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ONTARIO HERITAGE TRUST



APR 22 2016

RECEIVED

Ulli S. Watkiss
City Clerk

City Clerk's Office

Secretariat
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Toronto and East York Community Council
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
485 KING STREET WEST**

NOTICE OF INTENTION TO DESIGNATE

Hugh Clark, Vice President, Development
Allied Properties REIT
134 Peter St, Suite 1700
Toronto Ontario
M5V 2H2

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 485 King Street West under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

The property at 485 King Street West, formerly known as the Conboy Carriage Co. Ltd. building, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property 485 King Street West is located on the south side of King Street West between Portland Street and Spadina Avenue. Completed in 1884, the building is a three-storey, brick-clad factory-warehouse type building.

Statement of Cultural Heritage Value

The former Conboy Carriage Company Ltd. building has cultural heritage value as an early example of a factory-warehouse type in this part of the King-Spadina neighbourhood. The type's characteristics are displayed in the building's long narrow form, open and unrestricted internal space and adjacent laneway. The building is unique amongst its neighbours in its simple, utilitarian detailing as well as its comparatively smaller scale. The principle (north) elevation culminates in a parapet, fashioned in the form of a Greek temple pediment indicating the building's Neo-Classical style.

The Conboy Carriage Company Ltd. building is valued for its association with Daniel Conboy, and the Conboy Carriage Co. Ltd. Daniel Conboy, an Irish immigrant, established a carriage-top making business in Vallentine in 1860 and relocated it to Toronto's King Street West in 1884. Having built and expanded the factory on King Street West, Conboy relocated his company to a new and larger factory, still extant on the East Road Donway in 1907. The Conboy Carriage Company transitioned from carriage tops to the production of luxurious auto bodies and was first granted the only license outside of Britain to supply auto bodies for Rolls Royce. By the end of

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World War 1, Daniel Conboy had died and the Conboy Carriage Company ceased operations. The Conboy Carriage Company Ltd. building is further valued as it yields information about the evolution of the King-Spadina neighbourhood as an important commercial manufacturing area which contributed to the economic growth and development of the local community and the City of Toronto as a whole.

Contextually, the former Conboy Carriage Company Ltd. building has cultural heritage value as it maintains the consistent factory-warehouse character and scale of this section of King Street West. The building's distinctive design and laneway contributes to the characteristic architectural and urban quality of the area. As one of the earliest factories, the building is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the property located at 485 King Street West are:

- The placement, set back and orientation of the building as it is located within its property boundary on the south side of King Street West.
- The massing of the building which is a long narrow rectangular block of three stories with a flat roof
- The red brick cladding
- The brick pediment on the north elevation with its rectangular end finials
- The cast-iron anchor bolts
- The regular distribution of window openings
- The segmental-arched window and delivery doorway openings
- On the north (principal) elevation, at ground floor level, the segmental-arched central doorway
- The window sash with their segmental-arched heads and two-over-two arrangement of window sash
- The laneway area on the west side of the building

This Revised Statement of Significance (February 23, 2016) is intended to replace the original Statement of Significance (January 26, 2016)

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of April 20, 2016, which is May 20, 2016. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 20th day of April, 2016.



for Ulli S. Watkiss
City Clerk