

Authority: Toronto and East York Community Council Item 36.29,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: September 22, 2011

CITY OF TORONTO

BY-LAW No. 1150-2011

To designate the property at 284 King Street West (Anderson Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 284 King Street West (Anderson Building) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 284 King Street West and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 284 King Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 284 King Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 22nd day of September, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)**Description

The property at 284 King Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the north side of King Street West between Ed Mirvish Way and John Street, the Anderson Building (1915) is a five-storey warehouse that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The architectural significance of the Anderson Building comes from its application of terra cotta in combination with an exuberant Edwardian Classical design. The Anderson Building is a rare surviving example of a commercial warehouse with terra cotta cladding in Toronto where, because of the fragility of the material, relatively few examples remain, as documented in the book *Terra Cotta: artful deceivers* (1990, 94).

The design of the Anderson Building was executed by Scottish-born architect William Fraser, who gained attention in Glasgow when he won a competition in 1896 for a memorial commemorating the centenary of poet Robert Burns' death. In Canada, Fraser was invited to join the firm of George M. Miller and Company, a practice best known for its projects for the influential Massey family. Fraser assisted Miller with the commission for the highly visible Confederation Life Building on Richmond Street East before he was selected by the Canadian government as one of the practitioners overseeing the reconstruction of Halifax after the infamous explosion of 1917. While Fraser specialized in educational buildings after opening a solo practice in 1911, one of his most prominent commissions was for the Anderson-Macbeth Company.

Historically, the property at 284 King Street West is also associated with Toronto entrepreneur Edwin "Honest Ed" Mirvish (1914-2007), who revitalized King Street West with his restoration of the Royal Alexandra Theatre in the early 1960s. Over the following decades, Ed Mirvish Enterprises acquired many of the warehouses along the street, including the Anderson Building, converting them to commercial uses that attracted theatre patrons. Following the revitalization of the Royal Alexandra, Roy Thomson Hall (1982) opened on the south side of King Street West, and Ed Mirvish Enterprises commissioned the Princess of Wales Theatre (1993) at 300 King Street West. Duncan Street between King Street West and Pearl Street was renamed Ed Mirvish Way in recognition of the entrepreneur's contributions to the cultural life of the neighbourhood.

Contextually, the Anderson Building contributes to the historical character of the King-Spadina neighbourhood, which developed as the city's industrial sector following the destruction of the existing manufacturing district in the Great Fire of 1904. Commissioned by the Anderson-Macbeth Company, hat producers, the Anderson Building is part of the collection of surviving early 20th century warehouses that were built on Russell Square, which evolved from an institutional precinct housing the original Upper Canada College to an industrial enclave. Following the departure of

manufacturing interests from King-Spadina in the decades after World War II, the Anderson Building was one of the warehouses converted to commercial uses as King Street West, west of Simcoe, evolved as the centre of the city's Entertainment District.

The Anderson Building is physically, functionally, visually and historically linked to its setting on King Street West, where it is an integral member of the surviving group of warehouses between Simcoe Street and John Street that share a complementary scale and appearance, with primarily Edwardian Classical styling. Together with the neighbouring warehouses, the Anderson Building provides a bookend for the Royal Alexandra Theatre at #260 King Street West, which is recognized as a National Historic Site.

Heritage Attributes

The heritage attributes of the property at 284 King Street West are:

- The five-storey warehouse.
- The scale, form and massing of the long rectangular plan.
- The glazed terra cotta, which is applied for the cladding and trim on the south façade.
- The organization of the principal (south) façade into three bays with corner pavilions that extend above the flat roofline.
- The cornice with modillion blocks along part of the south roofline, as well as the dentilled cornice above the first floor.
- In the first storey, the flat-headed openings, with three tall windows centered between entrances with classically detailed surrounds, with a name band incorporated above the east (right) entry.
- The symmetrical placement of the fenestration in the second through the fifth floors, with flat-headed window openings, apart from a trio of round-arched openings in the centre of the fourth storey.
- The decorative detailing, with the shaped spandrel panels, the keystones and imposts on the round-arched window openings, the colonnettes separating the attic windows and, on the corner pavilions, the triangular pediments and other classical embellishments.

SCHEDULE "B"

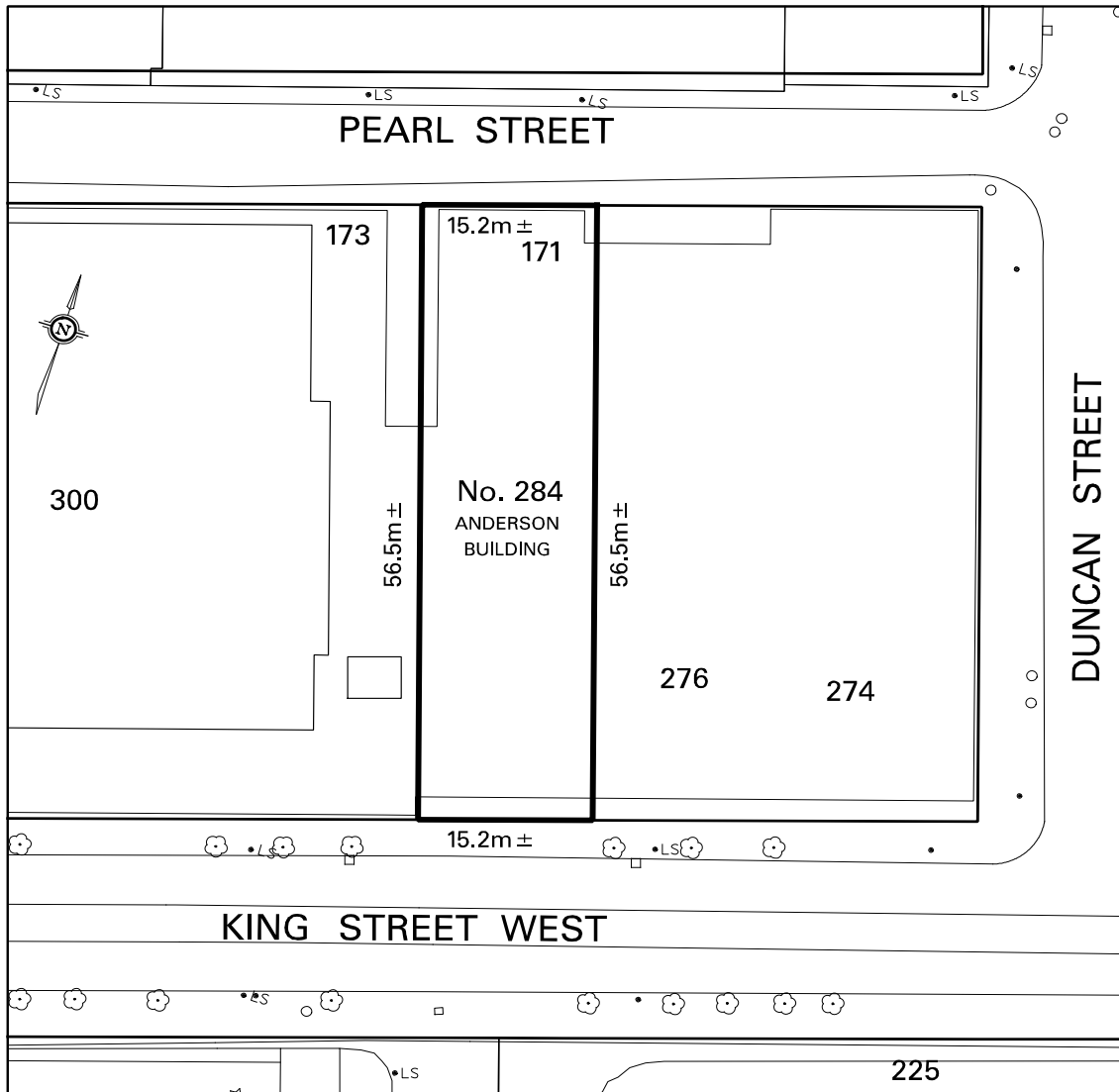
PIN 21411-0167 (LT)

PT BLK A PL 216E TORONTO PT 2 63R2822

City of Toronto Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2010-084 dated November 5, 2010, as set out in Schedule "C".

SCHEDULE "C"



TORONTO
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE FITT

WARD 20 - TRINITY-SPADINA
 DATE: NOVEMBER 05, 2010

PROPERTY INFORMATION SHEET

NO. 284 KING STREET WEST (ANDERSON BUILDING)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2010-084