

King-Spadina Heritage Conservation District Update – February 19, 2016

Background

The King-Spadina area contains a mix of residential and commercial properties, with a significant increase in new residential condominium developments since 2000. The area also forms a part of the Toronto Entertainment District, which has a number of theatrical, cultural and nightclub venues. The Royal Alexandra Theatre, one of the prime attractions within the Entertainment District, was designated a National Historic Site in 1985, for its prominence as a purpose-built, theatrical performance venue. A large portion of the Fashion or Garment District, centred along Spadina Avenue is also in the area. There are three major public open spaces within King-Spadina: Clarence Square and Victoria Square on Wellington Street West, and St. Andrew's Park at the northwest corner of Adelaide Street East and Brant Street.

King-Spadina is valued for its collection of 19th and 20th century residential and commercial buildings, significant open spaces and a distinctive system of laneways and through-block connections associated with several periods of Toronto's historical and economic development. Most of the district's residential buildings constructed between 1880 and 1900 reflect the first use of the property. The existing commercial buildings replaced many residential buildings and represent a second wave of construction which was particularly intense between 1900 and 1950 when manufacturing was a major source of employment for the city in the area.

In May 2014, the Toronto Preservation Board endorsed an HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the districts and the community consultation process, the project team has determined that a single HCD for the entire district is more appropriate due to its consistent architectural character and development history.

The King-Spadina Heritage Conservation District (HCD) Plan will help to ensure the protection of its heritage resources, while providing a framework for change that is sensitive to and compatible with the district's historic character and heritage value. The Plan is being developed concurrently with King-Spadina East Precinct Built Form Study. (LINK - <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=10a50621f3161410VgnVCM10000071d60f89RCRD&vgnextchannel=4b4452cc66061410VgnVCM10000071d60f89RCRD>)

Project Team and Consultant

The City has retained Taylor Hazell Architects to undertake an HCD Plan for King-Spadina, which will contain policies and guidelines to help conserve the heritage value of the district and manage change so that new development is sensitive to its historic character. They also have the role of consulting with residents, stakeholders, businesses, and community associations in the area, and to conduct all meetings with the community in an open and fair manner.

To reach Taylor Hazell Architects, please contact Jill Taylor at 416-863-2694 or jtaylor@taylorhazell.com.

Proposed Plan Area

The proposed plan area includes the properties within the boundary shown in the map below:

(MAP)

What is the current status?

The project team is preparing draft policies and guidelines for the HCD, in order to seek feedback and input from the community.

Next Steps

- Undertake stakeholder engagement interviews with interested parties
- Community consultation meeting
- Draft HCD Plan released for written feedback and input
- Final draft Plan will be considered by the Toronto Preservation Board
- Final draft Plan will be considered by the Toronto and East York Community Council, and City Council.

How can I find out more?

Check the HCD Blog for updates. (LINK - <https://hcdtoronto.wordpress.com/>)

Notices will be sent out for the statutory public meeting (LINK - <http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=964#Meeting-2016.TE14>)

Contact Councillor Cressy's Office for updates. (LINK - <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=2d329a50a6689410VgnVCM10000071d60f89RCRD&vgnnextchannel=c3a83293dc3ef310VgnVCM10000071d60f89RCRD>)

For further information, you may contact Heritage Planner Georgia Kuich at gkuich@toronto.ca or 416-338-1078.