide Street.

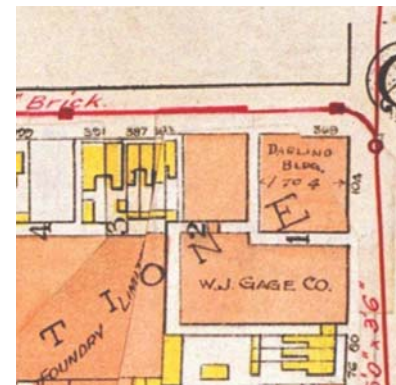
Goad. Atlas of the City of Toronto, Volume One. 1910, Plate 19.



1913

Amalgamation of five residential plots in preparation for development.

Goad. Atlas of the City of Toronto, Volume One. 1913, Plate 19.



1924

Building observed showing the amalgamation of five residential plots

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 19.

Irving Freeman & Co.
Manufacturers of

Ladies	Mens
• Blazers	• Blazers
• Vests	• Vests
• Skirts	• Pants
• Pants	

MADE TO MEASURE
ASSORTED COLOURS TO CHOOSE FROM

Selling direct to Groups Since 1950
For Office Staff, Banks, Schools, Rotary Clubs, Real Estate, etc.
Quality Materials and workmanship.
"WE WILL VISIT YOU WITH SAMPLES."

Ask for Mr. Irving
379 Adelaide St. W. Enquiries Invited
364-4958

1981

Made to Measure - For Office Staff, Banks, Schools, Rotary Clubs, Real Estate, etc.

Advertisement. Irving Freeman & Co. The Globe and Mail. April 4, 1981, C11.

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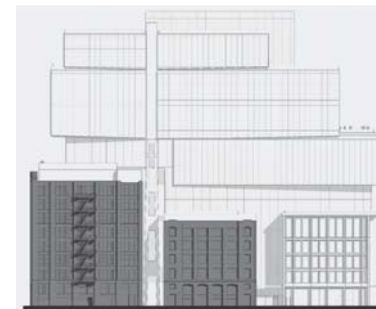
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Write or call: **CANCOPY, 379 Adelaide Street West, Suite M1, Toronto, Ontario M5V 1S5. Tel. (416) 366-4768; Fax (416) 366-6635.**

1992

Established by authors and publishers, is now licensing the photocopying of copyright works by schools, business, copyshops, government and other users.

Advertisement. Cancopy. The Globe and Mail. July 20, 1934, B3.



2018

retention of - heritage properties at 96-104 Spadina Avenue and 379 Adelaide Street West with a structural mast proposed within the existing City-owned public lane

Staff Report for Action. Community Planning, Toronto and East York District. April 16, 2018, 21.

Authority: Toronto and East York Community Council Item T29.10, as adopted by City of Toronto Council on October 29 and 30, 2019.

CITY OF TORONTO
BY-LAW 78-2020
2020-02-12

To designate the property at 379 Adelaide 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 at 379 Adelaide Street West as being of cultural heritage value or interest; and

2019

To designate the property at 379 Adelaide Street West as being of cultural heritage value or interest.

By-Law 78-2020. Toronto and East York Community Council. October 29, 2019.

Marino C.
Oils

Henry Moore
Shelter Sketch Book

Riopelle
New Shipment of Lithographs.

Albert White Galleries

379 Adelaide St. W.
(at Spadina)

1967

(at Spadina)

Advertisement. Albert White Galleries. The Globe and Mail. October 14, 1967, 21.



2020

The Bridge : 379 Adelaide West

Ext Hero for Allied REIT. Norm Li, Sweeny & Co Architects. April 29, 2020.

366 Adelaide Street West

The Capital Building

Alt. Building ID Hobberlin Building
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Spadina Avenue

Built 1920
Architect Louis S. Yolles
Original Client -
Original Use Manufacturing, Warehouse

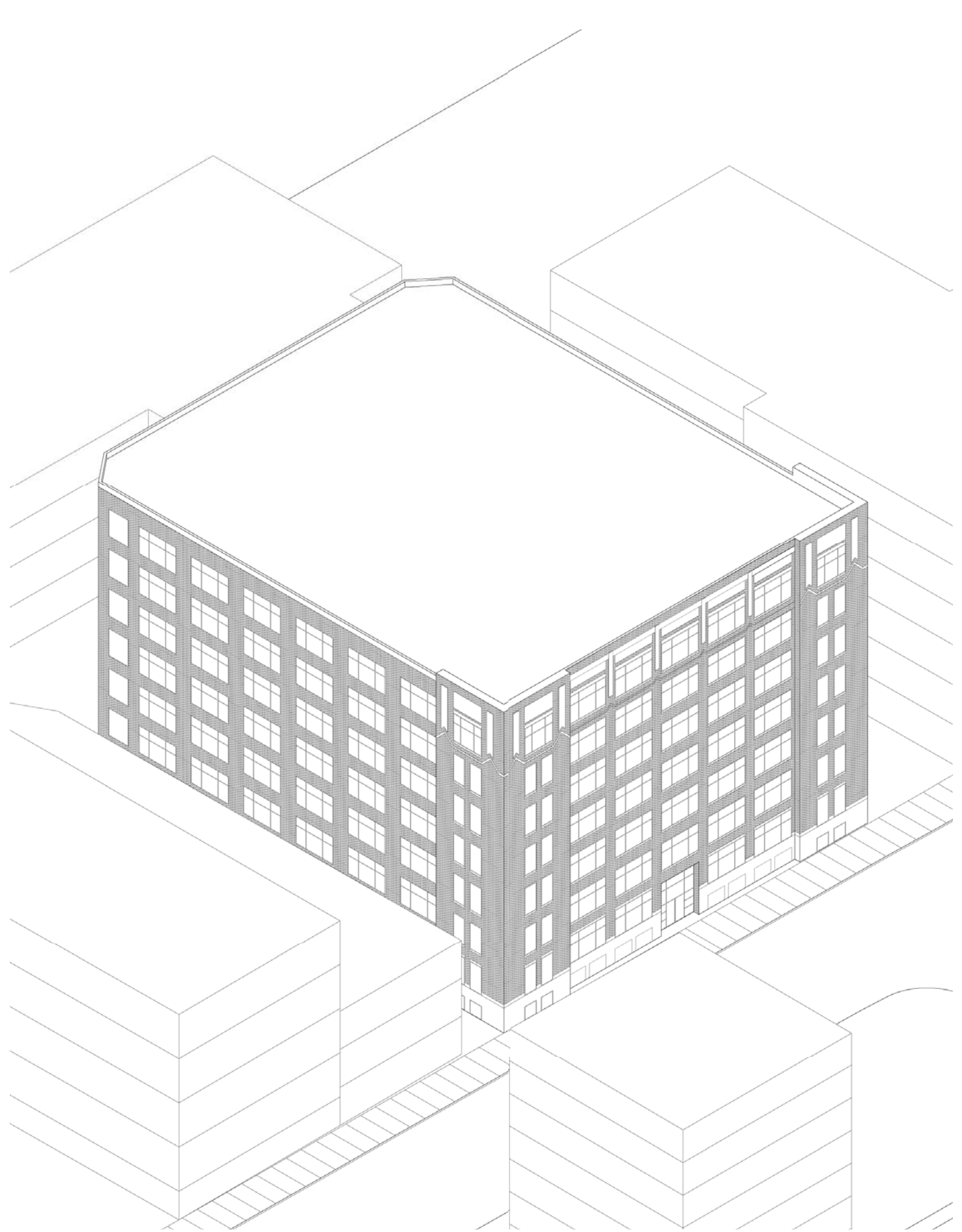
Present Use
Heritage Des. Property
Redevelopment

Office Listed (2017)
Capital Buildings
-

Building Height 27m
Structural Storeys 8
Building Footprint 1,550 GSM
Floor Area 12,400 GSM
Floorplate 36m x 43m

Floor-Floor Height 3.3m
Surface-Volume 0.17
FAR 5.7
Site Coverage 71%





THE CAPITAL BUILDING

1991

Status: rec. for listing 1991; deferred til 92

Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 21, Box 782000, Folio 41.



1913

Pre-construction condition with light frame houses on Adelaide Street.

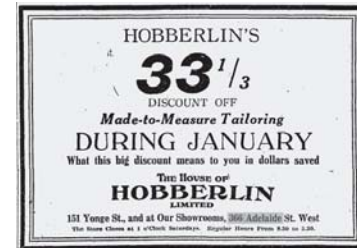
Goad. Atlas of the City of Toronto, Volume One. 1910, Plate 5.



1920

For Rent - will divide to suit tenants.

Advertisement. The Globe. October 14, 1920, 16.



1921

Made-to-Measure Tailoring. 151 Yonge St., and at Our Showrooms, 366 Adelaide St. West

Advertisement. Hobberlin Limited. The Globe. January 13, 1921, 7.



The New Hobberlin Building. One of the largest mill construction buildings in Toronto. Designed and built by Messrs. Youes and Rottenberg, Toronto.

Advertisement. Contract Record and Engineering Review. Canadian Lumberman. March 15, 1921, 66.



1923

Advertisement by the Federal Building Corporation located at 366 Adelaide St. West.

Advertisement. Federal Building Corp., Ltd. The Globe. March 16, 1923, 3.



1924

Hobberlin Building at 366 Adelaide observed on the the fire insurance plan with amalgamated lots and side lane setbacks.

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 5.



1931

Finest warehouse space in Toronto, 6,000 SQUARE FEET at very reasonable rental. Has the following features:

1. Absolute DAYLIGHT SPACE-clear glass
2. Sprinkler system
3. 4 passenger and freight elevators.
4. 24-hour service.
5. Desirable neighbours.

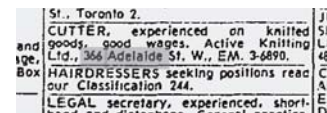
Advertisement. Capital Building. The Globe. February 6, 1931, 6.



1967

Minimal overshadowing from south due to parking lot and Charlotte Street adjacency.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 27.



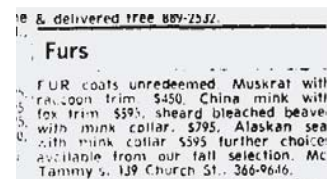
1968

Advertisement. Active Knitting Ltd. The Globe and Mail. April 3, 1968, 36.



1972

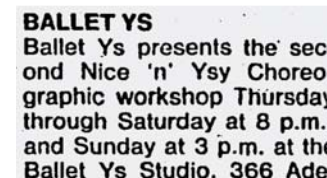
Plant Bankruptcy Auction Advertisement. J. Spadafora & Co. Ltd. The Globe and Mail. January 6, 1972, 38.



1975

-sheard bleached beaver with mink collar \$795, Alaskan seal with mink collar, \$595

Advertisement. Akropolis Furs. The Globe and Mail. October 27, 1975, 34.



1978

Esplin, Kathryn. Dance. The Globe and Mail. June 21, 1978, A9.



1991

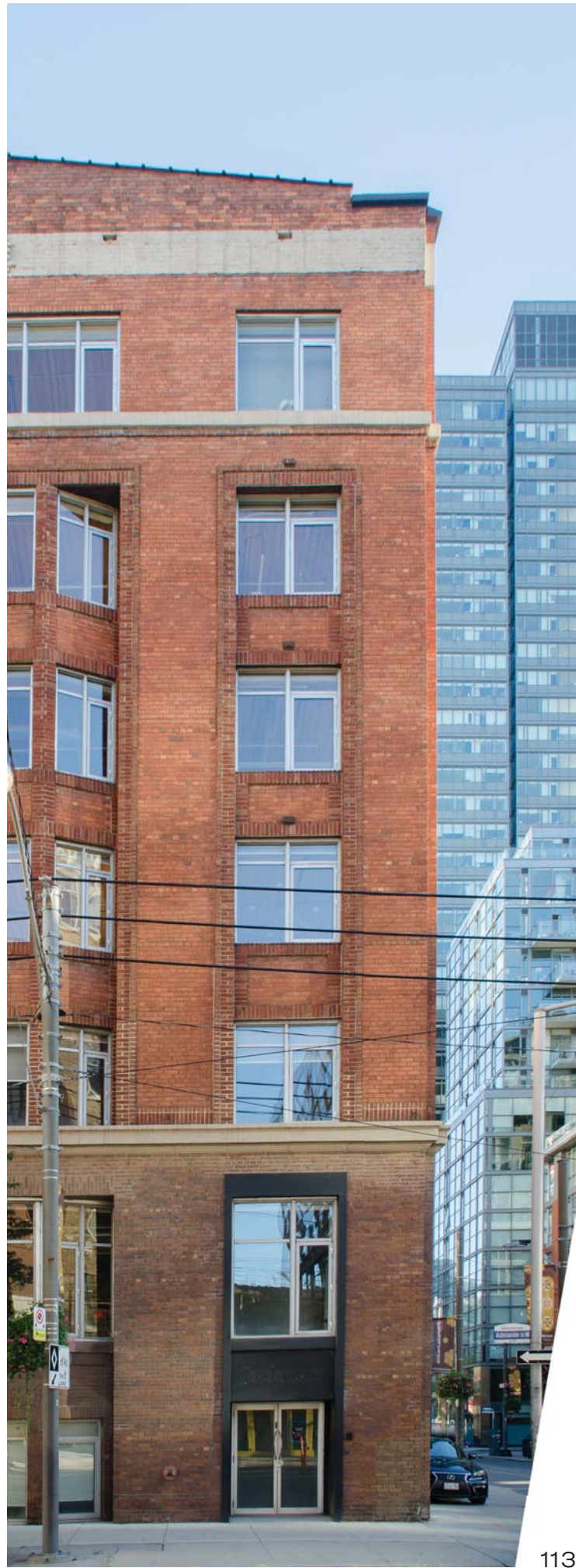
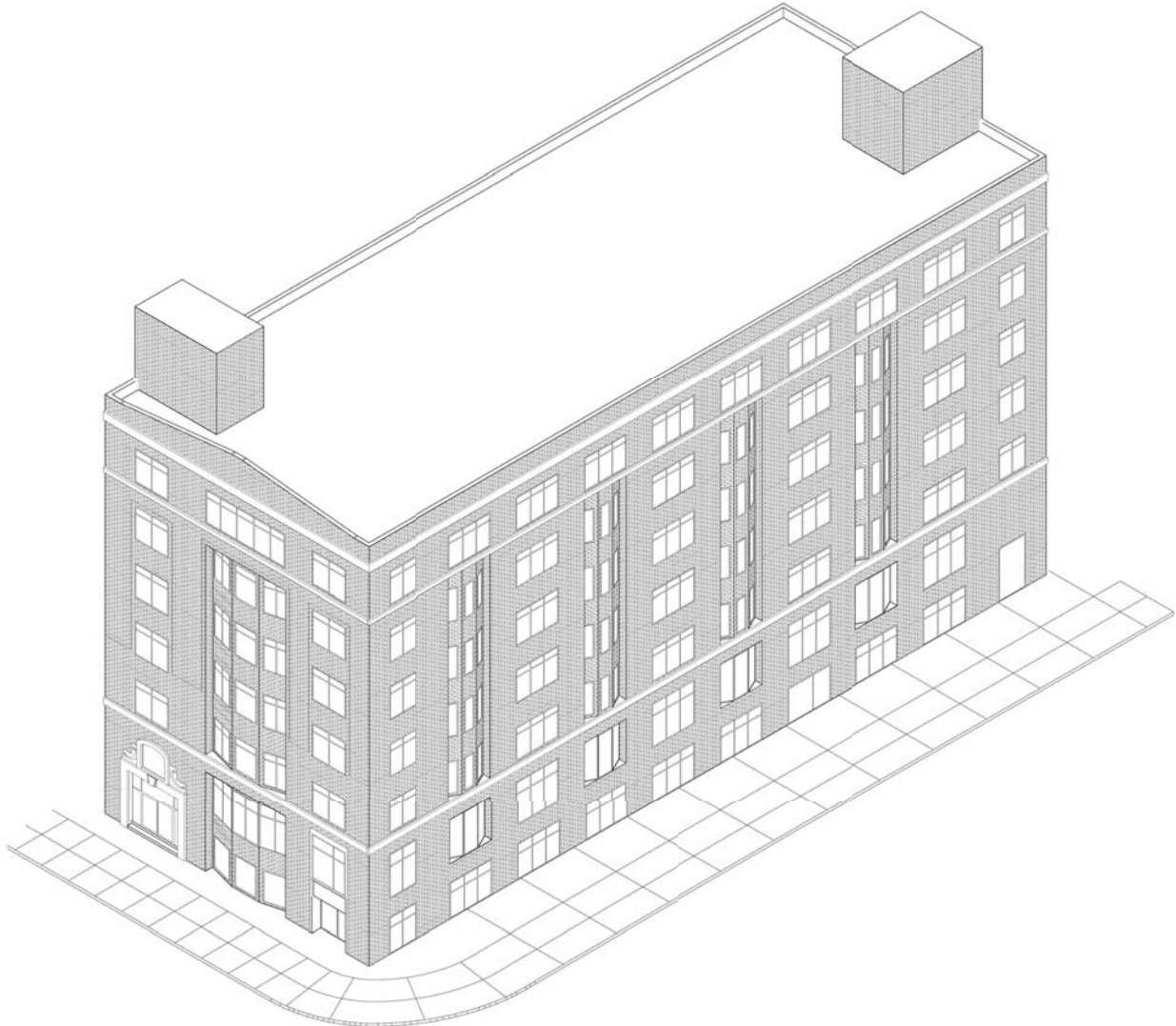
View of the Capital Building in the early 90s showing updated windows on south facade.

King-Spadina Area Survey, Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 1122, Box 782016, Folio 64.

345 Adelaide Street West

MacLean Building

Alt. Building ID	MacLean Daily Reports	Building Height	22m
Area	King-Spadina	Structural Storeys	7
Neighbourhood	Wellington Place	Building Footprint	570 GSM
Cross Street	Charlotte Street	Floor Area	3,990 GSM
		Floorplate	3.1m
Built	1914	Floor-Floor Height	15m x 38m
Architect	George Gouinlock	Surface-Volume	0.26
Original Client	Hugh C. MacLean Ltd.	FAR	2.6
Original Use	Warehouse, Office, Showroom	Site Coverage	37%
Present Use	Office		
Heritage Desig.	Listed (2005)		
Property	-		
Redevelopment	-		



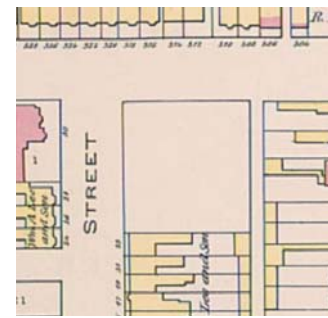


MACLEAN BUILDING

1991

Status: rec. for listing 1991; deferred til 92

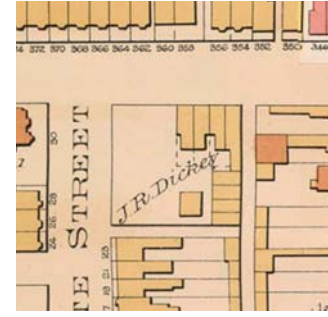
Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 21, Box 782000, Folio 41.



1884

Fire insurance plan showing slow development on the future site of 345 Adelaide.

Goad. Atlas of the City of Toronto, Volume One . 1884, Plate 5.



1903

Partial block development observed with the name J.R. Dickes noted on the vacant area.

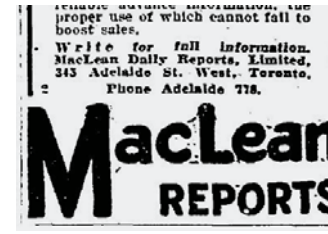
Goad. Atlas of the City of Toronto, Volume One . 1903, Plate 5.



1913

Initial commercial buildings developing in the Adelaide-Spadina area.

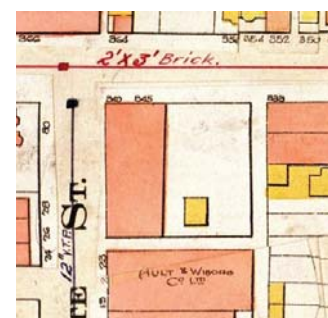
Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 5.



1920

If you want to know what that excavation is for - get the information from Maclean Daily Reports.

Advertisement. Maclean Daily Reports Limited. The Globe. May 20, 1920, 8.



1924

345 Adelaide developed to the property lines

Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 5.



1947

Aerial photograph showing 345 Adelaide Street West prior to addition of two storey volume to the south east.

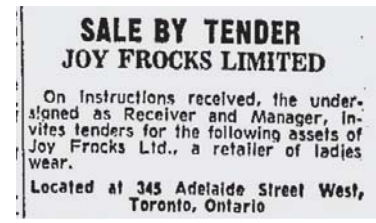
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 22b.



1967

Aerial photograph showing 345 Adelaide Street West prior to addition of two storey volume to the south east.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 22b.



1973

-invites tender for the following assets of Joy Frocks Ltd., a retailer of ladies wear.

Legal Tenders. The Globe and Mail. November 19, 1973, S11.



1980s

Charlotte looking north-east to Adelaide

Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 51, Item 61.



Adelaide looking west to Charlotte

Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Fonds 200, Series 1465, File 51, Item 61.



2004

YYZ's is not your average smoking room.

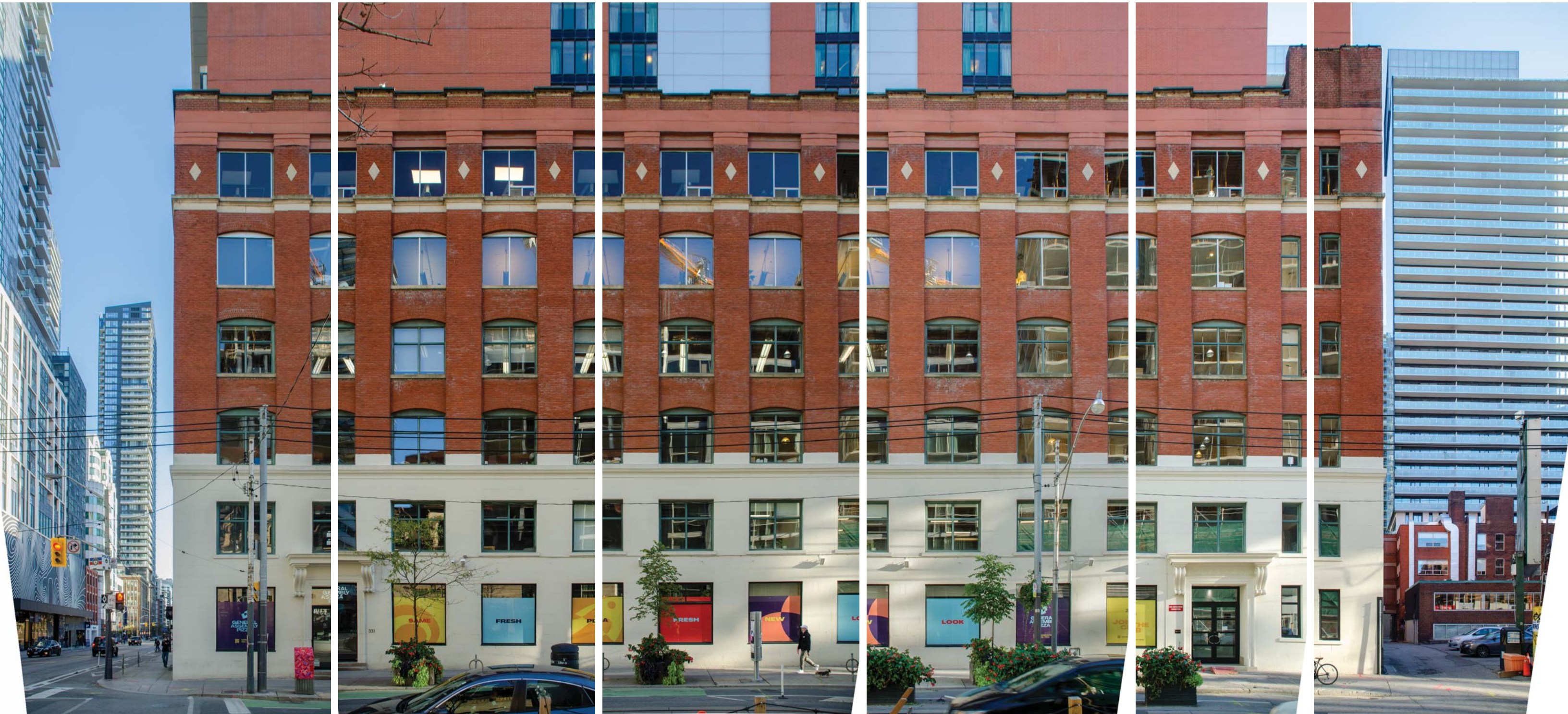
Advertisement. Maclean Daily Reports Limited. The Globe and Mail. June 12, 2004, M4.



2006

Mr. Rubner joined the ranks of private investors, who quietly dominate Canada's real estate markets.

Advertisement. Maclean Daily Reports Limited. The Globe and Mail. August 22, 2006, B8.



331-333 Adelaide Street West

Fremes Building

Alt. Building ID 333 Adelaide St
 Area King-Spadina
 Neighbourhood Wellington Place
 Cross Street Peter Street

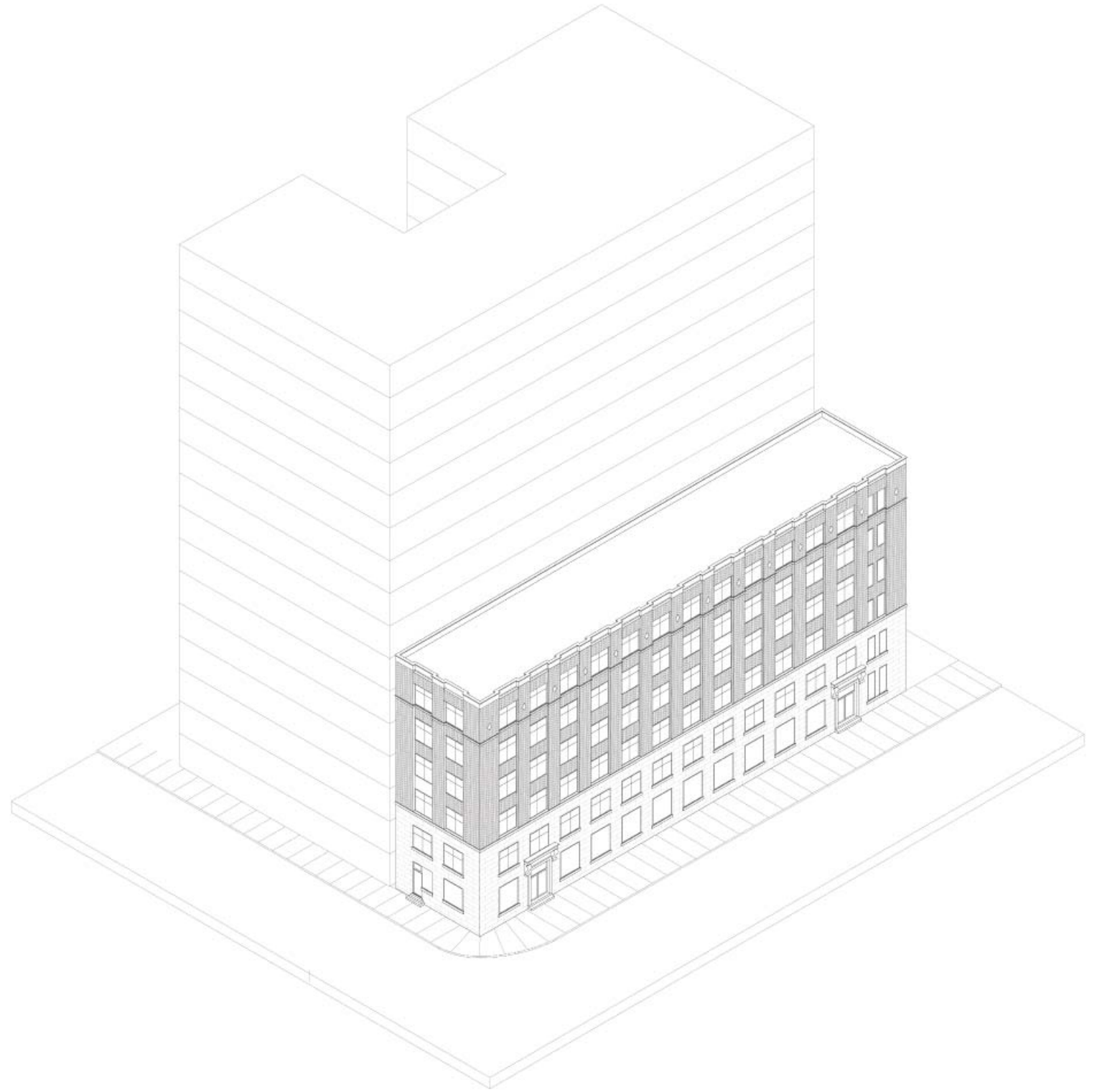
Built 1913
 Architect Langley & Howland
 Original Client Simon Fremes
 Original Use Manufacturing,
 Warehouse

Present Use
 Heritage Des.
 Property
 Redevelopment

Office, Retail
 Listed (2005)
 Allied REIT
 -

Building Height 21m
 Structural Storeys 6
 Building Footprint 405 GSM
 Floor Area 2,430 GSM
 Floorplate 9m x 45m

Floor-Floor Height 3.5m
 Surface-Volume 0.36
 FAR 6.0
 Site Coverage 100%

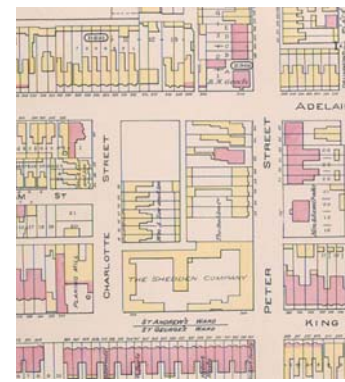


FREMES BUILDING

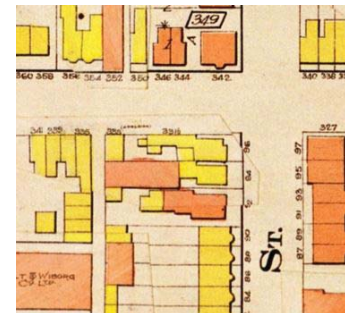


N ADELAIDE STREET FROM SPADINA AVE., TORO

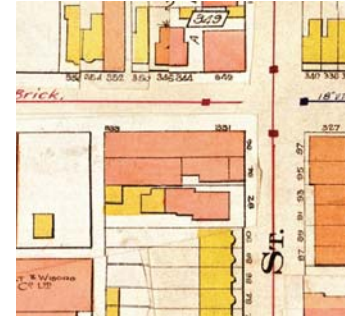
1934
Post card. Valentine-Black Co. Ltd., 11 Duncan Street, Toronto. Printed in Great Britain



1884
Fire insurance plan showing the block and context prior to urban commercial development.
Goad. Atlas of the City of Toronto, Volume One . 1884, Plate 5.



1913
Fire insurance plan showing the introduction of large commercial buildings in the neighbourhood such as Ault & Wiborg Co. Ltd. to the south west.
Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 5.



1924
Fire insurance plan showing 311-333 Adelaide built to the lot lines.
Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 5.

\$400 FIRE LOSS.
The premises of the Esple Printing Company at 331 Adelaide Street West were damaged by fire last night, the cause of which is not known. The Fremes Building next door is not believed to have been seriously affected by the flames. The Fire Department estimates the loss to the contents of the printing firm at \$400, with water damage to the building.

1928
\$400 Fire Loss. Esple Printing Company at 331 Adelaide Street west - water damage to the building.
City News. The Globe. May 20, 1920, 8.



1969
Aerial photograph showing 333 Adelaide Street West with parking lots on adjacent properties.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 28.



1972
Corner of Peter Street and Adelaide Street, looking south-west.
Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 78, Item 1.

FREMES BUILDING



1928
Manufacturers of Quality Furs - 331 Adelaide St. W. at Peter St.
Better Living. Advertising Supplement to the Globe and Mail. November 30, 1979, BL22.



1980s
Photograph of 331-333 Adelaide from Charlotte St looking west.
City of Toronto Archives. Series 1465, File 51, Item 138.



1991
331 Adelaide Street West : Fremes Building
status: rec. for listing 1991; deferred til 92
Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 16.



2005
Orthoimagery showing 331-333 Adelaide remaining without adjacent development.
Toronto Maps. City of Toronto Survey and Mapping Services. 2005.



2007
View of 331-333 Adelaide from Charlotte St looking west showing the building with an advertisement for Coors Light on the west facade - the CN Tower visible to the south.
Google, "Streetview," digital images. Google Maps. 2007.



2011
Orthoimagery showing 331-333 Adelaide adjacent to a newly constructed 16 storey Hilton.
2011 Orthoimagery, Toronto Maps. Geospatial Competency Centre. City of Toronto Survey and Mapping Services.

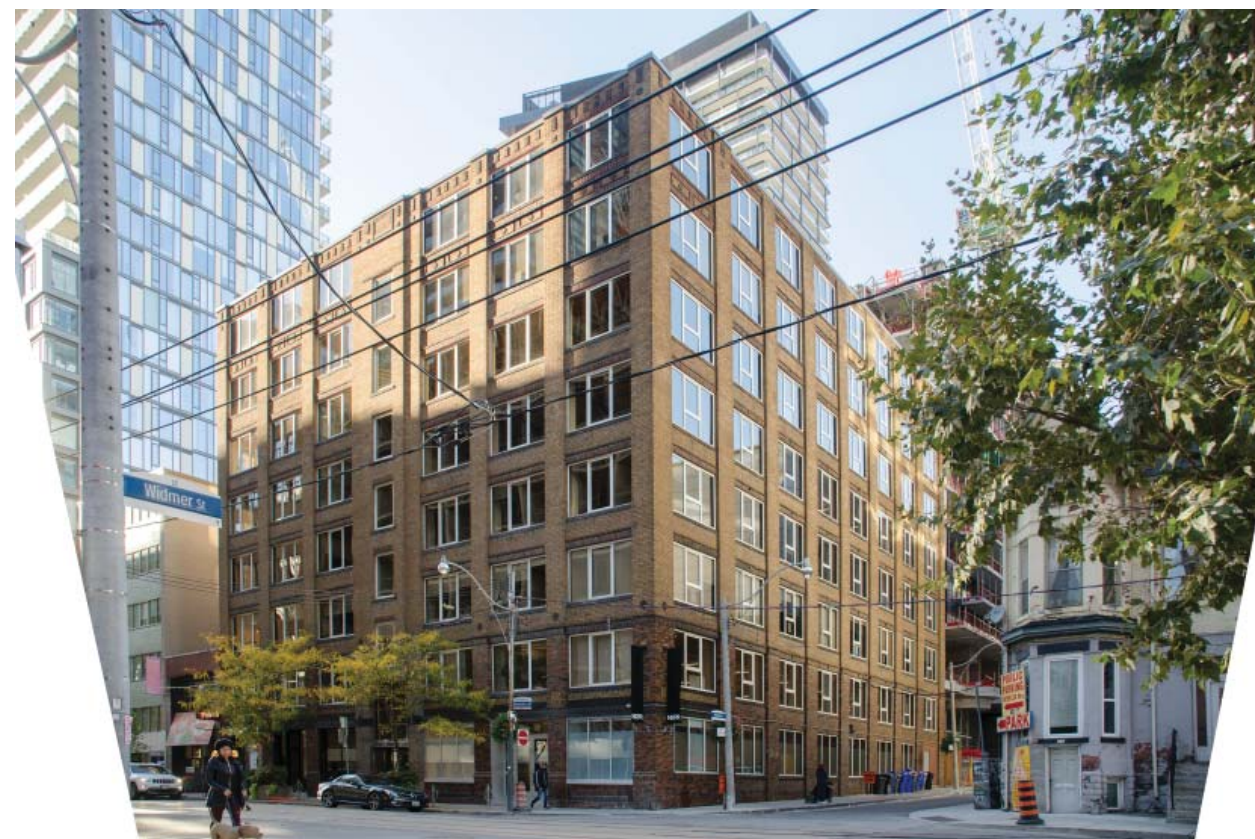
ADELAIDE STREET WEST 123

312 Adelaide Street West

Manufacturer's Building

Alt. Building ID	-	Built	1927	Present Use	Office	Building Height	26m	Floor-Floor Height	3.3m
Area	King-Spadina	Architect	Baldwin and Greene	Heritage Des.	Listed (2017)	Structural Storeys	8	Surface-Volume	0.28
Neighbourhood	Wellington Place	Original Client	David Garfinkel	Property	Allied REIT	Building Footprint	460 GSM	FAR	6.9
Cross Street	Widmer Street	Original Use	Manufacturing, Warehouse	Redevelopment	-	Floor Area	3,680 GSM	Site Coverage	86%
						Floorplate	20m x 23m		





Notes

- Toronto b.p. 94440, 3 Nov. 1926
- Reference to drawings at City of Toronto Archives

1 Bidr. Name (a) Pres.

2 Owner (a) Pres.

3 Use (a) Pres.

4 Dates (a) Design (b) Const. Completed (b) Const. Commenced (b) Const. Orig.

5 People (a) Architect (b) Designer (c) Engineer (d) Builder (e) Sculptor (f) Landscape Architect

6 Sources:

7 Features: (a) Plaques (b) Inscriptions (c) Unusual Detailing (d) Interior (e) Outbuildings (f) Other

8 Facing Material: (a) Asphalt (b) Brick (c) Concrete (d) Metal (e) Stone (f) Stucco (g) Wood (h) Other

Significance: (a) Architectural (b) Historical (c) Group (d) Other

References: (a) ACO (b) CHB (c) THB (d) Other

Special Attention: (a) Required (b) Photo (c) Research (d) Listing (e) Publications (f) Other

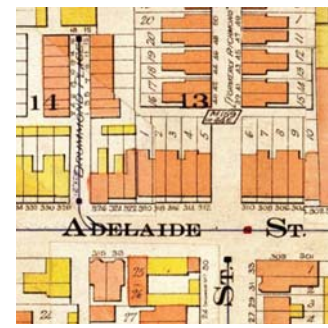
Action: (b) Photo (c) Research (d) Listing (e) Publications (f) Other



312 ADELAIDE STREET WEST

status: research/ rejected 1991

1991
Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 1122.



1924
Fire insurance plan showing 312-320 Adelaide Street as being a series of masonry houses.
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 5.

BUTLER & CO.
Auctioneers
MANUFACTURING PLANT, STOCK
We are instructed by the Canadian Credit Men's Trust Association Limited
To sell IN DETAIL at the factory, the equipment and stock belonging to the estate of
Little Lady Garment Co.
312 Adelaide St. W., Toronto
commencing at 10.30 o'clock a.m. on
MONDAY, NOVEMBER 16
STOCK includes: Unfinished Coats, Tweeds, Broadcloths, Linens, Cloths, Fittings, Threads, etc. PLANT includes: Singer Sewing Machine, Motor, Sewing Machine, Trunks, Wicker Set, Desk, Racks, etc.
TERMS: CASH and cash deposit required at time of sale. NO CHECKS UNLESS MARKED. Factors will be open for inspection from 9.00 o'clock a.m. day of sale.

1931
to sell-the estate of Little Lady Garment Co. 312 Adelaide St. W.
Advertisement. Butler & Co. Auctioneers. The Toronto Daily Star. November 13, 1931, 17.

FIRST-CLASS hairdresser wanted at once, weekly salary. Apply 88 Victoria street.
FEMALE experienced looper wanted, on man's half hose, steady job, piecework. Apply Canadian Hosiery Manufacturing Company, 312 Adelaide west.
MILLINERY copists, experienced hand-made hats, Sam J. Godfrey and Company, 312 Adelaide west.

1933
Advertisement. Canadian Hosiery Manufacturing Co. The Toronto Daily Star. August 19, 1933, 26.

Policeman's Fire Ends Auto Chase
(Continued From Page 1, Column 4.)
doorways. Three shots were fired by the officer during the foot chase, all of them into the air.
"Follow That Car"
Mr. Chadburn described the chase as he made ready to retire at his home last night.
"I was just getting into my car to rejoin my wife after leaving my office at 312 Adelaide St. W. when the young officer came up to me and said: 'Follow that car and don't dare lose it.' Without further ado we left and chased the car along Adelaide to Niagara St. and here the car turned south. As

1946
I was just getting into my car to rejoin my wife after leaving my office at 312 Adelaide St. W. when the young officer came up to me and said: "follow that car and don't dare lose it."
The Globe and Mail. October 3, 1946, 1, 5.



1950
Aerial photograph showing 312 Adelaide St. with no rooftop mechanical equipment.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1950, Item 22c.



1969
Aerial photograph of 312 Adelaide Street West with an oblique view of the south elevation.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 28.

for ladies' shoes. Celebrity Shoes, 251 Budaire, 363-9524.
SPECIAL machine operator for ladies' coats. Jay Garments, 312 Adelaide W. STENOGRAPHER, senior, shorthand and Junior matriculation, required for

1969
Advertisement. Jay Garments. Toronto Daily Star. February 8, 1963, 40.

AUCTION SALE OF PAINTINGS
Friday morning, July 7 at 11 a.m. (E.S.T.) at Leaside Movers & Storage Limited 47 Hurontario Rd.
Under and by virtue of a chattel mortgage contained in a document given by "Peter, Elias and Landros Pappas" and formerly operating as "Pappas Brothers Gallery of Fine Art" at "312 Adelaide St. W., Toronto."
We will sell in detail or in lots to suit, a collection of framed and unframed oils and water colors, pledged as security and represented as follows:
Approximately 47 paintings reputed to be by Greek artists. This sale is strictly without reserve, and offers an opportunity to the buying public who are said to be well known in the European market.
TERMS: Cash or certified cheques only. Immediate removal is essential.
E. W. WOODS & COMPANY LIMITED
Balliffs and Auctioneers
Suite 423, 17 Queen St. East
544-3111

1969
Auction Sale of Paintings - "Pappas Brothers Gallery of Fine Art" at "312 Adelaide St. W. Toronto."
Advertisement. E. W. Woods & Company Limited. The Globe and Mail. July 7, 1971, 8.

DOWNTOWN VACANT
AT 312 Adelaide W. 700', \$425 incl. utilities, 977-7866.

1969
Advertisement. Toronto Star. June 20, 1984, B8.



1991
status: King-Spadina Area Survey 1991 (properties not considered for listing...)
Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 1122.



1991
Orthoimagery showing active construction sites both west and south east of 312 Adelaide St W.
2012 Orthoimagery, Toronto Maps. Geospatial Competency Centre. City of Toronto Survey and Mapping Services.



257 Adelaide St W

Toronto Hat Company

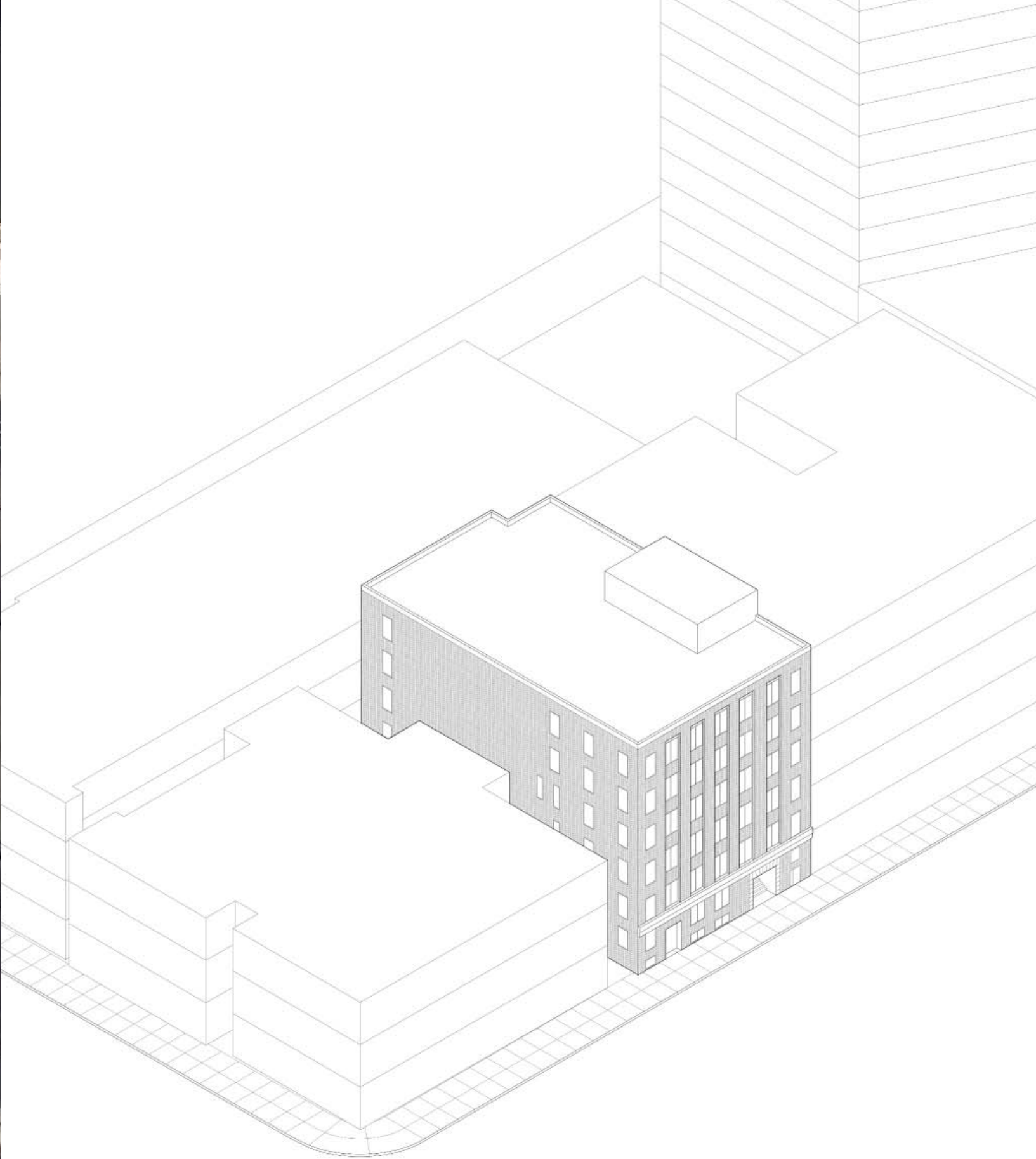
Alt. Building ID -
 Area King-Spadina
 Neighbourhood Wellington Place
 Cross Street Duncan Street

Built 1856
 Architect Cumberland & Storm
 Original Client Upper Canada College
 Original Use Boarding House
 Present Use Office
 Heritage Desig. Listed (2017)
 Property Allied REIT
 Redevelopment OPA Appeal
 Approved(2016)

Building Height 23m
 Structural Storeys 7
 Building Footprint 660 GSM
 Floor Area 4,620 GSM
 Floorplate 3.5m
 Floor-Floor Height 20m x 33m
 Surface-Volume 0.25
 FAR 6.9
 Site Coverage 100%

Notes

- Adjacent buildings to east and south set back, providing egress path and daylight access
- Addition to front and rear in 1900s
- Two storey addition in 1990 (brick line visible)
- Forming part of historic Upper Canada College, Collegiate Bording House
- Addition (1900s)
- Addition (1990) to tech office space





1947

Aerial photograph of 257 Adelaide Street West showing a shared rooftop with the building directly on the corner of Adelaide and Duncan.

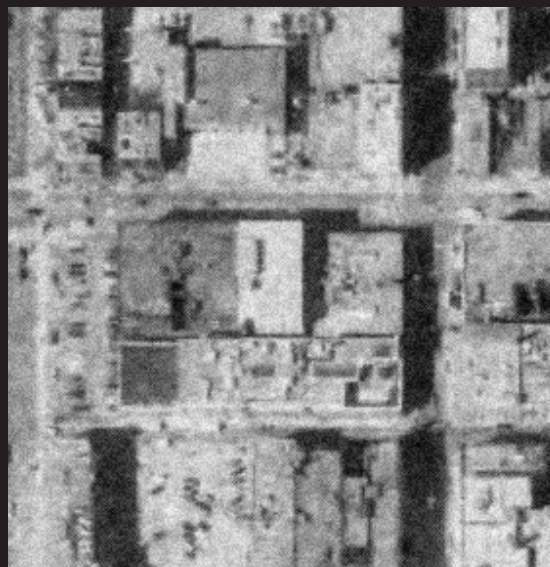
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 22C.



1969

Aerial photograph showing 257 Adelaide St W as remaining unchanged for ~60 years.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 28.



1991

Aerial photograph showing 257 Adelaide St W redeveloped including the addition of two storeys above the existing 5.

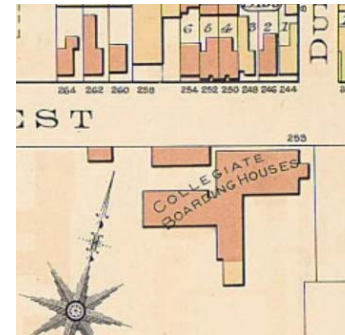
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1991, Item 50g.



1890

Upper Canada College (1831-1891), boarding house, looking east from playground.

Baldwin Collection of Canadiana. Toronto Public Library, Digital Archive. PICTURES-R-2328.



Collegiate Boarding Houses identified on the 1890 fire insurance atlas.

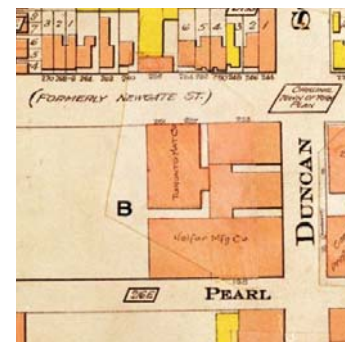
Goat. Atlas of the City of Toronto, Volume One . 1890, Plate 5.



1911

When the firemen arrived the fire, which had gained good headway, was forcing its way speedily through the ceiling to the ground floor. With several streams of water pouring in it was soon subdued, after which the fire-fighters had no trouble in confining the flames-

Article. The Globe. August 8, 1911, 8.



1913

Fire insurance plan showing the previous boarding houses built out to the property lines and adapted for manufacturing. Small lanes between to facilitate ground level loading as well as other fenestration benefits.

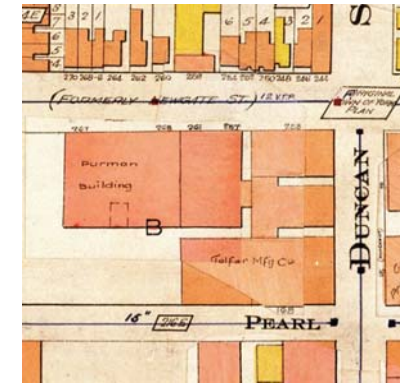
Goat. Atlas of the City of Toronto, Volume One . 1913, Plate 5.



1922

The Stock, Plant, Machinery and Fixtures belonging to the Estate of Toronto hat Co., Ltd.

Advertisement. Suckling and Co Trade Auctioneers. The Globe. March 25, 1922, 14.



1924

Development west of and adjacent to 257 Adelaide identified as the Purman Building.

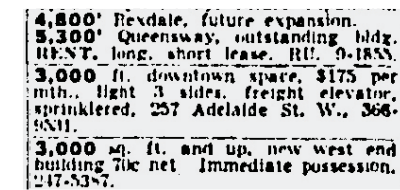
Goat. Atlas of the City of Toronto, Volume One . 1924, Plate 5.



1928

257 Adelaide St W observed in the background of the photograph as being 4.5 storeys tall.

James, H. Toronto Star Photograph Archive. May 10, 1928. TSPA_0112898F.



1964

3,000 ft downtown space - \$175 per mth., light 3 sides, freight elevator, sprinklered.

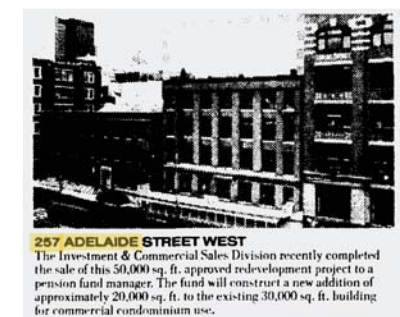
Advertisement. The Globe and Mail. February 14, 1962, 42.



1980s

Corner photograph of Adelaide and Duncan looking south west.

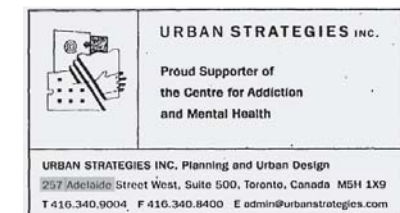
City of Toronto Archives. Series 1465, File 51, Item 104.



1989

sale of this 50,000 sq. ft. approved redevelopment project - addition of 20,000 sq. ft. to the existing 30,000 sq. ft. building for commercial condominium use.

Advertisement. Royal LePage. The Globe and Mail. June 20, 1989, B17.



1999

Use of building as office space post-redevelopment.

Advertisement. Urban Strategies Inc. The Globe and Mail. June 20, 1989, B17.



200 Adelaide St W

Canadian Magazine Building

Alt. Building ID -
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Simcoe Street

Built 1913
Architect Burke, Horwood and White
Original Client Saunders, Lorie & Co.
Original Use Manufacturing, Warehouse
Present Use Office
Heritage Desig. Listed (2005)
Property Allied
Redevelopment -

Building Height 20m
Structural Storeys 6
Building Footprint 494 GSM
Floor Area 2,964 GSM
Floorplate 19m x 26m
Floor-Floor Height 3.6m
Surface-Volume 0.29
FAR 4.6
Site Coverage 79%

Notes

- Toronto b.p. 2364, 11 March 1913
- Setback on east providing a lane and daylight access
- Renovation by Dunlop Farrow Aitken Architects (1983)
- 1983 renovation was reviewed by Canadian Architect magazine in the December 1983 issue

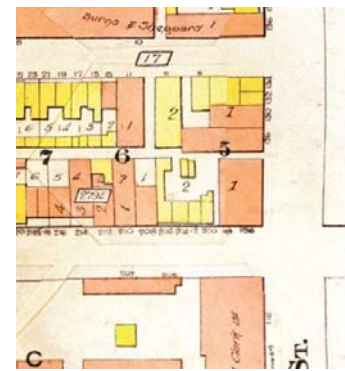


CANADIAN MAGAZINE BUILDING



1969

Aerial imagery showing 200 Adelaide St W - identified in yellow.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12. Folder 1969. Item 28.



1913
 Fire insurance plan showing the site, 200-206 Adelaide Street West, occupied with light frame construction.
 Goad. Atlas of the City of Toronto, Volume One. 1913, Plate 5.



1957
 Aerial image showing 200 Adelaide St adjacent to residential construction to the north and a large parking area south across Adelaide.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1957, Item 150.

The Canadian Magazine's
 GREAT COMBINATION OFFER
Recollections of 60 Years in Canada
 By Sir Charles Tupper, Bart.

THIS is one of the most interesting inside political records of Canada for the past 60 years ever written. Sir Charles Tupper, being one of the great leaders, writes with authority. In a career that extended from medicine penicillin in Nova Scotia to the High Commissionership of the Dominion, Sir Charles Tupper was brought into contact with many of the men who have made the history of the past fifty years, and his "Recollections" give interesting glimpses behind the scenes of International Politics. That a career of such wonderful activity should have gained Imperial honors is no cause for surprise.

By arrangements with the publishers we offer you—

Recollections of 60 Years in Canada... \$4.00
 The Canadian Magazine, one year..... 2.50
 —————
 Our special offer for both..... \$3.00 (POSTPAID)

This book is sold at bookstores for \$4.00, and is not a cheap edition, only one edition having been printed. It contains 214 pages, with beautiful photographs, frontispiece, 16 illustrations, Medium 8vo.

THE CANADIAN MAGAZINE has been published for 22 years, and is the leading literary magazine published in Canada. It should be in every home in the Dominion. Either the book or the magazine would make an ideal Christmas gift, or you could have them sent to different addresses in Canada or England.

If you want The Canadian Magazine sent to the United States add 50c for United States postage.

Address: THE CANADIAN MAGAZINE
 200 Adelaide Street West - Toronto, Canada

1915
The Canadian Magazine has been published for 22 years, and is the leading literary magazine published in Canada. It should be in every home in the Dominion. Either the book or the magazine would make an ideal christmas gift, or you could have them sent to different addresses in Canada or England.
 If you want The Canadian Magazine sent to the United States add 50c for United States postage.

Advertisement. The Canadian Magazine. The Globe. November 20, 1915, 4.

200 Office, Business, Storage Space Halls
200 ADELAIDE STREET WEST
PROFESSIONALLY RENOVATED BUILDING WITHIN A FEW SHORT BLOCKS OF TORONTO'S FINANCIAL DISTRICT. ONE FULL FLOOR OF 4,460 SQ. FT., FULLY AIR CONDITIONED, MODERATELY PRICED, SUITABLE FOR ANY PROFESSIONAL OR BUSINESS ORGANIZATION NEEDING CREATIVE SURROUNDINGS. DAVID YOUNG, 487-4341. YOUNG & BIGGIN LTD., REALTOR.

Young & Biggin LIMITED / REALTOR

1977
Professionally renovated - suitable for any professional or business organization needing creative surroundings.
 Advertisement. Young & Biggin. The Toronto Star. January 27, 1977, D4.

Daisy Boilers and Viking Radiators Have No Equal

BACKED BY OVER 50 YEARS OF PRACTICAL EXPERIENCE

For Efficient and Economical heating, specify Daisy Hot Water Boilers and Viking Radiators and conserve the fuel for your country by this installation.

The Daisy Boilers are manufactured only by

WARDEN KING LIMITED, MONTREAL
 BRANCH, 200 Adelaide St. West, TORONTO

1918
For Efficient and Economical heating, specify Daisy Hot Water Boilers and Viking Radiators and conserve the fuel for your country by this installation.

Advertisement. Warden King Limited. Sanitary Engineer, Plumber and Steamfitter. February 1, 1918, 8.

Office or Showroom Space
200 Adelaide St. West
3,000 sq. ft.
\$9.75 net
Fully renovated Building
366-8621

BLOOR AVENUE RD

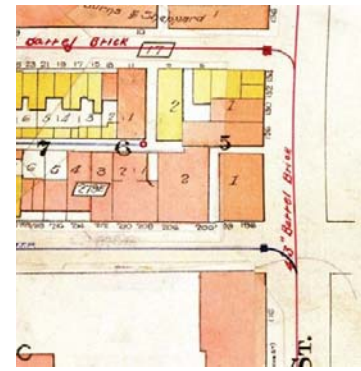
1981
 Office or Showroom Space - \$9.75 net
 Advertisement. The Globe and Mail. April 16, 1981, 64.

Toronto, Ontario
 MSC 1P1
 (416) 363-1103

CE DUNLOP FARROW AITKEN
 Architects Engineers
 Planners
 200 Adelaide Street West
 Toronto, Ontario
 M5H 1W7
 (416) 361-1588

CE DU TOIT ASSOCIATES LTD.
 47 Colborne St.
 Suite 201
 Toronto, Ontario

Dunlop Farrow Aitken: Architects, Engineers, Planners listed as occupants of 200 Adelaide St W.
 Excerpt. Consultants for planning and Facilities. Ontario: Ministry of Culture and Recreation. 1981.



1924
 Fire insurance plan showing the site as fully developed with lane setbacks on the north and east.
 Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 5.

SENIOR ARCHITECTURAL TECHNOLOGIST

Medium size architectural practice has an immediate opening to a qualified person to supplement our production drawing team. The successful candidate should possess a minimum of 7-10 years of Canadian architectural experience in working drawings, preferably on commercial and/or institutional projects.

Salary commensurate with experience.
 Contact Brent Maitland at:

Carruthers Shaw and Partners Limited

Architects **200 Adelaide St. W.**
 Toronto, Ontario
 M5H 1W7
 Tel. (416) 977-7485

1985
 Additional architecture office, Carruthers Shaw and Partners, working out of 200 Adelaide St W.
 Advertisement. Carruthers Shaw and Partners Limited. The Globe and Mail. July 23, 1985, T19.

CO5

Spaadhina

Avenue

197-205 Spadina Avenue

Empire Clothing Factory

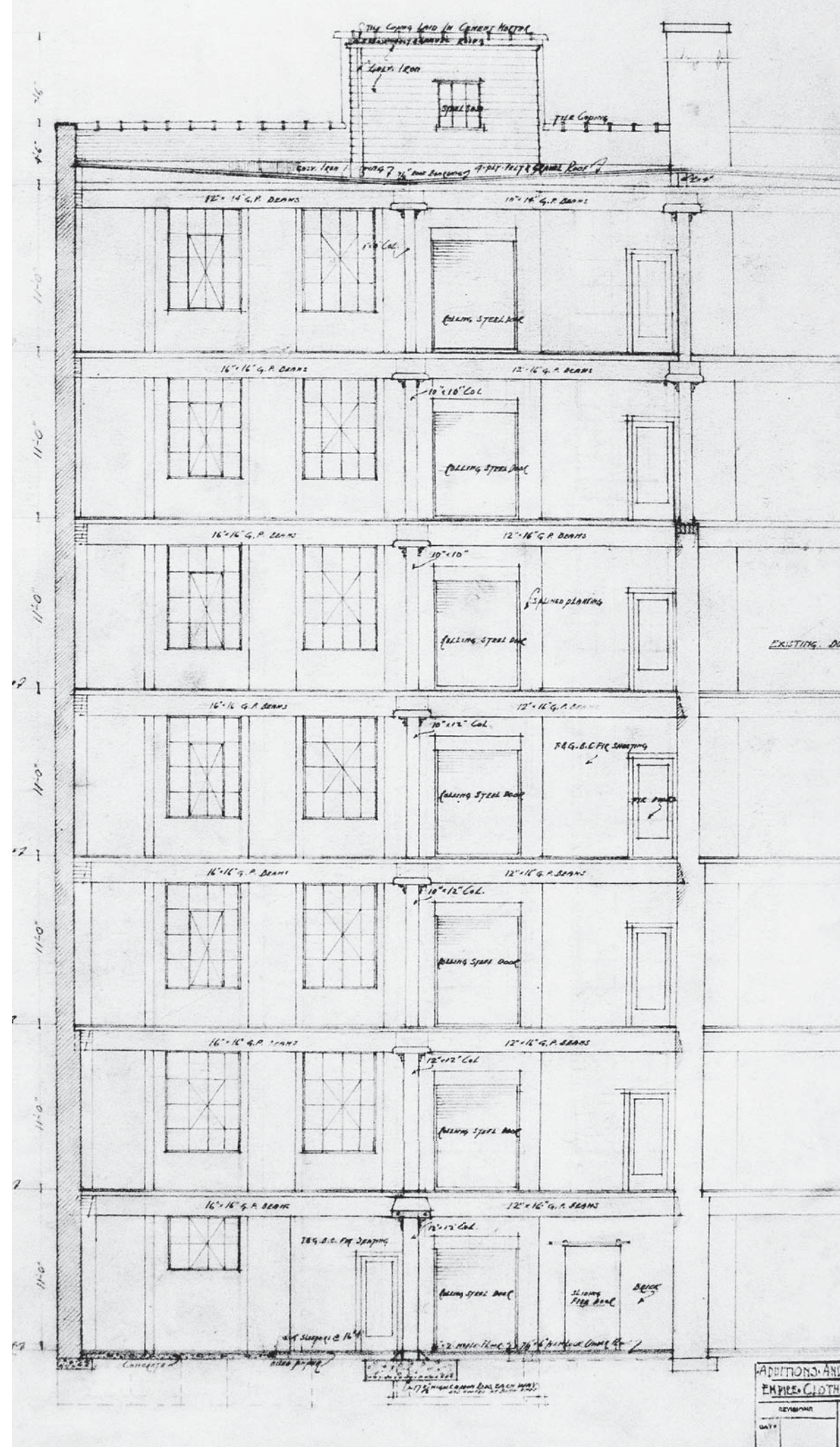
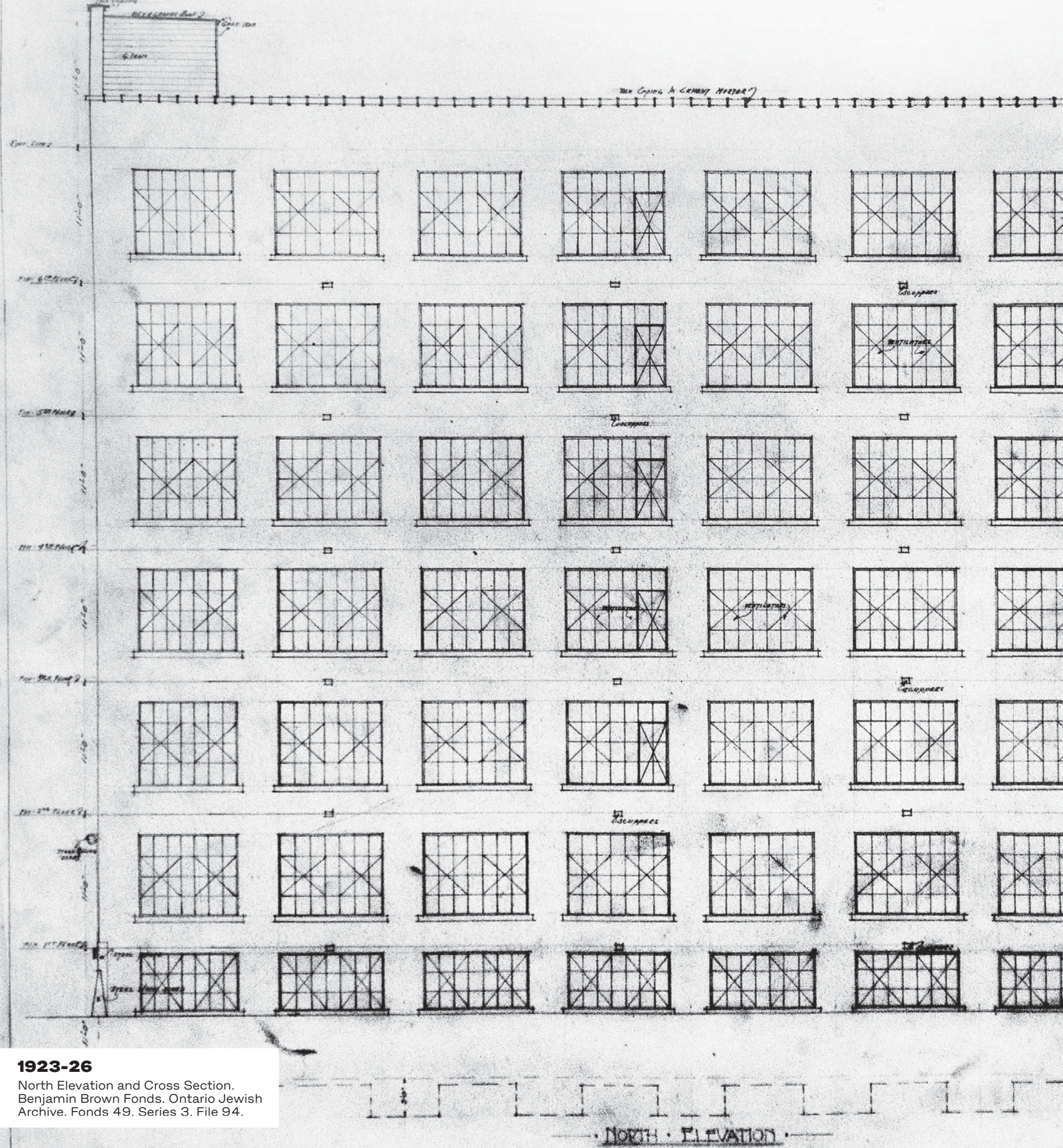
Alt. Building ID	Hillman Building	Built	1923	Present Use	Office	Building Height	23m	Floor-Floor Height	3.5m
Area	King-Spadina	Architect	Benjamin Brown	Heritage Des.	None	Structural Storeys	7	Surface-Volume	0.22
Neighbourhood	Kensington-Chinatown	Original Client	Empire Clothing Mfg.	Property	YAD Investments	Building Footprint	900 GSM	FAR	6.4
Cross Street	Phoebe Street	Original Use	Manufacturing, Warehouse	Redevelopment	-	Floor Area	6,300 GSM	Site Coverage	91%
						Floorplate	25m x 36m		





Notes

- C.R., xxxvii, 25 July 1923, 56; Toronto b.p. 87010, 17 Feb. 1926
- Addition of seventh storey (1926)



1923-26
 North Elevation and Cross Section.
 Benjamin Brown Fonds. Ontario Jewish
 Archive. Fonds 49. Series 3. File 94.



1952
Baldwin Collection of Canadiana.
Toronto Public Library, Digital
Archive. 985-22-1

1922
this street and 129 feet on Sheridan
avenue. It is understood that it is
being sold for \$40,000. The trans-
action has been made by the Char-
tered Trust and Executor Company.

**Warehouse Property Sold
To Empire Clothing Co.**
The block of warehouse property
on the northeast corner of Spadina
avenue and Phoebe street has been
sold to the Empire Clothing Com-

1922
Toronto Real Estate News.
The Globe. December 16,
1922, 24x.



1952
*Empire Clothing Building,
Spadina Ave., north east corner
Phoebe St., Toronto, Ont.*
Baldwin Collection of Canadiana.
Toronto Public Library, Digital
Archive. 985-22-2.

**Day's Building Permits
Reach Considerable
High**
Building permits issued in
City Architect's Department
today amounted to \$154,280.
The largest item was the construction
of a six-story brick factory
basement on the northeast corner
of Spadina avenue and Phoebe
street, at a cost of \$80,000, by the
Empire Clothing Company of John
King Brothers of 6 Neville
Park boulevard are building five

1923
*Day's Building Permits
Issued Reach Considerable
High*
-largest item was the
construction of a six-storey
brick factory-at a cost of
\$80,000
News. The Globe. August
10, 1923, 10.

**Fire on Spadina Avenue
Damages Several Stocks**
Fire of unknown origin broke
out at 9.43 last night in a six-story
brick building at 197 Spadina
Avenue, resulting in loss by fire,
smoke and water. The building
is owned by the Empire Clothing
Company.
The flames were first discovered
on the fourth floor, occupied by the

1924
*Fire of unknown origin broke
out at 9.43 last night in
a six-storey brick building
at 190 Spadina Avenue,
resulting in loss by fire,
smoke, and water.*
News. The Globe. April 24,
1914, 13.

**Accountant Slugged
And \$2,600 Is Taken
By Pair of Robbers**
**Payroll and Cheques Made
Payable to Collector of
Customs Stolen, and
Thugs Elude Pursuers**

1934
*Dashing into the Empire
Building 197 Spadina
Avenue, about 2:30
yesterday afternoon, two
daring thugs sprang upon
Arthur G. Turner, accountant
for Sapera Brothers, on the
sixth floor-*
Article. The Globe. August
27, 1934, 5.

**ROADSTER CHASED
BY EXPRESSMEN**
Dashing into the Empire Building,
197 Spadina Avenue, about 2:30 yes-
terday afternoon, two daring thugs
sprang upon Arthur G. Turner, ac-
countant for Sapera Brothers, on the
sixth floor, and pulled a payroll of



1959
*Advertisement. Etlin Cloak Co.
Limited. The Globe Magazine.
March 14, 1959, 44.*



1959
*Aerial photograph showing an
oblique view of 197 Spadina from
the south.*
Metro Toronto Planning
Department, Air Photos. City
of Toronto Archives. Series 12,
Folder 1959, Item 27.

M. WINTROB & SONS LTD.
260 SPADINA AVE.
**HAND BUTTON SEWER
GOOD WAGES**
Rosemary Garments
197 Spadina Ave.
OPERATORS

1947
Advertisement. Rosmary
Garments. The Globe and
Mail. 1947.

**Scores of Workers
Flee Spadina Fire**
With the disastrous fire Friday
in a garment factory fresh in their
minds, scores of employees yester-

1950
-hastily vacated a six-storey
factory building at 197
Spadina Ave when fire broke
out in the basement.
News. The Globe and Mail.
January 25, 1950.



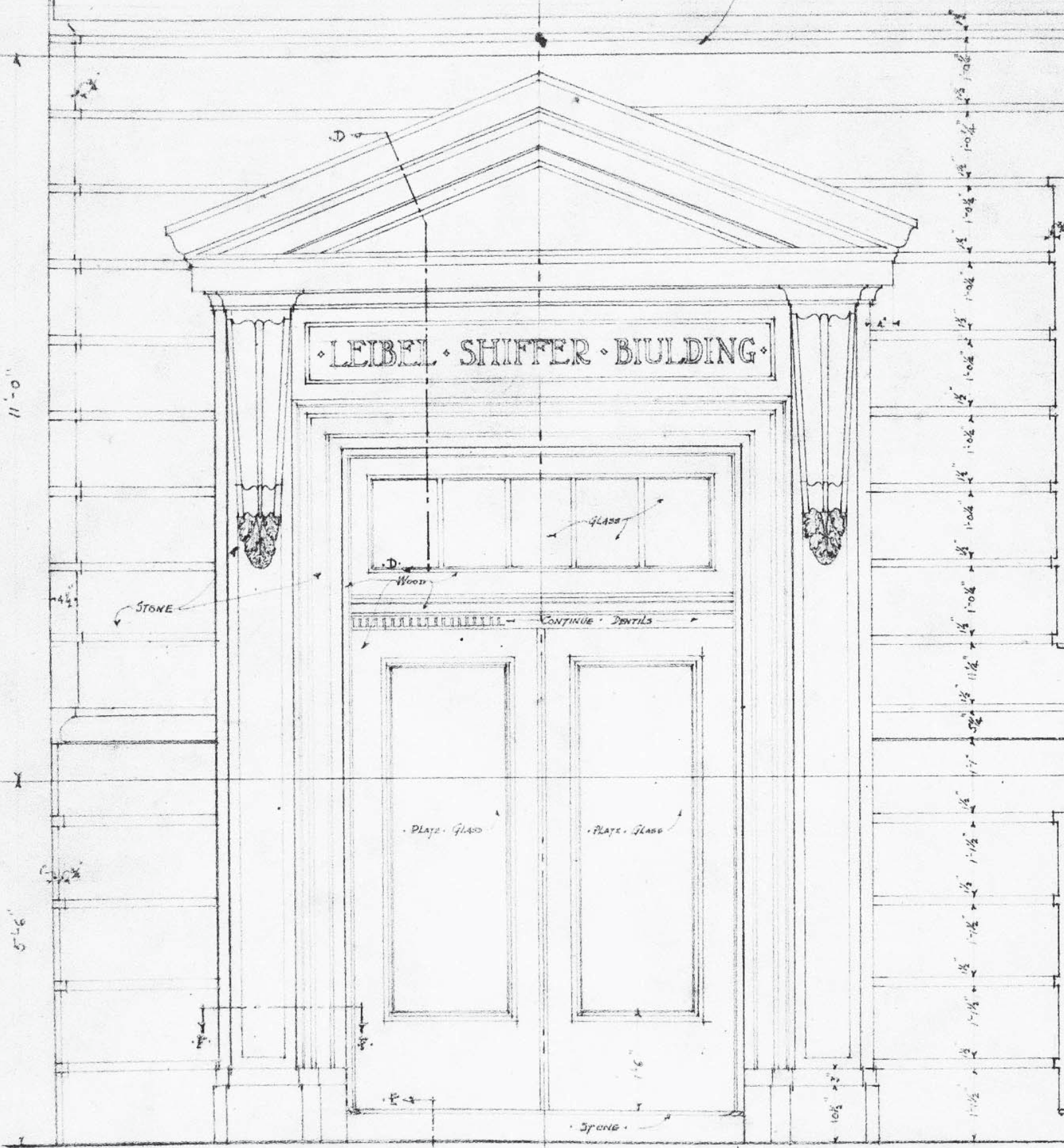
1972
*Corner of Spadina Avenue and
Phoebe Street, looking north-east*
Toronto Planning Board Fonds.
City of Toronto Archives. Fonds
2032, Series 841, File 47, Item
26.

Miracle on Spadina Avenue!
By authorization of Paul Marwick Ltd., Shiffer Hillman's Receiver and Manager
Shiffer Hillman
CANADA'S FINEST SUITMAKER
NOW SELLS DIRECT FROM
THE FACTORY!
A 60 YEAR TRADITION OF QUALITY
Shiffer Hillman
197 Spadina Avenue, Toronto - 368-2301
Hours:
Monday - Wednesday 9:00 a.m. to 6:00 p.m.
Thursday & Friday 9:00 a.m. to 6:00 p.m.
Saturday 10:00 a.m. to 3:00 p.m.

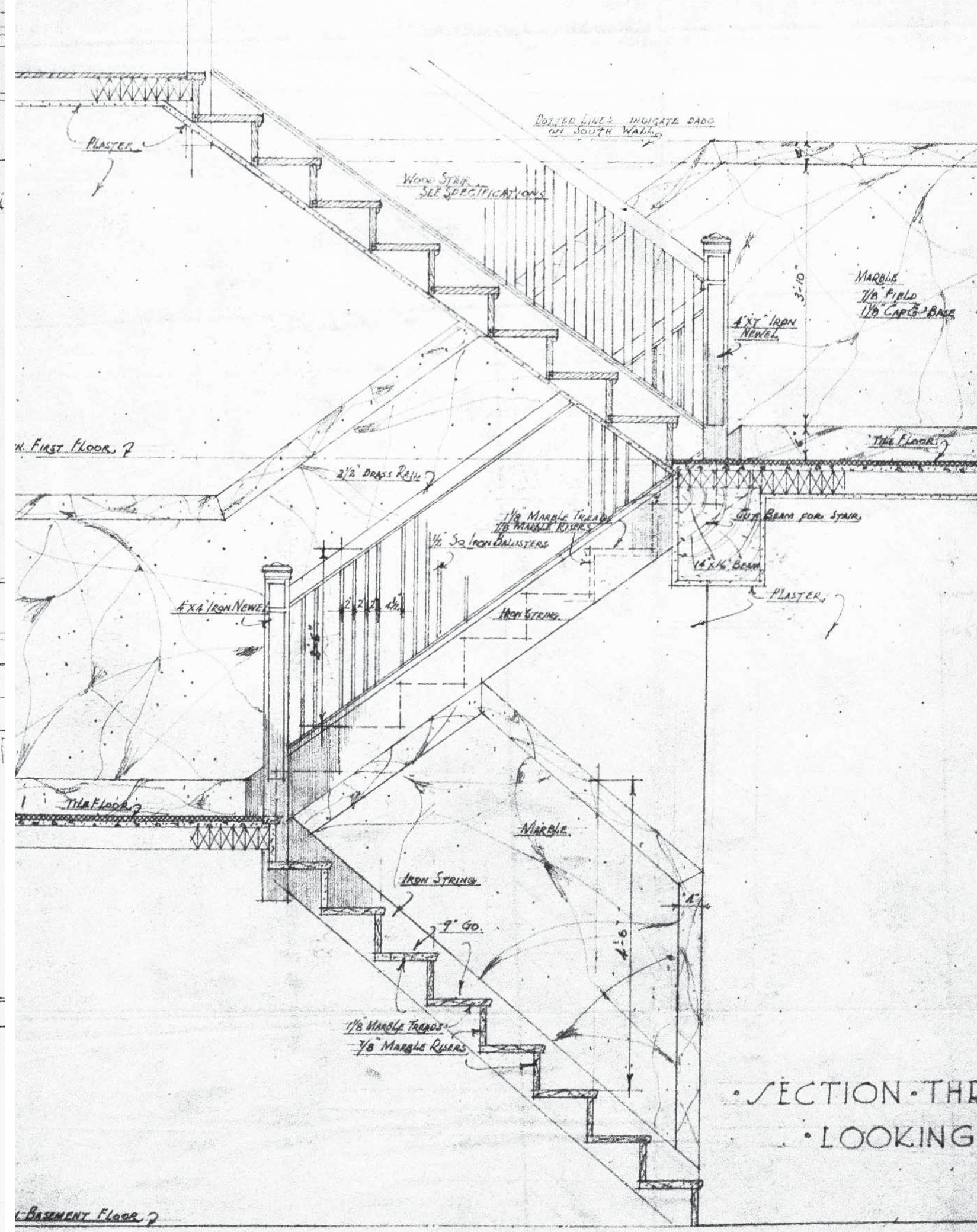
1981
*Miracle on Spadina Avenue -
Canada's finest suitmaker now
sells direct from the factory!*
Advertisement. Shiffer Hillman.
Toronto Star. November 27, 1981,
C6.

504-8453: Metal Arts Guild group exhibit
Photosynthesis closes Sat.
MADE IN CANADA ARTIST COLLECTIVE
(197 Spadina Ave. 597-6702): Recent
sculpture, painting and installation by
Heather Raymont, closing Sat.
MANIFESTUDIO GALLERY (213 Augusta
Ave.) by Ivan Dumit chow chow Sun

1997
*Recent sculpture, painting, and
installation by Heather Raymont,
closing Sat.*
Galleries. Toronto Star. 1997.



ELEVATION OF MAIN ENTRANCE DOORWAY



SECTION THE STAIRS LOOKING NORTH

1923-26
 Additions and alterations to building for the Empire Clothing Company at 197/199 Spadina Avenue
 Elevation of Main Entrance Doorway, Section Thro Stairs Looking North. Benjamin Brown Fonds.
 Ontario Jewish Archive. Fonds 49, Series 3, File 94.

185 Spadina Avenue

Signals Armories

Alt. Building ID IBM Studios
Area King-Spadina
Neighbourhood Kensington-Chinatown
Cross Street Bulwer Street

Built 1917
Architect Herbert Charles Roberts
Original Client W.J. Keens Mfr. Co.
Original Use Manufacturing, Warehouse

Present Use
Heritage Des. Property
Redevelopment

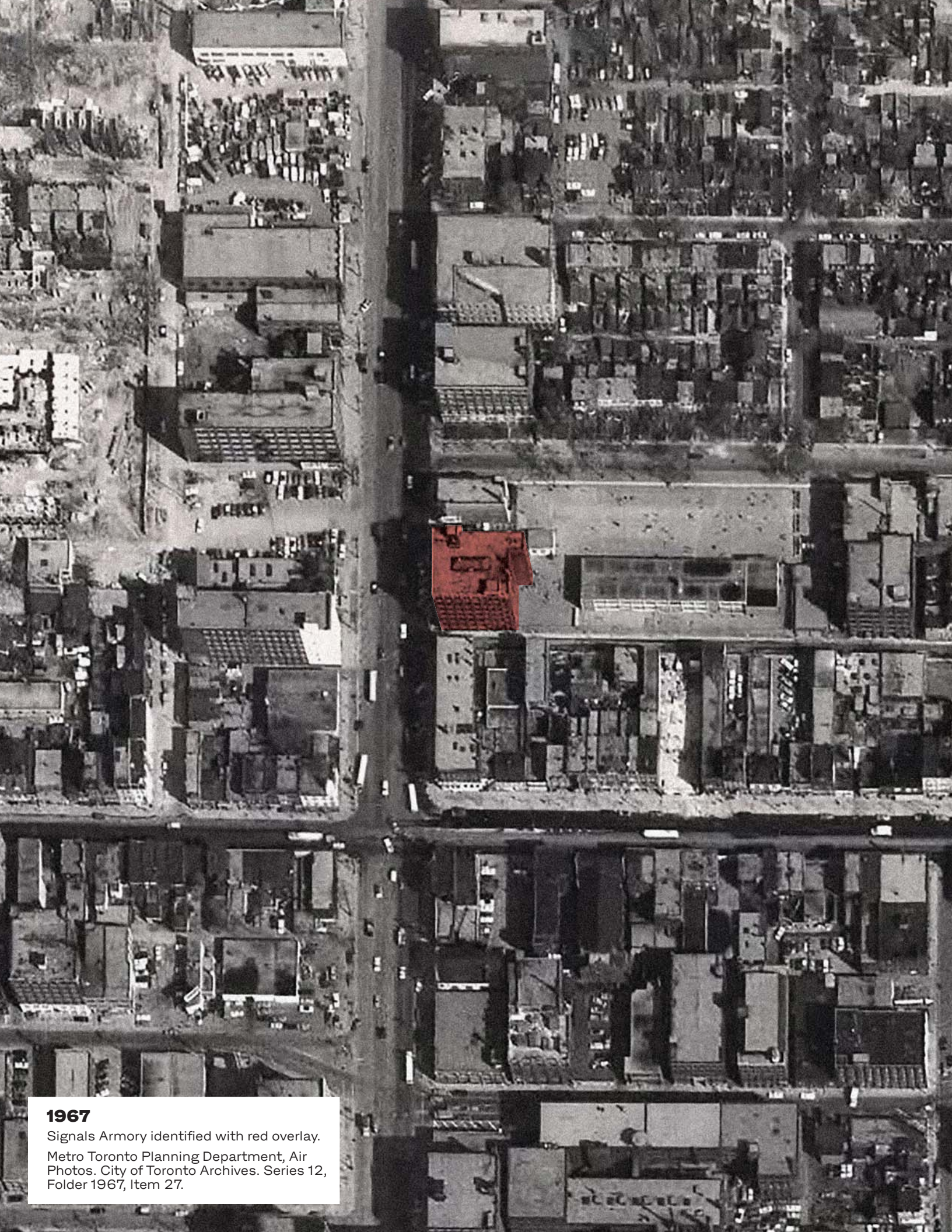
Office None
Allied REIT
WTF (2000s)

Building Height 23m
Structural Storeys 7
Building Footprint 825 GSM
Floor Area 5,775 GSM
Floorplate 26m x 30m

Floor-Floor Height 3.5m
Surface-Volume 0.24
FAR 7.1
Site Coverage 100%







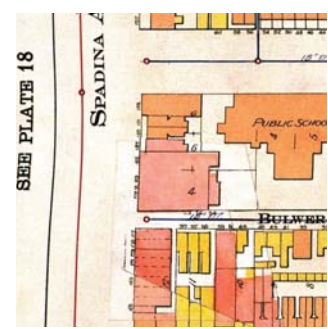
1967
Signals Armory identified with red overlay.
Metro Toronto Planning Department, Air Photos, City of Toronto Archives. Series 12, Folder 1967, Item 27.



1913
Eight houses observed prior to lot consolidation and redevelopment.
Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 8.



1919
Reference to 185 Spadina as the Langlois & Paradis Building.
Advertisement. The Repatriation Committee. The Globe. January 30, 1919.



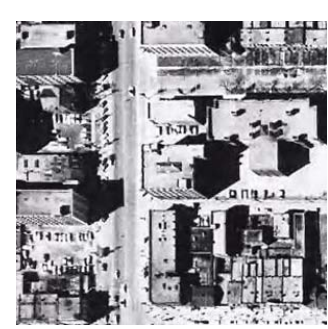
1924
185 Spadina observed adjacent to the Public School on Phoebe Street.
Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 8.



1939
Arrived back at the building on Spadina, the men spent the afternoon on technical instruction, such as equipment and administration, and general lectures on such subjects as co-operation with the air force-
Advertisement. The Repatriation Committee. The Globe and Mail. October 17th, 1939, 12.



1947
The Signals Corps vacating their Spadina armouries.
Advertisement. Ward Price Limited Auctioneers. The Globe and Mail. March 18, 1947, 2.



1956
Aerial photograph of 185 Spadina showing the corner adjacency to the Public School.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 187.

SIGNALS ARMORY



1967
For Sale - 6 storey factory type building and site at 185 Spadina Avenue.
Advertisement. Crown Assets Disposal Corp. The Globe and Mail. April 27, 1927, 29.



1972
Corner of Spadina Avenue and Phoebe Street, looking south-east
Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 47, Item 25.



1995
Executive positions at Greenpeace Canada office - 185 Spadina Ave.
Report on Business - Careers. Greenpeace Canada. The Globe and Mail. April 19, 1995, B21.



1990s
1988 Pontiac Grand Prix and 1992-96 Ford Aerostar parked in front of the stained building.
Urban Design Photographs. City of Toronto Archives. Fonds 200, Series 1465, File 51, Item 75.

Recent Asset Transactions						
GREATER TORONTO AREA						
City	Municipality	Address	% Transferred	Price	Dist. Ft.	
Office	Toronto	185 Spadina Ave.	100%	\$18,500,000	5148	
Retail	Scarborough	1295 Markham Rd.	100%	\$1,336,500	5132	
Retail	Milton	71 Wyming Rd.	100%	\$9,000,000	5162	
Retail	Milton	93 Ontario St. S.	100%	\$21,200,000	5107	
Industrial	Burlington	5479 Harvestor Rd.	100%	\$1,825,000	506	
Apartment	Brampton	1 Leslie St.	100%	\$1,580,000	582.8	
ICI Land	Markham	79 Midvale Plaz.	100%	\$1,200,000	5658	
ICI Land	East Gwillimbury	21114 Yonge St.	100%	\$5,874,000	524.6	
CALGARY						
City <th colspan="2">Section</th> <th>Address</th> <th>% Transferred</th> <th>Price</th> <th>Dist. Ft.</th>	Section		Address	% Transferred	Price	Dist. Ft.
Office	SW Downtown		505 3rd St. SW	50%	\$18,200,000	5148
Retail	SE		1300 9th Ave. SE	100%	\$750,000	5191
Industrial	SE Golden Triangle		4750 30th St. SE	100%	\$1,200,000	5389
Apartment	SE		4610 Roberts Rd. SE	100%	\$5,165,000	558.6
ICI Land	NE Saddleidge		4115 88th Ave. NE	100%	\$500,000	5222.
GREATER VANCOUVER AREA						
City <th colspan="2">Municipality</th> <th>Address</th> <th>% Transferred</th> <th>Price</th> <th>Dist. Ft.</th>	Municipality		Address	% Transferred	Price	Dist. Ft.
Office	Vancouver		664-617 Main St.	100%	\$2,500,000	554
Retail	Vancouver		205-205 East 30th Ave.	100%	\$1,171,000	5778
Retail	North Vancouver		1444 Lansdale Ave.	100%	\$2,000,000	5556

2004
Building sold for \$10,500,000 at \$188 per square foot
Advertisement. RealNet Canada Inc. The Globe and Mail. April 13, 2004, B12.



2018
For Lease - Office Space
Real Estate Listing. spacie.



2019
IBM office, Toronto.
Vasyl Soloshchuk. IBM for Financial Services: Bringing the Best of FinTech to the Cloud. INSART. 2019.

SPADINA AVENUE 159

129 Spadina Avenue

Spadina Building

Alt. Building ID	124 Spadina	Built	1919	Present Use	Office	Building Height	23m	Floor-Floor Height	3.3m
Area	King-Spadina	Architect	-	Heritage Des.	Listed (2017)	Structural Storeys	7	Surface-Volume	0.22
Neighbourhood	Wellington Place	Original Client	-	Property	YAD Investments	Building Footprint	865 GSM	FAR	6.1
Cross Street	Camden Street	Original Use	Manufacturing, Warehouse	Redevelopment	-	Floor Area	6,055 GSM	Site Coverage	87%
						Floorplate	27m x 32m		





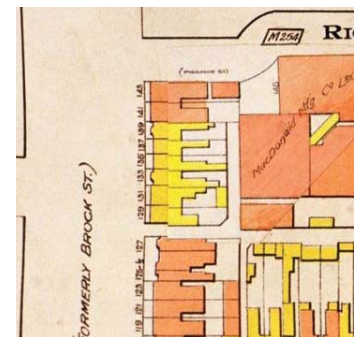
Notes
• Plans for Benjamin Brown's 1930 alterations at the Ontario Jewish Archives



1928

Spadina Avenue, looking north, from Adelaide Street, 2:45 p.m. (Traffic Study Department)

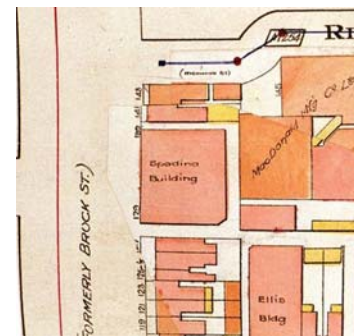
Toronto Transit Commission Fonds. City of Toronto Archives. Fonds 16. Series 71. Item 5985.



1913

Six wooden houses observed prior to lot consolidation and redevelopment of 129.

Goald. Atlas of the City of Toronto, Volume One . 1913, Plate 5.



1924

129 Spadina observed as constructed and labeled as the Spadina Building.

Goald. Atlas of the City of Toronto, Volume One . 1924, Plate 5.

BUTLER & CO.
TRADE AUCTIONEERS
Fur Coats, Skins, Trimmings
Manufacturing Plant
Buick Sedan, 1927
We are instructed by
N. L. MARTIN
Trustee
to sell IN FULL, at the factory, 129 Spadina Ave., Toronto, the stock and equipment belonging to the estate of
A. ENGLANDER & SON
129 Spadina Ave., Toronto
INVENTORIED AT \$33,926.59
Commencing at 10:30 o'clock a.m. on
FRIDAY, JANUARY 11TH

1929

to sell in detail, at the factory, 129 Spadina Ave., Toronto, the stock and equipment belonging to the estate of A. Englander & Sons.

Advertisement. Butler & Co. Trade Auctioneers. The Globe. January 6, 1929, 10.

DR. DANIEL N. HANSEN'S LABORATORY
833 KING ST. W.
Wednesday, Aug. 6, Between 2 and 5 p.m.

1947

Advertisement. Klever Klad Dresses. The Globe and Mail. August 2, 1941, 21.

Experienced Operators
Finishers
ON DRESSES
APPLY
KLEVER KLAB DRESSES
129 SPADINA AVE., TORONTO
LAB TECHNICIAN
BY North Vancouver General Hospital,
North Vancouver, B.C., preferably one
registered with the A.S.C.P., otherwise



1956

Aerial photograph of 129 Spadina adjacent to buildings of similar scale and form.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 187.

Creative AND ACRILAN
present a great new washable reversible...
COLOR ON THE WING!
See These For Enthusiasm!
Creative
SPORTSWEAR CO. 129 SPADINA AVE. TORONTO

1956

Advertisement. Creative Sportswear Co. The Globe Magazine. June 6, 1959, 23.

SEWING PLANT
KLEVER KLAB DRESSES LTD.
TO BE SOLD BY
AUCTION

1962

Advertisement. J. Spadafora & Co. Ltd. The Globe and Mail. June 18, 1962, 38.



1966

Aerial photograph of 129 Spadina adjacent to buildings of similar scale and form.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1966, Item 44.



1972

Corner of Spadina Avenue and Richmond Street, looking south-east

Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 47, Item 34.

Handbag Wholesale
We're Overstocked. You have a once in a lifetime opportunity to buy High Quality Reptile & Leather Bags at up to
70% off retail prices
HANDBAG MANUFACTURER AND IMPORTER
129 Spadina Ave., 2nd floor
Mon.-Fri. 9-5:30 p.m.
Sat. till 3 p.m.

1985

Advertisement. Handbag Manufacturer and Importer. The Globe and Mail. September 12, 1985, E12.



1997

North-west corner of Spadina Avenue and Richmond Street, looking south-east.

Urban Design Photographs. City of Toronto Archives. Fonds 200, Series 1465, File 51, Item 120.

129 SPADINA AVENUE
IDEAL USER OPPORTUNITY

2005

-64,465 Square Foot Vancant Office Building
-Completely Retrofitted
-Building Signage Opportunities
-Principals only please

Business Classified. Ashlar Urban Realty Inc. The Glove and Mail. January 27, 2005, B10.



116 Spadina Avenue

Reading Building

Alt. Building ID 124 Spadina
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Camden Street

Built 1925
Architect Benjamin Brown
Original Client H. Greisman
Original Use Manufacturing,
Warehouse

Present Use Office
Heritage Desig. Listed (2017)
Property WTF Group
Redevelopment -

Building Height 26m
Structural Storeys 8
Building Footprint 729 GSM
Floor Area 5,830 GSM
Floorplate 27m x 27m
Floor-Floor Height 3.5m
Surface-Volume 0.22
FAR 7.9
Site Coverage 98%

Notes

- Toronto b.p. 77115, 12 Jan. 1925
- Forms part of Brown's collection of buildings at Spadina Ave and Adelaide St W



READING BUILDING

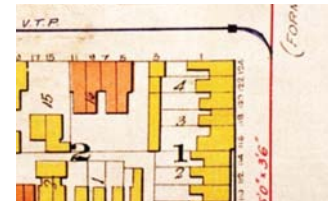
1960

Gordon Mendly. Ontario Jewish Archive. Fonds 18. Series 3. File 53.



1965

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1965, Item 63.



1924

Site observed as still occupied by wooden buildings in 1924.

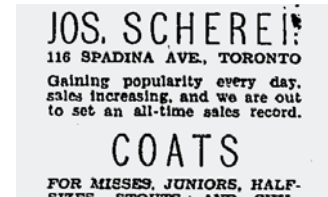
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 18.



1929

-fire broke out in the upper floors of the seven-storey Reading Building at 116-124 Spadina Avenue, at Camden Street.

It was found that much of the damage had been caused by water. City News. The Globe. April 15, 1929, 1.



1934

Cloaks. Buyers' Guide: Wholesale Only-Manufacturers to the Trade. The Globe. October 15, 1934, 17.



1950

116 Spadina Avenue: Reading Building, Max Haber, 1st floor, 70 employees, 1 means of exit, showing front entrance on street.

Toronto Fire Dept. fire prevention photographs. City of Toronto Archives. Fonds 200, Series 2513, File 145.



1959

Nu-Mode Dress Co Ltd, 116 Spadina Ave, Toronto.

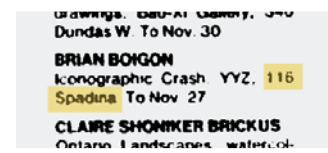
Advertisement. Nu-Mode. The Globe and Mail. June 20, 1959, A4.



1972

Corner of Spadina Avenue and Camden Street, looking south-west.

Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 63, Item 3.



1982

Brian Boigon, Iconographic Crash at the YYZ gallery.

Art Calander, Downtown. The Globe and Mail. November 20, 1982, E9.



1985

Calling all art-dealers. If you're looking for a first-rate contemporary Canadian sculptor, get to the YYZ Gallery, 116 Spadina Ave to see - Shirley Yanover

The Sunday Star. March 31, 1985, G2.



1991

The Reading Building on the corner of Spadina and Camden adjacent to Tower Building.

Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2403, Series 2573, File 839.



1993

Milano Leather Fashions, 116 Spadina Avenue - ironing board Peter MacCallum Fonds. City of Toronto Archives. Fonds 1581, Series 466, Item 37



Milano Leather Fashions showroom, 116 Spadina Avenue Peter MacCallum Fonds. City of Toronto Archives. Fonds 1581, Series 466, Item 38



1998

Rear of Reading Building Toronto (Ont.). Planning and Development Dept. City of Toronto Archives. Series 1465, File 51, Item 42.



2001

Leather & sheepskin coats and jackets - free matching gloves or mitts with purchase over \$200.

Advertisement. T.O. Leather Fashions. Globe Television, The Globe and Mail. September 24, 2001, 49.

93-99 Spadina Avenue

A.E. Rae Building

Alt. Building ID Holiday Building, 93 Spadina Avenue
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Oxley Street

Built 1906
Architect -
Original Client -
Original Use Warehouse, Office
Present Use Office
Heritage Desig. Listed (2017)
Property Allied
Redevelopment Addition (2003)

Building Height 25m
Structural Storeys 7
Building Footprint 814 ^{GSM}
Floor Area 5,698 ^{GSM}
Floorplate 3.8m
Floor-Floor Height 22m x 37m
Surface-Volume 0.23
FAR 6.9
Site Coverage 100%

Notes

- Two storey addition on top by Smycorp and David Chard (2003)





A.E. RAE BUILDING

US ALADA

CEYLON TEA
 ALL WHO HAVE ONCE TASTED IT.
 WILL CONVERT YOU.
 5c, 30c, 40c, 50c and 60c Per Lb. AT ALL GROCERS.

GERHARD TITZMAN PIANO

the stage of perfection reached in the piano building, and is to-day recognized as the modern measure of quality.

ard Heintzman

LIMITED
 E ST. TORONTO.
 Salesrooms: 127 King Street E.

TENAY VALLEY FRUIT LANDS

Illustrated Book in Press. Sent FREE on request. Order now.

owling, Soil, Climate, Water, Profit, Market, Labor, Orchard, Government Reports, etc., etc.

Buy Until You Have Seen Our Book.

sher-Hamilton Co.

ndown Bldg., Winnipeg.

WRITE CARBOLITE CARBOLINEUM COMPANY (LIMITED), TORONTO

Illustrated Booklet and Instructions for Use of

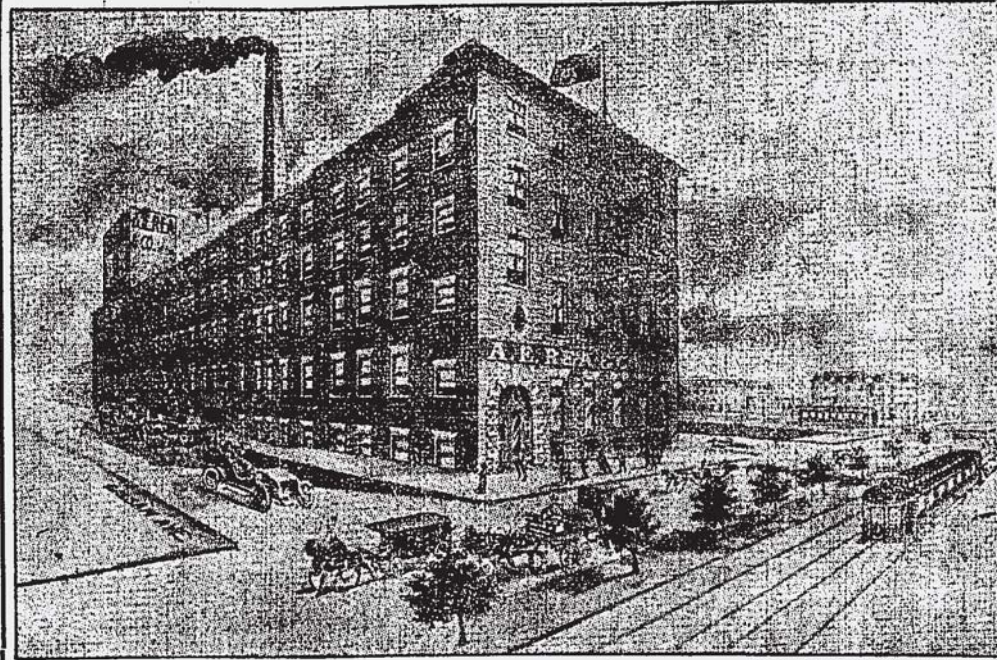
THE IDEAL

1906
 Artistic representation of 93-99 Spadina that embellishes the scale of the building.

Advertisement. A. E. Rea & Co. Limited. The Globe Toronto. June 14, 1906, 12.

Ties, poles, Brick, Street Paving, Sidewalks, Garages, Vessel, Boat Decks, Courtyards, Factory Flooring, Basin, Beam, Mill Yards, Deck Pile.

NOTICE TO THE TRADE



Ready With Fall Lines

Our preparations for Fall have been on a larger scale than ever before, with a range of novelties supreme in their excellence and positively without equal in this market. We throw down the gauntlet, of style and value, to the entire trade, having the best showing we ever had of

- Silk Waists and Suits
- Fancy Collars and Belts
- Silk and Sateen Underskirts
- Val. Laces and Swiss Embroideries
- Fancy Ruchings and Pleatings

The distinctive feature about this business is that we originate styles in ladies' wear, and have unusual facilities for doing things right. Specialization is one of our strong points, and the dry goods trade can depend on "something different" here, with such perfection in style and finish one seldom sees at popular prices. All we ask is a chance to make comparisons. Buyers will quickly believe the evidence of their own eyes.

A. E. REA & CO., Limited

93 to 99 Spadina Avenue, - - TORONTO.

tions in the way of toboggan slides a skating rink. the shooting contest between the infantry regiments in camp for the Govan Laybourn cups the following scores made:—28th Regiment, 2,180 points; 2,737; 28th, 1,863. These cups will be competed for by regiments of the 2nd Infantry Brigade during the second camp.

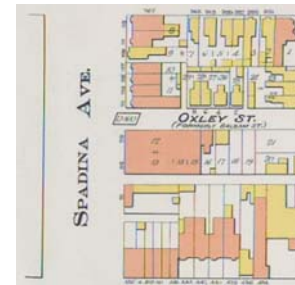
This Will Interest Many.

W. Parkhurst, the Boston publisher, says that if any one afflicted with rheumatism in any form, or neuralgia, will send their address to him at 804-24 Carney building, Boston, Mass., he will

COBALT

SEND FOR PAMPHLET CONCERNING
The Buffalo Mines Limited

A PRODUCING and SHIPPING mine in the heart of the Cobalt mining camp.



A Small Blaze, but Heavy Water Damage

Water from the sprinkler system flooding the building on Saturday when one of the sprinkler heads burst from the heat of a small blaze which had broken out on the third story, resulted in \$25,000 damage being done to the contents of the Rea Building, 93-99 Spadina avenue. The fire, which was of unknown origin, broke out in a rubbish pile on the third story and the heat started the sprinklers. Before the firemen arrived to turn off the water it had soaked through the floors below and badly damaged the goods, chiefly whitewear. The firms in the building are: F. H. Birmingham & Company, neckwear manufacturers; Dresses, Ltd., Alexander Sanderson Printing Company, Ltd., and the Maxwell Company, Ltd., waist manufacturers. Weston's bakery, 420 Bathurst street, also suffered from fire to the extent of \$1,500.

AUCTION SALES. Suckling & Co.

We are instructed by the Insurance Companies interested to sell by auction, in lots to suit the Trade, at our SALESROOM, 76 Wellington Street West, Toronto

ON - Wednesday, January 31st Commencing at 10 o'clock a.m.

THE SALVAGE
 Caused by the **SPRINKLERS**
 At the FACTORY of the **DRESSES LTD.**
 93-99 Spadina Avenue
 Amounting to about **\$150,000**



Firehalls Are Emptied

All firehalls in the central city area were empty for a time last evening, while blazes were fought in the new Customs House at the foot of Yonge Street, and in a building at 93-99 Spadina Avenue. The Customs House outbreak proved a minor affair in some scaffolding on the fourth floor, and was quelled by chemicals. The Spadina Avenue fire had been almost overcome by sprinklers when the reels arrived. It was on the premises of Dresses, Limited, on the street floor, and had started in a waste-paper

1910
 Building observed as constructed to midway down Oxley Street.
 Goad. Atlas of the City of Toronto, Volume One. 1910, Plate 5.

1917
The fire, which was of unknown origin, broke out in a rubbish pile on the third storey and the heated started the sprinklers. - Before the firemen arrived to turn off the water it had soaked through the floors below and badly damaged the goods, chiefly whitewear.
 The Globe. January 22, 1917, 8.

-insurance companies interested to sell by auction, in lots to suite the Trade, at our salesroom - the salvage caused by the sprinklers at the factory of the Dresses Ltd. 93-99 Spadina Avenue.

Auction Sales. Suckling & Co. The Globe. January 25, 1917, 13.

1923
Spadina South to Adelaide in the middle of the track allowance in the blvd. on Spadina.

Toronto Transit Commission Fonds. City of Toronto Archives. Fonds 16, Series 71, Item 2329.

1930
The Spadina Avenue fire had been almost overcome by sprinklers when the reels arrived. It was on the premises of Dresses Limited, on the street floor, and had started in a waste-paper press.

City News. The Globe. July 31, 1930.



1959
 Advertisement. Holiday Knitwear. The Globe Magazine. August 1, 1959, 43.



1972
 Corner of Spadina Avenue and Oxley Street, looking east
 Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 63, Item 10.



1975
 Bus stop at Spadina and Adelaide with 93-99 Spadina in the background with Holiday Knitwear advertisement on the side.
 [between 1975 and 1983]
 City of Toronto Archives. Fonds 200, Series 1465, File 752, Item 2.

AUCTION SALE SEWING PLANT, 60,000 YDS. TEXTILES

Wednesday, October 16, 1991 - 11:00 a.m.
 93 Spadina Ave. 2nd floor (Holiday Bldg.) Toronto (near King S YDS: Large lot of Wools, Nylon, Polyesters, Gabardine, Terry

1991
 Commercial Auctions. The Globe and Mail. October 14, 1991, A9.



2001
 Carefully restored the building - [and] added two floors of office space.
 99 Spadina, Development. Chard Development Ltd. Accessed 2024.

Commercial Real Estate

Recent Asset Transactions		The Exact Space You Want	
Address	Price	Address	Price
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000
100 King St. W.	\$12,500,000	100 King St. W.	\$12,500,000

2003
 Sold for \$10,775,000 at \$207/SF.
 Advertisement. RealNet Canada Inc. The Globe and Mail. October 14, 2003.

80-82 Spadina Avenue

W. J. Gage Building

Alt. Building ID Gage Building
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Adelaide St W

Built 1905
Architect C. J. Gibson
Original Client William J. Gage
Original Use Manufacturing, Warehouse

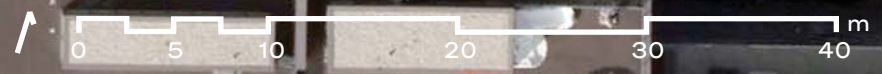
Present Use
Heritage Des. Property
Redevelopment

Office, Retail
Listed (2005)
Allied
-

Building Height 20m
Structural Storeys 5
Building Footprint 1,950 GSM
Floor Area 9,750 GSM
Floorplate 33m x 59m

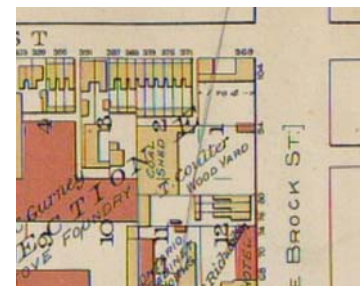
Floor-Floor Height 4.4m
Surface-Volume 0.19
FAR 4.3
Site Coverage 86%



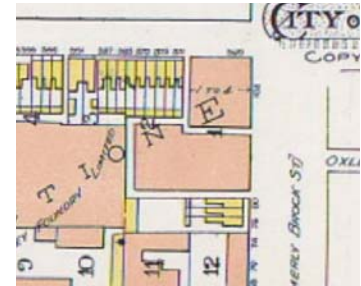




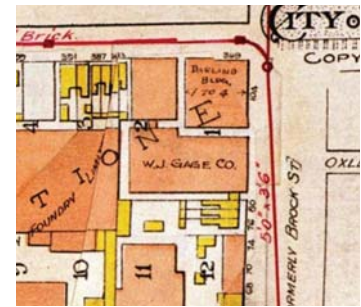
1983
Hybrid construction observed with a steel lintel at the window head.
Peter MacCallum Fonds. City of Toronto Archives. Fonds 1581. Series 466. Item 19.



1893
Site observed as for commercial wood yard and coal shed use.
Goad. Atlas of the City of Toronto, Volume One . 1910, Plate 19.



1910
80-82 Spadina developed with lane access provided on all sides.
Goad. Atlas of the City of Toronto, Volume One . 1910, Plate 19.



1924
80-82 Spadina observed as connected with the newly constructed 379 Adelaide Street West.
Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 19.



1928
West side Spadina Avenue, King to Adelaide streets - asphalt and bitulithic pavement.
Dept. of Public Works Photographs. City of Toronto Archives. Fonds 200, Series 372, Subseries 58, Item 1203.



1949
Fireman - About 50 years of age, to care for heating boiler as well as odd jobs, including 4 hours watchman's shift on Sundays.
Advertisements. W.J. Gage & Co. Ltd. The Globe and Mail. March 29, 1949, 27.



1954
82 Spadina in the middle of the photograph with Gage prominently painted on the corner pier.
Salmon, James V. Baldwin Collection of Canadiana. Toronto Public Library. PICTURES-R-5623.

W. J. GAGE BUILDING



1973
Silently adds, subtracts, multiples, divides.
Advertisement. Albert White. The Globe and Mail. May 25, 1973, 2.



1975
West side of Spadina Avenue, north of Oxley Street
[between 1975 and 1983]
City of Toronto Archives. Fonds 200, Series 1465, File 752, Item 5.



1983
For lowest factory prices and free delivery on futons in Toronto-
Advertisement. Futon & Duvet Co. Broadcast Week Magazine - The Globe and Mail Weekend Edition. June 11, 1983, 65.



1991
Toronto Historical Board Fonds. City of Toronto Archives. Fonds 2043, Series 2573, File 837.



1992
J.B. Clothes, 80 Spadina Avenue.
Peter MacCallum Fonds. City of Toronto Archives. Fonds 1581, Series 466, Item 30.

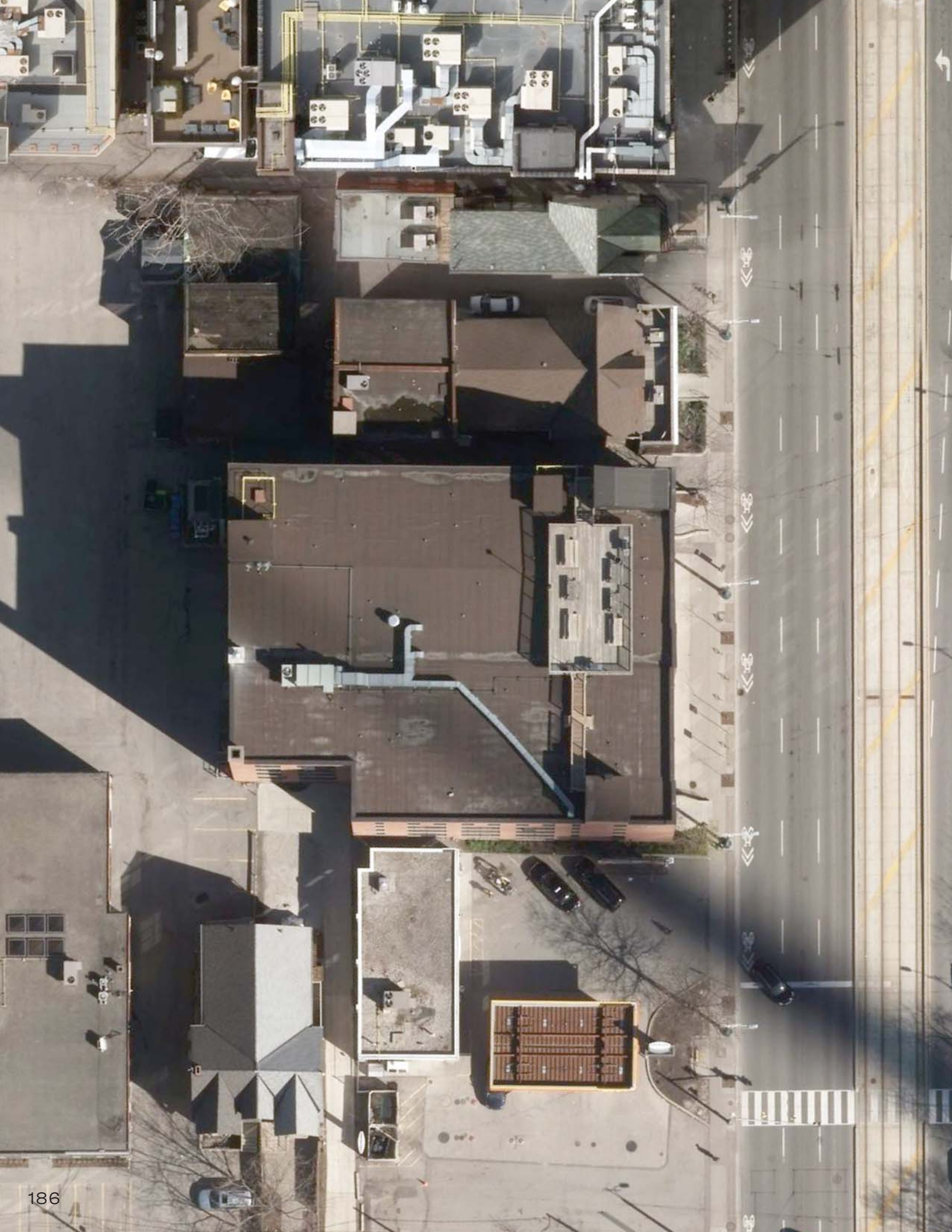
SPADINA AVENUE 183

40-46 Spadina Avenue

Business Systems Building

Alt. Building ID	Systems Building	Built	1907	Present Use	Office	Building Height	18m	Floor-Floor Height	3.6m
Area	King-Spadina	Architect	Burke, Horwood and White	Heritage Des.	Listed (2016)	Structural Storeys	5	Surface-Volume	0.25
Neighbourhood	Wellington Place	Original Client	Business Systems Ltd.	Property	Capital Buildings	Building Footprint	1,050 GSM	FAR	3.0
Cross Street	Wellington St W	Original Use	Manufacturing, Warehouse, Institutional	Redevelopment	OPA + Rezoning (2022)	Floor Area	5,250 GSM	Site Coverage	-
					Wallman Architects	Floorplate	33m x 59m		





Notes

- Built in a series of phases/additions
- Irregular lot shape
- 2022 - 28 storey tower proposal by Wallman Architects currently being reviewed by the City



1941
 Construction of phase two observed with the new three storey southern addition.
 Dept. of Public Works Photographs. City of Toronto Archives. Fonds 200, Series 372. Subseries 33. Item 754.



1905
 One single larger Spadina estate house observed on the Business Systems Building site prior to re-development.
 Goad. Atlas of the City of Toronto, Volume One . 1910, Plate 19.

THE ONE OPPORTUNITY OF A LIFETIME

Once in a lifetime OPPORTUNITY knocks at the door of every human being, and if not at once grasped passes on, never to return. It is the opportunity to their future advancement and success that opportunity, thoughtfully, to deliberately allow it to pass by, is the only means of giving a complete course of Modern Loose Leaf Accounting in the system of today, and from present prospects will be the system of the future. Every young man, every young woman of business ability, every young man, every young woman of business ability, should have a complete course of Modern Loose Leaf Accounting in the system of today, and from present prospects will be the system of the future. Every young man, every young woman of business ability, should have a complete course of Modern Loose Leaf Accounting in the system of today, and from present prospects will be the system of the future. Every young man, every young woman of business ability, should have a complete course of Modern Loose Leaf Accounting in the system of today, and from present prospects will be the system of the future.

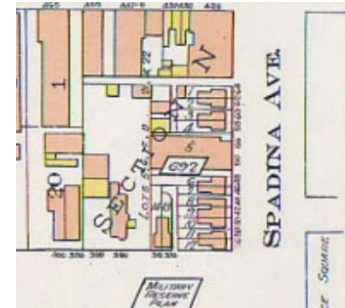
OUR PROPOSITION

In our new rooms in the new Systems Building we can accommodate two hundred energetic, ambitious students. Open to a new school, we know it is human nature, and know how suspiciously new things are looked upon until they have been tested. Our testing time has come. We do not fear results. We will meet you half way. To the next hundred who register we will give a bonus as follows:

To those who register for six months day classes, paying fees in full therefor, according to our regular schedule, we will give as a bonus three months' tuition extra, or nine months in all. To those who register for three months day classes, paying fees therefor, we will give as a bonus six months' tuition extra, or four months in all. If you would be one of the two hundred start now.

Address—
Business Systems Commercial School, Limited,
 46-52 Spadina Ave., Toronto, Canada
 T. F. WRIGHT, Principal.

1907
 Business Systems Commercial School, strictly the first school, decidedly the only school giving a complete course of Modern Loose Leaf Accounting.
 -In our new rooms in the new Systems Building we can at once accommodate two hundred energetic, ambitious students.
 Advertisement. Business Systems Commercial School, Limited. The Globe. September 21, 1907, 14.



1910
 Phase one of the Business Systems building observed on the fire insurance plan of 1910.
 Goad. Atlas of the City of Toronto, Volume One . 1910, Plate 19.



1913
 Phase one of construction visible through the trees across Clarence Park.
 City of Toronto Archives. Fonds 200, Series 372, Subseries 52, Item 198.



1949
 Photograph up Spadina Ave with the Business Systems School pictured on the left.
 City of Toronto Archives. Fonds 200, Series 1465, File 119, Item 125.



1950
 Aerial image showing 40-46 Spadina Ave adjacent to houses to the north and south.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1950, Item 22b.



1967
 Aerial photograph showing the parapet line between the two phases of construction.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 27.

PROOF READER LINOTYPE OPERATORS

REQUIRED for night work in a progressive advertising typographic plant. Above average security program. LINO COMP. 46 SPADINA AVE.

OLDER men, active, good health, with mechanical experience, for night optical work. Pay according to experience. III

1967
 Proof reader linotype operators required for night work in a progressive advertising typographic plant.
 Advertisement. Lino Comp. The Globe and Mail. May 2, 1967, 43.



1972
 Photograph showing the new-adjacent Shell gas station on the Corner of Spadina Ave and Wellington St
 Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 63, Item 17.



1972
 Front and Wellington streets, looking west from Spadina Avenue.
 [between 1980 and 1990]
 City of Toronto Archives. Fonds 200, Series 1465, File 395, Item 19.



1991
 Status: rec. for listing 1991; deferred til 92.
 City of Toronto Archives. Fonds 2043, Series 2573, File 835.

REVIEW IN BRIEF

DANCE / Choreographer Martine O'Leary presents Digita, at Dama Straight, 46 Spadina Ave., 3rd floor, through Sunday.

Taking steps to show it's a jungle out there

CHOREOGRAPHER Martine O'Leary mounts this work. A Toronto premiere, after reading about Dian Fossey, the American naturalist whose work with giant mountain primates in Rwanda was also the inspiration behind the film Gorilla in the Mist. But unlike Hollywood, which glamorized Fossey's life by casting Sigourney Weaver in the lead role, O'Leary exposes the underbelly of Fossey's mission, in particular the vio-

1995
 Choreographer Martine O'Leary presents Digita, at Dama Straight, 46 Spadina Ave.
 Deirdre Kelly. Article. The Globe and Mail. January 27, 1995, E8.



2022
 [Proposed] redevelopment of the site with a 30-storey mixed-use building with retail at-grade along Spadina Avenue and 550 dwelling units above.
 East Elevation. Wallman Architects. Supporting Documentation, City of Toronto Official Plan and Zoning By-law Amendment Application. July, 2022, 1/A.4.02.

OC

**Kirng
street
west**

590 King Street West

Canadian Kodak Building

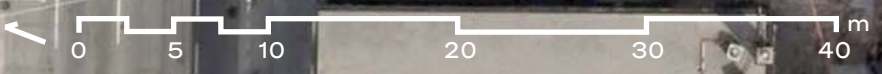
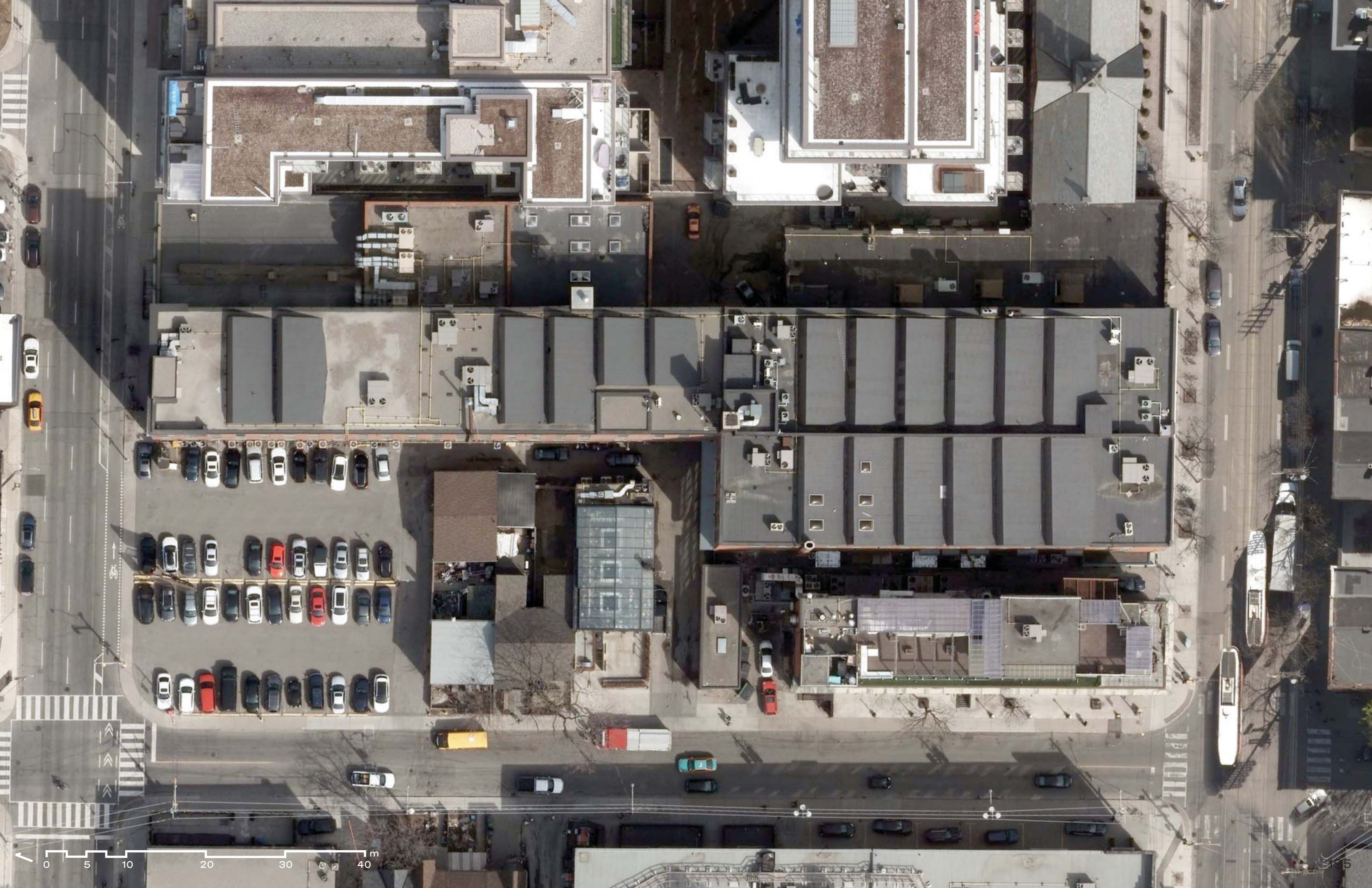
Alt. Building ID	Toronto Terminal Warehouse	Built	1901	Present Use	Office, Retail	Building Height	20m	Floor-Floor Height	3.3m
	King Adelaide Centre	Architect	Chadwick and Beckett	Heritage Des.	Designated (2020)	Structural Storeys	7	Surface-Volume	0.21
Area	King-Spadina	Original Client	Canadian Kodak Co.	Property	YAD Investments	Building Footprint	865 GSM	FAR	6.1
Neighbourhood	Wellington Place	Original Use	Manufacturing, Warehouse	Redevelopment	In Development	Floor Area	6,055 GSM	Site Coverage	87%
Cross Street	Portland Street				KFA Architects (2022)	Floorplate	27m x 32m		



Notes

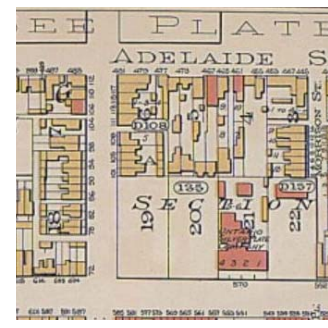
- Toronto b.p. 79, 14 Nov. 1901
- Proposed alterations for the property at 582 King Street West, including 590 and 592 King Street West and 471 and 473 Adelaide Street West (2020)







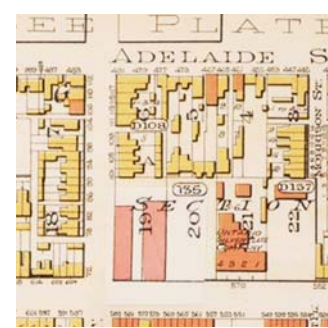
1909-1917
King Street premises, 588 King Street West, Toronto, frontal view, 1901-1917.
 Toronto Metropolitan University Archives & Special Collections. 2005.001.3.260.004.



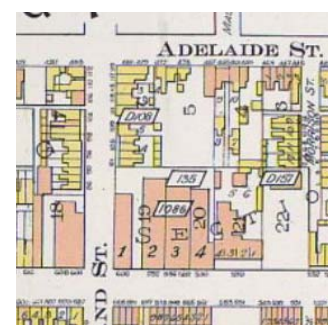
1899
 Fire insurance plan showing first phase sites as vacant.
 Goad. Atlas of the City of Toronto, Volume One . 1899, Plate 19.



1901
 Permit granted to Mr. Canadian Kodak Co. To erect a four storey stone + brick factory. Near Portland St on King St.
 Cost of Building \$30,000.00
 Building Permit No. 79. Intention to Designate, Ontario Heritage Act - 582 King Street West. Heritage Preservation Services, City of Toronto. 2020.



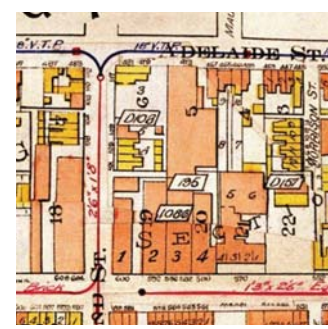
1903
 Fire insurance plan showing the first phase of development on lots 590-592 King St W with a substantial lane shared with the corner building.
 Goad. Atlas of the City of Toronto, Volume One . 1903, Plate 19.



1910
 Fire insurance plan showing the second phase of development on lots 582-586 King St W.
 Goad. Atlas of the City of Toronto, Volume One . 1910, Plate 19.



1920s
 473 Adelaide Street West, 1920s
 Figure. Heritage Impact Assessment, 590 King Street West & 471-473 Adelaide Street West, GBCA Architects. 2017.



1924
 Fire insurance plan showing 473 Adelaide St W constructed north of and adjacent to 590 King.
 Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 19.



1920s
 582-592 King Street West, 1920s
 Figure. Heritage Impact Assessment, 590 King Street West & 471-473 Adelaide Street West, GBCA Architects. 2017.



1926
 View of 473 Adelaide pictured with water towers visible atop 473 and the adjacent 590 King St W.
 Toronto Metropolitan University Archives & Special Collections. 2005.001.3.260.012.



1927
 -the old terminal warehouse buildings, two of which front on King street west, and the third on Adelaide street. Recently owned by the Canadian Kodak Company Limited, they have just been purchased by Ontario Silk Knit Limited for \$250,000.
 Big Deal on King Street. The Toronto Daily Star. December 9, 1927, 8.



1967
 Aerial photograph showing the saw tooth roof across the three rooftops.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 27.



1973
 1973 photograph showing the alterations undertaken by Silknit which relocated the door, removed the original door and many of the decorative stone elements.
 Figure 23. Intention to Designate, Ontario Heritage Act - 582 King Street West. Heritage Preservation Services. City of Toronto Archives.



2017
 King + Adelaide Centre
 A000 Coverage, Appendix I Development Drawings and Shadow Studies. 590 King Street West & 471-473 Adelaide Street West - Heritage Impact Assessment KFA architects + planners inc. 2017.

500-522 King St W

Gurney Stove Works

Alt. Building ID Gurney's Stove Foundry
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Brant Street

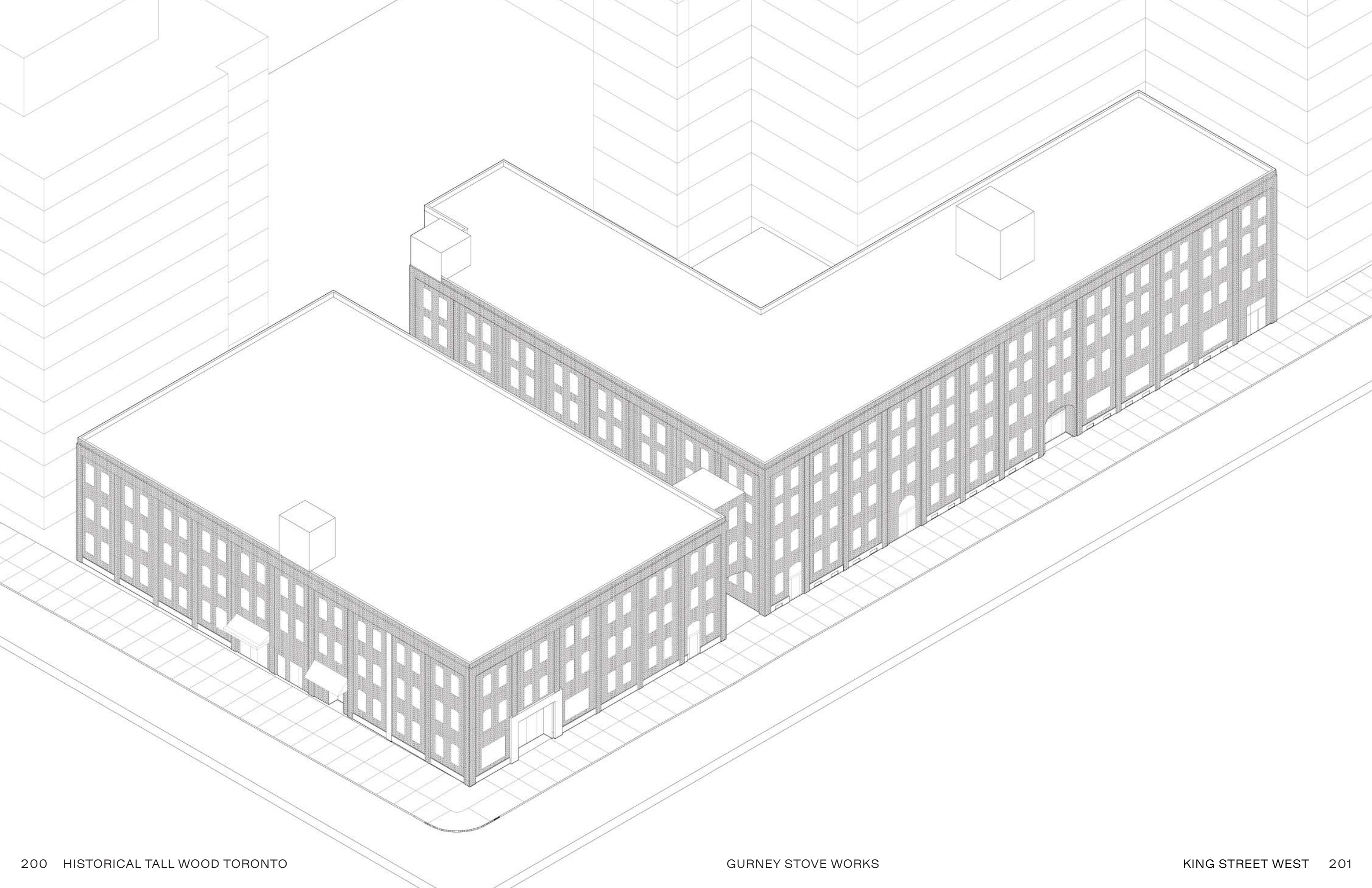
Built 1870
Architect Harper and Son
Jamieson and Carroll
Original Client E.C. Gurney & Co.
Original Use Manufacturing, Warehouse
Present Use Office, Retail
Heritage Desig. Listed (2001)
Property Allied
Redevelopment -

Building Height 15m
Structural Storeys 5
Building Footprint 2,990 GSM
Floor Area 14,950 GSM
Floorplate 3.5m
Floor-Floor Height 16m x 60m L
Surface-Volume 0.38
FAR 2.0
Site Coverage 40%

Notes

- Calculations for 15m Building
- Site Coverage includes 12m building
- Two remaining building from Gurney complex
- Four storey building to east = 15m
- Three storey building to west = 12m
- Redevelopment in 2000/2001







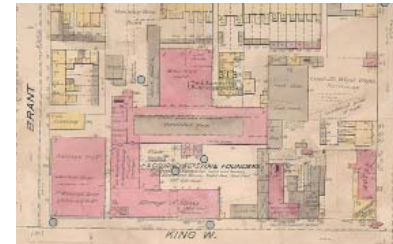
0 5 10 20 30 40 m



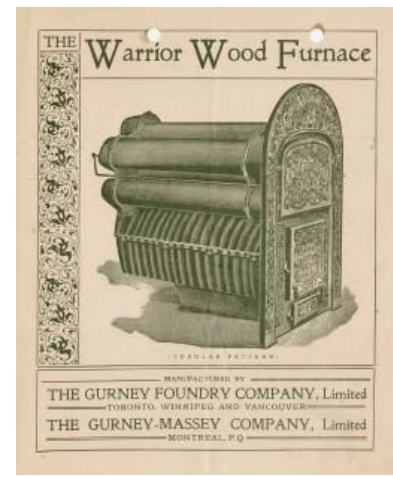
1927
King Street looking north west from Spadina Avenue.
Toronto Transit Commission Fonds. City of Toronto Archives. Fonds 16, Series 71. Item 4812.



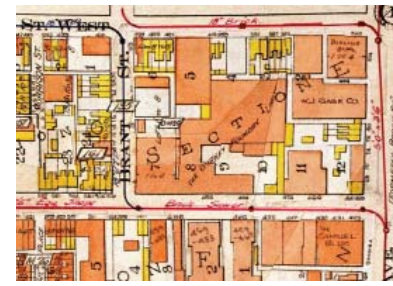
1870
Gurney (E. & C.) Stove Manufacturers, factory, King Street West, north side, between Brant St. & Spadina Avenue
Baldwin Collection of Canadiana. Toronto Public Library. PICTURES-R-6472.



1889
1889 insurance plan showing detailed layout of the Gurney facility.
Goad. Insurance Plan of the City of Toronto, Volume One. 1889, Plate 61.



1900
The Warrior Wood Furnace - Manufactured by The Gurney Foundry Company, Limited, Toronto, Winnipeg and Vancouver.
Baldwin Collection of Canadiana. Toronto Public Library. CA-1900-WARRIOR-SB.



1924
Fire insurance plan showing the Gurney Factory prior to surrounding commercial development along Adelaide and Spadina.
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 19.



1956
Aerial photograph showing the Gurney Stove Works block prior to demolition of the low-rise portion.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 187.



1992
Aerial photograph showing the Gurney Stove Works block prior to redevelopment.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1992, Item 50g.



2005
Construction on 19 & 23 Brant Street, north of the Gurney Stove Works.
2005 Orthoimagery, Toronto Maps. Geospatial Competency Centre. City of Toronto Survey and Mapping Services.



2009
19 & 23 Brant Street residential buildings with adjoining court observed as complete.
2009 Orthoimagery, Toronto Maps. Geospatial Competency Centre. City of Toronto Survey and Mapping Services.



Corner view of King Street West and Brant Street with the newly constructed 19 Brant St visible behind.
Google, "Streetview," digital images. Google Maps. 2009.



2012
Aerial imagery showing 399 Adelaide under construction and 478 King completed.
2012 Orthoimagery, Toronto Maps. Geospatial Competency Centre. City of Toronto Survey and Mapping Services.



2014
Aerial imagery showing the mid block courtyard as being fully enclosed.
2012 Orthoimagery, Toronto Maps. Geospatial Competency Centre. City of Toronto Survey and Mapping Services.



Corner view of King Street West and Brant Street with the public realm corner activated with an outdoor patio.
Google, "Streetview," digital images. Google Maps. 2014.

489 King St W

Hart Building

Alt. Building ID	KING Toronto R G Long & Co.
Area	King-Spadina
Neighbourhood	Wellington Place
Cross Street	Brant Street
Built	1918
Architect	-
Original Client	Robert G. Long
Original Use	Manufacturing, Warehouse
Present Use	-
Heritage Desig.	Listed (2015)
Property	Allied, Westbank
Redevelopment	In Construction Bjarke Ingels Group

Building Height	16m
Structural Storeys	5
Building Footprint	525 ^{GSM}
Floor Area	2,625 ^{GSM}
Floorplate	3.4m
Floor-Floor Height	15 x 35
Surface-Volume	0.34
FAR	4.8
Site Coverage	95%

Notes

- Toronto b.p. 14327, 3 Jan. 1918
- Partial demolition, 2020
- Allied entered into a joint arrangement with Westbank to develop KING Toronto. As part of the arrangement, Allied sold a 50% undivided interest to Westbank. KING Toronto is comprised of the following properties: 489 King W, 495 King W, 499 King W, 511-529 King W, 533 King W, 539 King W. (Annual Information Form, Allied 2021)



CONSTRUCTION
MANAGEMENT
EllisDon Corporation

DESIGN ARCHITECT
B.I.G. Architecture

EXECUTIVE ARCHITECT
Diamond and Schmitt
Architects

HERITAGE ARCHITECT
ERA Architects

LANDSCAPE ARCHITECT
Public Work

STRUCTURAL ENGINEER
Read Jones Christoffersen Ltd.

MECHANICAL ENGINEER
Reinbold Engineering

ELECTRICAL ENGINEER
Nemetz (S/A) & Associates

SALES AND MARKETING
CONSULTANT
RAD Marketing

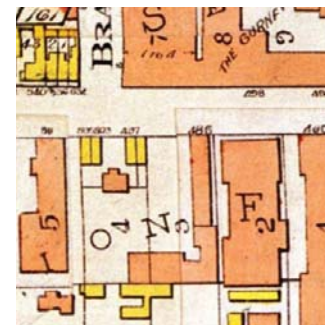
HOW DO
WE USE
ARCHITECTURE
TO CREATE
COMMUNITY?



HART BUILDING

2022

Retained From Heritage Elevation. King West. 489 - 539 King Street West, Toronto, On Issued for Rezoning. Design Architect - Bjarke Ingels Group, Architect of Record - Diamond Schmitt Architects. Rezoning Application. City of Toronto. 2022



1913
Fire insurance plan showing the site adjacent to 485 King St W built to the rear of the site and west along the rear property line. Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 19.



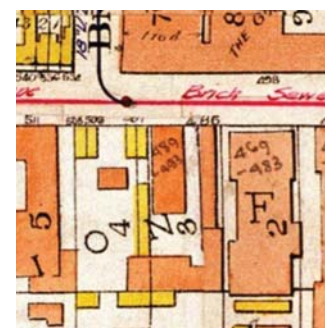
1967
Aerial photograph showing 489 King St W adjacent to both the Gurney Factory and Dominion Paper Box. Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 27.



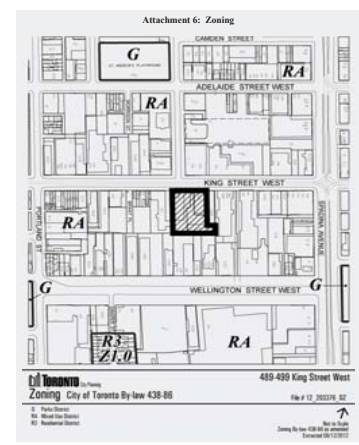
1920
The quality and workmanship used in a washing machine is of scarcely less importance than its mechanical features. Torontonians, or interested parties from outside the city, are cordially invited to visit our factory at 489 King Street West and see our machines in the process of construction.
Advertisement. Nineteen Hunder Washer Company. The Globe. October 14, 1920, 50.



1920
Advertisement, Entertainment. Studio 302. The Globe and Mail. October 13, 1920, 50.



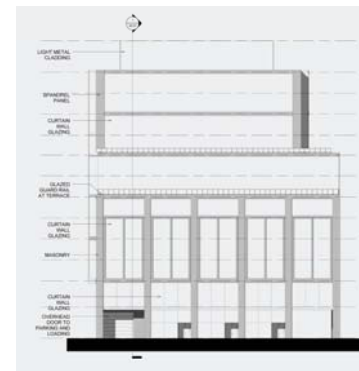
1924
Fire insurance plan showing 489 King St W nested within the footprint of 485 King St with ample access provided to the rear and small west side yard. Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 19.



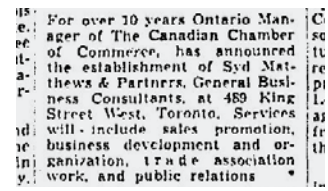
2013
Zoning, City of Toronto By-law 438-86. 489-499 King Street West - Zoning Amendment Application - Preliminary Report. August 8, 2013, 15.



1927
Menzies & Company. 489 King St W. Beccoline - The Universal Adhesive. Glueine - Liquid Office Paste. Glitter Wax - The Clean Modelling Material.
Advertisement. Menzies & Company, Federation of British Industries (FBI). The Globe. August 30, 1927.



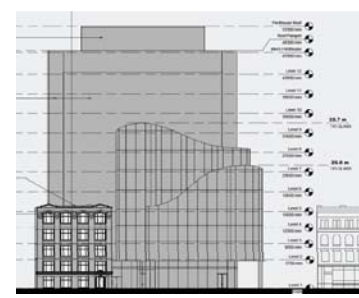
Sweeny Sterling Finlayson & Co Architects initial proposal amalgamating multiple sites. North Elevation. 489-499 King Street West - Zoning Amendment Application - Preliminary Report. August 8, 2013, 13.



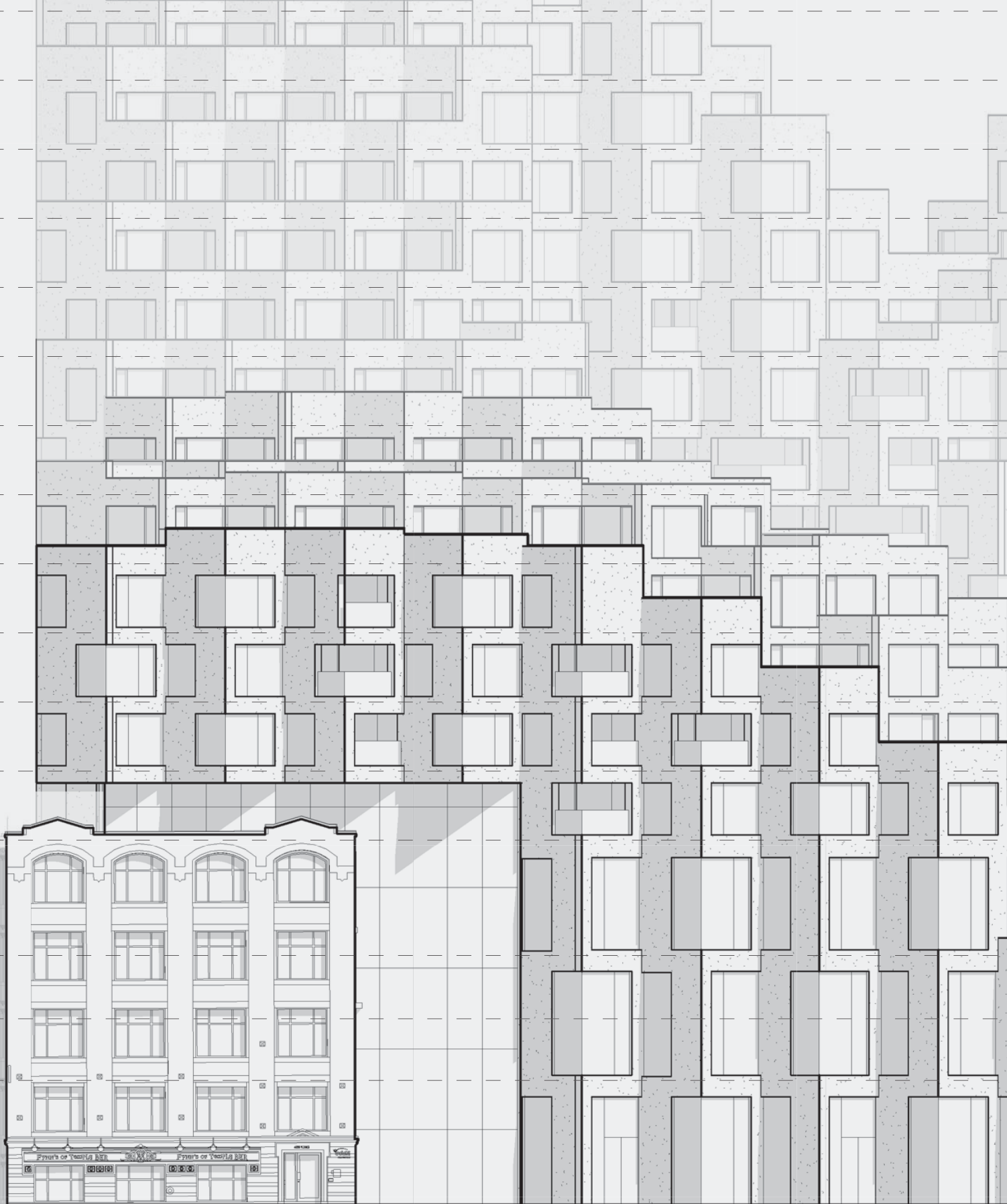
1954
-Syd Mathews & Partners, General Business Consultants, at 489 King Street West, Toronto. The Globe and Mail. June 4, 1954, 26.



1956
Advertisement. Dunley Shirt Co. The Globe and Mail. June 4, 1954, 26.



2014
Updated development by Sweeny which indicates an incorporation of the existing building and notes a glazed guardrail on the rooftop tarrance on 489 King St W. Proposed North Elevation. Attachment 5. TE34.14 - Staff Report - 489 King Street West. City of Toronto. 2014.





469 King St W

Dominion Paper Box Co.

Alt. Building ID	-
Area	King-Spadina
Neighbourhood	Wellington Place
Cross Street	Brant Street
Built	1903
Architect	G.W. Gouinlock
Original Client	Dominion Paper Box Co.
Original Use	Manufacturing, Warehouse
Present Use	Office, Retail
Heritage Desig.	Listed (1973)
Property	Allied
Redevelopment	-

Building Height	18m
Structural Storeys	5
Building Footprint	1,380 GSM
Floor Area	6,900 GSM
Floorplate	18m x 70m
Floor-Floor Height	4.0m
Surface-Volume	0.25
FAR	2.7
Site Coverage	55%

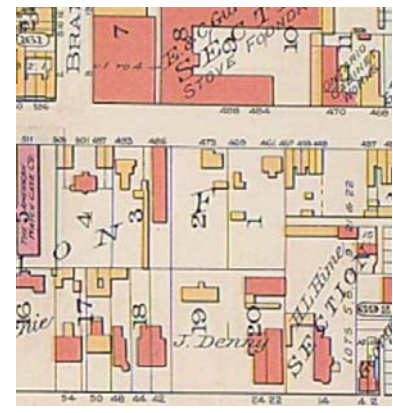
Notes

- Toronto b.p. 724, 9 Feb. 1903
- J Francis Brown (1905 Addition)
- Toronto b.p. 1197, 21 June 1905

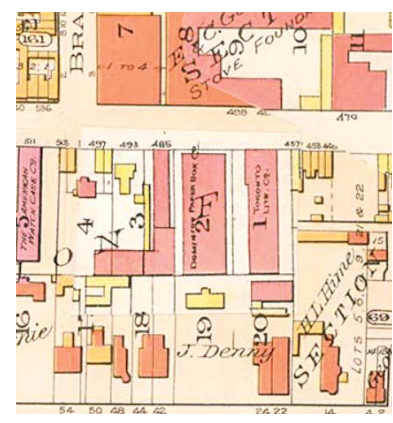




1950s
 Dominion Paper Box Co.
 [195-?]
 Alexandra Studio Fonds. City of Toronto Archives. Fonds 1257. Series 1057. Item 616.



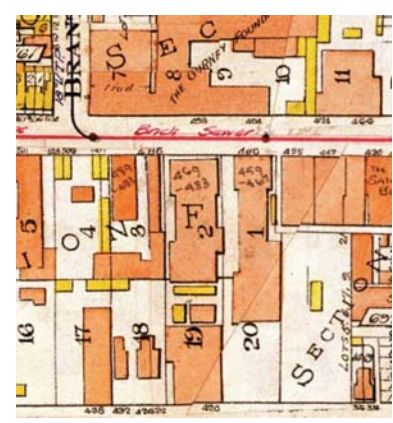
1899
 Fire insurance plan showing the large site with a small wooden building in the north east.
 Goad. Atlas of the City of Toronto, Volume One . 1899, Plate 19.



1903
 Fire insurance plan showing the Dominion Paper Box building with lanes down both sides.
 Goad. Atlas of the City of Toronto, Volume One . 1903, Plate 19.

Toronto, Ont.
 Factory to cost \$10,000, King street west, for Dominion Paper Box Co. Sec'treas., W. C. Jephcott, 469-83 King St. W. 3-sty., brick, stone and mill construction. Tenders received by architect, J. F. Brown, Board of Trade Bldg.

1907
 Factory to cost \$10,000
 Engineering and Contract Record. Volume 17, 19. 1907.



1924
 Fire insurance plan showing the footprint of the Dominion Paper Box building increasing, with a wider front and rear.
 Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 19.

287 Macpherson Ave.
 TORONTO

UNUSUAL OPPORTUNITY
 FOR
YOUNG STEADY MAN
 To Train as Automatic
 Machine Adjuster
 PERMANENT ALL YEAR
 EMPLOYMENT
 APPLY IN PERSON ONLY
 Dominion Paper Box Co.
 469 King St. W., Toronto

EXPERIENCED
 BOOKKEEPER

1946
 Unusual Opportunity for Young Steady Man to Train as Automatic Machine Adjuster - Permanent All Year Employment
 Advertisement. Dominion Paper Box Co. The Globe and Mail. 1946.

Around Metro

Here is a move which could bear some resemblance to the animals entering the Ark—Earle Pullan Co. Ltd., toy manufacturers has purchased the Dominion Paper Box building at 469 King St. W. because the 130 employees have not enough space in the existing premises on Wellington St. It conjures visions of woolly pandas, teddy bears and dolls being carried into the new 90,000 square foot factory two by two. . . . Traders Finance is having its corporations officials.

1956
 -toy manufacturers has purchased the Dominion Paper Box building at 469 King St. W.
 The Globe and Mail. October 27, 1956, 14.



1967
 Aerial image showing 469 King St W surrounded by buildings of the same general scale and form.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 27.

DEBENTURE SALE
 \$125,000.00 SYNTHETIC FURS & WOOL CLOTH SEWING PLANT & OFFICE EQUIPMENT
 By virtue of a Debenture, we have been instructed by Mr. Herbert G. Gordon, C.A., to liquidate the assets of
IDEAL FUR CO. LTD.
 in Detailed Lots by

EDC AUCTION

ON THURS. NOV. 11, AT 11 A.M.
 AT 469 KING ST. W., TORONTO

Sale Consists of

INVENTORY: 1,500 yds. black & brown Berg Alaska 22 oz. Seal • 1,500 yds. Suede black Call • 750 yds. heavy Persian • 1,500 yds. Norlam Perslan (A22) • 400 yds. Uniroyal 26 oz. Seal • 1,000 yds. Serpa • 800 yds. Otter • 200 yds. Red Fur • 200 yds. each of Wolf, Station & Racoon • 200 yds. Spotted Seal • 275 yds. grey Norlam • 150 yds. Ropson • 150 yds. Cabell Rabbit • 200 yds. Qirling • 100 yds. Ner Suede Pig back Shergo • Quantities of Lapin & Brown Rex Rabbit, Pony, Seal, Butterfly Lapland, Monk, Gilt, Turtle, Tiger, White Polar Bear, Seal & Grey Bombay Lamb, etc. • 1,000 yds. each. Cloth consisting of: Seolene, Double Knit, Jersey, Berber, Bando, Nylon, asst. Wools, Gabardine, Weaves, Corduroy, Flannel & Tapes • \$2,000.00 asst. Skins including: 700 Spanish Lamb, 75 bleached Conn. 75 asst. Racoon, Muskrat, etc. • \$200.00 asst. Living • 100000 asst. Findings, etc.

PLANT & EQUIPMENT: 2 Mercu Button Hole Mach. • 9 Bona Super Heaverstep • 3 Lewis U.S. mod. 190-23 Trackers • U.S. & Admoran Blind Stitches • 2 Lewis Blind Stitches • 2 Singer 410001 • 11 Benz DDL 842 & 842 • 16 Singer 221-12 & 241-12 • Singer 175-142 Button Sewer • 2 Sealman Blue Steam mod. 123 • 7 Wool Cutters, mod. 75 & 70 • Steam Press COP • Partner 500 Press • Fulton Steam Boiler CW-8-1085 • Lammor Boiler & Dry 544 • 4 Steam Press Units • Marvel Steam Press mod. 400 • Electro-Static Mach. mod. 75 • Wagner 10 P.P. Air Compressor • 45 metal Garment Containers & Trunks • Platform Scale • Gum Tape Mach. • Fans • Fire Extinguishers • etc.

OFFICE EQUIPMENT: NCR Bookkeeping Mach., 30-64-101284754 S.P. • Elec. Gestatner mod. 360 • Gestatner electronic Scanner mod. 63790 • P.B. Postage Meter mod. 5925 • 2 Olivetti elec. 214 Calculators • 3 Olivetti & Olivetti elec. Adders • Underwood & Olivetti Typewriters • Pymaster Chiquarrier • Cordley Water Cooler • Air Conditioner • 2 4-dr. File Cabinets • 3 oak D.P. Desks • Chairs & Mirrors • etc.

INFORMATION: Phone, write or wire the Auctioneers.
 INSPECTION: Wed. Nov. 10 a.m.—4 p.m. & morning of Sale.
 TERMS: Cash or certified cheque & as per posted conditions.
 M. Fleishman-Auctioneer

DANBURY SALES

1971
 Ideal Fur Co. Ltd. in Detailed Lots by Auction on Thurs. Nov. 11, at 11 a.m. at 469 King St. W., Toronto.
 Advertisement. Danbury Sales. The Globe and Mail. October 30, 1971, 12.



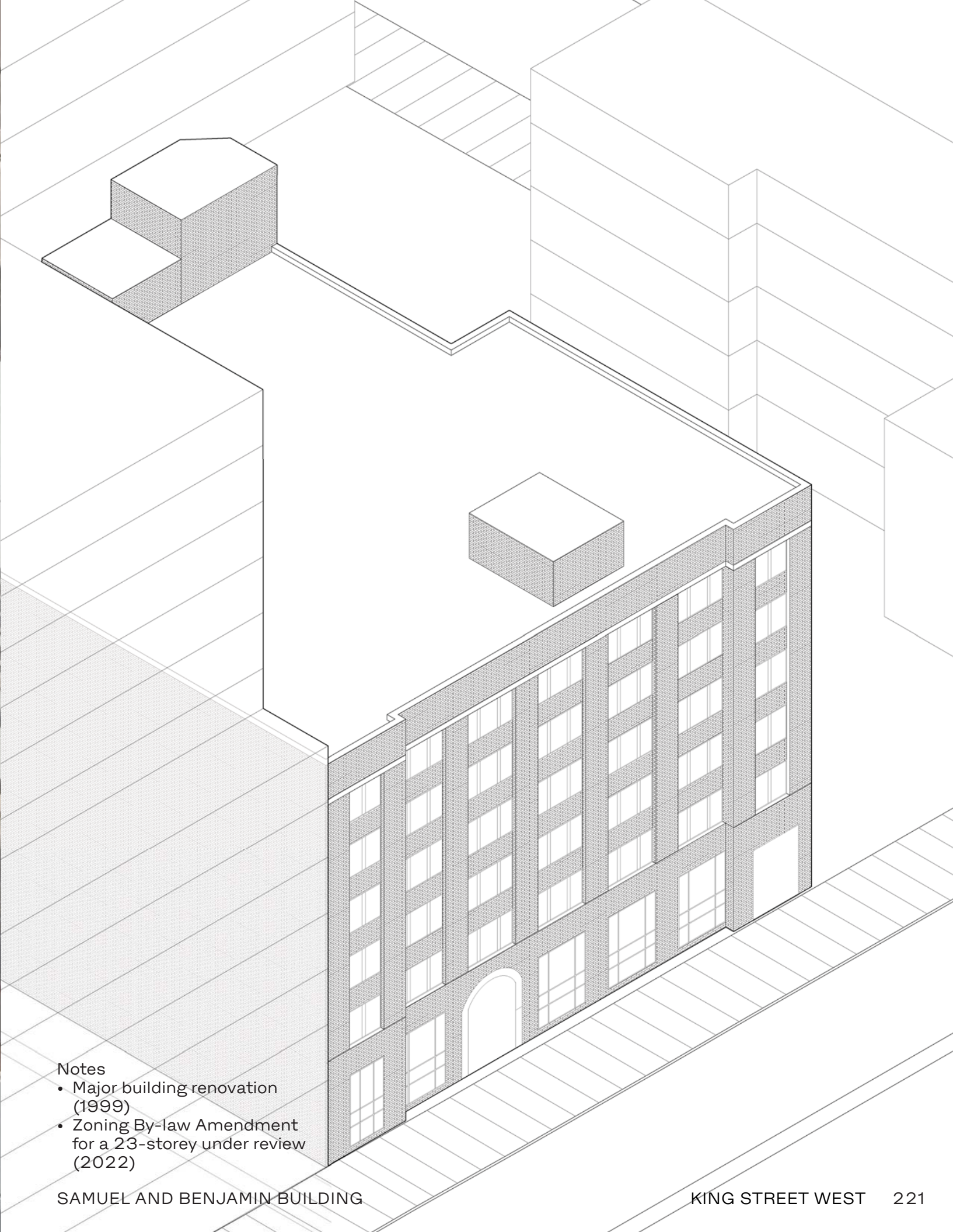
1992
 Aerial image showing 469 King prior to installation of rooftop mechanical equipment.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1992, Item 50g.

468 King St W

Samuel and Benjamin Building

Alt. Building ID	-	Built	1908	Present Use	Office	Building Height	22m	Floor-Floor Height	3.4m
Area	King-Spadina	Architect	Burke and Horwood	Heritage Des.	Listed (2005)	Structural Storeys	7	Surface-Volume	0.22
Neighbourhood	Wellington Place	Original Client	Samuel, Benjamin & Co.	Property	Allied	Building Footprint	1,050 GSM	FAR	6.2
Cross Street	Spadina Avenue	Original Use	Manufacturing, Warehouse	Redevelopment	Rezoning (2023) Morris Adjmi Architects + Dialog	Floor Area	7,350 GSM	Site Coverage	88%
						Floorplate	30m x 35m		





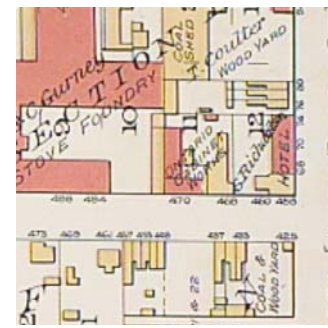
Notes

- Major building renovation (1999)
- Zoning By-law Amendment for a 23-storey under review (2022)

SAMUEL AND BENJAMIN BUILDING



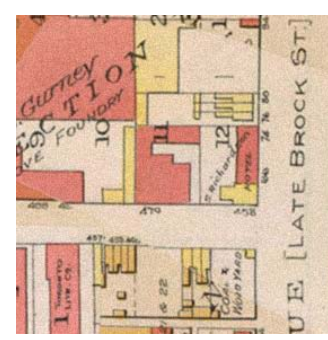
1900-1920
Looking west to the corner of King Street West and Spadina Avenue
Alexander W. Galbraith Fonds. City of Toronto Archives. Fonds 1568. Folder 1568. Item 282.



1899
Fire insurance plan showing Ontario Cabinet Works as occupying the site.
Goad. Atlas of the City of Toronto, Volume One . 1899, Plate 19.



1954
Richardson House, King Street West, northwest corner Spadina Avenue
Salmon, James V., Baldwin Collection of Canadiana. Toronto Public Library Archives. PICTURES-R-5623.



1903
Fire insurance plan showing site as developed prior to construction of the Samuel and Benjamin Building.
Goad. Atlas of the City of Toronto, Volume One . 1903, Plate 19.



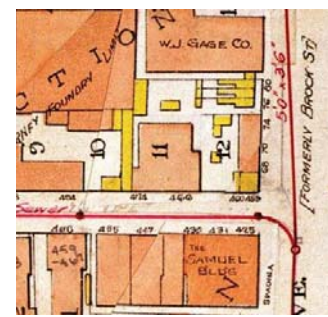
1956
Aerial image showing the side and rear yards being used for vehicle parking/storage.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 187.



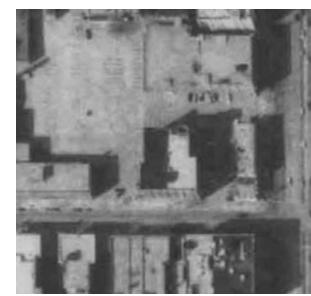
1912
Seventy thousand dollars' damage was done Saturday morning by a fire at the building at 468 King street west. - It was discovered about 3 o'clock, and threatened the destruction of the Falconer House and the Gurney Foundry.
Article. The Globe. June 10, 1912, 9.



1990-1996
View looking west towards the King and Spadina intersection.
City of Toronto Archives. Series 1465, Folder 569, Item 7.



1924
Fire insurance plan showing 468 King St W with changes to the rear of the building.
Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 19.



1992
Aerial image showing the 468 King with a high roof membrane contrast from side to side.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1992, Item 50g.



1929
Send 2c. for free sample, to Campana Corporation Ltd., 468 King St. W., Toronto.
Advertisement. Campana's Italian Balm. The Globe. July 16, 1929, 16.



2022
North elevation with new and old glazing, a steel fire escape, and mechanical ducts.
10.2 - 468 King Street West. Heritage Impact Assessment. ERA Architects Inc. February, 2022, 27.



1955
Experienced man required to handle customer telephone business.
Advertisement. Samuel, Son and Company Ltd. The Globe. July 16, 1929, 16.



2-South Elevation Key, A-401, King and Spadina Assembly. Morris Adjmi Architects, Dialog. City of Toronto. 2022.
BDP Quadrangle. Zoning Bylaw Amendment Application, 21172654STE100Z. City of Toronto. 2021.

445-455 King St W

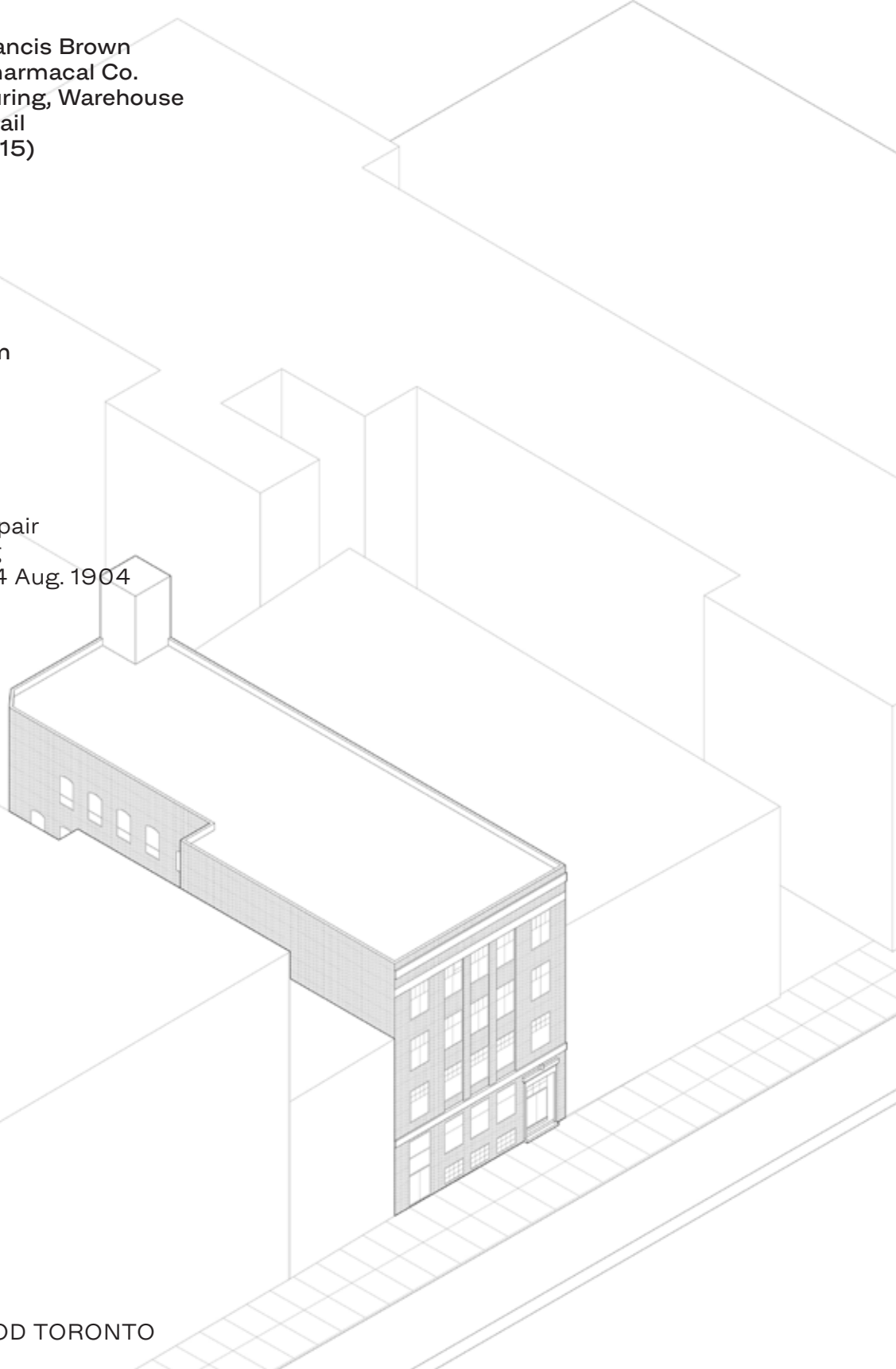
Krangle Building +
Toronto Pharmacal Building

Alt. Building ID -
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Spadina Ave

Built 1904
Architect 455, J. Francis Brown
Original Client Toronto Pharmacal Co.
Original Use Manufacturing, Warehouse
Present Use Office, Retail
Heritage Desig. Listed (2015)
Property Allied
Redevelopment -

Building Height 18m
Structural Storeys 5
Building Footprint 480 GSM
Floor Area 2,400 GSM
Floorplate 14m x 36m
Floor-Floor Height 4.0m
Surface-Volume 0.32
FAR 4.3
Site Coverage 87%

- Notes
- 445 and 455 operating as a pair
 - Calculations are for 445 King
 - 455 King, Toronto b.p. 994, 4 Aug. 1904







their native Province of Quebec, where they will spend the Christmas holiday season, and a special Canadian National Railways train, which is bearing them from the Prairies and were greeted by Mayor McBride. This photograph shows the Mayor and some of the members of the party. From left to right, they are: M. A. Marion, special representative Canadian; Raymond St. Denis, Mayor McBride; M. Bourdel, Prudhomme, Sask.; M. H. G. Smith, Reception Committee; R. P. Felher, Grouard, Alta.; and Henri Lacerte, St. Boniface, Man.

Making Heavy Toll on Horses and Dogs

Worst Epi-
Thorough-
Severely
aces Many

No Change Reported In City Flu Situation

No change is reported by the Medical Health Department in the influenza situation.

"It is a very mild type," said Henry Rowland, the Secretary, last night. "The General Hospital reports a few cases. The Western has 11 new ones. There are 8 or 10 at St. Michael's, one or two of them rather serious. We also called several of the large firms. A number of employees are off with colds, but not many reported they had flu.

"Take our own nurses, for instance. On Friday we had 17 off with what they considered to be colds. Two or three of these returned today, so we have fewer off. The disease is very infectious, but of a mild type and of short duration."

TWO AUTO MISHAPS

1928
Damage by water.
City News. The Globe. December 18, 1928, 13.

Women Victims Are Both

SPECTACULAR BLAZE DOING \$20,000 DAMAGE IS QUICKLY QUENCHED

Firemen Have Busy Time at Spadina Avenue and King Street

RADIO COMPANY SUFFERS

A \$20,000 two-alarm fire, which was spectacular for only a few minutes until conquered by the Fire Department, occurred about 10.30 o'clock last night in a four-story building at 445 King Street West, near Spadina Avenue.

The only firm to suffer material loss from the actual fire was the Baldwin International Radio Company of Canada, Limited, on the top floor, in whose premises the blaze originated from an unknown cause. Half of the total loss was on this floor.

Damage by Water.

The other three lower floors suffered severe damage from tons of water which cascaded down the stairs and seeped through the floors from the high-pressure hose in use above. The occupants of these floors are the J. L. Morrison Machinery Company, on the main floor, the James Brown Company and the Kidder Press Company, on the first floor, and the Avenue Garments Limited, and the Damascus Studios, on the second floor.

Firemen Out in Force.

Deputy Chief Sinclair, on arriving on the first alarm with District Chief Davidson, put in a second alarm, which brought Chief Russell, Deputy Chief McLean, the horse-drawn water-tower and half a dozen other reinforcing companies. This augmented force had the fire out in half an hour, and the last sections were back in the halls two hours later. Sergeant Grant was in charge of police on the scene, from 3 Station.

What Council Did

Mayor McBride, replying to a question from Controller Wemp at the special meeting of the City Council yesterday, said that no plans of University Avenue extension had been removed from the office of the Toronto Advisory City Planning Commission, but that "some one may have got into the commission offices and found out something from the plans on the wall."

The question came up through a letter from Yolles and Rotenberg asking permission to contravene the building heights by-law by erecting a 260-foot building at 121 Richmond Street West.

This site is 74 feet east of the corner of York Street and the Mayor stated that the diagonal piece of the proposed extension of University Avenue would cut right through half of this building.

Rather Amusing.

Alderman Beamish gave the location of the site and the Mayor said: "I was wondering how the Alderman got his information. The letter was only here this morning. It is rather amusing to me."

Controller Wemp—That is why I was asking whether there was any information coming from the Planning Commission, and if the Council is refusing permits.

Alderman Beamish—As Chairman of the Property Commission I try to keep posted on these matters. (Laughter).

He explained that the information was put in his hands by Messrs. Robinson and Church. He then withdrew the application.

When Council reconvened after lunch Alderman Beamish took exception to the way the matter was reported in an evening paper.

Knows Nothing of Plans.

"I know nothing of the plans of the Advisory Commission, I merely spoke from my own knowledge having been in business within 200 yards of the site for many years.

When informed what paper it was in and that his name was mentioned in the headlines, the Mayor said, "Oh, I expect that from now on."

Alderman Harry Hunt said that he was misreported in another evening paper to the effect that he had questioned Alderman Pearce's veracity or lying. "I have never used such terms in Council," said Alderman Hunt.

Former Hospital Official Dies in His Eightieth Year

George R. Shaw, for 40 years the official who admitted patients to the Toronto General Hospital, then on Gerrard Street East, died yesterday at the Toronto General Hospital, following a stroke of apoplexy. For some years he had resided at 909 Logan Avenue, and was well known in that section. He was born in his eightieth year, was born in Montreal, and for a time resided in London, Ontario. He leaves a sister, Mrs. T. Jones, and a brother, Albert Shaw. The funeral will take place tomorrow afternoon to Forest Lawn Mausoleum.

Spirited Bidding at Auction For Gallon Jug of I

Kitten Goe.



Who Was Last
Caledonia

FORTUNA HALTS I

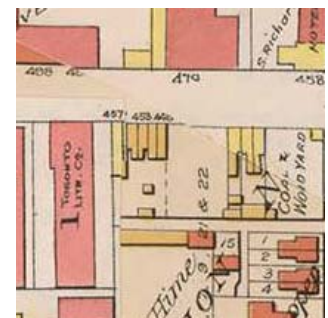
Toronto
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8 DAYS I

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Whitby, Dec.

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TORONTO, ONT.—The Toronto, Hamilton and Buffalo Railway Co. purpose making extensive improvements.—S. G. Curry, architect, desires tenders by noon of 9th inst. for the removal of debris from a building site on Bay street.—Another 50 feet on King street, just west of the Silver Plating Co.'s property, has been purchased on which to build a factory.—J. F. Brown, architect, is preparing plans for a four-storey factory to be built by the Toronto Pharmacal Co. at 453 King street west. The building will be of brick, thoroughly fireproof, cost \$15,000 to \$20,000.—E. J. Lennox is taking tenders up to 10th inst. for exca-

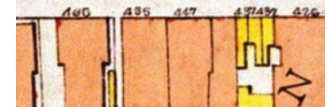
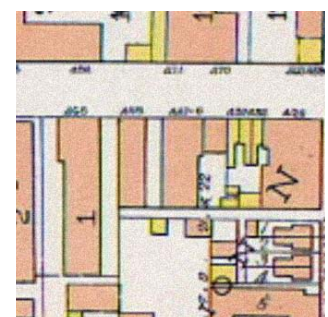


CARTER-CRUME'S NEW HOME.
The Carter-Crume Company, manufacturers of counter check books, are now in their new premises at 445 and 447 King street west, Toronto. They occupy all of the second, third and fourth floors, the second floor, which is finished in quartered oak, being used for general offices, and the upper storeys for manufacturing, stock room, etc.

CHECK BOOKS CONSUMED, FIRE DOES OVER THIRTY THOUSAND DOLLARS' DAMAGE.

Building Owned by James Brown, King Street West, Scene of Expensive Blaze Early Saturday Morning—Covered by Insurance.

Fire which did damage amounting to over \$30,000 broke out in a building owned by Mr. James Brown at 445-447 King street west early Saturday morning. It appears that the fire started on the top floor, which was occupied by the Carter-Crume Company, manufacturers of counter check books, and the cause is



KRANGLE BUILDING + TORONTO PHARMACAL BUILDING

1904
J.F. Brown, architect, is preparing plans for a four storey factory to be built by the Toronto Pharmacol Co. at 453 King street West.

Toroto, Montreal and Winnipeg. Canadian Contract Record. Vol.15, No.17. June 8, 1904, 4.

1903
Fire insurance plan showing light frame buildings on the sit adjacent to the Toronto Lithography Co.

Goat. Atlas of the City of Toronto, Volume One. 1903, Plate 19.

1906
Carter-Crume Company - new premises at 445 and 447 King.

Markets and Market Notes, Toronto, Montreal and Winnipeg. The Canadian Grocer. Vol. XX, No. 25. June 29, 1906, 40

1907
It appears that the fire started on the top floor, which was occupied by the Carter Crume Company, manufacturers of counter check books, and the cause is ascribed to a defective electric wire.

While the flames were mostly confined to the top floor, considerable damage was sustained on the other two floors from water.

Local news. The Globe. September 30, 1907, 9.

1910
Fire insurance plan showing 445-447 King West as constructed with development on a portion of the 455 site.

Goat. Atlas of the City of Toronto, Volume One. 1910, Plate 19.

1924
Fire insurance plan showing sites fully developed with no side lane setbacks. Lane access is provided to the west of 455 King.

Goat. Atlas of the City of Toronto, Volume One. 1924, Plate 19.



RUSSIAN HOCKEY COACH
TARASOV
TELLS HOW TO WIN THE OLYMPICS
ROAD TO OLYMPUS
Tarasov outlines his formula for seven consecutive world Hockey Championships. His book contains diagrams of plays, pictures and scores of a Soviet Hockey Coach on Team Training. Tarasov holds Canadian Hockey in high esteem but his book, and rightly so, could be asking where is Canada in World Hockey?
Griffin House
445 KING STREET WEST, TORONTO 138, CANADA



RUTH DUKAS
PRESENTS
FASHIONART
455 KING STREET WEST
TORONTO
A UNIQUE FASHION AND ART EXPERIENCE
READY TO WEAR AND COUTURE
PARKING ACROSS STREET 598-9785

ET CETERA
FINE WINE AUCTION
Curiously (and erroneously) the bidding always starts at \$1-million when former Bare-naked Ladies front-man Steven Page hosts the 10th-annual live auction in support of the



1959
Aerial image showing 445-455 King Street West overshadowing a portion of King Street.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1959, Item 24.

1969
Advertisement. Griffin House. The Globe and Mail. November 29, 1969, 40.

1972
King and Spadina street corner photograph with 445-455 pictured in the background.

Toronto Planning Board, Street Corner Photographs. City of Toronto Archives. Fonds 2032, Series 841, Folder 63, Item 15.

1984
455 King Street West Toronto
A unique fashion and art experience ready to wear and couture.
Advertisement. Fashionart, Ruth Dukas. The Globe and Mail. December 11, 1984, F12.

1984
Crush Win Bar, 455 King St. W.
Et Cetera, Review. The Globe and Mail. April 16, 2009, R2.

2020
Google, "Streetview," digital images. Google Maps. 2020.

431 King St W

Samuel Building

Alt. Building ID 425-439 King St W
 Area King-Spadina
 Neighbourhood Wellington Place
 Cross Street Spadina Avenue

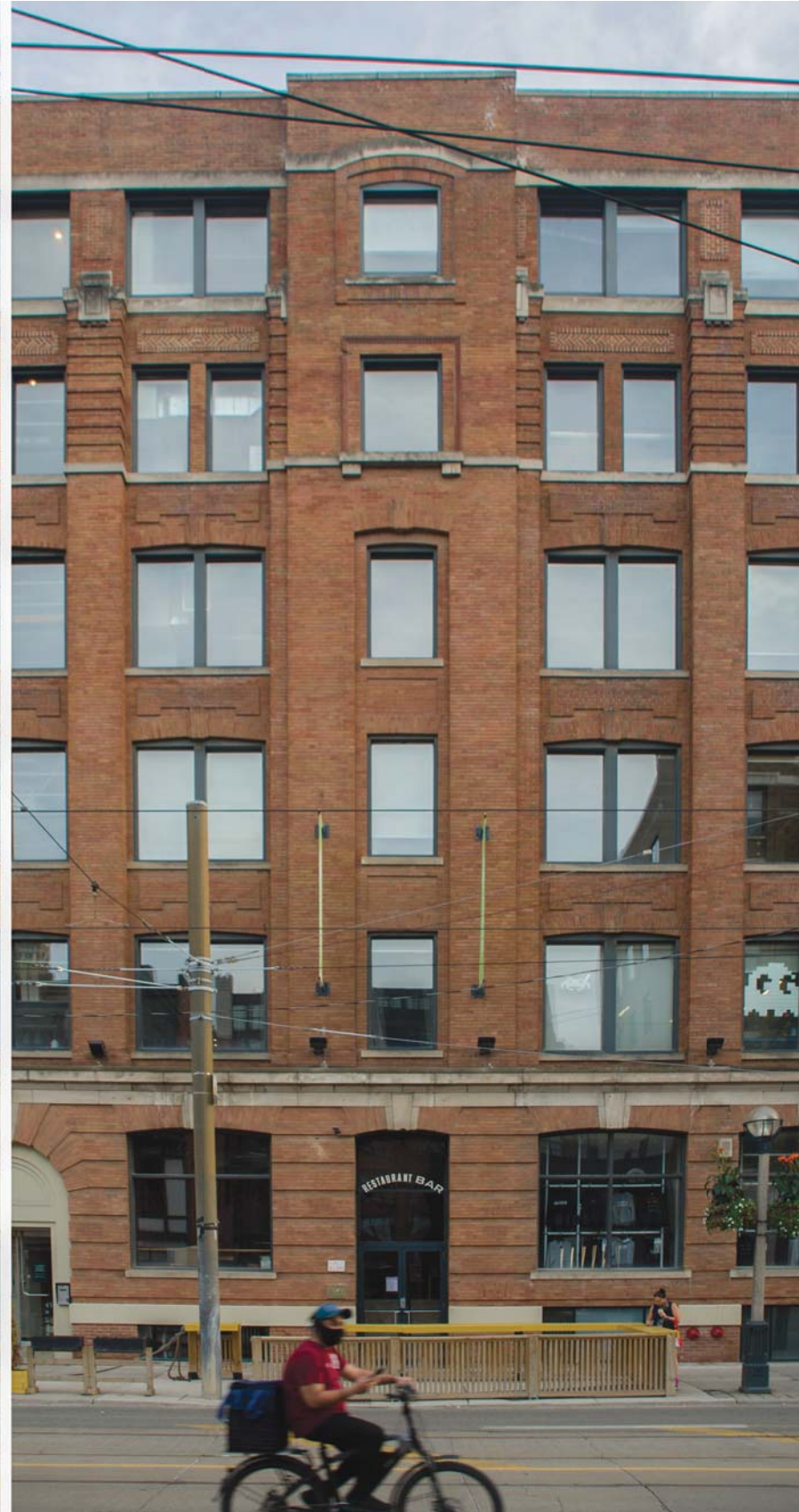
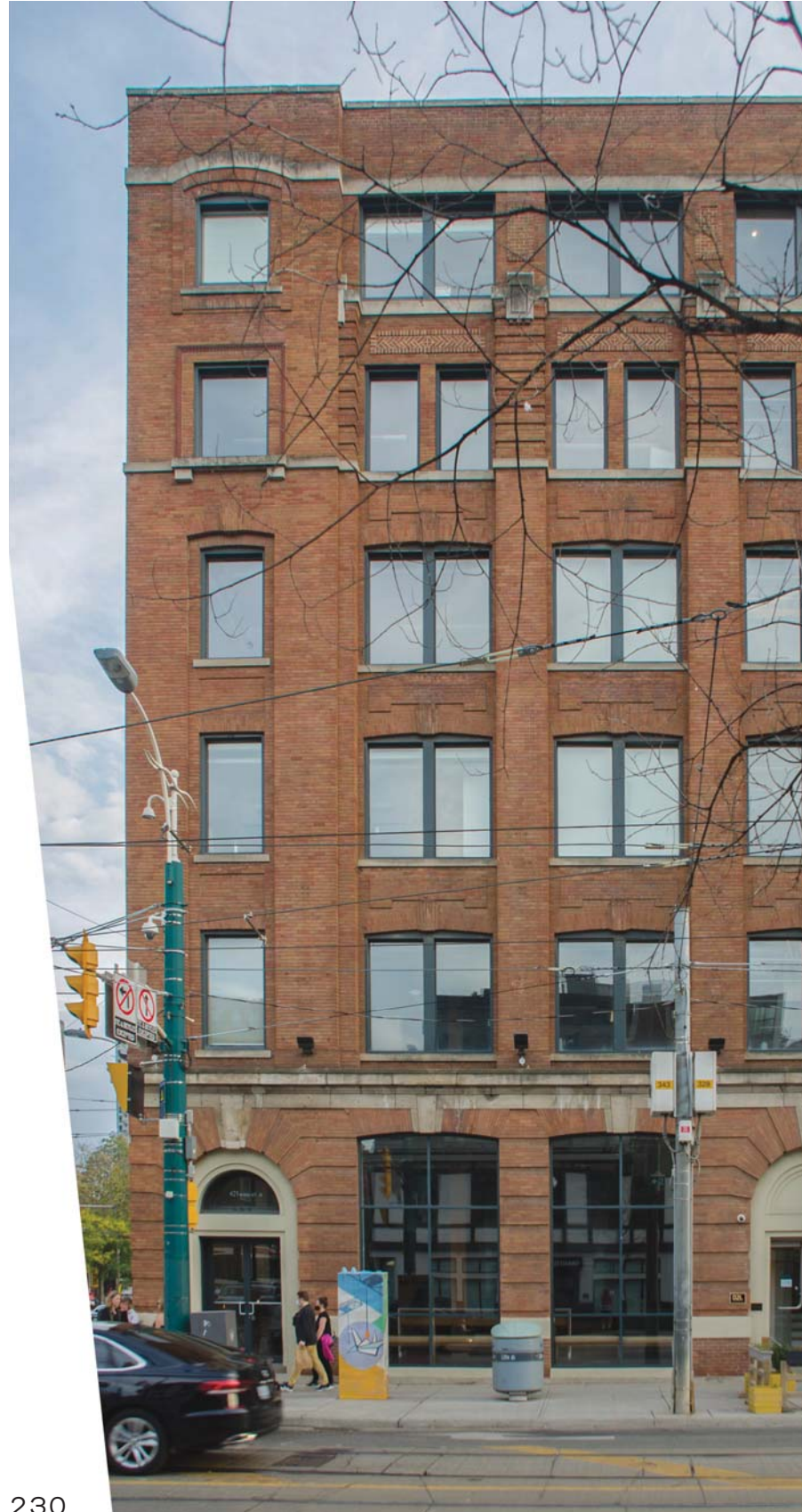
Built 1908, 1913 (Addition)
 Architect Burke, Horwood and White
 Original Client -
 Original Use Manufacturing, Warehouse

Present Use Office, Retail
 Heritage Des. Listed (2005)
 Property Allied
 Redevelopment -

Office, Retail
 Listed (2005)
 Allied
 -

Building Height 25m
 Structural Storeys 7
 Building Footprint 1,360 GSM
 Floor Area 9,520 GSM
 Floorplate 37m x 38m

Floor-Floor Height 3.8m
 Surface-Volume 0.19
 FAR 6.7
 Site Coverage 95%



Notes

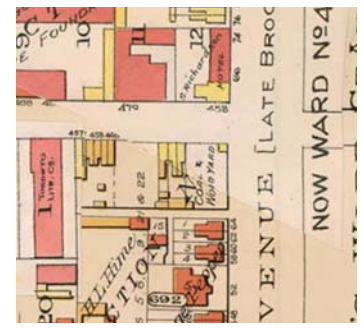
- Toronto b.p. 9787, 4 Jan. 1908
- Toronto b.p.1773, 20 Jan. 1913 (Addition)
- Built in three phases
- Deep floor plate with light + air well



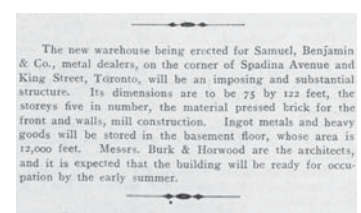
SAMUEL BUILDING



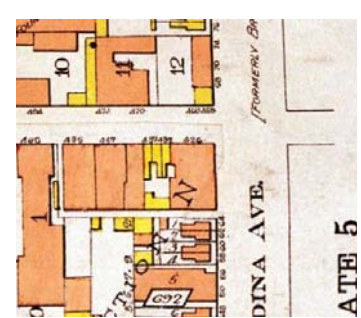
1972
 Corner of Spadina Avenue and King Street, looking south-west
 Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 63, Item 15.



1903
 Fire insurance plan showing the site as being used as a coal and wood yard.
 Goad. Atlas of the City of Toronto, Volume One . 1903, Plate 19.



1908
-imposing and substantial structure - the storeys five in number, the material pressed for the front and walls, mill construction.
 Late News Note. The Canadian Engineer. January 10, 1908, 44.



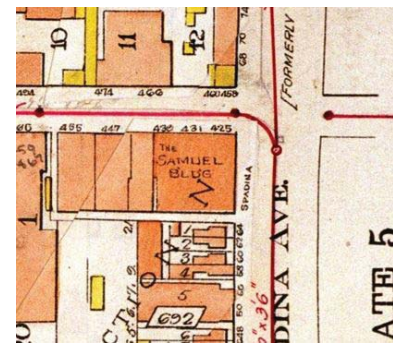
1913
 Fire insurance plan showing half of the Samuel Building constructed.
 Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 19.



1913-1920
 Photograph taken while the west phase of construction is underway. Five storeys observed.
 [between 1900 and 1920]
 Alexander W. Galbraith Fonds. City of Toronto Archives. Fonds 1568, Item 282.



1918
 439 King Street West, Toronto
 Advertisement. The A.C. Gilbert-Menzies Co., Limited. Hardware and Metal. June 8, 1918, 19.



1924
 Fire insurance plan identifying the Samuel Bldg. Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 19.



1947
 Aerial image showing 439 King Street West with four cores and a light well clearly visible.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 22b.



1959
 Aerial image showing 439 King Street West on the Corner of King and Spadina casting shadows further than adjacent buildings.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1959, Item 24.



1996
The old-fashioned floor lamp suspended from the ceiling at Mercer Union-
 Mackay, Gillian. Visual Arts. The Globe and Mail. September 19, 1996, C16.



1989
The old-fashioned floor lamp suspended from the ceiling at Mercer Union-
 Mackay, Gillian. Visual Arts. The Globe and Mail. September 19, 1996, C16.



2018
 Google, "Streetview," digital images. Google Maps. 2018.

07

**Down -
town**

82 Peter Street

Alt. Building ID 19 Charlotte
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Adelaide St W

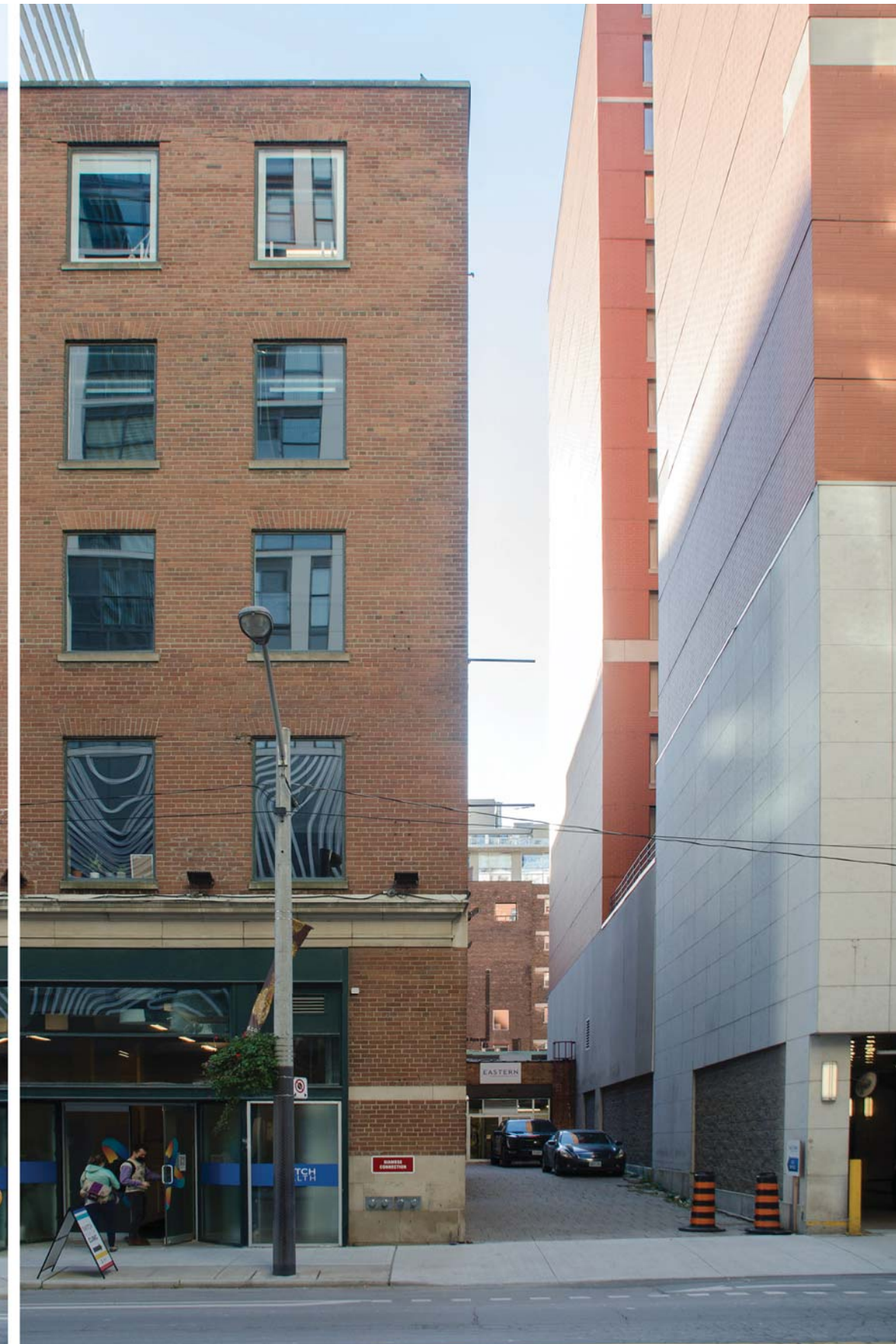
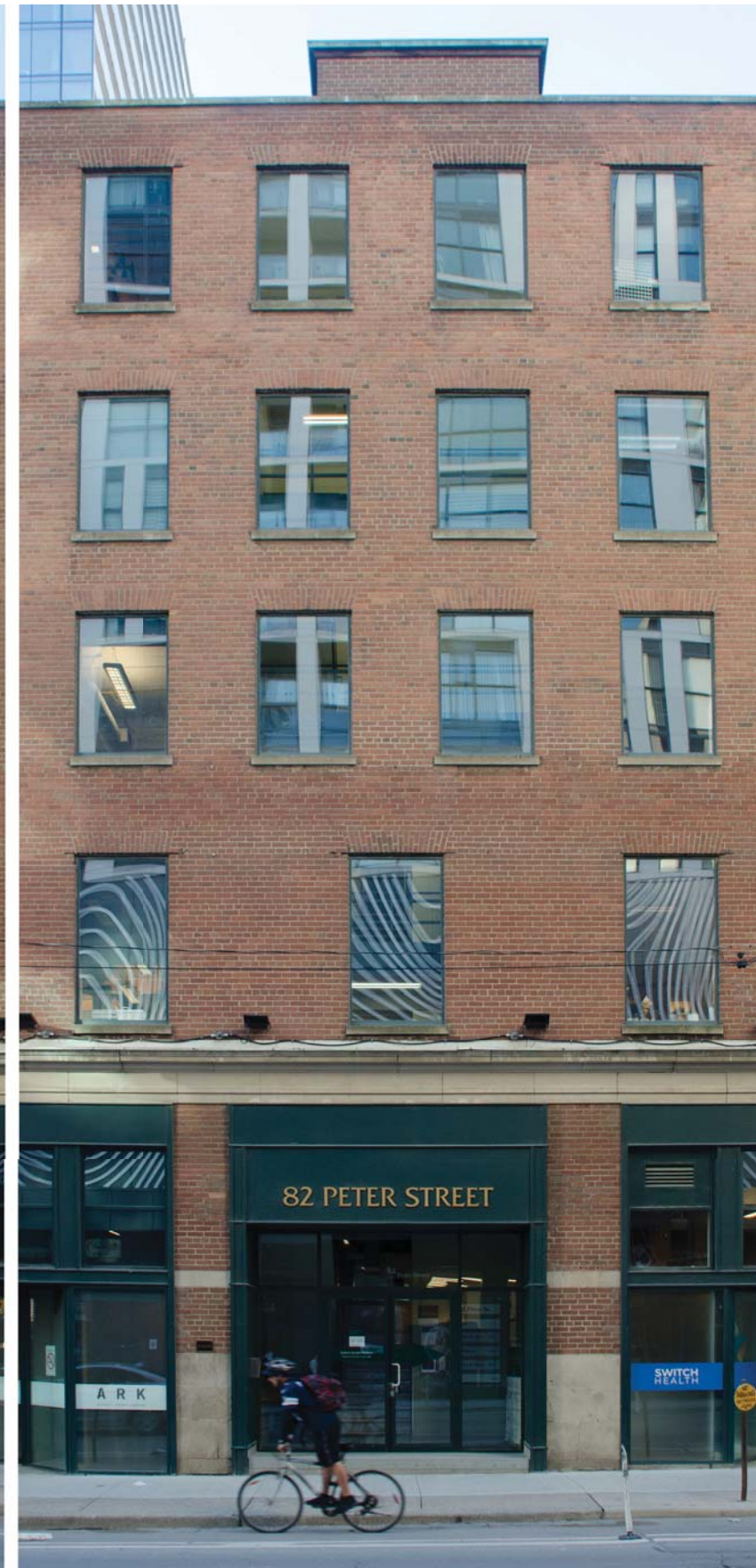
Built 1923
Architect Sproatt & Rolph
Original Client Ault & Wiborg Co.
Original Use Warehouse, Garage

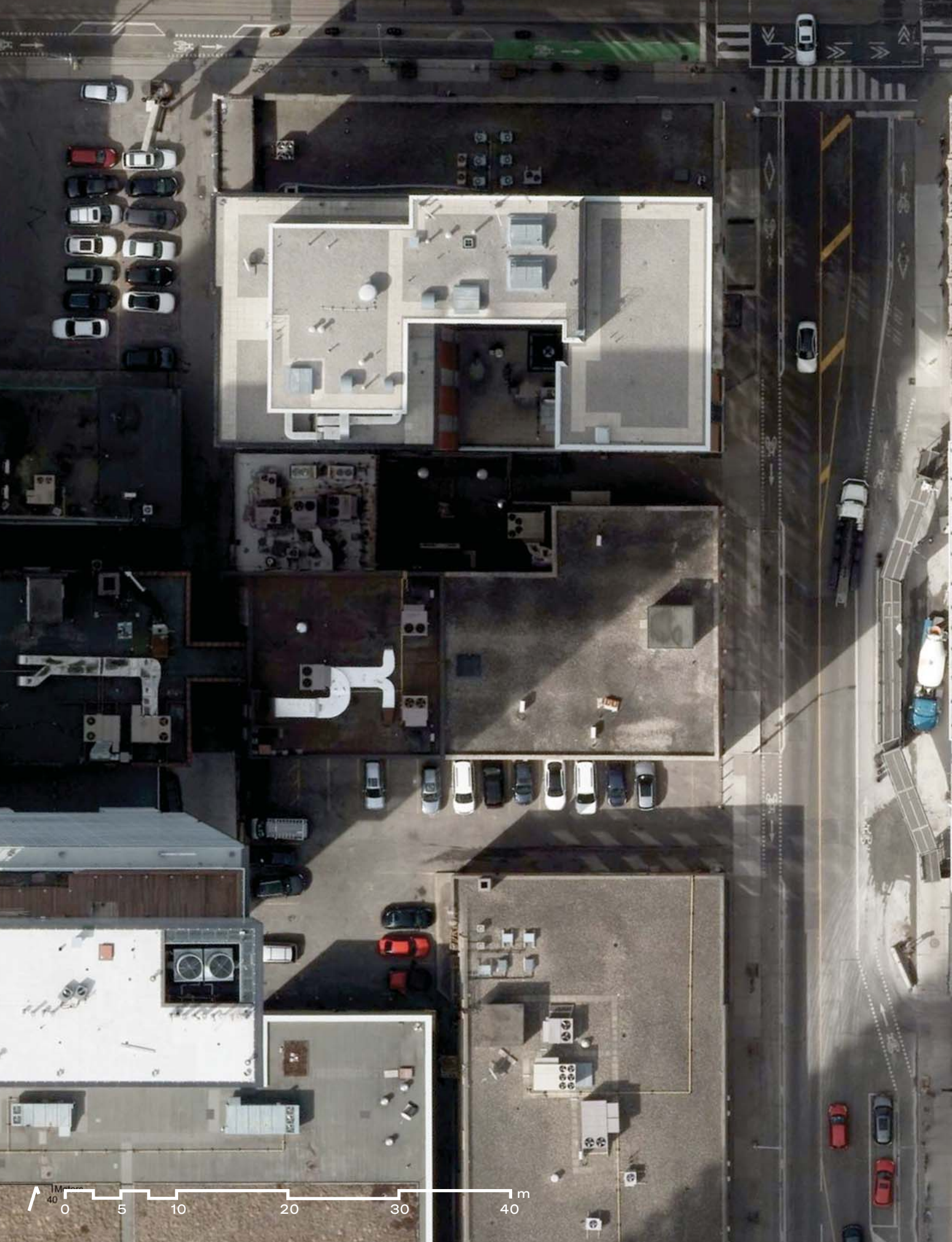
Present Use
Heritage Des.
Property
Redevelopment

Office, Retail
Listed (2017)
Allied REIT
Pre-Construction
Hariri Pontarini Architects

Building Height 20m
Structural Storeys 6
Building Footprint 990 GSM
Floor Area 4,950 GSM
Floorplate 28m x 44m

Floor-Floor Height 3.6m
Surface-Volume 0.26
FAR 3.7
Site Coverage 61%





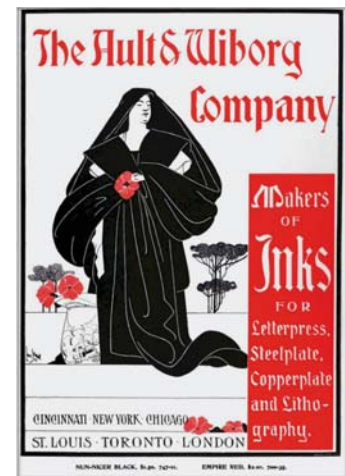
Notes

- Bridge connection with 19 Charlotte St (Curry, Sproatt & Rolph)
- Addition of three storeys between 1953-56
- See 33 Storey Hariri Pontarini Architects Proposal
- (388 King Street West and 82 Peter Street -Zoning Amendment-Final Report, 2013)

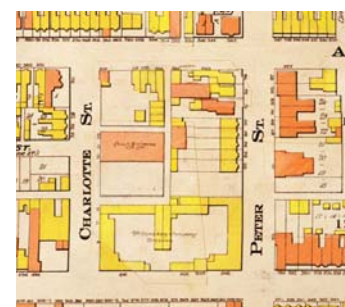
82 PETER STREET



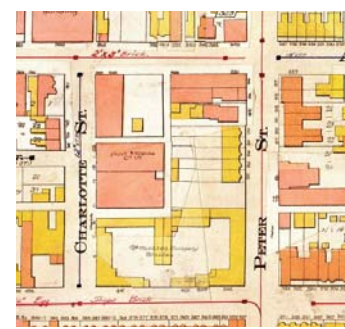
1949
 Peter Street north from south side of King Street.
 Dept. of Public Works photographs. Toronto
 Planning Board Fonds. City of Toronto Archives.
 Fonds 200, Series 372, Subseries 58, Item 1961.



1897
 Makers of Inks for Letterpress, Steelplate, Copperplate and Lithography.
 Louis Sebradt. Poster. The Ault & Wilborg Company. 1897.



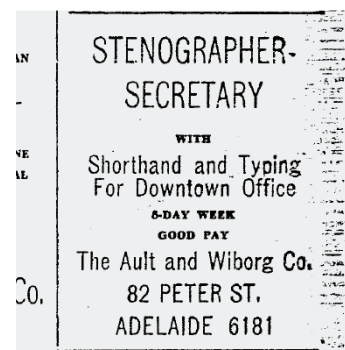
1913
 Fire insurance plan showing the site as vacant and adjacent to The Shedden Company - cartage agents and forwarders for the Grand Trunk Railway.
 Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 5.



1924
 Fire insurance plan showing 19 Charlotte Street constructed behind the 82 Peter Street site.
 Goad. Atlas of the City of Toronto, Volume One . 1924, Plate 5.



1947
 Aerial image showing 82 Peter with 50% site coverage built to the front property line.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 22b.



1949
 Advertisement. The Ault and Wilborg Co. The Globe and Mail. September 10, 1949, 43.



1953
 Aerial image showing a rear addition casting a long shadow on the lower front roof.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1953, Item 187.



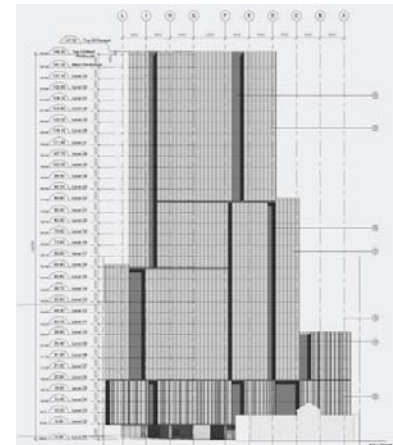
1963
 Aerial image showing the addition of 3 additional storeys on the front portion of 82 Peter.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1963, Item 30.

Industrial, Commercial, Investment		
FOR SALE • 141,000 sq. ft. of 1940s-40s • Complete office, retail, warehouse • Excellent Main Entrance • 100% occupancy • Professionally owned and managed for 15 years ASKING PRICE: \$25M Peter D. Reed (416) 963-2348	OTTAWA • 11,000 sq. ft. shop/office space • Excellent location on major highway • 100% occupancy • 100% leased to a strong and growing company including National Trust, Airborne Video and N.C. ASKING PRICE: \$1,800,000 Vinay K. Singh (416) 974-7900	KING WEST CENTRE INVESTMENT OPPORTUNITY • Downtown Toronto • Completely renovated • 100% occupancy ASKING PRICE: \$7,500,000 Richard Proulx (416) 963-2348
PLAZA • Dundas Street, Mississauga • 100,000 sq. ft. • High quality location • 100% occupancy Net Income: \$725,000 • Available fully furnished • Call for more details Jim Rosenthal (416) 496-4386 David Jordan (416) 496-4343	POWER CENTRE • Markham, Ontario • 100,000 sq. ft. • 100% occupancy Net Income: \$704,000 ASKING PRICE: \$6,450,000 Jim Rosenthal (416) 496-4386 David Jordan (416) 496-4343	ENTERTAINMENT DISTRICT • 82 PETER STREET • 100,000 sq. ft. • 100% occupancy Net Income: \$704,000 ASKING PRICE: \$6,450,000 Jim Rosenthal (416) 496-4386 David Jordan (416) 496-4343

1995
 An office/manufacturing building of over 50,000 s.f. with much parking is for sale for under \$50 p.s.f. The current owner will lease back the top three floors, leaving the rest of the property for a user/investor.
 Advertisement. CB Commercial. The Globe and Mail. October 3, 1995, B19.



1999
 Over the past 11 years, Allied has redeveloped, leased and brought back to market a number of old factories and warehouses
 Southworth. The Globe and Mail. June 22, 1999, B16.



2013
 33-storey office building containing commercial uses at grade. The building will have a total height of 141.30 metres (146.30 metres to the top of the mechanical penthouse) and will contain 256 parking spaces.
 East Elevation, 388 King Street West and 82 Peter Street - Zoning Amendment - Final Report. Hariri Pontarini Architects. Rezoning Application. City of Toronto. 2013



30 Duncan Street

Caplin Building

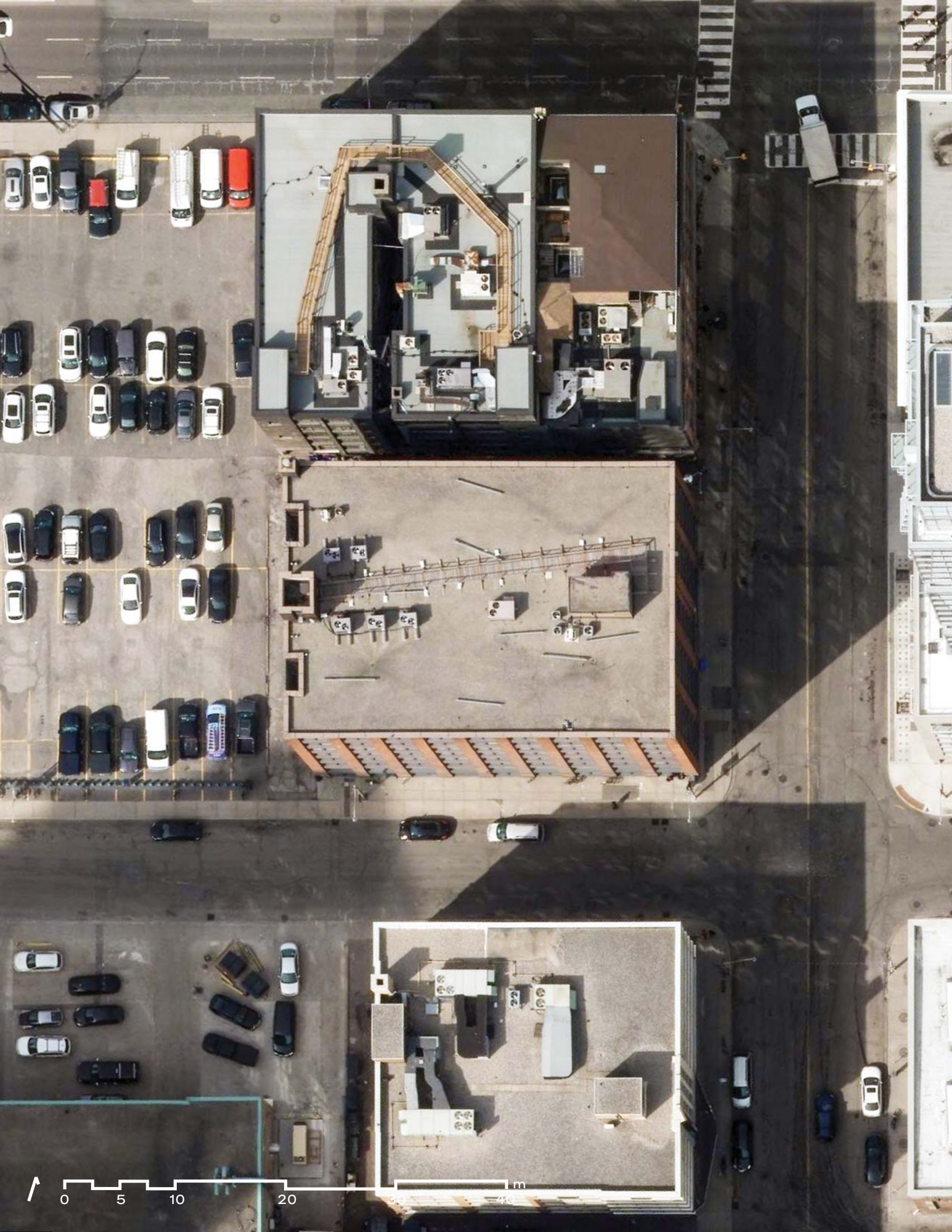
Alt. Building ID 30-34 Duncan St
Area King-Spadina
Neighbourhood Wellington Place
Cross Street Nelson Street
(Formerly Pearl St)

Built 1926
Architect Benjamin Brown
Original Client H. Greisman
Original Use Warehouse, Factory
Present Use Office
Heritage Desig. Listed (2017)
Property Greenwin
Redevelopment -

Building Height 27m
Structural Storeys 8
Building Footprint 790 GSM
Floor Area 6,320 GSM
Floor-Floor Height 3.6m
Floorplate 24m x 34m
Surface-Volume 0.22
FAR 7.5
Site Coverage 93%

Notes

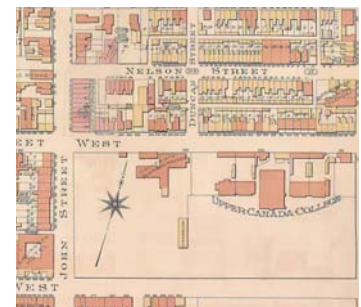
- Toronto b.p. 82873, 11 Aug. 1925
- Built on newly vacated Upper Canada College grounds



30 DUNCAN STREET

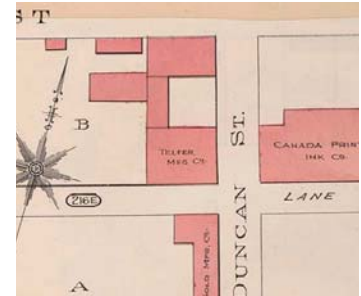


1952
Duncan Street looking north from Nelson Street.
 Dept. of Public Works photographs. Toronto Planning Board Fonds. City of Toronto Archives. Fonds 200, Series 372, Subseries 58, Item 2378.



1899
 Fire insurance plan showing Upper Canada College interrupting Duncan Street.
 Goad. Atlas of the City of Toronto, Volume One. 1899, Plate 5.

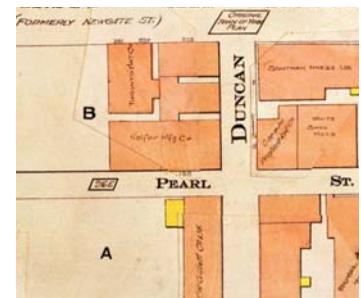
stone addition to college building, Jarvis street, cost \$17,000 (G. M. Miller & Co., architects, W. Gage & Co., builders); Telfer Mfg. Co., two-storey brick factory, corner Duncan street and Pearl place, cost \$13,000 (Gregg & Grege, architects, Smallwood Bros., builders); G. H. Mumtz, four attached two-storey brick dwellings, corner Bellwoods avenue and Treford



1902
 Two-storey brick factory, corner Duncan street and Pearl.
 Canadian Contract Record. April 9, 1902, 6.

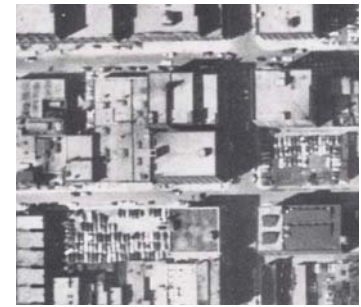
1903
 Fire insurance plan showing Duncan Street continuing through the former Upper Canada College grounds with a building identified as Telfer Mfg. Co.

Goad. Atlas of the City of Toronto, Volume One. 1903, Plate 5.



1924
 Fire insurance plan showing the Telfer Mfg building with an addition on the west.

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 5.



1953
 Aerial image showing 30 Duncan with a clear roof - showing no mechanical equipment.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1953, Item 187.



1958
 Sew Your Own - Dress Planned Especially for Flower Prints
 Advance Pattern Co. of Canada Ltd. The Globe and Mail. March 27, 1958, 19.



1967
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 187.



1972
 Corner of Duncan St and Nelson St.
 Toronto Planning Board, Street Corner Photographs. City of Toronto Archives. Fonds 2032, Series 841, File 52, Item 11.



1988
26 Duncan Street, looking north to Nelson Street
 City of Toronto Archives. Fonds 200, Series 1465, File 345, Item 8.

Meredith, April 22 to May 10. Hart House, St. George campus, U of T, 978-8398.
Cold City Gallery. A multi-media installation by Brian Scott, March 31 to April 28. 30 Duncan St., 7th floor, 593-5332.
Geraldine Davis Gallery. City drawings by Jayne Finn. to April 7 • Recent paintings and mono.

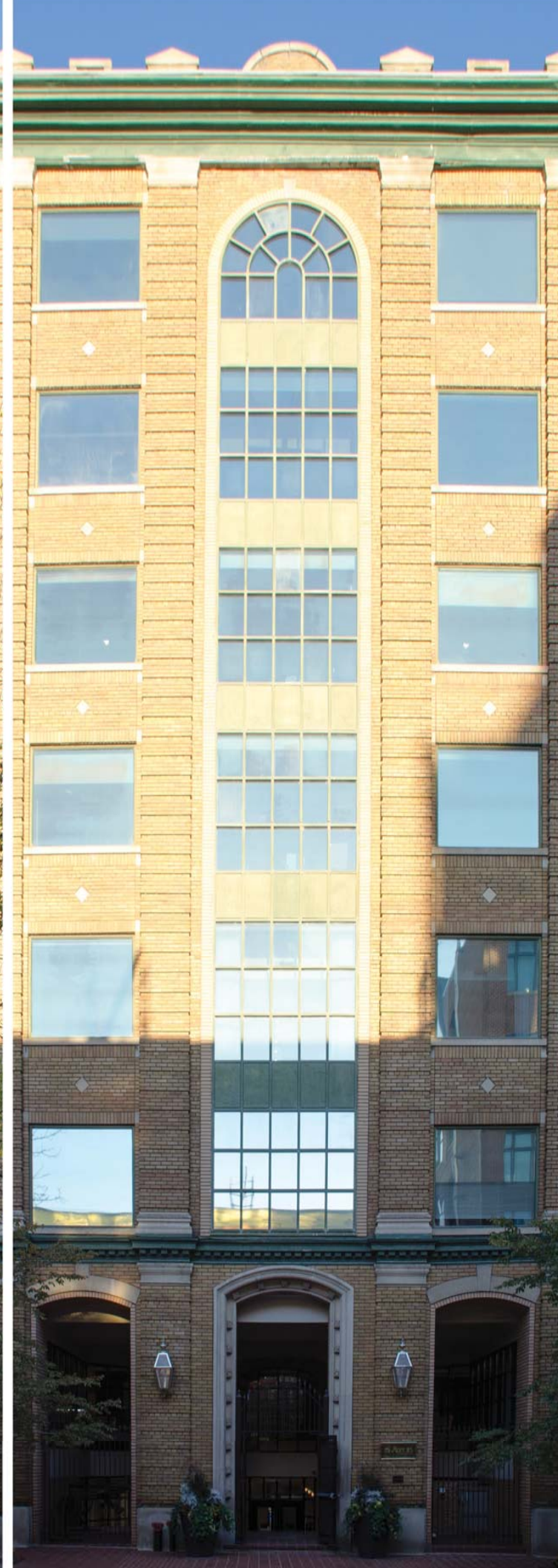
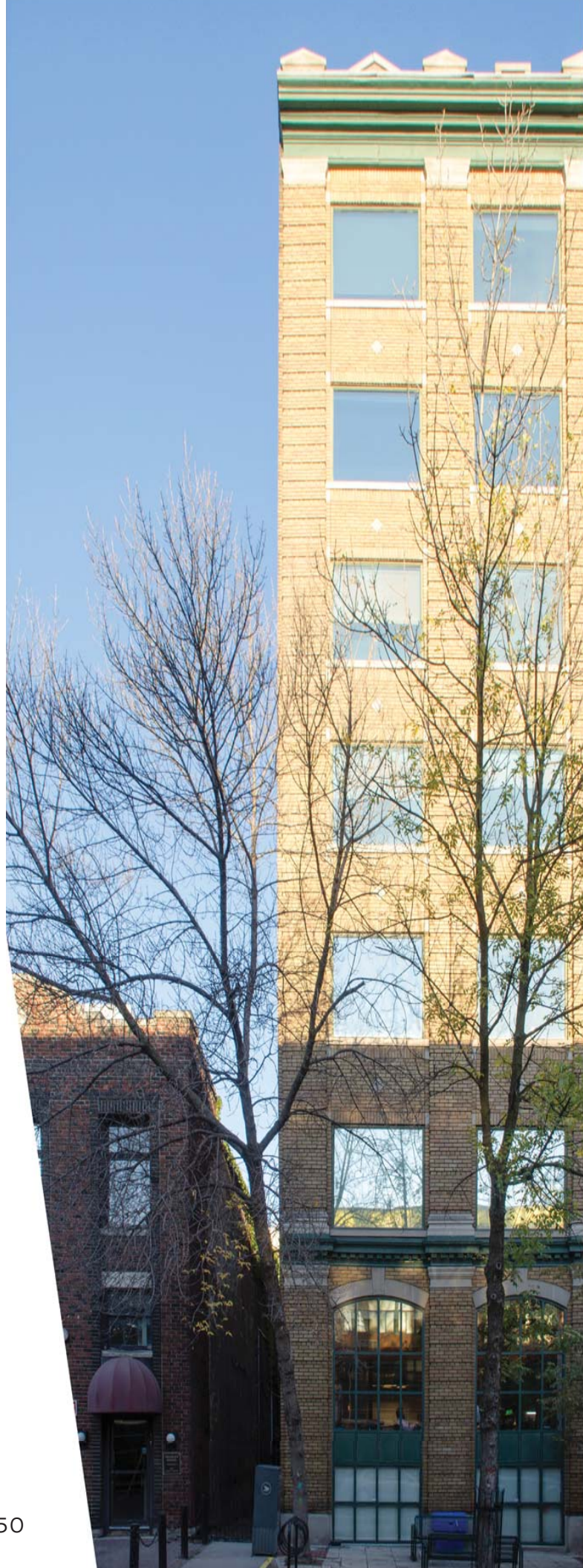
1990
 Cold City Gallery - installation by Brian Scott
 Gazette. March 30, 1990, 31.



1991
 Photograph of 30 Duncan's east building face, from Nelson street.
 City of Toronto Archives. Fonds 2043, Series 2573, File 1126.



1991-98
30-34 Duncan Street [between 1980 and 1998]
 City of Toronto Archives. Fonds 200, Series 1465, File 51, Item 132.



179 John Street

Model Knitting Company

Alt. Building ID -
 Area Grange
 Neighbourhood Kensington-Chinatown
 Cross Street Stephanie Street

Built 1928
 Architect Benjamin Swartz
 Original Client Model Knitting Company
 Original Use Manufacturing, Warehouse
 Present Use Office
 Heritage Desig. None
 Property Allied
 Redevelopment -

Building Height 28m
 Structural Storeys 8
 Building Footprint 910 GSM
 Floor Area 7,280 GSM
 Floor-Floor Height 3.7m
 Floorplate 26m x 35m
 Surface-Volume 0.21
 FAR 6.2
 Site Coverage 77%

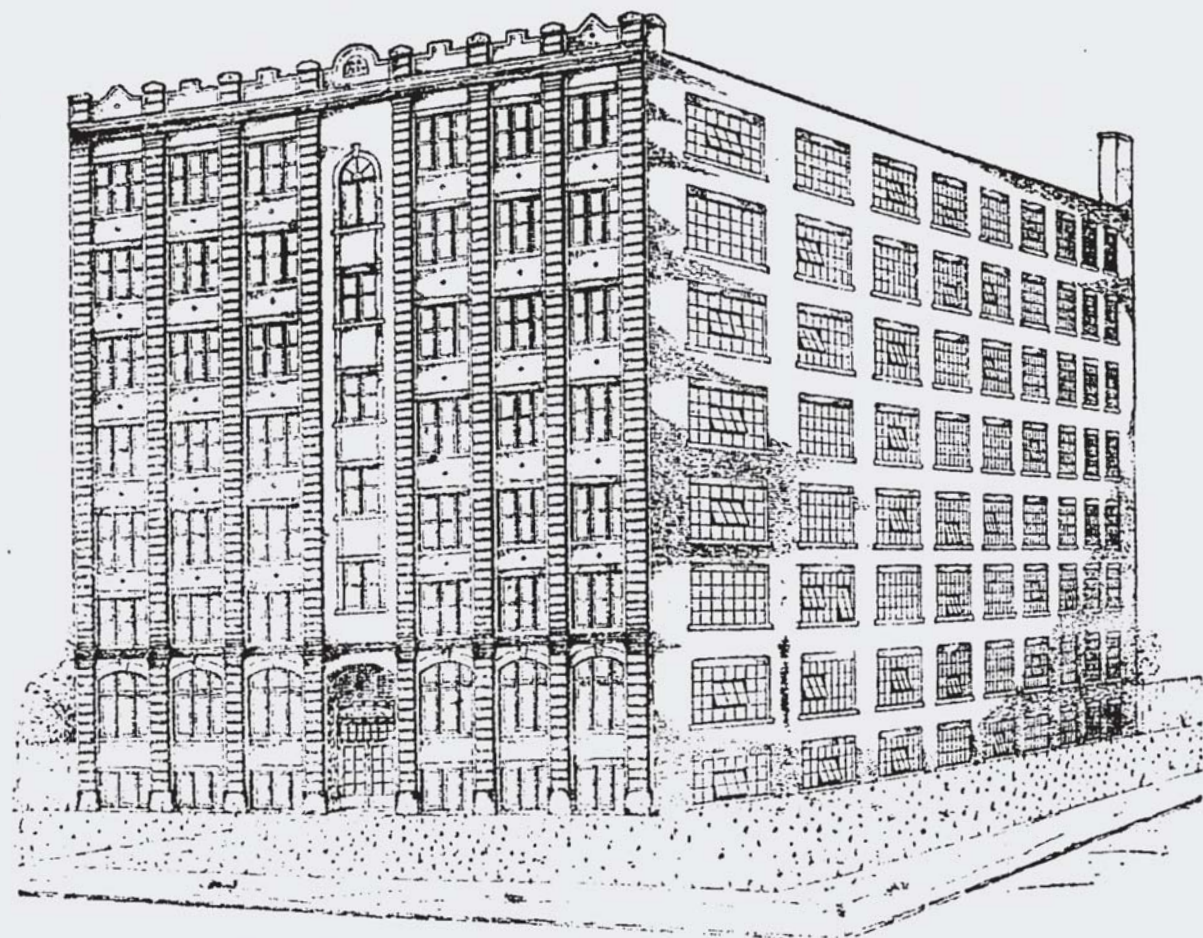
- Notes
- Toronto b.p. B 771, 14 Aug. 1928
 - (Addition) Toronto b.p. 12798, 25 Nov. 1929
 - Toronto Star, 15 Aug. 1930, 26, illus.



179 JOHN ST

Real Estate

New Manufacturing Plant to Cost \$200,000



BENJAMIN SWARTZ DESIGNS FINE LOFT BUILDING

ABOVE is an architect's perspective drawing of the new manufacturing plant to be erected at 179-181 John St., near Queen St. W., for the Model Knitting Co., Ltd. Designed by Benjamin Swartz, architect, 336 Dundas St. west, the plans provide for a structure having a 90-foot frontage and a depth of 113 feet, of mill and steel construction with mastic floors.

YORK COUNTY STILL S...

Real Estate According to Registrar EXCEEDED Twenty-Three Years Record

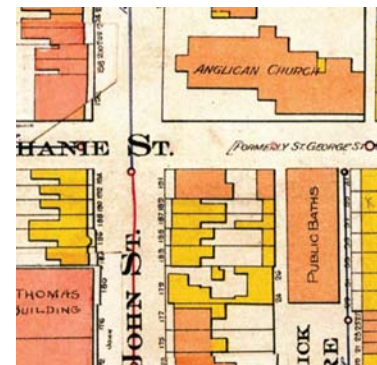
Continued activity in real estate is in following list of orders at the Registrar and purchase of the location of the John R. Vaughn 1 St. Clair Ave. east 37 feet of Livingstone Ave. George Gordon mill, 11 Dewhurst lot 283 on the St. Ave.

Ambrose Wald \$2,000, east 25 feet of lot 67. Alexander Gray 16 Snider Ave., feet of lot 268, west Clifford Clarke 1 St. Clair Ave. 20 feet of lot 83, Ave. Sarah English \$150, lot 21, south The Toronto L. to James Cherry \$520, west 17 1/2 Foxwell St. Andrew White 82 Hatherley Rd feet lot 17, east Elsie Alvina Ye 54 Roblock St., lot 1, Dufferin St. A. White to E Hatherley Rd., 5 feet lot 132, north Maurice Turkel Davis, 126 Hollis 600, lot 23, north Ave. William L. Gordon, 331 Glenholme lot 85, east side Archibald Painson, for \$250, east north side Gloucestergrove Estate Barndurka, 10 lot 105, east side William MacGregor and Samuel R. MacGregor, for \$1,500, side Eglinton Ave. Albert E. Love rison to William holme Ave., for 1 Glenholme Ave., west side Glenholme

APARTMENTS NOW SOAR IN OLD TORONTO AREA

Four New Structures in Past Year Represent Expenditure of \$875,000

A fashionable residential district during the Victorian era and later a boarding-house neighborhood, that area bounded by Yonge, Carlton, Jarvis and Gloucester Sts. is fast becoming one of the leading apartment house centres in the city. Not only have many fine apartment projects been carried out in this district during the past



1924
Fire insurance plan showing the Public Baths east of the site prior to demolition of the wooden homes.
Goad. Atlas of the City of Toronto, Volume One, 1924, Plate 8.

House Builders Busy
Model Knitting Company, 179 John Street, has applied to the City Architect for a permit to erect a factory to cost \$200,000. C. Huff has applied for a permit to erect a residence on Vestington Park Boulevard and Hilda Avenue to cost \$18,000. Permits issued yesterday included: H. E. McRobb Limited, to erect three pairs of semi-detached brick dwellings and six private garages on Harrison Street, near Roxton Road, to cost \$21,000. Joseph Donnenfeld, to erect one pair of two-family dwellings, to cost \$20,000. Director Makes Reply.

1946
53 Strachan Ave., Toronto
Boss Carder-Spinner
Good Salary - Steady Work
Model Knitting Mills
179 JOHN ST., TORONTO
TINSMITH
CARTER FURNACE CO.



1946
Good Salary - Steady Work
Advertisement. Model Knitting Mills. The Globe and Mail. November 20, 1949, 23.



1966
Aerial image showing the site on north west corner as cleared.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1966, Item 44.



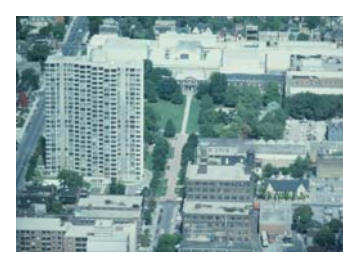
1969
Aerial image showing Gallery Tower at 50 Stephanie Street being constructed.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 28.



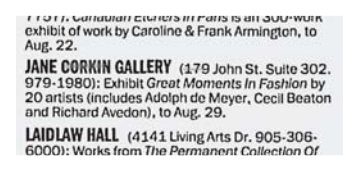
1972
Corner of John Street and Stephanie Street, looking southeast
City of Toronto Archives. Fonds 2032, Series 841, File 41, Item 20.



1979-91
Photographic view looking north east towards Grange Park from the rooftop of 171 John Street - Quality Knitting Building.
[between 1979 and 1991]
City of Toronto Archives. Fonds 200, Series 1465, File 527, Item 26.



1988
Looking north to Grange Park [between 1982 and 1986]
City of Toronto Archives. Fonds 200, Series 1465, File 392, Item 13.



1998
179 John St. Suite 302.
Advertisement. Jane Corkin Gallery. The Toronto Star. August 6, 1998, G11.



2023
Streetview of 179 John looking northwest up John Street from north of Cayley Lane.
Google, "Streetview," digital images. Google Maps. September, 2023.

WEEK PUBLISHED

DRESSES SELECTED ST. EAST

Walter Dav... 188 Duke St... tract for the grey block of erected shortly of Bloor St. E.

HOMES \$150,000

ications Are Twenty

te market this the most leth... real estate men several home... city containe twenty new... and specific the city archi... staff, indicate these projects

the heaviest... D. Maguire... ng three pairs... family dwellings... Millwood Rd... t Rd., to cost

me from Wil... erect two... at side of Cox... north Ave., to... and will build... house on the... on Rd., near... \$12,500; Sidney... detached two... Hill Ave., near... 000; Mrs. Ma... build two de... the south side... Cardinal Place... Margaret Meredith... dwellings at... Wanless and... 600, and loan... ed d... eon... Pres.

1930
Fine Loft Building - a structure having a 90-foot frontage and a depth of 113 feet of mill and steel construction with mastic floors.
Real Estate. The Toronto Daily Star. August 15, 1930, 26.

FARM LANDS FINDING SALE AS VALUES GO DOWNWARD

City Dwellers Turning Landward—Several Major Properties Sold Recently

THREE PROPERTY SALES INVOLVE LARGE TOTAL

\$39,500 Is Exchanged in Transfers of Valuable Residences

Three residential property sales totalling \$39,500 are reported to-day by Frank A. Wood, real estate broker, 41 Victoria St., following his negotiation of the transactions.

A nine-room Tudor dwelling at 126 Strathallan Blvd., has been sold to an out-of-town purchaser by H. D. Averill for \$17,000; Peter Spelcoe has sold an eight-room house at 12 Delavan Ave., just west of Spadina Rd., to N.

APARTMENTS NOW SOAR IN OLD TORONTO AREA

Four New Structures in Past Year Represent Expenditure of \$875,000

A fashionable residential district during the Victorian era and later a boarding-house neighborhood, that area bounded by Yonge, Carlton, Jarvis and Gloucester Sts. is fast becoming one of the leading apartment house centres in the city. Not only have many fine apartment projects been carried out in this district during the past



193 Yonge Street

Heinzman Hall

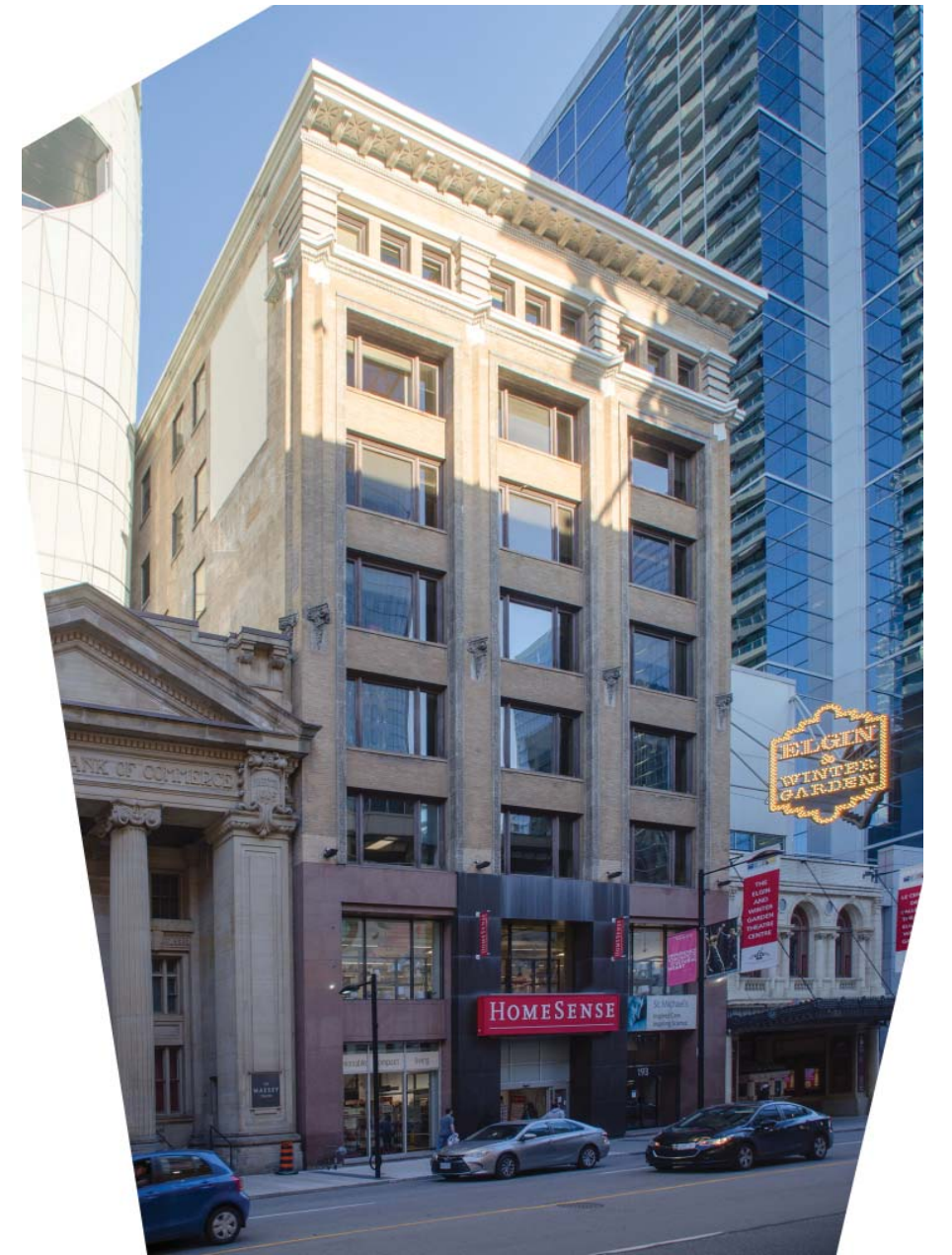
Alt. Building ID J.F. Brown Furniture
 Area City Hall
 Neighbourhood Downtown Yonge East
 Cross Street Queen Street

Built 1903
 Architect Henry Simpson
 Original Client J.F. Brown Furniture Co.
 Original Use Retail, Warehouse, Residence
 Present Use Office, Retail
 Heritage Des. Designated Part IV
 Property Allied
 Redevelopment -

Building Height 34m
 Structural Storeys 8
 Building Footprint 600 GSM
 Floor Area 4,800 GSM
 Floorplate 20m x 30m
 Floor-Floor Height 4.3m
 Surface-Volume 0.27
 FAR 5.0
 Site Coverage 63%

Notes

- Tallest by digital measure of the 42 HTWT subject buildings
- J. Wilson Gray (1910 Alterations)
- Low addition on rear not included in calculations
- Timber components encapsulated within lower commercial floors



193 YONGE STREET



193 YONGE STREET



1903

*Business Premises, Yonge Street, Toronto. Henry Simpson, Architect
Supplement to Canadian Architect and Builder. October 1903.*

1929-30

*Left - Heintzman and Company Pianos - Loew's Theatre - Scholes
Hotel - Sterling Tailors.*

*E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488,
Series 1230, Item 3604.*



1935-37
Loew's Theatre
 E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488, Series 1230, Item 1097.



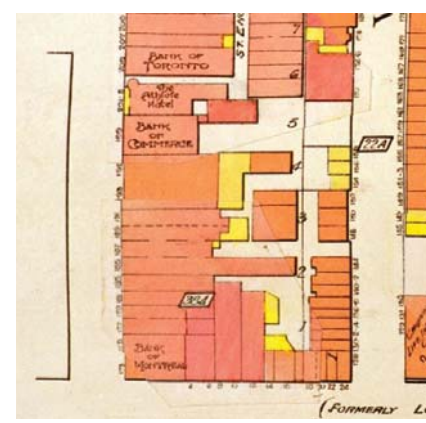
1903
 Fire insurance plan showing the site as occupied with a plurality of structures.
 Goad. Atlas of the City of Toronto, Volume One, 1903, Plate 10.

agree to expend \$5,000 on improvements and alterations. — The J. F. Brown Furniture Company have purchased property extending from 191 to 195 Yonge street on which it is intended to erect an eight-storey furniture store and warehouse. — Tenders are invited up to 25th inst. for a steam-heating plant in the Harbord street Collegiate

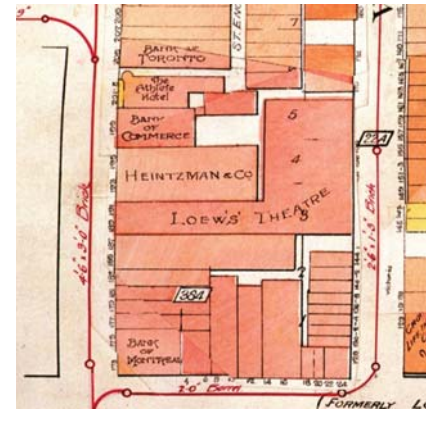
J.F. Brown Furniture Company - intended to erect an eight-storey furniture store and warehouse.
 Canadian Contract Record. May 13, 1903, 4.



1912
 Ionic Design
 Advertisement.
 Heintzman & Co. Limited. 1912.



1913
 Fire insurance plan showing the 193 to 195 amalgomated and developed.
 Goad. Atlas of the City of Toronto, Volume One, 1913, Plate 10.



1924
 Fire insurance plan identifying Heintzman & Co. as the building owner/occupant and showing Loews Theatre as wrapping down 191 Yonge and behind 193 Yonge.
 Goad. Atlas of the City of Toronto, Volume One, 1903, Plate 10.



1929
Yonge Street, north, from Queen Street, traffic, noon - 1 p.m. (Executive Department)
 Toronto Transit Commission Fonds. City of Toronto Archives. Fonds 16, Series 71, Item 7171. August 31, 1929.



1935-37
Loew's Theatre
 [between 1935 and 1937]
 E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488, Series 1230, Item 1098.



1956
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 187.



1970
 Photograph showing 193 Yonge beside the Canadian Imperial Bank of Commerce.
 Ellis Wiley Fonds. City of Toronto Archives. Fonds 124, File 2, Item 67. February 1970.

AND IN THE MATTER OF THE DESIGNATION OF THE PROPERTY KNOWN MUNICIPALLY AS 193 YONGE STREET IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

Short Statement of Reasons for the Proposed Designation

The J. F. Brown Ltd. property, later Heintzman Hall at 193 Yonge Street is recommended for designation for archi-

1984
 The J.F. Brown Ltd. property, later Heintzman Hall at 193 Yonge Street is recommended for designation for architectural reasons. Designed in 1903 by the prominent Toronto Architect Henry Simson. - It was altered in 1910 by architect, John Wilson Gray, for Theodore Heintzman Comany Limited.
 The Globe and Mail. March 6, 1984, GSM.



70 Bond Street

Macmillan Company

Alt. Building ID	St. Martin's House
Area	Downtown-Yonge
Neighbourhood	Downtown Yonge East
Cross Street	Dundas St E

Built	1910
Architect	Denison and Stephenson
Original Client	The Macmillan Co.
Original Use	Warehouse, Office
Present Use	Office
Heritage Desig.	None
Property	York Heritage
Redevelopment	Addition (1959)

Building Height	20m
Structural Storeys	6
Building Footprint	510 GSM
Floor Area	3,060 GSM
Floor-Floor Height	3.6m
Floorplate	15m x 34m
Surface-Volume	0.32
FAR	1.9
Site Coverage	-

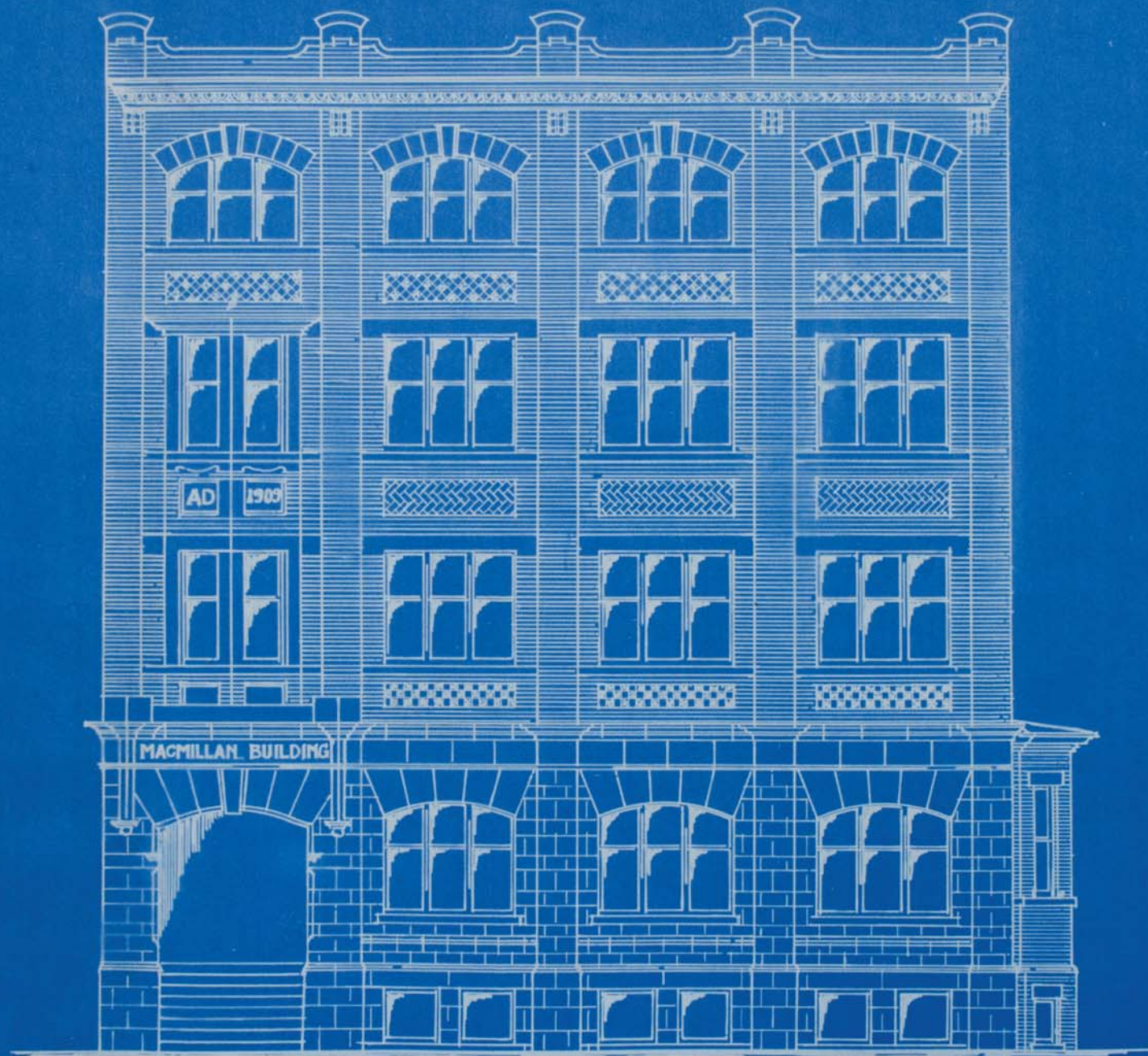
Notes

- Relation w/building to north



70 BOND ST

PLANS OF PROPOSED BUILDING
 BOND STREET TORONTO
 FOR THE MACMILLAN CO OF CANADA LTD
 SCALE 8 FT = ONE INCH
 DENISON & STEPHENSON
 ARCHITECTS TORONTO

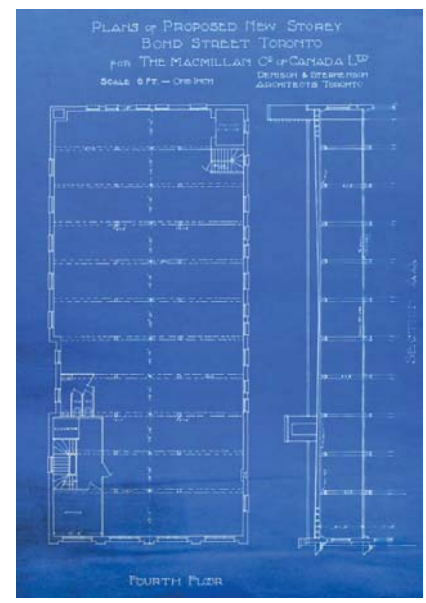


EAST ELEVATION

1909
 City of Toronto Archives. Fonds 200, Series 410, File 1734.



1903
 Fire insurance plan showing the large site with a single house and shed with indicated use by W.F. Maclean.
 Goad. Atlas of the City of Toronto, Volume One. 1903, Plate 10.



1909
 Fourth Floor, Plans of Proposed New Storey, Bond Street Toronto, For the Macmillan Co of Canada Ltd. Denison & Stephenson Architects Toronto. City of Toronto Archives. Fonds 200, Series 410, File 1734.



1913
 Fire insurance plan showing the Macmillan Co of Canada Ltd at 70 Bond.
 Goad. Atlas of the City of Toronto, Volume One. 1913, Plate 10.

Fire Fighters Save by Quick Work
 The timely arrival of the downtown hose section of the Fire Department at 70 Bond street on Saturday afternoon averted what might have proved a serious blaze. Although little damage was done by the fire the entire building was in danger of being gutted, as it was stored with much inflammable material. An explosion of a carboy containing nitric acid is said to have been responsible for the outbreak. The building was occupied by the Photo Engravers, Ltd.

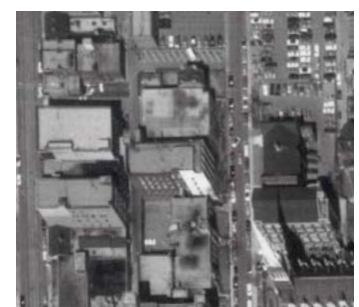
1919
 The timely arrival of the downtown hose section of the Fire Department at 70 Bond street on Saturday afternoon averted what might have proved a serious blaze.
 The Globe. May 5, 1919, 9.



1929
 St. Michael's Cathedral, northeast corner of Shuter and Bond streets
 James Salmon Collection. City of Toronto Archives. Fonds 1231, Item 88.



unknown
 70 Bond Street, Files, Macmillan Company of Canada. Modernist Archives Publishing Project.



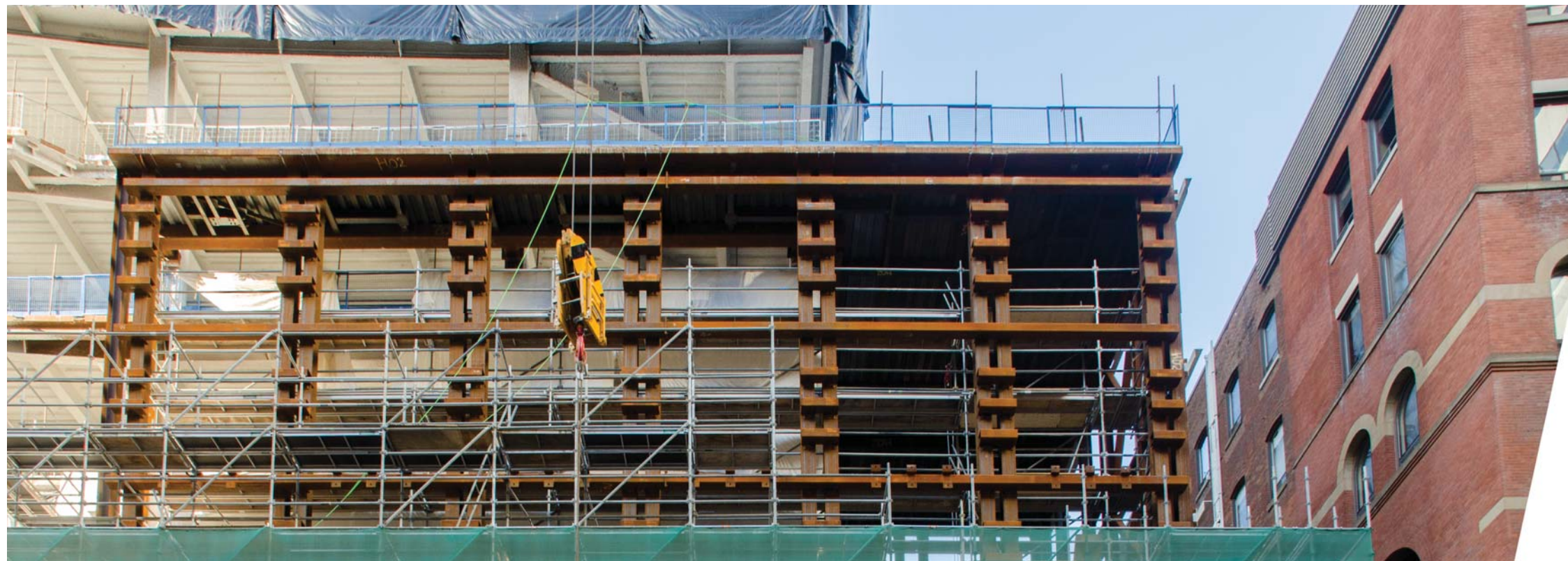
1969
 Aerial image showing 70 Bond across the street from St. Michael's Cathedral.
 Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 29.



1972
 Corner of Bond Street and Shuter Street, looking southeast.
 Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 13, Item 28.



2021
 Streetview of 70 Bond.
 Google, "Streetview," digital images. Google Maps. September, 2021.



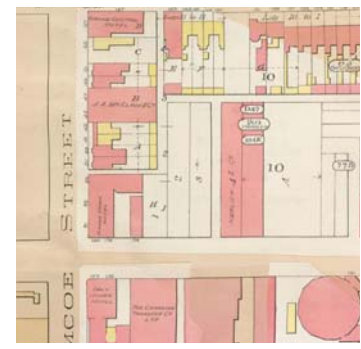
156 Front St W

Alt. Building ID	160 Front West
Area	Union
Neighbourhood	Yonge-Bay Corridor
Cross Street	Simcoe Street
Built	1904
Architect	Burke and Horwood
Original Client	Robert Simpson Co.
Original Use	Manufacturing, Warehouse
Present Use	-
Heritage Desig.	Designated (2006)
Property	Former - York Heritage
Redevelopment	In Construction
	Cadillac Fairview Tower

Building Height	27m
Structural Storeys	7
Building Footprint	1,710 GSM
Floor Area	11,970 GSM
Floor-Floor Height	4.2m
Floorplate	24 x 76
Surface-Volume	0.19
FAR	6.4
Site Coverage	92%

- Notes
- Existing building demolished, facade remains





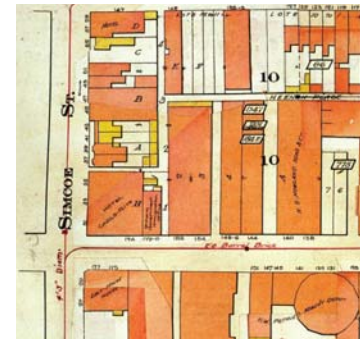
1903
Fire insurance plan showing vacant land behind the Grand Union Hotel at Simco and Front Street.
Goad. Atlas of the City of Toronto, Volume One. 1903, Plate 2.



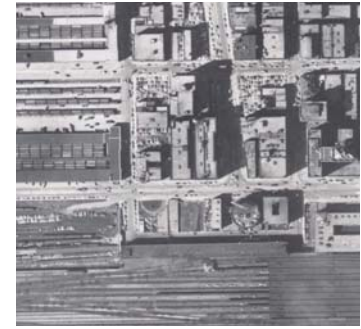
1912
Grand Union Hotel, Toronto, Can.
Postcard. International Stationery Co., Picton Canada. Baldwin Collection of Canadiana. Toronto Public Library Archives. PC_3682.



1916
Advertisement. The Toronto Railway Company. The Globe. June 14, 1916, 13.



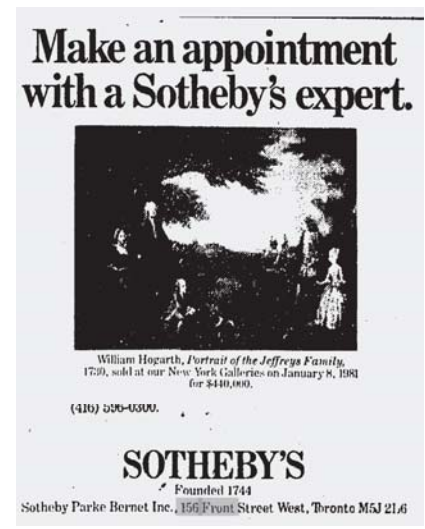
1924
Fire insurance plan showing Front Street as built developed to the property extents with lane access on all sides.
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 2.



1956
Aerial image showing 156 Front adjacent to many railway lines and sidings to the west and south.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 187.



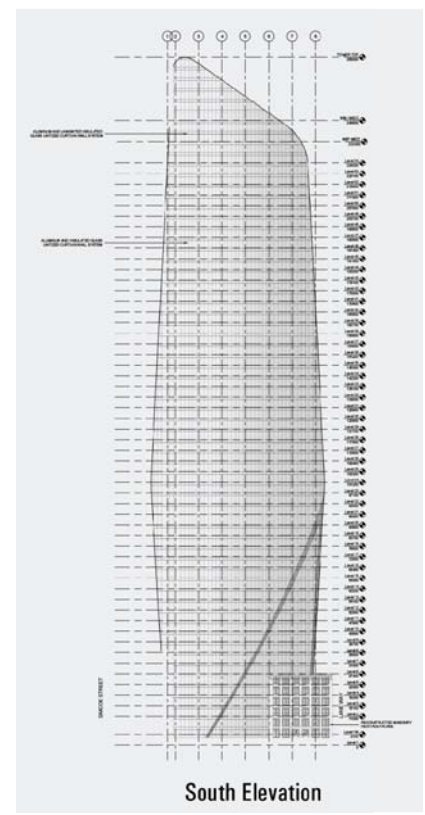
1965
Barclay Hotel, Front Street West and Simcoe Street
Ellis Wiley Fonds. City of Toronto Archives. Fonds 124, File 1, Item 149. July 14, 1965.



1983
Experts from the following departments will be at our Toronto Galleries Friday January 28 to appraise and discuss property for sale this spring. - Sotheby Park Bernet Inc, 156 Front Street West.
Advertisement. The Globe and Mail. January 19, 1983, 8.



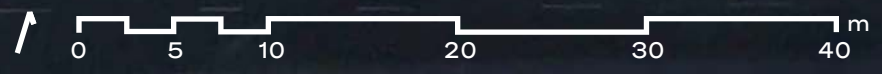
1986
Photograph of 156 Front Street taken from the corner of University and Front, looking northwest.
City of Toronto Archives. Fonds 200, Series 1465, File 429, Item 44.

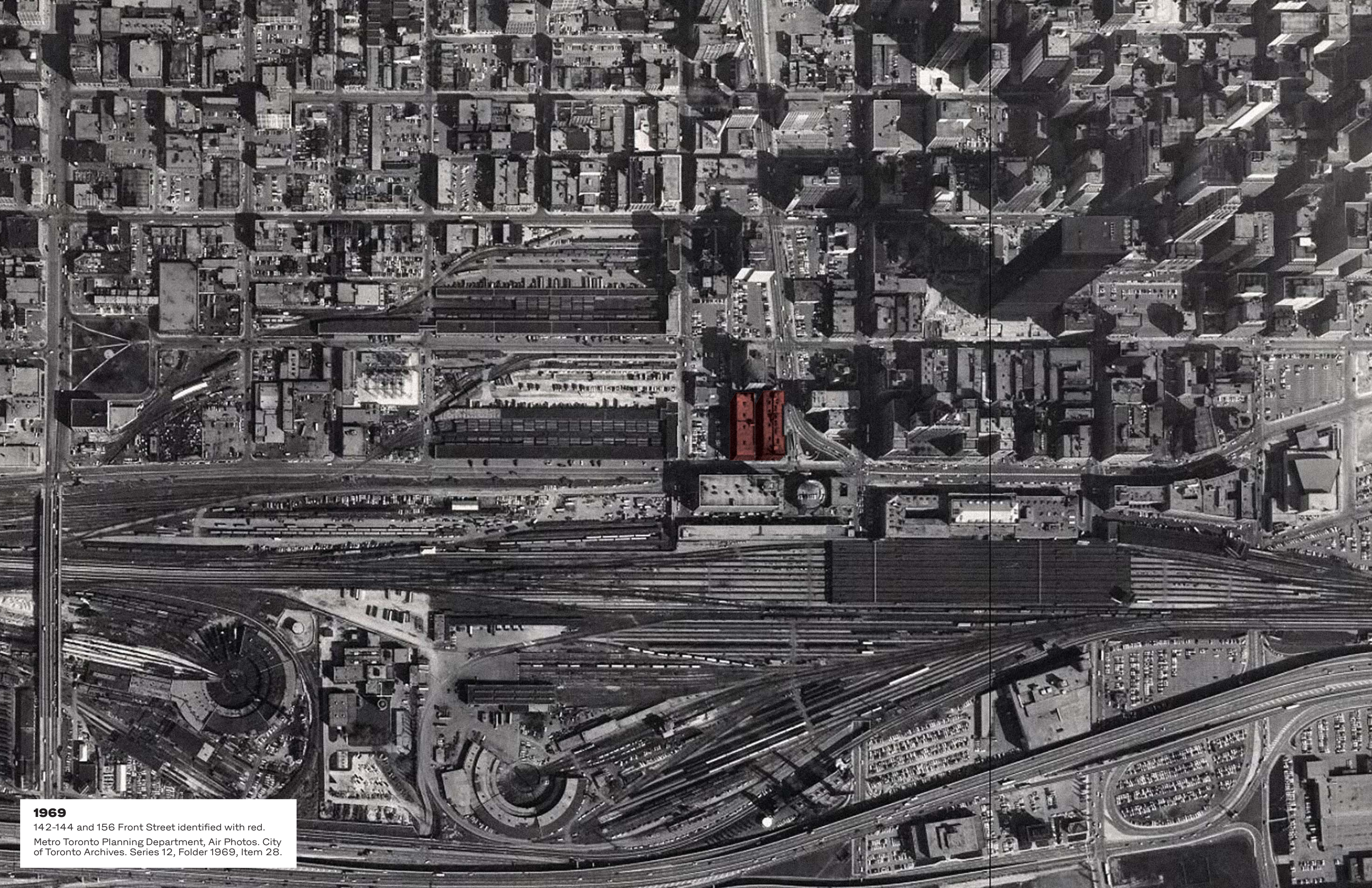


2014
The proposed development would have an overall non-residential gross floor area of approximately 126,570 square metres, an overall building height of 265 metres, and a proposed density of 21.7 times the lot area. The proposal will provide 370 parking spaces within 4 levels of underground parking.
South Elevation, 156-174 Front St West and 43-51 Simcoe Street - Zoning Amendment Application - Final Report. Cadillac Fairview. Rezoning Application. City of Toronto. 2014.



2023
Streetview of 160 Front from Simco and Front looking northeast.
Google, "Streetview," digital images. Google Maps. September, 2023.





1969
142-144 and 156 Front Street identified with red.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 28.

142-144 Front St W

Maher Building

Alt. Building ID 144-146 Front St
Area Union
Neighbourhood Yonge-Bay Corridor
Cross Street University Avenue

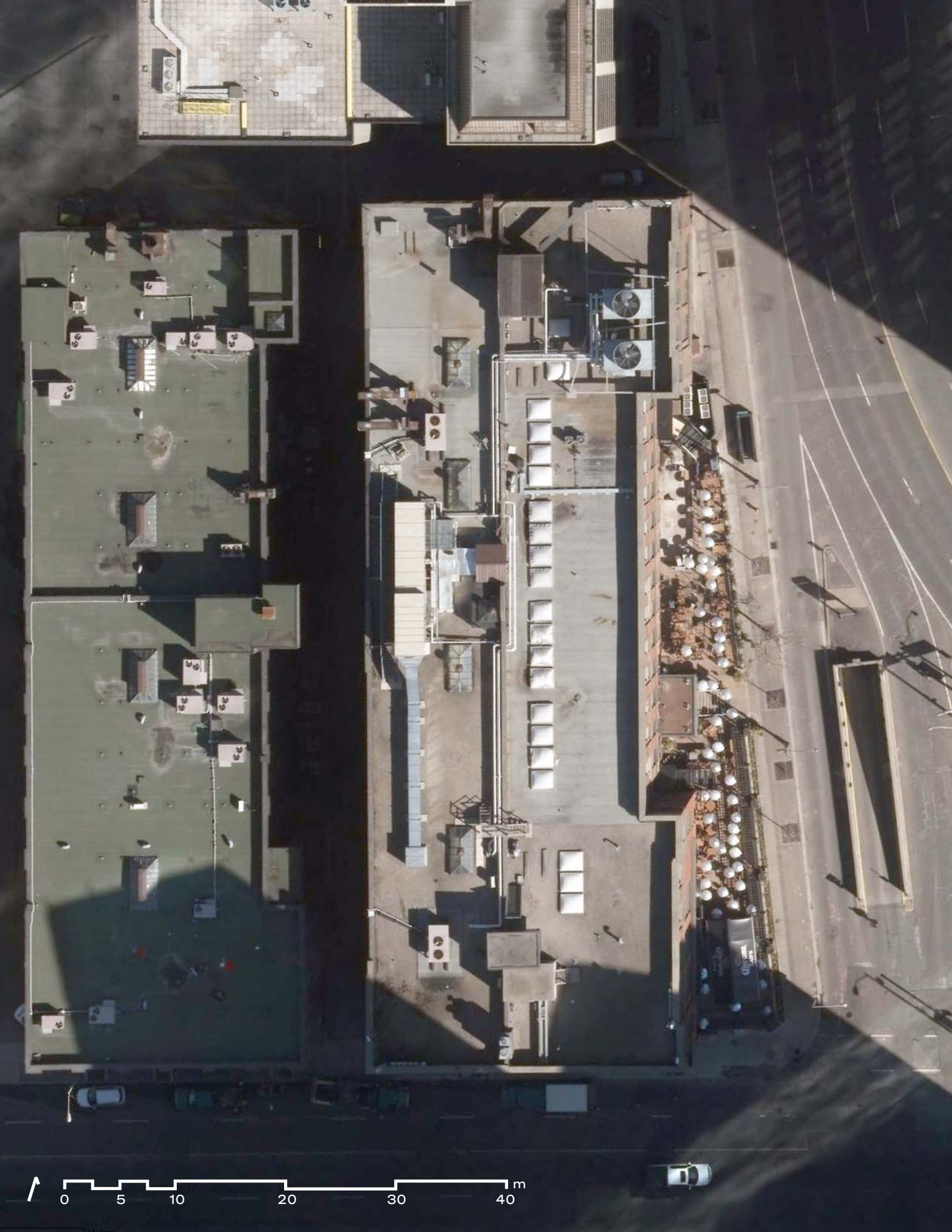
Built 1903
Architect Symons and Rae
Original Client Lowndes Co. Ltd.
Original Use Manufacturing, Warehouse
Present Use Office, Retail
Heritage Des. Designated (2006)
Property -
Redevelopment -

Building Height 32m
Structural Storeys 8
Building Footprint 1,990^{GSM}
Floor Area 15,920^{GSM}
Floor-Floor Height 4.3m
Floorplate 27m x 76m
Surface-Volume 0.16
FAR 6.6
Site Coverage 83%

Notes

- Second tallest by digital measure of the 42 HTWT subject buildings - second to 193 Yonge Street
- Toronto b.p. 715, 4 Feb. 1903
- Addition (1908)

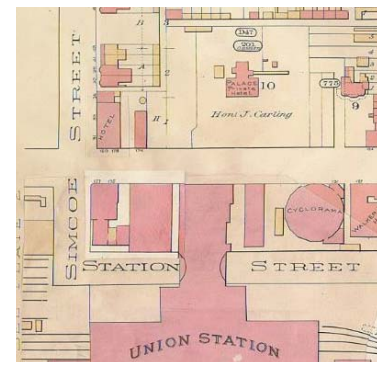




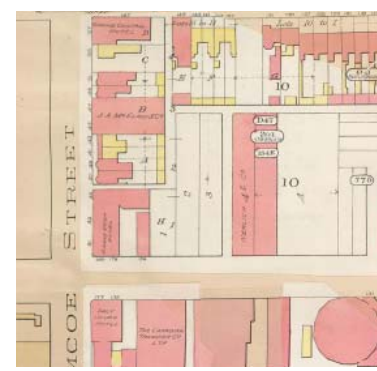
142-144 FRONT STREET



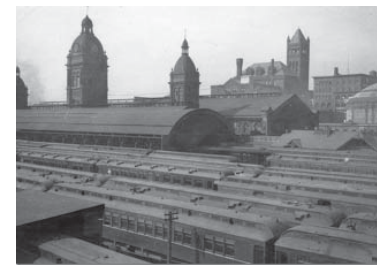
1929
142-144 Front Street with the Royal York Hotel in the background.
Globe and Mail Fonds. City of Toronto Archives. Fonds 1266. Item 15890.



1899
Fire insurance plan showing the old Union Station at Simcoe and Front across the street from Palace Private Hotel.
Goad. Atlas of the City of Toronto, Volume One. 1899, Plate 3.



1903
Fire insurance plan showing 142-144 Front as developed with a lane down the west facade.
Goad. Atlas of the City of Toronto, Volume One. 1903, Plate 3.



1903
View of 142-144 Front Street looking across passenger cars on the Grand Trunk Railway lines at Union Station.
Alan Howard Fonds. City of Toronto Archives. Fonds 1548, Series 393, Item 18430.



1929
West from Royal York
142-144 Front Street in foreground.
Dept. of Public Works Photographs. City of Toronto Archives. Fonds 200, Series 372, Subseries 79, Item 409. April 22, 1929.



1937
Photograph of 142-144 Front Street front the east side of the extended University Ave.
E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488, Series 1230, Item 5278.



1950
Photograph looking north up University Ave from Front Street.
City of Toronto Archives. Series 380, Item 131.



1969
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 28.



1972
Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 62, Item 8.



Corner of University Avenue and Front Street, looking north-west
Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 63, Item 32.



1980s
Front and University
[198-]
City of Toronto Archives. Fonds 200, Series 1465, File 23, Item 1.



1983
University looking north from Front
City of Toronto Archives. Fonds 200, Series 1465, File 607, Item 1.

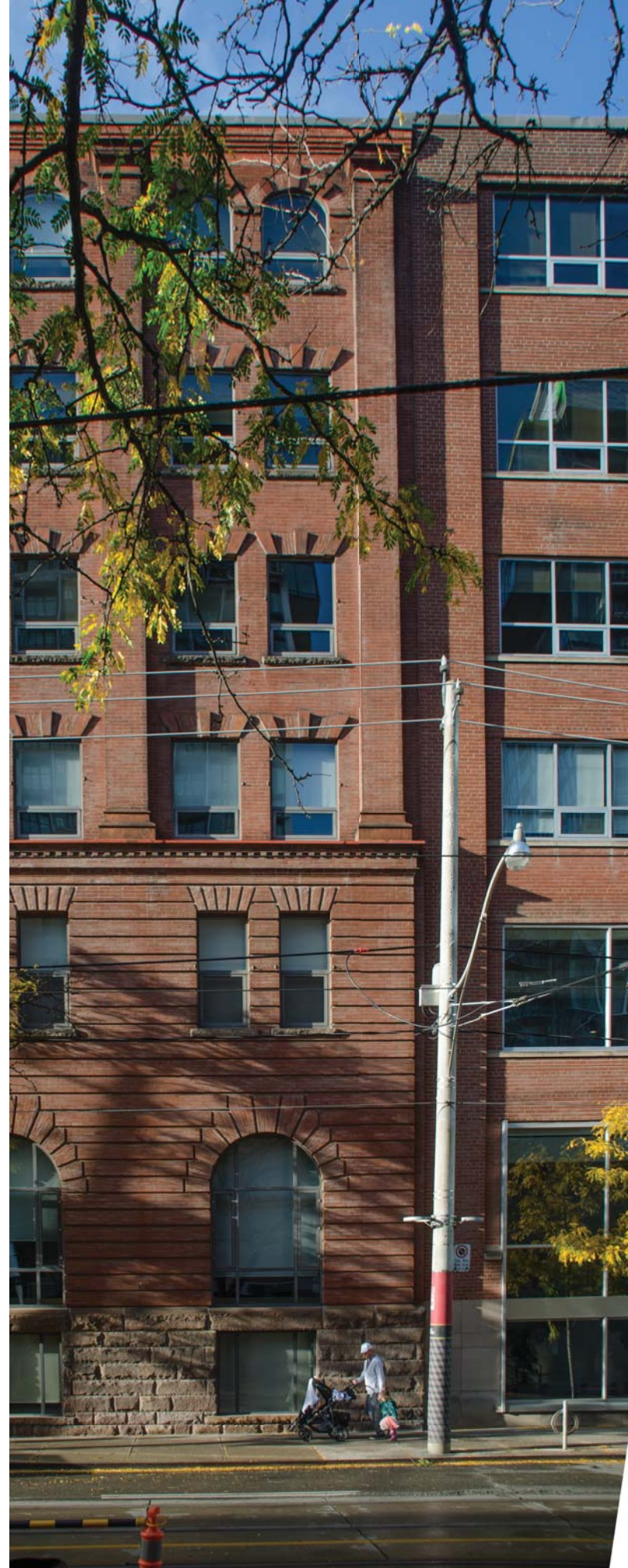
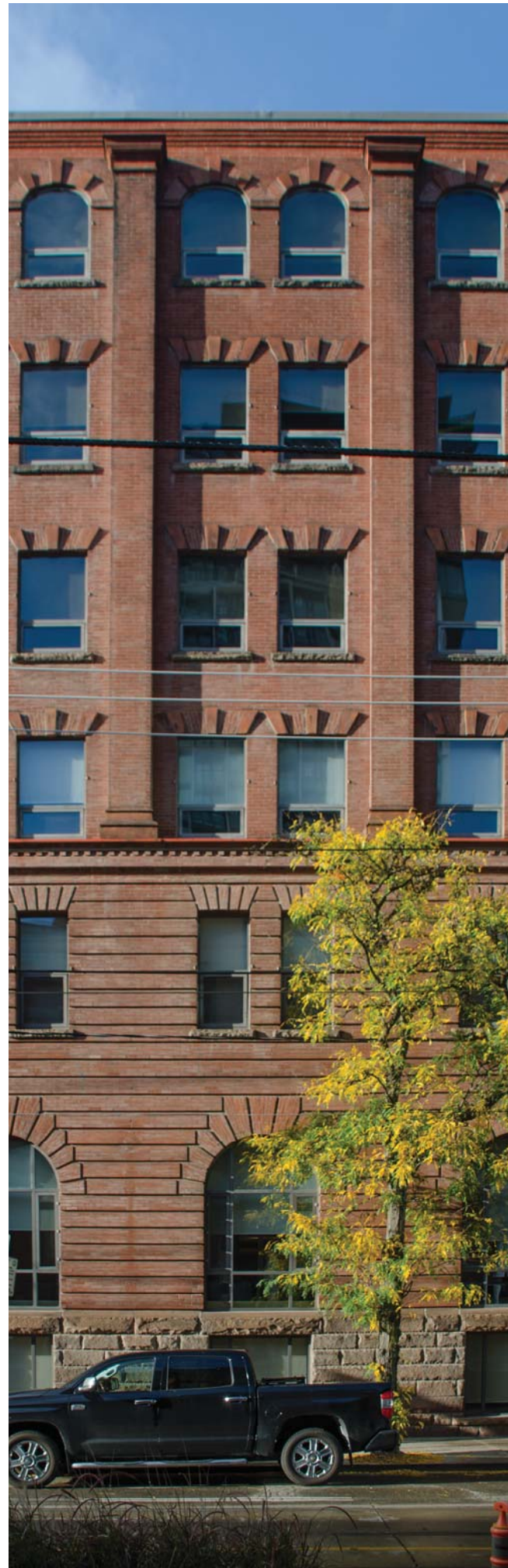
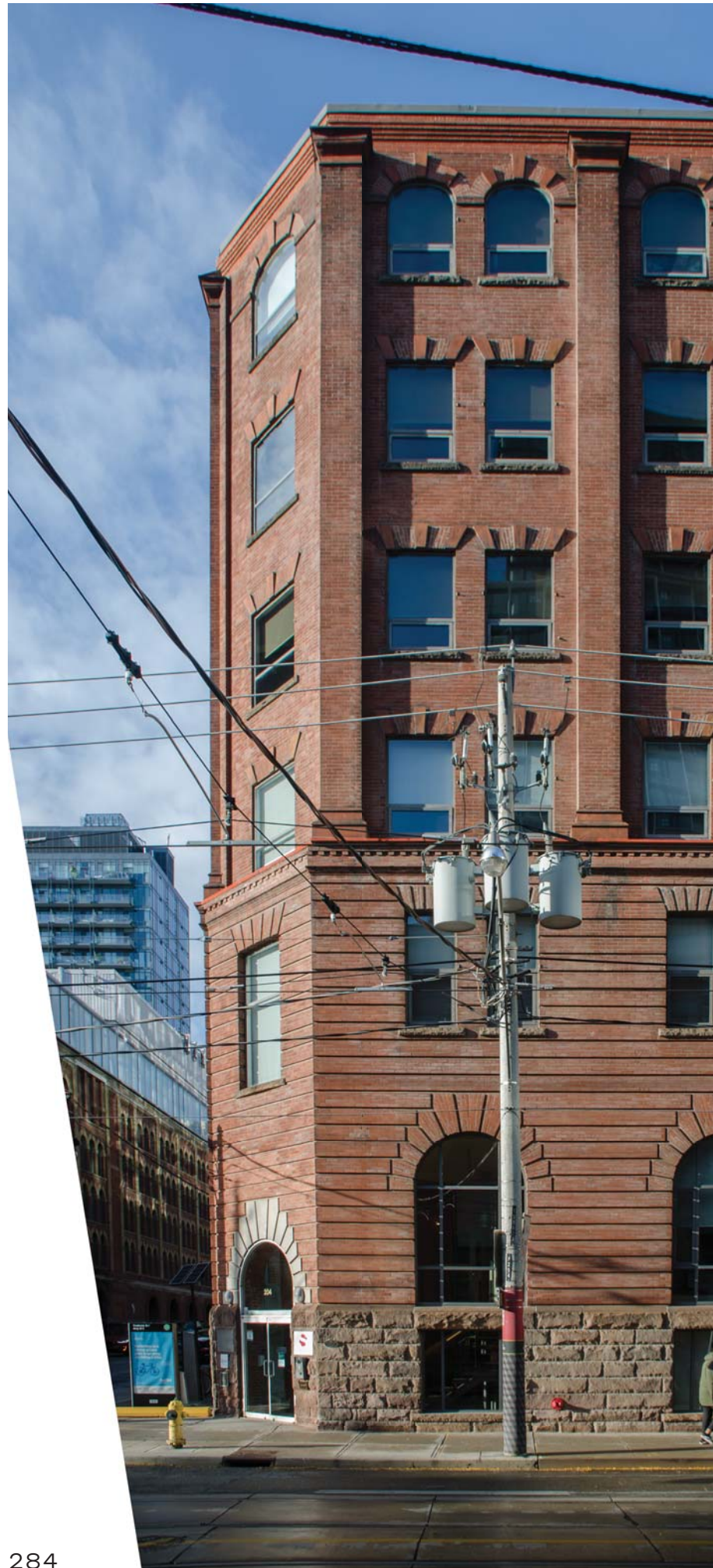
Oo

Old

Town /

St-Law-

rence



204-210 King St E

Adams Brothers Harness
Manufacturing Company Ltd.

Alt. Building ID **185 Frederick Street ,
Autodesk, 206 King E
St. Lawrence**
Area **Moss Park**
Neighbourhood **Frederick Street**
Cross Street

Built **1901**
Architect **George Miller**
Original Client **Adams Brothers**
Original Use **Warehouse**
Present Use **Office**
Heritage Desig. **Designated (1985)**
Property **Allied**
Redevelopment **-**

Building Height **25m**
Structural Storeys **7**
Building Footprint **1,535 GSM**
Floor Area **10,745 GSM**
Floorplate **27m x 40m**
Floor-Floor Height **3.8m**
Surface-Volume **0.18**
FAR **5.8**
Site Coverage **83%**

Notes

- Toronto b.p. 159, 10 April 1901
- 204, 210, 214 King amalgamated into single property
- 214 King not included in calculations
- FAR & Site Coverage based on theoretical property lines which exclude 214 King.
- Addition (1955)
- Infill (1966)



204-210 KING ST E



1953



1961

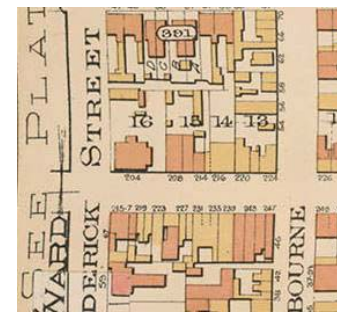


1966

Aerial series showing the process of addition and infill of 204 and 210 King St E.

Process identified with red overlay.

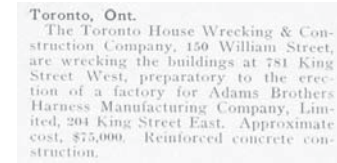
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1953, 1961, 1966, Item 187, Item 26, Item 27.



1903

Fire insurance plan showing the corner site at King St E and Frederick St prior to redevelopment.

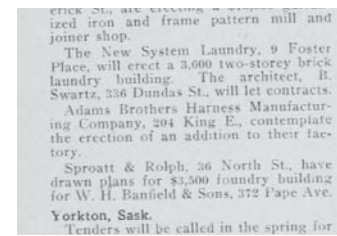
Goad. Atlas of the City of Toronto, Volume One. 1903, Plate 29.



1916

preparatory to the erection of a factory for Adams Brothers - 204 King Street East

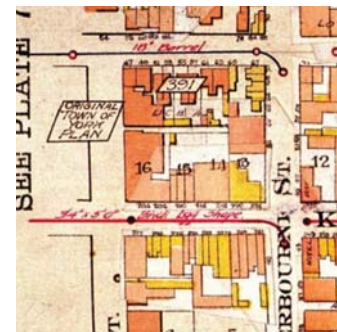
Canadian Contract Record. August 9, 1916, 45.



1917

Adams Brothers Harness Manufacturing Company, 204 King E., contemplate the erection of an addition to their factory.

Contracts Department. Canadian Contract Record. November 28, 1917, 36.



1924

Fire insurance plan showing the corner site built to the street edge along King and Frederick Street.

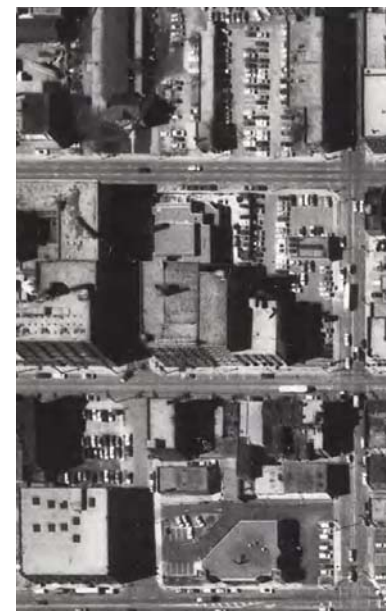
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 29.



1925

Lilac Vegetal Toilet Water.

Advertisement. Parfumerie Ed Pinaud. The Globe. November 2, 1925, 9.



1971

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1971, Item 30.



2007

View of corner showing construction on the adjacent lot to the north.

Google, "Streetview," digital images. Google Maps. September, 2007.



2010

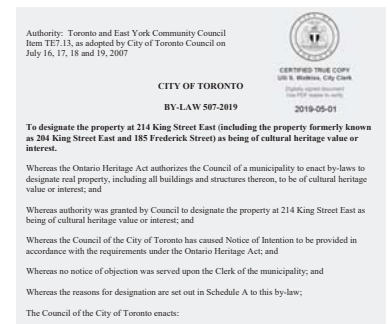
Figure 4. - structural framing Attar, Prabhu, Glueck, Khan. 210 King Street: A Dataset for Integrated Performance Assessment. Autodesk Research, Carleton Immersive Media Studio. April, 2010.



2016

View of the front entrance to 210 King Street with Autodesk signage observed above the entry.

Google, "Streetview," digital images. Google Maps. May, 2016.



2019

Designation given jointly to 204, 210, and 214 King Street West under Part IV of the Ontario Heritage Act.

Enacted and Passed By-Law 507-2019: 2007.TE7.13. City of Toronto. May 1, 2019.

3 Church Street

Alt. Building ID 5 Church St
Area Old Toronto
Neighbourhood St Lawrence-East
Bayfront-The Islands
Cross Street The Esplanade

Built 1912
Architect J. Francis Brown
Original Client H.P. Eckhardt & Co.
Original Use Warehouse

Present Use
Heritage Des.
Property
Redevelopment

Office
None
York Heritage
-

Building Height 24m
Structural Storeys 7
Building Footprint 995 GSM
Floor Area 6,965 GSM
Floorplate 30m x 30m

Floor-Floor Height 3.7m
Surface-Volume 0.16
FAR 6.5
Site Coverage 93%





Notes

- Toronto b.p. 35596, 27 June 1912
- Aligned with old shoreline
- Restoration (1985)

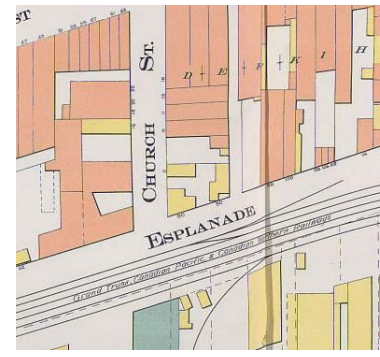
3 CHURCH ST



1912

Photograph of 3 Church during construction taken from Wharf 26, showing the immediate south adjacency to both the Grand Trunk Railway and Toronto Harbour berth.

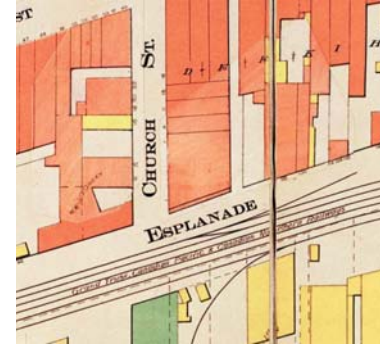
Department of Public Works Photographs. City of Toronto Archives. Fonds 200, Series 372, Subseries 100, Item 42.



1910

Fire insurance plan showing the site prior to redevelopment.

Atlas of the City of Toronto, Volume One . 1910, Plate 4.



1913

Corner of Church and Esplanade developed to the lot lines with a lane to provide access on three sides.

Goad. Atlas of the City of Toronto, Volume One . 1913, Plate 4.

CUSTOMS SALE
Unclaimed Goods
 Pursuant to notice dated April 5th 1930, the Sale of Unclaimed Goods, if not entered for duty or warehouse by April 24th, will take place at 10 a.m. on **FRIDAY, APRIL 25TH** at the King's Warehouse, 3 Church St. Toronto.
J. H. BERTRAM,
 Collector of National Revenue,
 Customs Division.
 April 12th, 1930.

1930

-on Friday, April 25th at King's Warehouse, 3 Church St. Toronto.

Public Notice, National Revenue, Customs Division. The Globe. April 12, 1930, 25.



1947

Aerial photograph showing the old harbour berth south of the Esplanade as filled but undeveloped.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1947, Item 22c.



1972

Corner of Church St. and The Esplanade, looking north-east.

Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 68, Item 6.



1975

Perspective view showing 3 Church prior to cleaning of the masonry.

Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 8, Item 48.



1977

Document identifying the Ontario NDP as occupants of 3 Church Street.

Letter. Legislative Assembly of the Province of Ontario. Appendix E.

FINANCIAL MODELING WORKSHOP

- Cash Flow Analysis
- Financial Statements
- Budgeting
- 'What if' Analysis

CANADIAN TIME SHARING INC.
 3 Church St., Suite 201

1981

Advertisement. Canadian Time Sharing Inc. The Globe and Mail. September 30th, 1981. pg. B2.

ARBOR ASSOCIATES (LEBENSOLD AFFLECK NICHOL HUGHES ARCH.)
 3 Church Street
 Toronto, Ontario
 M5E 1M2
 (416) 363-1665

- Art & Culture Centre, St. John
- National Arts Centre, Ottawa
- Local Clinic Centre, Leval
- McGill Univ. Centre, Montreal
- High Country Ski Resort

STEPHAN BOLLIGER ASSOCIATES LTD.
 LANDSCAPE ARCHITECTS
 3 Church St., Suite 901
 Toronto, Ontario
 M5E 1M2
 (416) 363-5869

- Park and open space plan, Townsend
- Pedestrian and bicycle trails, Townsend
- Roof garden, College Park, Toronto

MATSUI, BAER, VANSTONE & FREEMAN
 Architects
 3 Church Street
 6th Floor
 Toronto, Ontario
 M5E 1M2
 (416) 363-5007

- Glen Rocks Resort Community
- Cecil St. Chinese Community Centre Renovation, Toronto
- Wallace Emerson Community Centre, Toronto
- Pine Point Arena, Etobicoke
- Albion Library, Etobicoke

1981

Lebensold Affleck Nichol Hughes Arch, Stephan Bolliger Associates Ltd., Matsui, Baer, Vanstone & Freeman

Consultants for Planning and Facilities. Ontario, Ministry of Culture and Recreation. September 30th, 1981.



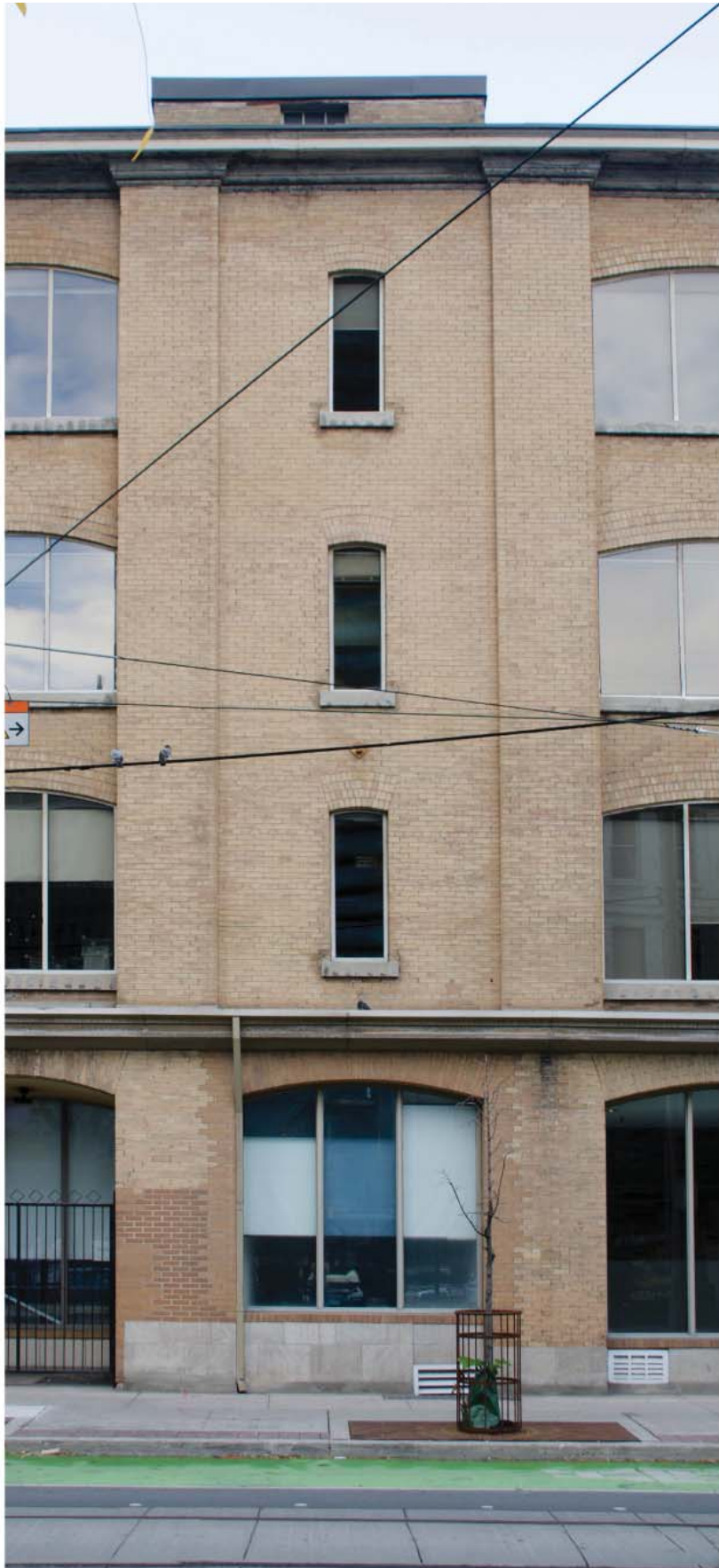
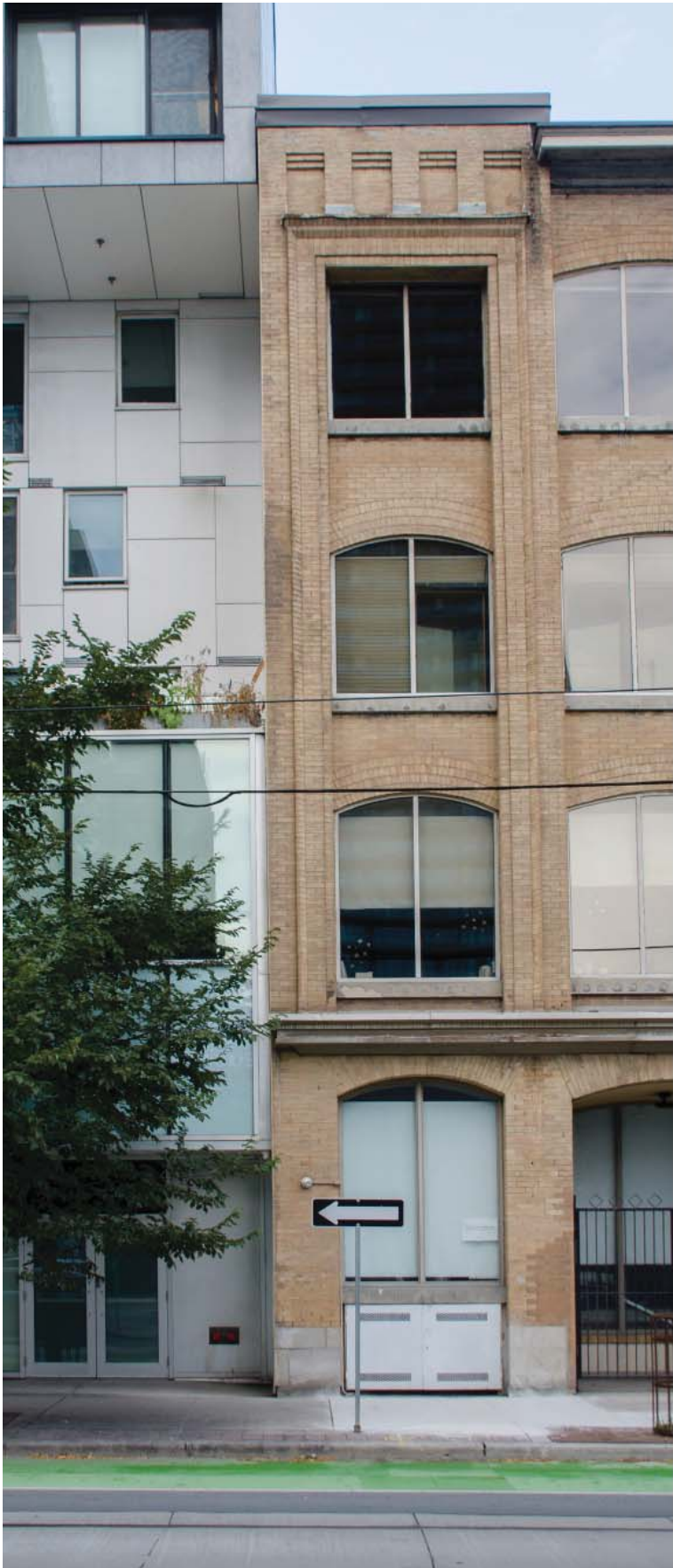
1981

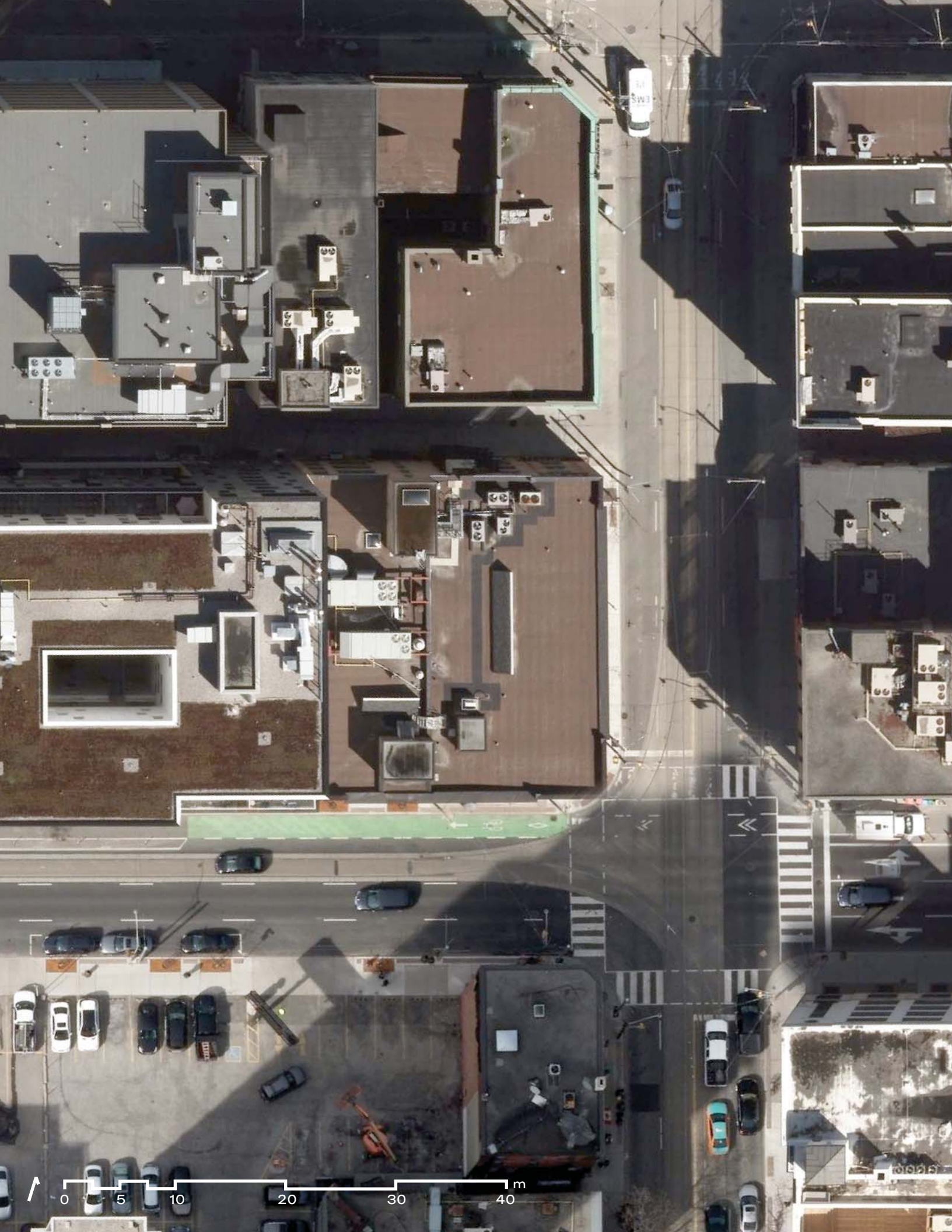
Looking south on Church Street towards The Esplanade.

City of Toronto Archives. Fonds 1465, File 100, Item 2.

70 Richmond Street East

Alt. Building ID	Richmond Church Building	Built	1908	Present Use	Office	Building Height	16m	Floor-Floor Height	4.0m
Area	Old Town	Architect	Wickson & Gregg	Heritage Des.	None	Structural Storeys	4	Surface-Volume	0.26
Neighbourhood	Downtown Yonge East	Original Client	McLaughlin Carriage Co.	Property	Allied	Building Footprint	750 GSM	FAR	3.8
Cross Street	Church Street	Original Use	Manufacturing, Warehouse	Redevelopment	-	Floor Area	3,000 GSM	Site Coverage	96%
						Floorplate	27m x 28m		





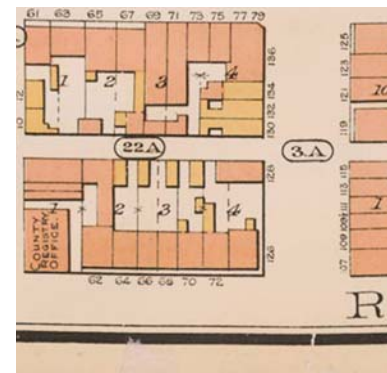


Richmond South Switch looking N.W. Aug. 31/23
(claims)

1923

Photograph of 3 Church during construction taken from Wharf 26, showing the immediate south adjacency to both the Grand Trunk Railway and Toronto Harbour berth.

Church & Richmond South Switch Looking N.W.. Toronto Transit Commission Fonds. City of Toronto Archives. Fonds 16, Series 71, Item 2506.



1903

Fire insurance plan showing the site prior to redevelopment.
Atlas of the City of Toronto, Volume One . 1903, Plate 10.



1924

Fire insurance plan showing 70 Richmond identified as under the use of McLaughlin Carriage Co. Ltd.
Atlas of the City of Toronto, Volume One . 1924, Plate 10.



1959

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1959, Item 15.

68-70 RICHMOND STREET EAST
Entire Building For Lease
NET USABLE 30,000 SQUARE FEET
Immediate Occupancy

- Air Conditioned
- 7600 Sq. Ft. Per Floor
- Passenger Elevator
- Freight Elevator
- Sprinklered
- Office Partitions

\$2.00 PER SQUARE FOOT - NET NET

For Information
G. K. KINSELLA
R. H. RICHARDSON
22 King St. W.
362-7431

CANADA PERMANENT TRUST REALTOR

1970

Entire Building for Lease. Net Usable 30,000 Square Feet. Immediate Occupancy.
-Air Conditioned
-7600 Sq. Ft. Per Floor
-Passenger Elevator
-Sprinklered
-Office Partitions
\$2.00 Per Square Foot Net
Advertisement. Canada Permant Trust Realtor. Real Estate, Report On Business. The Globe and Mail. June 23, 1970, B11.



1972

Corner of Church Street and Richmond Street, looking north-west
Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 40, Item 1.



Photograph of 70 Richmond St E in the 1972 with a for lease sign posted on the corner.
Toronto Planning Board Fonds. City of Toronto Archives. Fonds 2032, Series 841, File 51, Item 2.

The Action Line For Active Investors...
The Personal Ticker
Put time on your side with a selective ticker that gives you the latest prices from stock or commodity exchanges the instant that information is sent out. The Personal Ticker is more than a direct line to an exchange floor - it's an action line - an instant alert to profitable trading opportunities.
Basic programming info you monitor from 1 to 40 stocks or commodities - or switch to 50 market changes - hourly, and weekly. With a hardcopy printout for permanent reference.
Improve your timing, your trading and your profits. Mail this coupon for details today.

TRANS-LUX Canadian Trans-Lux Corp.
70 Richmond Street East
Toronto, Ontario M5C 1R8

GM 1208

1981

Put time on your side with a selective ticker that gives you fast-sale prices from stock or commodity exchanges the instant that information is sent out.
Advertisement. Canadian Trans-Lux Corp. January 20, 1981, B7.

USER / INVESTMENT OPPORTUNITY
70 Richmond Street East

- 34,400 SF Office Bldg
- 31,200 SF Available (March 2010)
- Downtown Core Location
- Principals Only

Jaysen Smalley*
jaysen.smalley@cbre.com
416 815 2367

Michael Turner*
michael.turner@cbre.com
416 815 2324

www.cbre.ca **CBRE**
Sole Representative
CB Richard Ellis Limited, Real Estate Brokerage

2008

Advertisement. CBRE. Commercial Real Estate, Business Classified. The Globe and Mail. April 24, 2008, B12.

OOE

Queen

Street

East

111 Queen Street East

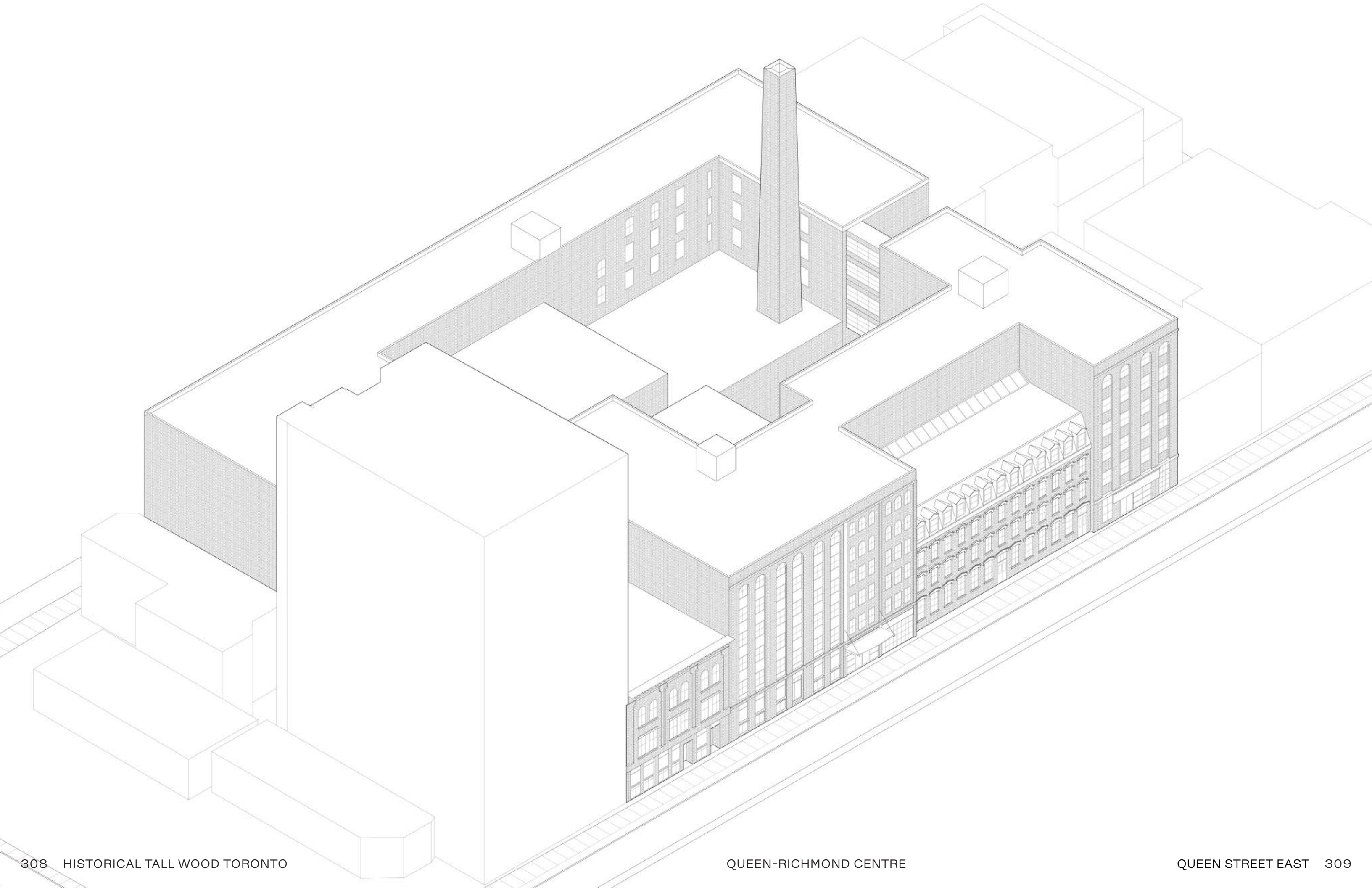
Queen-Richmond Centre

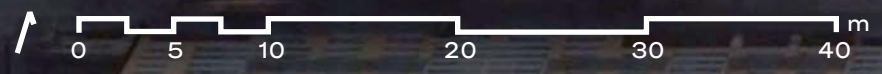
Alt. Building ID	Robertson Bros. Confections	Built	1903	Heritage Des.	Designated (1982)	Building Height	30m	Floor-Floor Height	4.3m
Area	Moss Park	Architect	Mark Hall	Property	Allied	Structural Storeys	6	Surface-Volume	0.18
Neighbourhood	Downtown Yonge East	Original Client	Robertson Brothers Ltd.	Redevelopment	Dermont Sweeny Architects Inc.	Building Footprint	1,990 GSM	FAR	6.6
Cross Street	Jarvis St, Church St	Original Use	Factory Complex		Young + Wright Architects Inc.	Floor Area	15,920 GSM	Site Coverage	83%
		Present Use	Office, Retail, Services			Floorplate	27m x 76m		

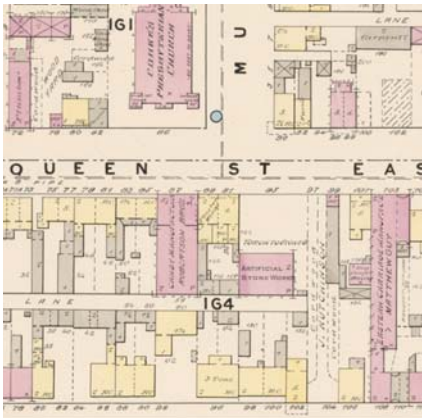


- Notes
- Toronto b.p. 3469, 22 Sept. 1896; 185, 29 March 1900; 1384, 3 July 1903; 2058, 19 Sept. 1905; 14094, 5 March 1909
 - Phased construction + amalgamation of buildings
 - Chocolate Factory turned Spa-Business Centre

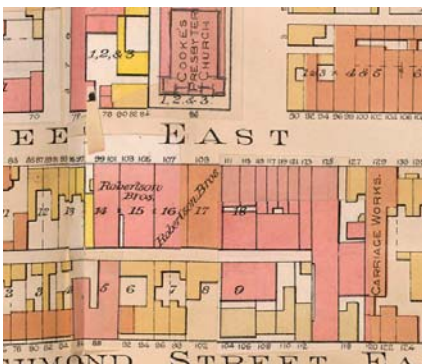








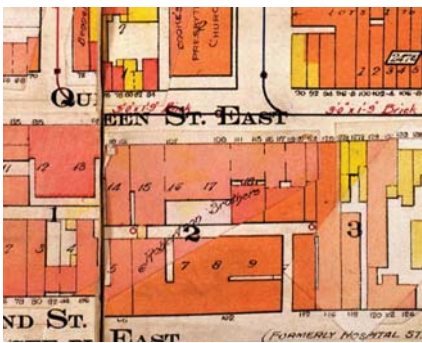
1880
Robertson Bro's Candy Manufacturing contained within parcel 87.
Goad. Insurance Plan of the City of Toronto, Volume One. 1880, Sheet 30.



1903
Robertson Bro's expanding along Queen Street East.
Goad. Atlas of the City of Toronto, Volume One. 1903, Plate 10.

Robertson Brothers, Toronto, candy manufacturers, will erect a five-storey addition to their factory and boiler house, at a cost of \$40,000.
The Security, Storage & Warehouse Company, recently organized at Winnipeg, with a capital of \$100,000, will shortly construct two warehouses.

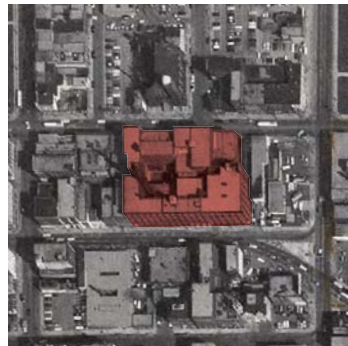
1909
Robertson Brothers - candy manufacturers, will erect a five storey addition to their factory.
Building and Industrial News, Industrial Development. Hardware and Metal. 1909, 140.



1924
Robertson Brothers expanding across the city block to Richmond Street.
Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 10.



1953
Robertson Brothers complex being maintained as a single development.
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1953, Item 187.



1967
Robertson Brothers complex pre-redevelopment
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1967, Item 28.



1972
Corner of Jarvis St. and Richmond St., looking north west.
Toronto Planning Board, Street Corner Photographs. City of Toronto Archives. Fonds 2032, Series 841, Folder 22, Item 3.



Corner of Jarvis St. and Richmond St., looking west.
Toronto Planning Board, Street Corner Photographs. City of Toronto Archives. Fonds 2032, Series 841, Folder 22, Item 1.



Corner of Mutual St. and Queen St., looking south.
Toronto Planning Board, Street Corner Photographs. City of Toronto Archives. Fonds 2032, Series 841, Folder 53, Item 36.



1981
107-109 Queen St E.
Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 68, Item 12.

Short Statement of Reasons for the Proposed Designation
Nos. 99-123 Queen Street East and 92-118 Richmond Street East (Robertson Brothers Confectioners) are recommended for designation for architectural and historical reasons.
Robertson Brothers Confectioners, was established in this location in 1870 after moving from Yonge Street near Trinity Square. The first buildings located at 107-109 Queen Street East are examples of the Second Empire style on industrial architecture as expressed in several designs for the window hood moulds and the details of the mansard roof and dormers.
Later expansions, before and after the turn of the century, were by Architect Mark Hall

1982
99-123 Queen Street East and 92-118 Richmond Street East (Robertson Brothers Confectioners) are recommended for designation for architectural and historical reasons.
-examples of the influence of Second Empire style on industrial architecture.
Intention to Designate, Public Notice. The Globe and Mail. September 21, 1982, 10.

2121 OFFICE, BUSINESS SPACE — SALE, RENT, WANTED

LEASCO
INDUSTRIAL COMMERCIAL AND INVESTMENT REAL ESTATE SERVICES

QUEEN RICHMOND CENTRE
DOWNTOWN RENOVATED OFFICE SPACE

- Introducing Phase II: 100,000 sq. ft., units from 800 sq. ft. up
- Easy walking distance to the subway and the downtown business community
- Excellent parking: ample meter plus large neighbouring lots
- 5 to 10 year lease terms
- Corporate identification available to a major tenant.
- Ideally suited for advertising firms, architects, showrooms, custom brokers, film and production houses.

\$6.00 to \$10.00
per sq. ft. net

Contact John Loy
(416) 595-9433
LEASCO REALTY INC. - REALTOR
20 QUEEN STREET WEST, TORONTO

1985
Rebranding of Robertson Brothers complex observed as "Queen Richmond Centre".
Classified Ad. The Globe and Mail. February 26, 1985, T7.



1991
\$6-SF "Office Space For Lease" at Queen Richmond Centre
City of Toronto Archives. Fonds 1465, Folder 535, Item 3.



2000
"Brick-and-beam buildings are dubbed 'funk space' and have been very popular with companies searching for hip workplaces that will attract highly sought after IT experts." - Ray Wong
Elton. Globe and Mail. January 11, 1930, B19.

Honourable Mention

BUILDINGS
Queen Richmond Centre

Address: 111 Queen St. E.
Architect/Urban Designer: Diemut J. Sawney Architects Inc.
Young + Wright Architects Inc.
Owner/Developer: The Continental Group and Atlantic Developments Inc.

"a transformation with visually and physically accessible public spaces and gardens, and a sophisticated palette of new elements"

2003
A transformation with visually and physically accessible public spaces and gardens -
Toronto Architecture & Urban Design Awards. Globe and Mail. September 20, 2004, A9.

Fresh life for a dead 'hood
An upscale spa, a hip chef and media companies have moved in among pawn shops and panhandlers at Queen and Church
The highlight of a Queen Street stroll east from the downtown towers used to be Church Street's row of pawnshops. Head any farther away from Yonge Street after flogging the family jewels, and you were venturing into urban wasteland.
On Wednesday night, that changed.
George, the city's latest high-end dining experience, opened its doors this week on a stretch of Queen Street East that has been largely lifeless since the Robertson candy factory closed its doors for good a number of decades back.

2004
Now, the old candy factory and surrounding buildings host a hip ad agency, an upscale women's club and a trendy publishing house.
Willis. Globe and Mail. September 18, 2004, M1.



The office fixer-upper of downtown Toronto.
Michael Emory has a knack for converting old buildings into desirable locations
Belford. Globe and Mail. August 31, 2004, B10.



2023
Active construction observed north of 111 Queen Street East.
Google, "Streetview," digital images. Google Maps. October, 2023.

319 Queen Street East

Alt. Building ID 145 Berkeley Street
 Area Old Town
 Neighbourhood Moss Park
 Cross Street Berkeley Street

Built 1880s
 Architect -
 Original Client -
 Original Use Office, Commercial, Hall

Present Use
 Heritage Des. Property
 Redevelopment

Office, Retail
 Listed (2020)
 We Charity
 -

Building Height 18m
 Structural Storeys 5
 Building Footprint 180 GSM
 Floor Area 900 GSM
 Floorplate 7m x 27m

Floor-Floor Height 3.6m
 Surface-Volume 0.49
 FAR 4.7
 Site Coverage 94%



- Notes
- Major building rehabilitation and fifth floor addition in late 1980s
 - Controversial ownership by We Charity
 - Across the street from “Kim’s Convenience”
 - Identified as St. George’s Hall



1981

Building on corner of Queen Street East and Berkeley Street prior to late 1980s rehabilitation.

Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 7, Item 75.



1880

Building site prior to construction.

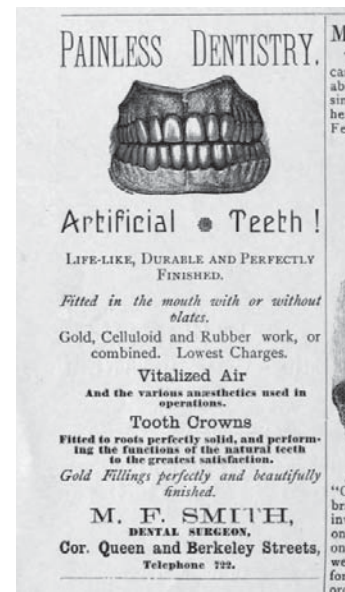
Goad. Insurance Plan of the City of Toronto, Volume One. 1880, Sheet 32.



1886

That large four-storey store on corner of Queen and Berkeley - built in 1883, contains a store, dentists office, and two halls-

Hauge Estate-Executors Sale. The Globe Toronto. September 7, 1886, 5.



Dental Surgeon M.F. Smith located at the Corner of Queen and Berkeley Streets.

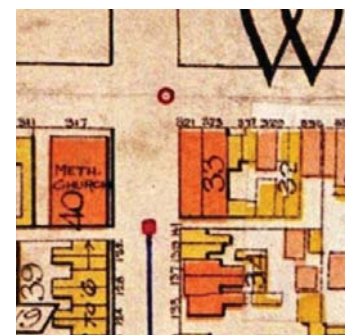
Avert. The Toronto Musical Festival Journal. June 1886, 6.



1899

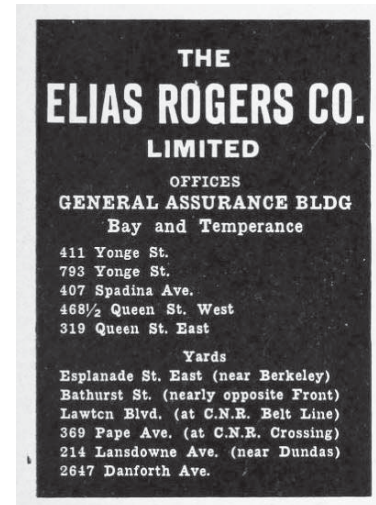
Building identified as having a Hall Over.

Goad. Insurance Plan of the City of Toronto, Volume One. 1899, Sheet 32.



1924

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 29.



1928

Advertisement. Elias Rogers Co Limited. The Toronto City Directory. Might Directories Limited. 1928, vol. 53, 1749.



1969

319 Queen Street West post construction of the adjacent Moss Park Apartments.

Building identified with red overlay.

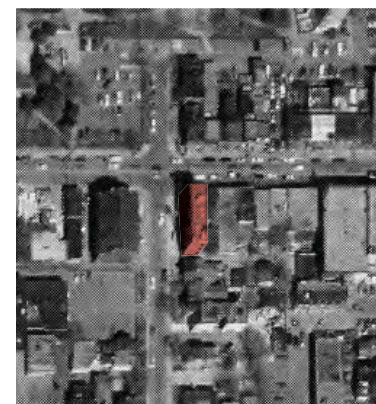
Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1969, Item 29.



1972

Corner Berkeley St. and Queen St., looking south-east

Toronto Planning Board, Street Corner Photographs. City of Toronto Archives. Fonds 2032, Series 841, Folder 21, Item 33.



1989

319 Queen Street West post building addition / rehabilitation - new storey and skylights observed.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1989, Item 51g.



1993

145 Berkeley noted as the location of Swipe, the advertising and design bookstore.

Lasker. Design Beat. The Globe and Mail. February 18, 1993, E3.

468-496 Queen St E

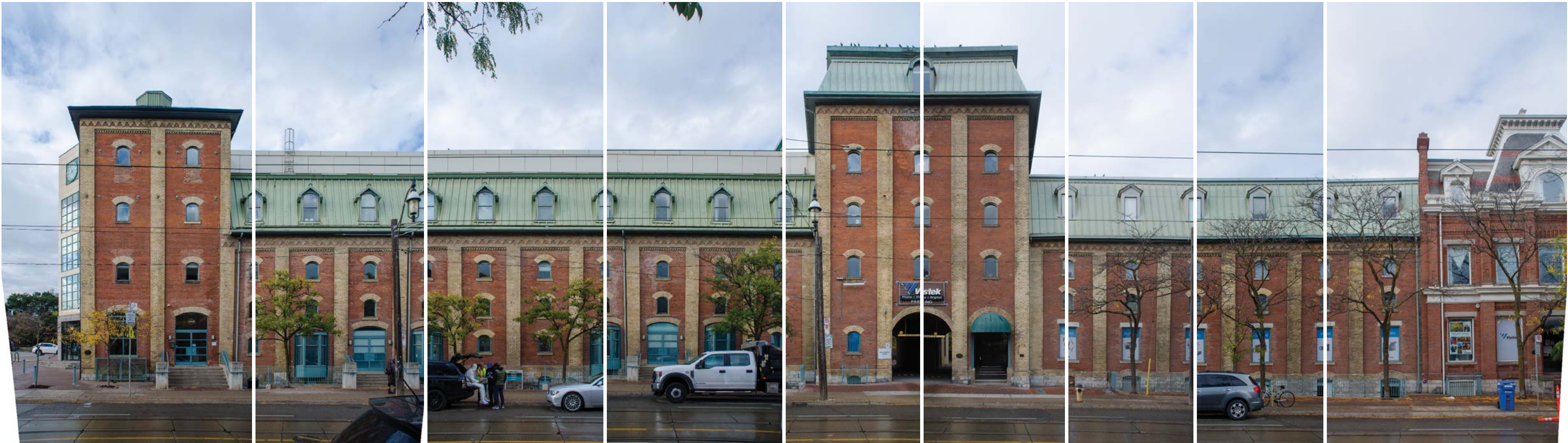
Dominion Brewery

Alt. Building ID Dominion Square
Area Trefann Court
Neighbourhood Regent Park
Cross Street(s) Sumach Street

Built 1878
Architect -
Original Client Robert T. Davies
Original Use Factory Complex
Present Use Office, Retail
Heritage Designation Listed (1973)
Property Allied
Redevelopment Rehabilitation (1980s)

Building Height 17m
Structural Storeys 6
Building Footprint 3200 GSM
Floor Area 15,025 GSM
Floorplate Mixed
Floor-Floor Height 3.4m
Surface-Volume 0.24
FAR 3.3
Site Coverage 58%

- Notes
- Original architect unknown
 - W.R. Strickland designed East Wing (1883)

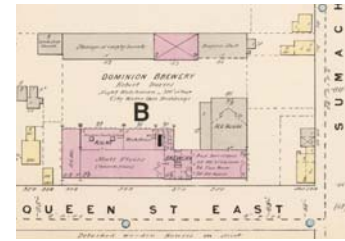




1984

Dominion Brewery - view of exterior with altered mansard

Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 33, Item 30.



1880

Schematic layout of the Dominion Brewery complex shown as masonry construction.

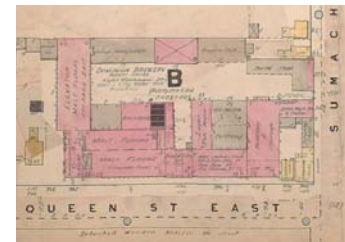
Goad. Insurance Plan of the City of Toronto, Volume One . 1880, Sheet 17B.



1889

Artist illustration of Dominion Brewery complex.

City of Toronto Archives. Series 1054, Item 93.



1899

Addition of west and east wings to the brewery.

Goad. Insurance Plan of the City of Toronto, Volume One . 1899, Sheet 17B.



1914

The Dominion Brewing Co. Toronto, India Pale Ale

E.L. Ruddy Company Fonds. City of Toronto Archives. Fonds 1488, Series 1230, Item 1222.



1934

Queen St E Street Car Tracks.

Pearson. Toronto Transit Commission Fonds. City of Toronto Archives. Fonds 16, Series 71, Item 10215.



1945

Dominion Brewery on the corner of Queen Street East and Sumach St.

Alexandra Studio Fonds. City of Toronto Archives. Fonds 1257, Series 1057, Item 520



1956

Building identified with red overlay.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 188.



1957

5000 sq. ft. of 468 Queen St. E. up for lease.

Advert, Toronto Industrial Leaseholds. Toronto Daily Star. December 13, 1957, 28.



1981

Pre-rehabilitation state. Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 75, Item 25.



Facade cleaned and repaired.

Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 33, Item 14.



1988

Rehabilitated building branded as "Dominion Square".

Advert, The Globe and Mail. September 23, 1988, D7.



1991

City of Toronto Archives. Fonds 1465, File 676, Item 16

10

Distill -

ery

Distrikt

2 Trinity Street

Gooderham and Worts

Alt. Building ID Stone Distillery
 Area Distillery District
 Neighbourhood St Lawrence-East
 Bayfront-The Islands
 Cross Street Parliament Street

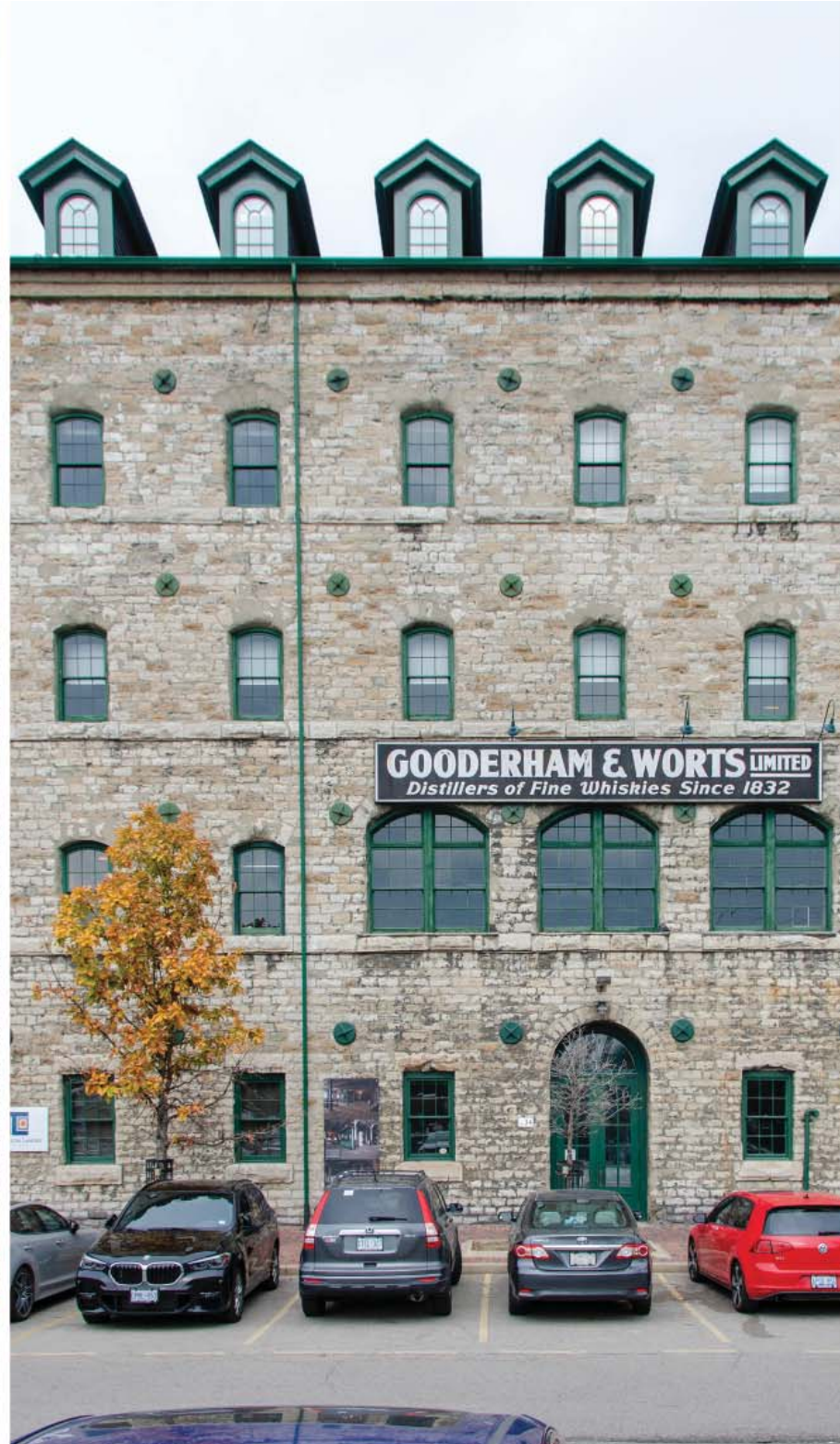
Built 1860
 Architect David Roberts Sr.
 Original Client Gooderham & Worts Ltd.
 Original Use Factory Complex

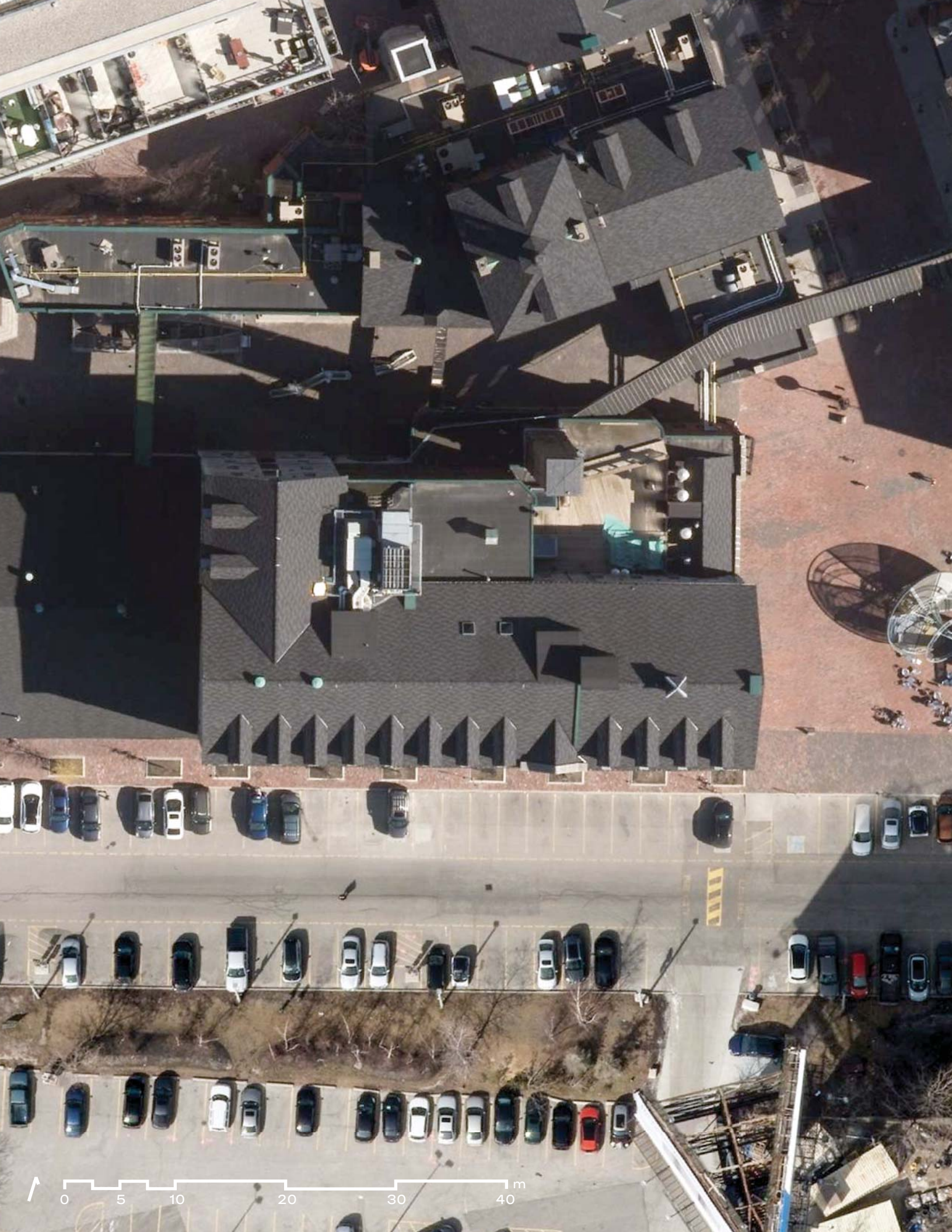
Present Use
 Heritage Des. Property
 Redevelopment

Office, Commercial
 Designated District
 Cityscape Holdings
 ERA Architects Inc. (2001-2003)

Building Height 24m
 Structural Storeys 5
 Building Footprint 900 GSM
 Floor Area 4,500 GSM
 Floorplate 24m x 30m

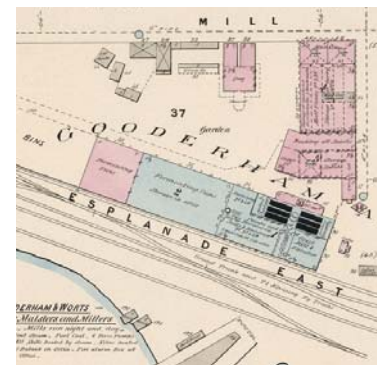
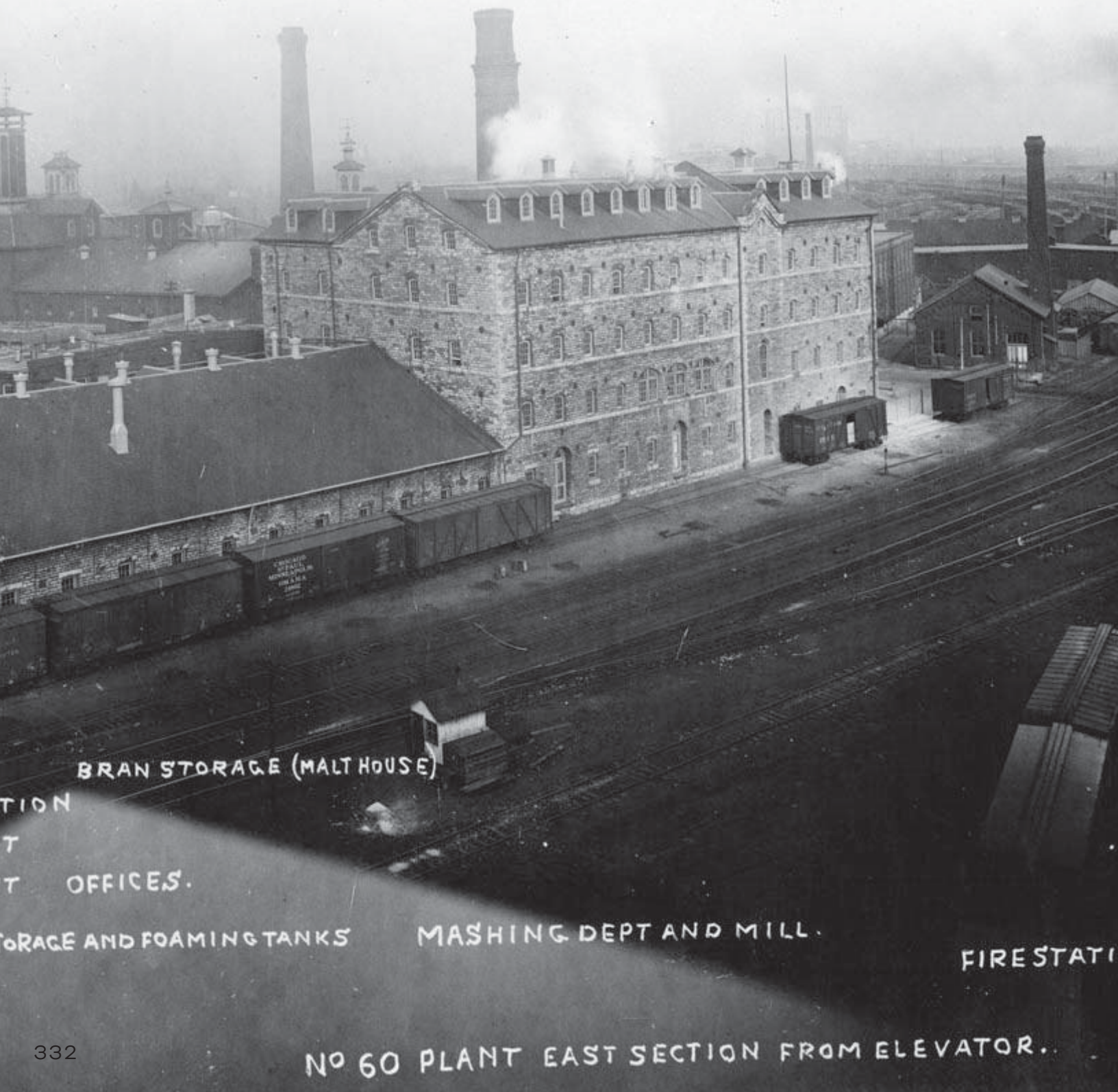
Floor-Floor Height 3.8m
 Surface-Volume 0.17
 FAR -
 Site Coverage -





1918

British Acetones Toronto Limited Fonds. City of Toronto Archives. Fonds 1583, Item 60.



1880

Goad. Insurance Plan of the City of Toronto, Volume One. 1880, Sheet 11.



1896

Illustration of Dominion Brewery complex on the shore of Lake Ontario.

Hider. Gooderham & Worts Limited. Toronto Lithographing Company. 1896. Toronto Public Library, Baldwin Collection of Canadiana, 981-25.



1889

Plan of Distillery.

Mssrs. Gooderham & Worts. 1889. Distillery Historic District.

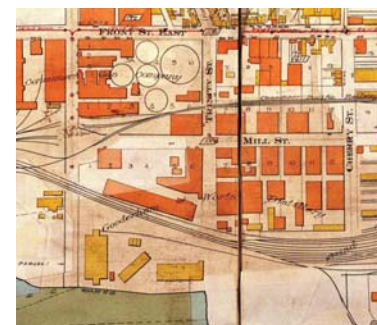


1918

No 68.

Mill Building, Nov 19-1918

British Acetones Toronto Limited Fonds. City of Toronto Archives. Fonds 1583, Item 68



1924

Goad. Atlas of the City of Toronto, Volume One. 1924, Plate 29.



1953

Gooderham & Worts at mouth of channelized Don River, immediately adjacent to railroad tracks.

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1953, Item 188.



1875

Gooderham and Worts distillery as it is today. It's listed among the city's most important historical landmarks-

Innell. Toronto Star Archive. Toronto Public Library, TSPA_0112850F.



1980

Harvey R. Naylor Fonds. City of Toronto Archives. Fonds 1526, File 32, Item 4.



1990

The well-kept limestone and brick buildings of the distillery were built between 1860 and 1900. The plant has been declared a historic site.

McConnell. Toronto Public Library, Toronto Star Archive, TSPA_0110046F.



1995

McConnell. Toronto Star Archive. Toronto Public Library, TSPA_0110049F.



2001

-proposed multimillion-dollar facelift

Lewington. The Globe and Mail. November 2, 2001, A18.



2002

-revived Gooderham and Worts property

Lewington. The Globe and Mail. August 10, 2002, A19.

1953

Metro Toronto Planning Department, Air Photos. City of Toronto Archives. Series 12, Folder 1956, Item 188.



Sources of Information

<i>Building Metrics</i>	Current Use Real Estate Lease Documents
Building Address Observed (Physical), Web Search	Building Height (m) GIS Open Data / Google Earth
Building Identifier(s) Observed, The Globe and Mail Archive, Toronto Star Archive, Architectural Conservancy Of Ontario (ACO)	Structural Storeys Observed
Neighbourhood Observed (Physical), Web Search	Storeys Above Ground Observed
Official Neighbourhood Official City of Toronto Census Neighbourhood- Profiles	Floorplate Dimensions (m) Inferred - GIS Open Data Measure
Built Observed Plaque or signage, Building Permits (archives, heritage documents), Insurance Maps	Building Footprint (GSM) Inferred - GIS Open Data, Field Surveys
Original Use Building Permits (archives, heritage documents), Clippings (The Globe and Mail Archive, Toronto Star Archive, Eng. Journals)	Floor Area (GSM) Inferred - Footprint x Structural Storeys (minus form subtractions)
Architect Bibliographic Dictionary, Dictionary of Architects in Canada Org.	Ave. Floor to Floor(m) Calculated
Original Client Building Permits (archives, heritage documents), Clippings, Heritage Impact Assessments, Architectural Conservancy Ontario Database	Surface to Volume Calculated - Total Surface Area (walls + bottom floor + roof) / Volume
Original Use Building Permits (archives, heritage documents), Clippings (The Globe and Mail Archive, Toronto Star Archive, Eng. Journals)	Floor Area Ratio (FAR) Calculated
Inferred Building Improvement Year(s) Archival Photos (Archival Photos (Air Photos, and Perspectival), Architect/Developer Websites	Site Coverage Calculated
Current Development Status City of Toronto Active Development Permits (Application Information Centre)	Site Area (SM) GIS Open Data
Redevelopment Architect/Developer Clippings, Architect/Developer Websites, City of Toronto Active Development Permits (Application Information Centre)	Wall Surface Area (m2) Modelled
Property Owner / Manager Web Search	Building Volume Calculated - Footprint x Height
	Additional Sources City of Toronto Staff Reports

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Imagery

Elevational and Perspectival Photographs
Ross Beardsley Wood, Field surveys, 2021-2023

Line Drawings
Daniel Wong, Orthographic projection line drawings, 2022

Full page Air Photos
Works and Emergency Services at the City of Toronto. The imagery was accessed through the University of Toronto's Map and Data Library, 2018, 2019

*Archival Imagery**

Photographs and Plans
City of Toronto Archives - Web Accessed and at 255 Spadina Road, Toronto, ON M5R 2V3

Photographs and Plans
Ontario Jewish Archives - Web Accessed and at 4600 Bathurst Street, Toronto, Ontario M2R 3V2

Photographs
Toronto Public Library Digital Archive - Web Accessed

Historic Air Photos
Metro Toronto Planning Department, City of Toronto Archives

Clippings
Globe and Mail Historical Newspaper Archive, Toronto Public Library

Clippings
Toronto Star Historical Newspaper Archive, Toronto Public Library

*See in text citations for specific credits

Report Order	Research Group	Street Number	Street Name	Contemporary Building Address	Building Identifier(s)	Neighbourhood	Official Neighbourhood	Cross Street	Built	Original Use	Architect	Client	Heritage Status	Physical Notes	Inferred Building Improvement Year(s)	Current Development Status	Redevelopment Architect/Developer	Property Owner / Manager	Current Use	Building Height (m)	Structural Storeys	Storeys Above Ground	Floorplate Dimensions (m)	Building Footprint (GSM)	Floor Area (GSM)	Ave. Floor to Floor (m)	Surface to Volume	Floor Area Ratio (FAR)	Site Coverage	Site Area (SM)	Wall Surface Area (m2)	Building Volume	
1.1	Liberty Village	67	Mowat Avenue	67 Mowat Ave	Toronto Carpet Factory, Barrymore Cloth,	Liberty Village	South Parkdale	Liberty Street	1903	Manufacturing / Warehouse	William Steele and Sons	-	Designated (1975)	Multi-building Phased Complex. 1911 (addition).	1899 - 1920	Static	-	York Heritage, Hullmark	Office, Retail	27	6	5.5	21 x 150	3150	18900	4.9	0.19	-	-	15439	9798	85,050	
2.1	Queen College Bathurst	993	Queen Street West	993 Queen St W	The Candy Factory Lofts, Ce De Candy Company, York Knitting Mills	Trinity Bellwoods	West Queen West	Shaw St	1907	Manufacturing / Warehouse	J. Francis Brown	-	Listed (2020)	Built in two phases (1907 + 1916). Left conversion in late 1990s.	1998	-	Quadrangle	-	Residential	26	6	5.5	40 x 80	3200	19200	4.7	0.16	5.9	98%	3270	6513	83,200	
2.2	Queen College Bathurst	559	College Street West	559 College St W	Ladies Wear Building, Service Canada, 559-563 College W	Little Italy	Trinity Bellwoods	Manning Ave	1914	Manufacturing / Warehouse	James L. Havill	-	Listed (2005)	Changes to Front Entrance?	2002, 2022	-	-	Allied	Office	20	6	5.5	25 x 38	950	5700	3.6	0.23	5.7	95%	995	2549	19,000	
2.3	Queen College Bathurst	49	Bathurst Street	49 Bathurst St	American Hat Frame Building, Ideal Knitting Mills Ltd.	King-Spadina	Wellington Place	Wellington St W	1912	Manufacturing / Warehouse	Isadore Feldman	American Hat Frame Mfr. Co.	Listed (2005)	Added storey between 1914 and 1929	-	2022 - Pending Purchase	-	City of Toronto	Office	16	5	4.5	15 x 35	550	2750	3.6	0.31	4.9	99%	558	1618	8,800	
3.1	Richmond Street West	579	Richmond Street West	579 Richmond St W	Independent Cloak Co.	King-Spadina	Wellington Place	Bathurst St	1913	Manufacturing / Warehouse	Isadore Feldman	Independent Cloak Co.	Listed (2017)	Major fire	-	Development Application Under Review	Quadrangle	Allied	Office	16	5	5	20 x 30	600	3000	3.2	0.29	4.3	86%	698	1599	9,600	
3.2	Richmond Street West	364	Richmond Street West	364 Richmond St W	Queen Richmond Centre West, Aikenhead Hardware Co., Aikenhead Ltd.	King-Spadina	Wellington Place	Peter Street	1913	Manufacturing / Warehouse	Sproatt & Rolph	Aikenhead Hardware Co.	Listed (2017)	2015 - In between and on top	2015	Completed	Sweeny & Co Architects	Allied	Office, Retail	18	5	5	20 x 40	800	4000	3.6	0.27	4.2	84%	950	2278	14,400	
3.3	Richmond Street West	217	Richmond Street West	217-225 Richmond St W	Gelber Building, Gelber Warehouse, 221 Richmond St W	King-Spadina	Wellington Place	Duncan Street	1910	Warehouse	Louis S. Yolles, Benjamin Brown (1923 Addition)	Gelber Brothers Ltd.	Listed (2017)	Built in two Phases (1910 and 1923)	1980s	-	WTF Group	Allied	Office, Retail	21	6	5.5	27 x 38	1030	6180	3.8	0.22	6.0	100%	1035	2723	21,630	
4.1	Adelaide Street West	379	Adelaide Street West	379 Adelaide St W	The Bridge, Gage Building, Educational Book Company	King-Spadina	Wellington Place	Spadina Avenue	1912	Manufacturing / Warehouse	Burke, Horwood and White	William J. Gage Pub. Co.	Listed (2005) Designated (2020)	-	1999	Active	Sweeny & Co. Architects	Allied	Office, Retail	22	6	6	24 x 30	720	4320	3.7	0.24	5.2	86%	838	2283	15,840	
4.2	Adelaide Street West	366	Adelaide Street West	366 Adelaide St W	The Capital Building, Hobberlin Building	King-Spadina	Wellington Place	Spadina Avenue	1920	Manufacturing / Warehouse	Louis S. Yolles	-	Listed (2005)	-	1960s & 1990s	-	-	Capital Buildings	Office	27	8	7.5	36 x 43	1550	12400	3.6	0.17	5.7	71%	2178	4206	41,850	
4.3	Adelaide Street West	345	Adelaide Street West	345 Adelaide St W	MacLean Building, MacLean Daily Reports	King-Spadina	Wellington Place	Charlotte Street	1914	Warehouse / Office	George Gouinlock	Hugh C. MacLean Ltd.	Listed (2005)	-	-	-	Unknown	Office	22	7	7	15 x 38	570	3990	3.1	0.26	2.6	37%	1524	2127	12,540		
4.4	Adelaide Street West	331	Adelaide Street West	331-333 Adelaide St W	Fremes Building, 333 Adelaide St W	King-Spadina	Wellington Place	Peter Street	1913	Manufacturing / Warehouse	Langley & Howland	Simon Fremes	Listed (2005)	-	-	-	Allied	Office, Retail	21	6	6	9 x 45	405	2430	3.5	0.36	6.0	99%	408	2232	8,505		
4.5	Adelaide Street West	312	Adelaide Street West	312 Adelaide St W	Manufacturer's Building	King-Spadina	Wellington Place	Widmer Street	1927	Manufacturing / Warehouse	Baldwin and Greene	David Garinkel	Listed (2017)	-	Late 1990s	Static	-	Allied	Office	26	8	8	20 x 23	460	3680	3.3	0.28	6.9	86%	535	2370	11,960	
4.6	Adelaide Street West	257	Adelaide Street West	257 Adelaide St W	Toronto Hat Company	King-Spadina	Wellington Place	Duncan Street	1856	Manufacturing / Warehouse	Cumberland & Storm	Upper Canada College	Listed (2017)	-	1900s, 1990	-	Allied	Office	23	7	6.5	20 x 33	660	4620	3.5	0.25	6.9	99%	668	2436	15,180		
4.7	Adelaide Street West	200	Adelaide Street West	200 Adelaide St W	Canadian Magazine Building	King-Spadina	Wellington Place	Simcoe Street	1913	Manufacturing / Warehouse	Burke, Horwood and White	Saunders, Lorie & Co.	Listed (2005)	-	1980s	Static	Dunlop Farrow Aitken Architects	Allied	Office	20	6	5.5	19 x 26	494	2964	3.6	0.29	4.6	79%	638	1878	9,880	
5.1	Spadina Avenue	197	Spadina Avenue	197 Spadina Avenue	Hillman Building, Empire Clothing Factory, 197-205 Spadina Avenue	King-Spadina	Kensington-Chinatown	Phoebe Street	1923	Manufacturing / Warehouse	Benjamin Brown	Empire Clothing Mfg. Co.	None	1926 - Addition to top	1926	-	-	YAD Investments	Office	23	7	6.5	25 x 36	900	6300	3.5	0.22	6.4	91%	985	2843	20,700	
5.2	Spadina Avenue	185	Spadina Avenue	185 Spadina Avenue	Signals Armouries, IBM Studios	King-Spadina	Kensington-Chinatown	Bulwer Street	1917	Manufacturing / Warehouse	Herbert Charles Roberts	W.J. Keens Mfr. Co.	None	-	1997	-	WTF Group	Allied	Office	23	7	6.5	26 x 30	825	5775	3.5	0.24	7.1	101%	818	2884	18,975	
5.3	Spadina Avenue	129	Spadina Avenue	129 Spadina	Spadina Building, 129-139 Spadina Ave	King-Spadina	Wellington Place	Richmond Street	1919	Manufacturing / Warehouse	Benjamin Brown (1930 Alterations)	-	Listed (2017)	-	-	-	-	YAD Investments	Office, Retail	23	7	7	27 x 32	865	6055	3.3	0.22	6.1	87%	993	2704	19,895	
5.4	Spadina Avenue	116	Spadina Avenue	116 Spadina Ave	Reading Building	King-Spadina	Wellington Place	Camden Street	1925	Manufacturing / Warehouse	Benjamin Brown	H. Greisman	Listed (2017)	-	-	-	-	WTF Group	Office, Retail	26	8	7.5	27 x 27	729	5832	3.5	0.22	7.9	98%	742	2778	18,954	
5.5	Spadina Avenue	99	Spadina Avenue	99 Spadina	A.E. Rae Building, Rae Building, Holiday Building, 93 Spadina Avenue	King-Spadina	Wellington Place	Oxley Street	1906	Manufacturing / Warehouse	-	-	Listed (2017)	Two storey addition to top	2000-2003	-	Smycorp and David Chard (Chard Development)	Allied	Office	25	7	6.5	22 x 37	814	5698	3.8	0.23	6.9	99%	822	3100	20,350	
5.6	Spadina Avenue	80	Spadina Avenue	80-82 Spadina Ave	W. J. Gage Building	King-Spadina	Wellington Place	Adelaide St W	1905	Manufacturing / Warehouse - Factory	C. J. Gibson	William J. Gage	Listed (2005)	Relation to 379 Adelaide	1980's & 2010	-	-	Allied	Office, Retail	20	5	4.5	33m x 59	1950	9750	4.4	0.19	4.3	86%	2280	3328	39,000	
5.7	Spadina Avenue	40	Spadina Avenue	40-46 Spadina Ave	Business Systems Building, Systems Building	King-Spadina	Wellington Place	Wellington St W	1907	School / Manufacturing / Warehouse	Burke, Horwood and White	Business Systems Ltd.	Listed (2016)	40 Spadina addition between 1924 and 1947?	2008	-	-	Capital Buildings	Office	18	5	5	31 x 39	1050	5250	3.6	0.25	3.0	60%	1742	2565	18,900	
6.1	King Street West	590	King Street West	590 King St W	Kodak Building, Toronto Terminal Warehouse, King Adelaide Centre	King-Spadina	Wellington Place	Portland Street	1901	Manufacturing / Warehouse	Chadwick and Beckett	Canadian Kodak Co.	Designated (2020)	Multi-building Phased Complex	-	In Permitting	KFA Architects	YAD Investments	Office, Retail	20	5	4.5	31 x 126.5	2948	14740	4.4	0.21	3.7	73%	4027	6300	58,960	
6.2	King Street West	500	King Street West	500-522 King St W	Gurney Stove Works, Gurney's Stove Foundry & Works	King-Spadina	Wellington Place	Brant Street	1887	Manufacturing / Warehouse	Harper and Son / Jamieson and Carroll	E.C. Gurney & Co.	Listed (2001)	-	2000	-	-	Allied	Office, Retail	15	5	4.25	16 x 60 L	1360	6800	3.5	0.38	2.0	40%	3371	5068	20,400	
6.3	King Street West	489	King Street West	489 King St W	R G Long & Co. Hart Building, KING Toronto	King-Spadina	Wellington Place	Brant Street	1918	Manufacturing / Warehouse	-	R G Long & Co.	Designated (2015)	-	-	In Construction	Bjarke Ingels Group	Allied	Demolished	16	5	4.75	15 x 35	525	2625	3.4	0.34	4.8	95%	550	1797	8,400	
6.4	King Street West	469	King Street West	469 King St W	Dominion Paper Box Co.	King-Spadina	Wellington Place	Brant Street	1903	Manufacturing / Warehouse	J. Francis Brown	Dominion Paper Box Co.	Listed (1973)	1905 - Addition	1905	-	-	Allied	Office, Retail	18	5	4.5	18 x 70	1380	6900	4.0	0.25	2.7	55%	2518	3565	24,840	
6.5	King Street West	468	King Street West	468 King W	Samuel and Benjamin Building	King-Spadina	Wellington Place	Spadina Avenue	1908	Manufacturing / Warehouse	Burke and Horwood	Samuel, Benjamin & Co.	Listed (2005)	1999 - Rehabilitation	1999	-	-	Allied	Office	22	7	6.5	30 x 35	1050	7350	3.4	0.22	6.2	88%	1194	2906	23,100	
6.6	King Street West	445	King Street West	445-455 King St W	Krangle Building + Toronto Pharamcal Building	King-Spadina	Wellington Place	Spadina Avenue	1904	Manufacturing / Warehouse	J. Francis Brown	Toronto Pharamcal Co.	Listed (2005)	Amalgamation of two buildings	1906	-	-	Allied	Office, Retail	18	5	4.5	14 x 36	480	2400	4.0	0.32	4.3	87%	554	1819	8,640	
6.7	King Street West	425	King Street West	425-439 King W	The Samuel Building	King-Spadina	Wellington Place	Spadina Avenue	1913	Manufacturing / Warehouse	Burke, Horwood and White	-	Listed (2005)	-	-	-	-	Allied	Office, Retail	25	7	6.5	37 x 38	1360	9520	3.8	0.19	6.7	95%	1425	3808	34,000	
7.1	Downtown	82	Peter Street	82 Peter St	Ault & Wiborg Co., 19 Charlotte	King-Spadina	Wellington Place	Adelaide St W	1923	Warehouse / Garage	Sproatt & Rolph	Ault & Wiborg Co.	Listed (2017)	-Bridge connection with 19 Charlotte St	-	Pre-Construction	Harri Pontarini Architects	Allied	Office, Retail	20	6	5.5	28 x 44	990	5940	3.6	0.26	3.7	61%	1619	3087	19,800	
7.2	Downtown	30	Duncan Street	30-34 Duncan St	Caplin Building, Caplin Shoe Manufacturing	King-Spadina	Wellington Place	Nelson Street	1926	Manufacturing / Warehouse	Benjamin Brown	H. Greisman	Listed (2017)	-	-	-	-	Greenwin	Office	27	8	7.5	24 x 34	790	6320	3.6	0.22	7.5	93%	845	3138	21,330	
7.3	Downtown	179	John Street	179 John	Model Knitting Company	Grange	Kensington-Chinatown	Stephanie Street	1928	Manufacturing / Warehouse	Benjamin Swartz	Model Knitting Company	None	1929 - Addition	1929	-	-	Allied	Office	28	8	7.5	26 X 35	910	7280	3.7	0.21	6.2	77%	1179	3503	25,480	
7.4	Downtown	193	Yonge Street	193 Yonge	J.F. Brown Furniture Building, Heinzman Hall	City Hall	Downtown Yonge East	Queen Street	1903	Warehouse / Retail / Residence	Henry Simpson, J. Wilson Gray (1910 Alterations)	-	Designated Part IV	-	1986-1999	-	-	Allied	Office, Retail	34	8	8	20 x 30	600	4800	4.3	0.27	5.0	63%	960	4289	20,400	
7.5	Downtown	70	Bond Street	70 Bond St	Macmillan Company of Canada, St. Martin's House	Downtown-Yonge	Downtown Yonge East	Dundas St E	1910	Warehouse, Office	Denison and Stephenson	The Macmillan Co.	None	Addition to north in 1959. Roof removal.	1959, 1981	-	-	York Heritage	Office	20	6	5.5	15 x 34	510	3060	3.6	0.32	1.9	31%	1642	2253	10,200	
7.6	Downtown	156	Front Street West	156 Front St W	160 Front West, Robert Simpson Co. Warehouse	Union	Yonge-Bay Corridor	Simcoe Street	1904	Manufacturing / Warehouse	Burke and Horwood	Robert Simpson Co.	Designated Part V (2006)	2022 - Demolished	-	In Construction	Cadillac Fairview	Former - York Heritage	Demolished - Facade Remains	27	7	6.5	24 x 76	1710	11970	4.2	0.19	6.4	92%	1865	5400	46,170	
7.7	Downtown	142	Front Street West	142-144 Front St W	Maier Building	Union	Yonge-Bay Corridor	University Avenue	1903	Manufacturing / Warehouse	Symons and Rae	Lowndes Co. Ltd.	Designated Part V (2006)	-	1904	-	-	Unknown	Office, Retail	32	8	7.5	27 x 76	1990	15920	4.3	0.16	6.6	83%	2395	6400	63,680	
8.1	Old Town / St. Lawrence	204	King Street East	204-210 King E	Adams Brothers Harness Manufacturing Company Ltd., 185 Frederick Street, Autodesk	St. Lawrence	Moss Park	Frederick Street	1908	Manufacturing / Warehouse	George Miller	Adams Brothers	Designated (1985)	Infill in late 60s	1990s	-	-	Allied	Office	25	7	6.5	27 x 40 & 13 x 35	1535	10745	3.8	0.18	5.8	83%	1860	4000	38,375	
8.2	Old Town / St. Lawrence	3	Church Street	3 Church	-	Old Toronto	St. Lawrence-East Bayfront-The Islands	The Esplanade	1912	Office, Warehouse	J. Francis Brown	H.P. Eckhardt & Co.	None	Building Restoration	1985	-	-	York Heritage	Office	24	7	6.5	30 x 30	995	6965	3.7	0.16	6.5	93%	1072	1829	23,880	
8.3	Old Town / St. Lawrence	44	Wellington Street East	50 Wellington E	Knox Manufacturing, 44-50 Wellington Street East	St. Lawrence	Downtown Yonge East	Yonge Street	1882	Manufacturing / Warehouse / Retail	David Brash Dick	William P. Howland & Co.	Designated District	Front facade updated	1980 & 1990	-	York Heritage	Allied	Office	18	5	4.75	24x30	720	3600	3.8	0.26	4.8	95%	754	1932	12,960	
8.4	Old Town / St. Lawrence	70	Richmond Street East	70 Richmond St E	Richmond Church Building	Old Town	Downtown Yonge East	Church Street	1908	Warehouse	Wickson & Gregg	McLaughlin Carriage Co.	None	-	-	-	-	Allied	Office	16	4	4	27m x 28m	750	3000	4.0	0.26	3.9	98%	764	1640	12,000	
9.1	Queen Street East	111	Queen Street East	111 Queen St E	Queen-Richmond Centre East, Robertson Brothers Confections, Robertson Brothers Chocolate Co., Robertson Bros.	Moss Park	Downtown Yonge East	Jarvis Street, Church Street	1903	Factory Complex	Mark Hall	Robertson Brothers Ltd.	Designated (1982)	Phased construction + amalgamation of buildings	1980s, 2000s	-	-	Dermont J. Sweeny Architects Inc., Young + Wright Architects Inc.	Allied	Office, Retail, Personal Services	30	6	5.5	2 - 27m x 84m	4450	26700	5.5	0.18	4.8	81%	5520	15287.7	133,500
9.2	Queen Street East	319	Queen Street East	319 Queen St E	145 Berkeley St, St. George's Hall	Old Town	Moss Park	Berkeley Street	1880s	Office, Commercial, Hall	-	-	Listed (2019)	Top Floor, Glazed Facade, Storefront	1988, 1996	-	-	We Charity	Office, Retail	18	5	5	7 x 27	180	900	3.6	0.49	4.7	94%	191	1239	3,240	
9.3	Queen Street East	468	Queen Street East	468-496 Queen St E	Dominion Brewery, Dominion Square	Trefann Court	Regent Park	Sumach Street	1878	Manufacturing / Warehouse	Walter Strickland (East Wing)	Robert T. Davies	Listed (197																				