

Authority: Toronto and East York Community Council
Item TE23.22, as adopted by City of Toronto Council on
April 26, 27 and 28, 2017; and Section 169-5.2B of the
City of Toronto Municipal Code Chapter 169, Officials,
City

CITY OF TORONTO

Bill 887

BY-LAW -2020

To amend By-law 855-88, being a by-law to designate the property at 260 King Street East as being of cultural heritage value or interest to include the building on the property with the entrance addresses of 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, and to revise the legal description.

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 260 King Street East as being of cultural heritage value or interest; and

Whereas Council enacted By-law 855-88 to designate the Property as being of cultural heritage value or interest; and

Whereas Council at its meeting on April 26, 27 and 28, 2017 adopted the amendment to By-law 855-88 to update and revise the Reasons for Designation to include the building on the property with the entrance addresses of 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, and to revise the legal description to add the lands upon which the buildings are located; and

Whereas the owner of the subject properties was provided with notice of this by-law in accordance with the requirements of the Ontario Heritage Act, section 30.1(3) and (4); and

Whereas a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Conservation Review Board for a hearing; and

Whereas the notice of objection was subsequently withdrawn;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 855-88 is hereby amended by:
 - a. Replacing the Statement of Significance/Reasons for Designation in Schedule B thereto with the Statement of Significance/Reasons for Designation appended hereto as Schedule A; and
 - b. Replacing the Legal Description in Schedule A thereto with the Legal Description appended hereto as Schedule B.
2. The City Solicitor is authorized to cause a copy of this by-law and By-Law 855-88 to be registered against the property described in Schedule B to this by-law in the proper Land

Registry Office.

3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule B to this by-law and upon the Ontario Heritage Trust.

Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

**SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION**

260 King Street East (including the entrance addresses at 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street)

Reasons for Designation

In 1988, City of Toronto By-law 855-88 designated under Part IV, Section 29 of the Ontario Heritage Act the property at 260 King Street East, comprising the city block bounded by King, Princess, Adelaide and Ontario streets. The Reasons for Designation and the legal description for By-law 855-88 identified only the portions of the property with the current entrance addresses at 254 King Street East (Noble's Tavern, and including the rear section of the building with the entrance address of 157 Princess Street) and 256 King Street East (Charles Steinle Meat Packing Company). Following the evaluation of the entire property at 260 King Street East according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act, it has been determined that the six heritage buildings on the site that formed the Drug Trading Company Complex have cultural heritage value and meet the criteria under all three categories of design, associative and contextual value.

By-law 855-88 is amended to update and revise the Reasons for Designation and the legal description to include the six heritage buildings on the property at 260 King Street East, with the current entrances addresses of 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East.

Description

260 King Street East is the confirmed municipal address for the city block bounded by King, Princess, Adelaide and Ontario streets, comprising one of the original 10 blocks in the Town of York (1793), where six buildings have entrance addresses at 254 King Street East (the north section also has an entrance address at 157 Princess Street), 256 King Street East, 266 King Street East (comprising two buildings), and 427 and 435 Adelaide Street East. The block also contains a three-storey parking garage structure on Princess Street that is not included in the amended Reasons for Designation.

Located at the northeast corner of King and Princess streets, the buildings at 254 and 256 King (including 157 Princess Street as the north section of 254 King) contain 19th-century commercial buildings that are known historically as Noble's Tavern and the Charles Steinle Building, respectively. At the north end of the block, the Carter, Cummings Company Building at 427 Adelaide Street East is a 1913 warehouse. In the 20th century, the Drug Trading Company developed an industrial complex in the block bounded by King, Princess, Adelaide and Ontario Street, where it acquired the buildings at 254 and 256 King Street East (including 157 Princess Street) and 427 Adelaide Street East and commissioned the neighbouring warehouses at 435 Adelaide Street East (1954) and 266 King Street East. The property at 266 King Street East is comprised of two buildings, with the North Building on Ontario Street completed in three phases (1915, 1927 and 1932), and the South Building at the northwest corner of King and Ontario streets added in 1935.

In 1986, the Drug Trading Company sold the complex to the Ontario Design Centre, which owned the property at 260 King Street East for 30 years. The portion of the site comprising 254 and 256 King Street East (with 157 Princess Street) was designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 855-88 in 1988. The properties with the entrance addresses at 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East, which are part of the confirmed municipal address of 260 King Street East, are identified as contributing heritage properties in the St. Lawrence Neighbourhood Heritage Conservation District Plan (2015).

Statement of Significance

Design Value:

The buildings identified by the confirmed municipal address of 260 King Street East have design value for their cultural heritage value as a collection of late-19th century commercial buildings and 20th century industrial warehouses that are representative examples of their types and reflect the architectural styles of their eras.

Situated on the northeast corner of King and Princess streets, the building known historically as Noble's Tavern (with the entrance address of 254 King Street East and the rear wing at 157 Princess Street) is a well-designed commercial edifice dating to the mid 1800s that was updated with features of the late Victorian era, including the Second Empire, Romanesque Revival and Italianate. Its design is distinguished by the slate-clad mansard roof that is indicative of Second Empire styling, along with the carefully-crafted brick and stone detailing that extends from the principal (south) elevation to the elaborate entrance surround on the west elevation on Princess Street. Noble's Tavern adjoins the Charles Steinle Building (1890) at 256 King Street East, which blends features from late Victorian styles. On the principal (south) elevation on King Street East, the distinguishing of the upper stories with different window shapes is indicative of the Renaissance Revival, while the round-arches and the rusticated stone detailing are linked to the Romanesque Revival. At the north end of the block, the Carter, Cummings Company Building (1913) with the entrance address of 427 Adelaide Street East is a good example of the application of the early-20th century Neo-Gothic style to an industrial building, where the buttresses, crenelles and shield motifs on the principal (north) elevation are indicative of the medieval inspiration for its design.

Along Ontario Street, the series of 20th-century warehouses commissioned by the Drug Trading Company have design value as representative examples of industrial buildings reflecting the architectural influences of the time. The North Building (1915, 1927 and 1932) with the entrance address at 266 King Street East has elements of the Renaissance Revival style with its round-arched arcade, the repetition of the round-arched openings in its upper storey, and the finials along the roofline. The adjoining South Building (1935) at 266 King Street East on the northwest corner of Ontario Street is indicative of warehouse buildings during the interwar era with its symmetrical organization of industrial-scale window openings between piers and the restriction of decorative detailing to the stone entrance surround on King Street. The Drug Trading Company Warehouse (1954) at 435 Adelaide Street East, on the southwest corner of Ontario Street, reflects the Modern Movement in architecture after World War II with the scale of the structure, its monolithic appearance with the expanses of red brick cladding, and the organized placement of the ribbon and punched windows.

Associative Value

The 19th-century and 20th-century buildings at 260 King Street East are historically associated with the Drug Trading Company, which acquired or developed them as part of the industrial complex it created in this location beginning in 1905. The Drug Trading Company is historically significant for the organization's contribution to the development of the pharmaceutical industry in Canada. First founded to procure wholesale products for its members, during its century-long operation the Drug Trading Company was innovative in its organization, marketing and support of the pharmacies under its banner, its founding of subsidiaries for both the production of pharmaceuticals and promotion of the industry, and its early involvement in the development of dispensary technologies. The Drug Trading Company purchased, commissioned and occupied buildings in the block bounded by King, Princess, Adelaide and Ontario streets between 1905 and 1986 where its industrial complex reflected Toronto's evolving economic and industrial development in the 20th century.

The property at 260 King Street East also contributes to an understanding of the development and evolution of the St. Lawrence Neighbourhood from its origins as Old Town, the historic centre of Toronto, to an important manufacturing district for the city of Toronto. The Drug Trading Company Complex occupies one of the original 10 blocks reserved for the townsite in 1793. Noble's Tavern and the adjoining Charles Steinle Building, which represent the 19th-century components of the site, were part of the initial development of this section of King Street East for commercial purposes in the 1800s. With the community's transformation as a key industrial centre in the late-19th and 20th centuries, these commercial edifices, as well as the warehouse (1913) at 427 Adelaide Street West and the trio of buildings (1915-1954) along Ontario Street that were assembled for the Drug Trading Company's industrial complex, survived the downturn of the area. Repurposed in the 1980s as the Ontario Design Centre, the Drug Trading Company Complex was an important part of the revitalization of the St. Lawrence neighbourhood in the late-20th century, including the design district centred on King Street East.

The associative value of the property at 260 King Street East is linked to the architects and engineers who designed the buildings that were either acquired or commissioned by the Drug Trading Company. The Carter, Cummings Company Building (1913, with the entrance address of 427 Adelaide Street East) was designed by the Toronto architectural partnership of Edwards and Saunders, the firm headed by R. J. (Robert John) Edwards and F. F. (Frederick Frank) Saunders who, in the period leading up to World War I produced a variety of building types, including the Freemason's Hall (1910) on College Street, which is recognized on the City of Toronto's Heritage Register. During the same period, Toronto architect Ewart G. Wilson received the commission for the Drug Trading Company's North Building at 266 King Street East after remodelling the business's headquarters. It remains a rare documented industrial commission for the architect, who was best known for the multi-unit apartment buildings he designed in the early 20th century, including the Broadview Mansions (1927) that are listed on the City's Heritage Register. Several components of the Drug Trading Company Complex are linked to the Toronto engineering and architectural firm of Margison and Babcock, who supervised the addition of the upper stories on the South Building at 266 King (1937) before designing the warehouse (1954) at 435 Adelaide. Headed by Oswald Margison and Harold A. Babcock, the firm's projects ranged from bridges and expressways to institutional and industrial buildings, with the latter influenced by the mid-20th century Modern Movement in architecture that included the Drug Trading Company's Administrative Office (1942 and 1946) at 25 Ontario, opposite, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextual Value

Contextually, the property at 260 King Street East supports and maintains the historical character of Old Town where the Drug Trading Company Complex occupies one of the original 10 blocks reserved for the Town of York. In this location, it contributes to the extended St. Lawrence neighbourhood that evolved in the 19th and 20th centuries from its beginnings as the centrepiece of the Town of York to a mixed commercial and industrial area interspersed with institutional landmarks that include St. James Cathedral and St Lawrence Hall.

The Drug Trading Company Complex is also historically, visually and functionally linked to its setting on King Street East where its enclave of commercial and industrial buildings occupies most of the city block bounded by King, Princess, Adelaide and Ontario Street. On the east side of the site, the complex faces the Drug Trading Company's Administrative Office Building (1942 and 1946), which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes: 254 King Street East (including 157 Princess Street)

The heritage attributes of Noble's Tavern on the property at 260 King Street East, with the entrance addresses of 254 King Street East and 157 Princess Street are:

- The setback, placement and orientation of the building on the northeast corner of King and Princess streets
- The scale, form and massing of the three-storey building with the rectangular-shaped plan that is comprised of the south (1847) and north (1891) sections
- The materials, with the red brick cladding and the brick, stone, slate and wood detailing
- The mansard roof on the south end, which is flanked by brick piers, with the coping, the slate cladding, the wood cornice, and the trio of dormers with the pediments and the single window flanked by the pairs of windows
- On the principal (south) elevation, above the first-floor storefronts (which have been altered), the bracketed cornice and the fenestration in the second storey that consists of single flat-headed openings with stone lintels and sills and double-hung sash windows
- The west elevation adjoining Princess Street, with the coping and the moulded and dentilled string course beneath the roofline
- On the west elevation, the symmetrical placement of the openings, with the flat-headed door and window openings with the stone lintels and sills in the south part of the wall, the segmental-arched window openings with the brick flat arches and the stone sills in the north part of the wall, the round-arched window openings with the brick voussoirs and stone sills in the third storey of the entire wall and, at the north (left) end of the first floor, the recessed entrance that is set in a round-arched surround with the brick and stone detailing (the original doors have been replaced)

Note: The east elevation adjoins the heritage building at 256 King Street East. The rear (north) elevation adjoins the three-storey parking garage structure on Princess Street, which is not identified as a heritage attribute.

Heritage Attributes: 256 King Street East

The heritage attributes of the Charles Steinle Building on the property at 260 King Street East, with the entrance address of 256 King Street East, are:

- The setback, placement and orientation of the building on the north side of King Street East, east of Princess Street
- The scale, form and massing of the three-storey rectangular-shaped plan
- The materials, with the red brick cladding and the brick, stone, terra cotta and wood detailing
- The flat roofline with the corbelled brickwork along the south end
- The principal (south) elevation, with the brick piers with the terra cotta detailing and, above the first-floor storefront (which has been altered), the symmetrical arrangement of the second and third stories into four bays
- The fenestration on the south elevation, with the flat-headed window openings with the continuous stone lintels in the second floor, and the arcade of round-arched openings with the brick hood moulds and the stone sills in the third floor

Note: The east side elevation is blank. The west elevation adjoins the building at 254 King Street East and is not visible. There are no heritage attributes on the (rear) north elevation.

Heritage Attributes: 266 King Street East (South Building)

The heritage attributes of the Drug Trading Company, South Building, on the property at 260 King Street East, with the entrance address at 266 King Street East, are:

- The setback, placement and orientation of the building on the northwest corner of King Street East and Ontario Street
- The scale, form and massing of the building with the rectangular-shaped plan that extends five stories above the raised base with the window openings (east)
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping
- The principal (south) elevation on King Street, which is organized into four bays by the brick pilasters with the brick banding above the first (ground) floor
- On the south elevation, the main entrance, which is placed in the east (right) bay of the first floor in the recessed stone surround with the quoins and the cornice (the doors have been replaced)
- The fenestration on the south elevation, with the flat-headed window openings with the stone sills (the window openings in the first floor have been lowered, and the opening at the southwest corner is not original)
- On the east elevation extending seven bays on Ontario Street, the organization of the flat-headed window openings with the stone sills by the brick pilasters with the brick banding above the first floor, which include the industrial-scale openings in the centre bays
- The west elevation, which is viewed from King Street East, where the symmetrical arrangement of the flat-headed window openings with the stone sills is continued (some of the first-floor openings have been lowered)

Note: The north wall adjoins the North Building at 266 King Street East.

Heritage Attributes: 266 King Street East (North Building)

The heritage attributes of the Drug Trading Company, North Building, on the property at 260 King Street East, with the entrance address at 266 King Street East, are:

- The setback, placement and orientation of the building on the west side of Ontario Street, north of King Street East
- The scale, form and massing of the building with the rectangular-shaped plan that rises five stories above the raised base with the window openings (east)
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping and the stone finials on the east end
- The principal (east) elevation, which is organized into six bays by the brick piers that extend to the fourth storey and have brick banding in the third floor
- The fenestration on the east elevation, comprising the flat-headed window openings with the stone sills in the first three stories, the round-arched openings with the compound brick hood moulds and the keystones in the fourth floor, and the round-arched openings in the fifth floor with the brick hood moulds
- On the east elevation, the main entrance that is found in the third bay from the south end (on the 1915 portion of the building) and is placed in a flat-headed surround (the original door has been replaced)

Note: Part of the south wall adjoins and is partly concealed by the South Building at 266 King Street East. The north wall (of the 1927 portion of the building) adjoins the Drug Trading Company Warehouse (1954) at 435 Adelaide Street East. The rear (west) wall has flat-headed openings and is attached to the neighbouring building at 427 Adelaide Street East by an enclosed stair tower that is not identified as a heritage attribute.

Heritage Attributes: 427 Adelaide Street East

The heritage attributes of the Carter, Cummings Company Building on the property at 260 King Street East, with the entrance address of 427 Adelaide Street East are:

- The setback, placement and orientation of the building on the south side of Adelaide Street East between Princess and Ontario streets
- The scale, form and massing of the structure, which has a rectangular-shaped plan and rises three stories above the extended half-storey with the window openings
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline, with the stone coping and the stone crenelles along the east end, and the stone shield motifs below
- The principal (north) elevation, which is organized into four bays by the brick piers with the stone applied for the banding, the coping and the shield motifs
- The fenestration on the north elevation, consisting of the symmetrically-placed flat-headed openings with the stone sills that contain three-part windows with transoms
- On the north elevation, the main entrance, which is found in the west (right) bay in the first (ground) floor (the original doors have been replaced) and protected by the suspended canopy

- The fenestration on the side elevations (east and west) with the symmetrically-placed flat-headed window openings

Note: No heritage attributes are identified on the rear (south) wall, which has been altered and is attached to the North Building at 266 King Street East by an enclosed stair tower that is not identified as a heritage attribute.

Heritage Attributes: 435 Adelaide Street East

The heritage attributes of the Drug Trading Company Warehouse (1954) on the property at 260 King Street East, with the entrance address of 435 Adelaide Street East are:

- The setback, placement and orientation of the building on the southwest corner of Adelaide Street East and Ontario Street
- The scale, form and massing of the structure with the near-square plan that extends five stories above the raised base with the window openings
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping
- The principal (east) elevation on Ontario Street where the main entrance is recessed in a stone surround in the first (ground) floor in the north (right) bay
- The fenestration on the east elevation, with the single flat-headed window openings and the strip windows with the brick surrounds (some of the window openings have been lowered, creating T shapes)
- The north elevation on Adelaide Street East, which continues the fenestration from the east elevation (the door opening in the west (right) bay is an alteration)

Note: The south elevation adjoins the North Building at 266 King Street East. Part of the rear (west) elevation is viewed from the laneway separating the building from the neighbouring Carter, Cummings Company Building at 435 Adelaide Street East.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21091-0219 (LT)
LOTS 1 TO 6, INCLUSIVE, REGISTERED PLAN D84,
LANE, REGISTERED PLAN D84, CLOSED BY BYLAW 19351 (ES40250),
TOWN LOT 8, SOUTH SIDE OF DUKE STREET, TOWN LOTS 6, 7 AND 8, NORTH SIDE
OF KING STREET EAST, PLAN OF THE TOWN OF YORK,
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)