



STAFF REPORT ACTION REQUIRED

355 King Street West - Alteration of a Designated Heritage Property

Date:	March 17, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Kerri Voumvakis, Acting Director, Policy & Research, City Planning Division
Wards:	Ward 20 – Trinity Spadina
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\April 21 2011\teHPS04

SUMMARY

This report recommends that City Council refuse the application for the proposed alterations to the heritage property at 355 King Street West. This property was designated under Part IV of the Ontario Heritage Act by Toronto City Council on January 13, 1992, by By-law 115-92.

An application has been made by the owner to obtain a heritage permit under Section 33 of the Ontario Heritage Act. Under the Act, Council must respond to a heritage permit application within 90 days from the issuance of a Notice of Receipt of a complete application. As of the date of this report, the applicant has not met all of the requirements of a complete application set out under Section 103 of the Municipal Code. The applicant has been advised of these requirements, but at present wishes the city to process the application for a Council decision. The applicant will be advised that a deferral can be requested pending submission of the requested material.

Staff have not received convincing reasons from the applicant as to why the building at 355 King Street West needs to be altered to the extent that only two façades will be retained. Major alteration of this building is not an appropriate or desirable outcome of the application to obtain a heritage permit. City staff encourage the applicant to adaptively re-use this significant heritage resource as a part of the property's development.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the proposed alterations to the heritage property at 355 King Street West (Canadian Westinghouse Building) under Section 33 of the Ontario Heritage Act;
2. If the owner appeals City Council's decision to refuse the application for alteration under Section 33 of the Ontario Heritage Act, Council authorize the City solicitor and the necessary City staff to attend at the Conservation Review Board hearing in opposition to the appeal.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 355 King Street West was designated by Toronto City Council under Part IV, Section 29 of the Ontario Heritage Act by Toronto City Council on January 13, 1992, by By-law No. 115-92.

The requirement of the owner to obtain a heritage permit under Section 33 of the Ontario Heritage Act, prior to Site Plan approval, for the property at 355 King Street West is a condition of the Rezoning Application adopted by City Council on August 25, 2010. While the Zoning By-law is in place, it does not determine retention of the heritage property. As of the date of this report, no site plan application has been filed.

City Council's decision may be viewed through the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.11>

ISSUE BACKGROUND

This designated property is part of a larger development proposal for 355 King St. W, part of 343 King Street West and 119 Blue Jays Way to erect 42 and 47 storey condominium towers on a 7 storey podium building. The development proposes 661 residential units and 4,066 sq. m. of non-residential gross floor area. Four hundred and twenty parking spaces are proposed in 5 levels below grade. The project proposes to incorporate parts of the heritage designated Westinghouse Building and provide a mid block pedestrian connection from Mercer Street to King Street.

On February 3, 2011, representatives for the owner of the property applied to alter the designated property. As of the date of this report, the application is deficient with respect to the following information required under Section 103 of the Municipal Code:

- Drawings of the proposed work showing materials, dimensions and extent of the work
- Written specifications for the proposed work.

COMMENTS

Proposal

The applicant proposes to remove the majority of the existing designated historic structure at 355 King Street West from the site, leaving two street façades at both the King Street West and Blue Jays Way frontages. Applicable preservation standards and guidelines that mandate treatment of historic properties, as adopted by Toronto City Council, provide that retention and preservation of internal structural systems is important in defining the overall historic character of building, such as post and beam systems, trusses, cast iron columns, above grade stone foundation walls, or load bearing brick or stone walls. Furthermore, it is not recommended, per applicable guidelines, to replace a structural member or other feature or the structural system when it could be augmented or retained.

While the Zoning By-law is in place, it does not determine retention of the building. As of this date, no Site Plan application has been filed.

Commercial Style Architecture in Toronto

The "Commercial Style" is an architectural style popular circa 1895-1930 which refers to the commercial and office form that developed in the late nineteenth century, primarily in response to the new technologies that permitted greater physical height and larger expanses of open floor space. The style is referred to as the "Chicago Style" because experimentation with form arose in that city after the 1871 fire. Metal skeleton framing, first cast iron and wrought iron, later in steel, was foremost among the new technological developments. Whereas load-bearing masonry walls permitted relatively few window openings, the new structural skeleton permitted maximum light and ventilation. Thus, the fenestration pattern is usually regular, with large divided rectangular windows. Typically five or more stories in height, the associated design characteristics of this style expresses its internal skeleton or grid, through its exterior form and materials such as flat roofs, and large expanses of windows contained between the architectural framing, where "form follows function". Applied ornament is usually minimal, but may take the form of classical, Gothic, Romanesque or Art Deco decorative styles. In Toronto, the Commercial Style was utilized in many of the warehouse and commercial buildings constructed in the district from the 1910s through the early 1930s.

Canadian Westinghouse Building, Toronto

The property at 355 King Street West was designated for architectural reasons. The designation report (By-law No. 115-92) states that the structure, materials and forms of the Canadian Westinghouse Building are trademarks of the type of tall commercial buildings that emerged in late 19th century Chicago. The building is distinguished by its two-part design, restrained Classical detailing and the application of terra cotta trim on

brick, a combination rarely used in the City of Toronto. The building is a well-executed example of a medium-sized warehouse.

The designation report reasons that the structure "is characterized by its height, the expression of the internal skeleton as a grid, large expanses of glass and the use of non-supporting materials (such as terra cotta), ground display windows with commercial or industrial windows above, and a flat roof with a terminating cornice. The Canadian Westinghouse building, constructed of steel and concrete and clad with brown pressed brick, features a six-storey square plan with terra cotta decoration". Given the unique architectural style of this building, it is important to retain both exterior architectural characteristics and internal structural components.

Relevant Policies

Provincial Policy Statement

The Provincial Policy Statement 2.6.1 (PPS) indicates that "Significant built heritage resources and cultural heritage landscape shall be conserved". Properties included on the City's Inventory of Heritage Properties are considered to be "significant" in this context. In the PPS 2005, "conserved" means "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment"

City of Toronto's Official Plan

In the City's Official Plan, policy 3.1.5.2 states that "heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved" and that "development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

King-Spadina Secondary Plan Area

The subject property is within the King-Spadina Secondary Plan, East Precinct. A primary objective of this plan is to use the historic fabric of the area to assess new development. The particular scale, massing and street relationships of the existing heritage buildings along King Street form the basis for all new development in the King-Spadina Secondary Plan area. Moreover, applicable plan area guidelines articulate that new development should maintain and reinforce the existing building heights of the area in conjunction with the relationships of buildings to one another along the street and the design of buildings at the street level.

The South Side of King Street between John Street and Blue Jays Way

The applicable design guidelines of the King-Spadina Secondary Plan seek not only to preserve individual buildings, but also reinforce the patterns of buildings that create distinct streetscapes. This streetscape approach will ensure that new development respects the historic pattern that is characteristic along the street and within the plan area.

The south side of King Street is one of the most historically intact in the King-Spadina Plan area. From John Street to Blue Jays Way, the block face is consistently

characteristic with scale, height, design and use of exterior surface materials associated with the district's development as a late 19th century/early 20th century commercial/industrial district.

Within the King-Spadina Secondary Plan, the south side of King Street between John Street and Blue Jays Way is considered to be historically "significant" and at its meeting of October 26 and 27, 2009, City Council approved the inclusion of eight additional properties on the City's Inventory of Heritage Properties being 291, 293, 295, 297, 299, 301, 315 and 327 King Street West.

The project site contains a designated heritage property. In conjunction with the structures at the south side of King Street, both the subject property and King Street streetscape profile have maintained much of its heritage character with the existing fabric generally intact. The designated Westinghouse building is a landmark property and is capable of being integrated within the existing development envelope. As such, the removal of the majority of the building represents an unacceptable degree of impact, without a compelling justification to do so.

CONTACT

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photos of Canadian Westinghouse Building
Attachment No. 3 – Designation By-Law No. 115-92

Location Map – 355 King Street West

ATTACHMENT NO. 1



Location Map for 355 King Street West

The arrow indicates location of property. This location map is for information purposes only, the exact boundaries of the property are not shown.



View of designated heritage property at 355 King Street West at intersection of King and Mercer Streets (looking southeast)

No. 115-92. A BY-LAW

To designate the property at 355 King Street West (Canadian Westinghouse Building) of architectural value or interest.

(Passed January 13, 1992)

Whereas by Clause 44 of Neighbourhoods Committee Report No. 1, adopted by Council at its meeting held on January 13, 1992, authority was granted to designate the property at 355 King Street West of architectural 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 the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 355 King Street West and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule 'B' hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described and shown on Schedules 'A' and 'C' hereto, known as 355 King Street West.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.
3. 3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

JUNE ROWLANDS,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, January 13, 1992.
(L.S.)

SCHEDULE 'A'

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 1, 2 and 3 on the south side of King Street, now King Street West, according to Plan 57, registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The southerly limit of King Street West and the easterly limit of Peter Street as confirmed under the Boundaries Act by Plan BA-1547 registered on June 11, 1979, as CT359919.

The hereinbefore described land being delineated by heavy outline on Plan SYE2523 dated January 7, 1992, as set out in Schedule 'C'.

SCHEDULE 'B'

Reasons for the designation of the property at 355 King Street West (Canadian Westinghouse Building):

The property at 355 King Street West is designated on architectural reasons.

HERITAGE PROPERTY REPORT

Basic Building Data:

Address:	355 King Street West (southeast corner of King Street West and Peter Street)
Ward:	5
Current Name:	Canadian Westinghouse Building
Historical Name:	Canadian Westinghouse Building
Construction Date:	1927
Architect:	Bernard H. Prack
Contractor/Builder:	A. R. Holmes and Company
Additions/Alterations:	1934-35 three floors added; Prack and Prack, architects; Redfern Construction Company, contractors; 1963 alterations to 5th floor; 1983 alterations to building
Original Owner:	Canadian Westinghouse Company
Original Use:	commercial/industrial (sales office, service department and merchandise warehouse)
Current Use:	vacant
Heritage Category:	C
Recording Date:	May 1, 1991
Recorder:	HPD: ka

HISTORY:

1. Canadian Westinghouse Company:

The Canadian Westinghouse Company evolved from a small air brake manufacturing plant established in 1897 in Hamilton, Ontario by the American entrepreneur, George Westinghouse. Westinghouse (1846-1914) patented over 400 inventions and organized more than 60 companies to produce them. In 1869, he developed air brakes for railroad cars, which were manufactured by the Westinghouse Air Brake Company in Pittsburgh, Pennsylvania. Perhaps his most important invention, though, was the introduction of a high-tension alternating-current system for electric power transmission, leading to the production of electrical apparatus by the Westinghouse Electric Company.

Westinghouse chose Hamilton as the location for his Canadian headquarters based on its favourable transportation systems (port and railway terminus), its proximity to other industries (such as the Hamilton Iron and Steel Company), and the availability of electricity supplied by the Cataract Power Company from its hydro-electric power plant on the Niagara River. With the incorporation of the Canadian Westinghouse Company Limited (now Westinghouse Canada Limited) on November 1, 1903, the firm concentrated initially on the manufacture of air brakes and electrical devices at its Hamilton plant. In 1920, the company designed and assembled the world's largest hydro-electric generating units for the Queenston Station of the Hydro-Electric Power Commission of Ontario. The role of the company in the creation of hydro-electrical equipment included the production, in 1928, of transformers for the first 220,000-volt transmission line in Canada. Projects in conjunction with other firms included the development of the automatic push-button passenger elevator with the Turnbull Elevator Company of Toronto, and the design of the first large oil electric locomotive with Canadian National Railways. During the 1920s and 1930s, the Canadian Westinghouse Company expanded its product line to include incandescent lamps, radio receiving sets, household appliances (refrigerators, stoves and washing machines), and motors, brakes and controls for a prototype street car.

In 1904, the Canadian Westinghouse Company established district sales offices in several Canadian cities, including Toronto, to display, repair and store its products.

2. Canadian Westinghouse Building, Toronto:

The sales and service departments and the warehouse of the Toronto district office were located in rented premises until 1927 when the Canadian Westinghouse Company acquired land on King Street West for a new facility. In March of the latter year, permits were issued to demolish the existing structures on the lot and to build what was described as a five-storey warehouse and showroom as designed by the Hamilton architectural firm of Bernard H. Prack. In actuality, A. R. Holmes and Company constructed a three-storey building with basement, the design of which allowed for the addition of extra floors in the future.

The architectural firm of Bernard H. Prack emerged as the successor to the architectural and engineering firm of Prack and Perrine, which established an office in Hamilton in 1910, accompanying the Oliver Chilled Plow Company of South Bend, Indiana to the city to plan its Canadian industrial works. Prack and Perrine designed factories in Toronto (for clients such as the Russell Motor Car Company, William Wrigley Company and B. F. Johnson Soap Company) in 1916 and 1917, as well as a new head office for the Canadian Westinghouse Company in Hamilton in the latter year. During the 1920s, Bernard H. Prack organized a Toronto office under the direction of Arthur E. Prack, a civil engineer. In addition to the Canadian Westinghouse Building, his firm designed other industrial structures in Toronto for the Dunlop Tire and Rubber Goods Company and the Palmolive Soap Company.

In 1928, the office of Prack and Prack, successor to the firm of Bernard H. Prack and headed by Bernard H. and Fred Prack, added two floors to the Canadian Westinghouse Company's head office in Hamilton and prepared plans for the Pigott Building (site of their offices) in the same city. The firm designed a complementary three-storey addition to the Canadian Westinghouse Building in Toronto, for which a building permit was issued in February, 1933. Following delays, the project, valued at \$75,000, was completed by March, 1935 under the direction of the Redfern Construction Company. This addition, and the coinciding improvements to the original portion, incorporated the latest Westinghouse innovations, including switches, fixtures, and an automatic passenger elevator. Showrooms with large display windows were situated in the north end of the ground floor, with a repair facility and machine shop to the rear. The offices for the service and sales departments were located on the 2nd and 6th floors, respectively, with skylights illuminating the latter space. The third floor contained service areas for domestic appliances and radios, and an assembly room for panel boards and circuit boxes. Warehouse space was reserved on the 2nd, 3rd and 4th floors, with building services found in the basement.

In 1948, the Canadian Westinghouse Company constructed a new service building on the outskirts of Toronto for repairs and light manufacturing. The company's annual report for that year explained that the new facility provided "the additional space required for the conversion of electrical equipment in connection with the frequency change over program of the Hydro-Electric Power Commission of Ontario," allowing that "much needed warehouse space in the Toronto Building will thus be made available." The Canadian Westinghouse Building was altered in 1963 and 1983.

ARCHITECTURE:

The structure, materials and forms of the Canadian Westinghouse Building are trademarks of the type of tall commercial building that emerged in late 19th century Chicago. The type is characterized by its height (averaging from 6 to 20 stories), the expression of the internal skeleton as a grid, large expanses of glass and the use of non supporting materials (such as terra cotta), ground floor display windows with commercial or industrial windows above, and a flat roof with a terminating cornice. The Canadian Westinghouse Building, constructed of steel and concrete and clad with brown pressed brick, features a six-storey square plan with terra cotta decoration on the King Street (north) and Peter Street (west) elevations.

On the principal King Street façade, the original three-storey portion and the three-floor addition are treated visually as two compatible units, divided horizontally by a name band with company logos and floral ornaments. The main entrance, centered in the first floor, features double doors recessed in a terra cotta doorcase with a Classical entablature supported by floriated brackets. A secondary entry is placed in the left (east) bay. In a distinctive design, three-storey terra cotta frames organize the windows into two tiers. The three centre bays hold large multi-paned commercial windows. Above the ground floor, the outer bays feature trios of vertical strip windows divided by terra cotta pilasters.

The Peter Street (west) elevation continues the treatment introduced on the principal façade, with two tiers of windows set in terra cotta frames. The first (north) bay contains trios of rectangular windows. The symmetrical arrangement of openings in the remaining bays combines multi-paned commercial windows and rectangular windows in sets of two, three and four. The south elevation, which displays symmetrical fenestration, is devoid of terra cotta trim. On the east wall, the bays are arranged in brick frames and the openings are set according to the interior floor plan. At the 6th storey, multi-paned windows are recessed and separated by brick chimneys. The flat roof is marked by a terra cotta cornice, with egg-and-dart moulding across the north and west elevations, and projecting shell motifs along the King Street section.

The Canadian Westinghouse Building is distinguished by its two- part design, restrained Classical detailing and the application of terra cotta trim on brick, a combination rarely used in the City of Toronto. The building is a well executed example of a medium-sized warehouse.

CONTEXT:

The Canadian Westinghouse Building is located on the southeast corner of King Street West and Peter Street. The building is near the eastern perimeter of the King-Spadina industrial sector. Its context has been altered substantially with the removal of adjacent structures and the recent appearance of a major hotel complex directly opposite. However, the Canadian Westinghouse Building strongly marks the intersection, and remains a viable component in a continually evolving streetscape.

SUMMARY:

The property at 355 King Street West is identified for architectural reasons. The Canadian Westinghouse Building was constructed in two phases in 1927 and 1934-35 for the sales and service departments and warehouse of the company's Toronto district office. The Hamilton architectural firm of Bernard H. Prack and its successor, Prack and Prack designed the original three storey portion and the three-floor addition. The building is distinguished by its complementary two-part design, restrained Classical detailing, and the rare combination of terra cotta trim on brick surfaces. The Canadian Westinghouse Building, located near the eastern edge of the King-Spadina industrial area, is a well-executed example of a mid-sized warehouse.

Relevant policy:

To amend Zoning By-law No. 438-86 of the former city of Toronto with respect to municipally known as 335 King Street West, 355 King Street West and 119 Blue Jays Way:

<http://www.toronto.ca/legdocs/bylaws/2010/law1041.pdf>

Designation By-law No. 115-92