

Alterations to Designated Heritage Properties at 284 King Street West (Anderson Building) and 322 King Street West (Eclipse Whitewear) and Authority to Amend Heritage Easement Agreements, Demolition of Heritage Properties at 266 and 276 King Street West

Date: March 26, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 20, Trinity - Spadina

SUMMARY

This report recommends that City Council approve the conservation strategy generally described for the heritage properties at 284 and 322 King Street West in connection with the proposed redevelopment of 260-270 King Street West (East Phase Development) and 274-322 King Street West (West Phase Development). The applicant has applied for a Site Plan Application for the Site Specific Zoning By-law Amendment approved in principle by the Ontario Municipal Board in the decision issued on October 2, 2014 to allow for the mixed use redevelopment of the site with an 81 storey tower on the portion of the site located along King Street West east of Duncan Street, and a 91 storey tower on the portion of the site between Duncan and John Streets. The project incorporates a 7 storey podium with a total of 1,953 residential units and a mix of occupancies including space for commercial, retail, institutional and non-profit uses.

The project conserves four designated properties: 260 King Street West (Royal Alexandra Theatre), 284 King Street West (Anderson Building), 300 King Street West (Princess of Wales Theatre), and 322 King Street West (Eclipse Building). The project scope also includes the demolition of two designated properties at 266 King Street West (Reid Building) and at 276 King Street West (Gillette Building), for which Council approval for the repeal of the applicable designating by-laws is required.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage properties at 284 and 322 King Street West in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands municipally known as 260-270 King Street West (East Phase Development) and 274-322 King Street West (West Phase Development), with such alterations substantially in accordance with plans and drawings dated March 22, 2016, prepared by Gehry International Inc., and on file with the Senior Manager, Heritage Preservation Services; and the Conservation Plan 260 - 322 King Street West, issued on March 15, 2016 and revised on February 24, 2017, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services, subject to the following additional conditions:

a. That the related Site Specific Zoning By-Law Amendment giving rise to the proposed alterations shall be in full force and effect, in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

b. That prior to any Ontario Municipal Board Order issuing in connection with the appeal of the Zoning By-law Amendment Application (OMB Case No. PL130629):

1. The owner shall enter into the associated s.37 Agreement and a Heritage Easement Agreement for each of 260 King Street West (Royal Alexandra Theatre), 322 King Street West (Eclipse Whitewear), and 284 King Street West (Anderson Building), and agrees in the S.37 Agreement to not oppose the designation of 300 King Street West (Princess of Wales Theatre) under Part IV of the Ontario Heritage Act;

2. The final form of the Zoning By-law Amendment is acceptable to the City Solicitor and to the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.

c. That prior to final Site Plan approval for each phase of the proposed development at 260-270 King Street West (East Phase Development) and 274-322 King Street West (West Phase Development), the owner shall:

1. Provide final site plan drawings substantially in accordance with the Conservation Plan 260 - 322 King Street West, issued on March 15, 2016 and revised on February 24, 2017, prepared by ERA Architects Inc. to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
3. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;
4. Provide a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services;
5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services;

d. That prior to the issuance of any permit for all or any part of the development at 260 - 270 King Street West (East Phase Development) and 274-322 King Street West (West Phase Development), including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings including interior works as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The related Site Specific Zoning By-Law Amendment giving rise to the proposed alterations shall be in full force and effect, in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
2. The existing Heritage Easement Agreements shall be amended for the properties at 284 King Street West and 322 King Street West in accordance with the plans and drawings dated March 22, 2016, prepared by Gehry International Inc., and on file with the Senior Manager, Heritage Preservation Services; and the Conservation Plans for 284 King Street West (Anderson Building) and for 322 King Street West (Eclipse Whitewear Building) issued on March 15, 2016 and revised on February 24, 2017, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services to the satisfaction of the Senior Manager, Heritage Preservation Services including the registration of such agreement to the satisfaction of the City Solicitor.
3. The owner shall provide building permit drawings for the specific work for which the permit is being sought, including notes and specifications for the conservation and protective measures keyed to the Conservation Plan 260 - 322 King Street West, issued on March 15, 2016 and revised on February 24, 2017, prepared by ERA Architects Inc., including a description of materials and finishes, to be prepared by the project

architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. The owner shall provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan,

5. The owner shall provide full documentation of the existing heritage properties at 266 and 276 King Street West, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

e. Notwithstanding Recommendation 1.d above, the owner shall be permitted to obtain a building permit for exterior work at 322 King Street West pursuant to the Conservation Plan 260 - 322 King Street West, prior to obtaining permits related to the West Phase Development at 274 - 322 King Street West.

f. That prior to the release of the Letter of Credit required in Recommendation 1.d.4. in the report dated March 26, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:

1. Have obtained final Site Plan approval for the development issued by the Chief Planner and Executive Director, City Planning Division;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plans, Lighting Plan, Landscape Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council approve the demolition of the heritage buildings on the properties at 266 and 276 King Street West in accordance with Section 34 of the Ontario Heritage Act, substantially in accordance with plans and drawings dated March 22, 2016, prepared by Gehry International Inc., and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc, dated May 5, 2014, and on file with the Senior Manager, Heritage Preservation Services.

3. City Council pass a by-law to repeal the Designation By-law No. 1148-2011 for the property at 266 King Street West upon the demolition of the heritage building and remove the property from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

4. City Council pass a by-law to repeal Designation By-law No. 1149-2011 for the property at 276 King Street West upon the demolition of the heritage building and remove the property from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

5. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreements, registered on the title for the heritage property at 260 King Street West, 284 King Street West and 322 King Street West and on file with the Senior Manager, Heritage Preservation Services.

6. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement.

FINANCIAL IMPACT

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

DECISION HISTORY

The Royal Alexandra Theatre at 260 King Street West was designated in 1975 as one of the first properties to be recognized under the Ontario Heritage Act in the City of Toronto, Designation By-law No. 512-75.

The heritage properties at 266 King Street West (Reid Building), 276 King Street West (Gillett Building), 284 King Street West (Anderson Building), and 322 King Street West (Eclipse Building), were listed on the City's Heritage Register in 1984. They were subsequently designated under Section 29 of the Ontario Heritage Act in 2010.

<http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-32565.pdf>

The Princess of Wales Theatre at 300 King Street West, was designated under Section 29 of the Ontario Heritage Act in 2014. The Council decision was not appealed by the owner and the associated Designating By-law No. 56-2015 was enacted.

<http://www.toronto.ca/legdocs/mmis/2014/pb/bgrd/backgroundfile-71450.pdf>

The initial Zoning Amendment Application submittal 12-276890 STE 20-OZ proposed three tall buildings at the development site including properties with municipal addresses 266 - 322 King Street West. Subsequently, the application was modified to the current design scheme proposing two tall buildings with the addition of the property at 260 King Street West (Royal Alexandra Theatre) into the overall development site.

In response to the Zoning Amendment Application 12-276890 STE 20 OZ, which had been appealed to the OMB for non-decision within the required timeframes, Heritage Preservation Services through a report provided to the Toronto Preservation Board on

October 22, 2013 recommended refusal of the proposal that would have demolished the four designated properties at 266, 276, 284 and 322 King Street West, for the construction of the mixed use development.

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-63006.pdf>

On December 16, 17, 18, 2013, City Council received the HPS October 22, 2013 report and per Decision TE28.3 directed, "that the designated status remain in place until all appeals to the re-zoning application are exhausted."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.3>

On December 16, 17, and 18, 2013, City Council also considered a Request for Direction Report related to the June 18, 2013 appeal of the Zoning By-Law Amendment application which recommended opposition to the appeal.

<http://www.toronto.ca/legdocs/mmis/2014/cc/bgrd/backgroundfile-67584.pdf>

As a result of the City Council meeting of December 16, 17, 18, 2013, a working group process evolved to discuss and negotiate issues raised including the various heritage issues resulting from the proposal.

As the working group discussions continued and the proposed development was changed to address concerns raised by City staff, Planning staff determined that an Official Plan Amendment (OPA) was warranted to permit a scale of development beyond that currently envisioned by the existing Official Plan policies, but less than the proposed By-law which was then under appeal at the Ontario Municipal Board.

At its meeting of July 8,9,10 and 11, 2014 City Council adopted City-initiated OPA No. 272, see TE33.8, which amended the King-Spadina Secondary Plan and introduced site and area specific policy for the lands. TE33.8 required the owner to enter into the associated Section 37 Agreement, a Heritage Easement Agreement for 260 King Street West (Royal Alexandra Theatre), a Heritage Easement Agreement for 322 King Street West (Eclipse Whitewear), and a Heritage Easement Agreement for the façade of the building at 284 King Street West (Anderson Building), and further required that the owner agree in the Section 37 Agreement to not oppose the designation of 300 King Street West (Princess of Wales Theatre) under Part IV of the Ontario Heritage Act. It also provided that the conservation strategy and any related demolitions and alterations required further approval by Council under Section 33 and 34 of the Ontario Heritage Act (OHA) during the site plan control phase of the project, and recommended that the said HEAs be amended accordingly.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE33.8>

By-Law No. 692-2014 was enacted to adopt Amendment No. 272 to the Official Plan for the City of Toronto respecting the lands municipally known as 260-270 King Street West and 274-322 King Street West.

<http://www.toronto.ca/legdocs/bylaws/2014/law0692.pdf>

On August 25, 26, 27, and 28, 2014, City Council considered a report related to the Working Group Outcomes and a Zoning Amendment Application with a Supplementary Request for Direction Report regarding the Ontario Municipal Board Hearing.

<http://www.toronto.ca/legdocs/mmis/2014/cc/bgrd/backgroundfile-71353.pdf>

On October 2, 2014, the Ontario Municipal Board issued a decision on Case No. PL130629, with regard to the draft Zoning By- Law Amendment. The submitted Site Plan Control application implements this OMB decision. The draft Zoning By-law Amendment has yet to come into force pending the entering into of a Section 37 Agreement and finalization of the Heritage Easement Agreements.

Per Site Specific Official Plan Amendment OPA 272 related to City Council Decision (TE33.8) approved at its July 8, 9, 10, 11, 2014 meetings, the Ontario Municipal Board issued a decision on October 2, 2015 (PL130629). The decision order provided the following provisions: 1) the owner has entered into the associated Section 37 Agreement and will execute a Heritage Easement Agreement for 260 King Street West (Royal Alexandra Theater), a Heritage Easement Agreement for 322 King Street West (Eclipse Whitewear) and a Heritage Easement Agreement for the façade of the building at 284 King Street West (Anderson Building) and has agreed in the Section 37 Agreement to not oppose the designation of the of the property municipally known as 300 King Street West (Princess of Wales Theater) under Part IV of the Ontario Heritage Act.

<http://elto.gov.on.ca/omb/e-decisions-omb/>

In 2012, the King-Spadina area was prioritized for study as a potential Heritage Conservation District. The study examined whether the area qualified for designation under Part V of the Ontario Heritage Act, which would result in the preparation of an HCD plan and designation by-law.

The study determined that the area had cultural heritage value and should be protected through designation. The project proceeded to the plan preparation phase in May 2014, after being endorsed by the Toronto Preservation Board.

In October 2016, the project team released a draft version of the HCD plan for public comment. The boundaries of the proposed HCD extend from Richmond Street West to the north, Simcoe Street to the east, sections of Wellington Street West, King Street West and Pearl Street to the south, and Bathurst Street to the west. The Subject Property is located in the "Theater Row" character area. A copy of the draft HCD plan can be found here:

https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf

At its December 11, 12 and 13th, 2016 meeting, City Council passed By-law 1186-2016 to prohibit the demolition or removal of any buildings or structures on properties identified as potentially contributing to the proposed King-Spadina Heritage Conservation District Study Area for a period of one year. The provisions in the By-law

do not affect the proposed development. A copy of the accompanying staff report can be found here:

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99282.pdf>

COMMENTS

Context

The development site includes six properties designated under Part IV of the Ontario Heritage Act that are also within the pending King Spadina Heritage Conservation Study area. Along the King Street West frontage at the east side of Duncan Street, these include: 260 King Street West, Royal Alexandra Theatre and 266 King Street West (Reid Building). At the west side of Duncan, designated properties include: 276 King Street West (Gillett Building); 284 King Street West (Anderson Building); 300 King Street West (Princess of Wales Theatre); and, 322 King Street West (Eclipse Building).

Development Proposal

The proposal is to construct a mixed use development with residential, retail, commercial and institutional uses on two blocks at 260 - 272 King Street West and 274-322 King Street West.

The east block is proposed to be developed with an 81 storey building and the west parcel is proposed to be developed with a 91 storey building. The project will be designed by Frank Gehry, a renowned architect, born in Toronto. A total of 1,953 residential units are proposed. The development includes conservation of four heritage properties, facilities for OCAD University and a public art gallery, in addition to retail uses at the lower levels.

Provincial Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined

in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

City of Toronto Official Plan

At the time of the related planning application, the OPA and Re-zoning of the site was subject to the previous Official Plan heritage policies. Section 3.1.5 of the Official Plan provides guidance and policy direction with respect to the City's heritage resources. In that Plan, Policy 3.1.5.1 seeks to conserve significant heritage resources through listing or designating properties, and designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character. Policy 3.1.5.2 requires that development adjacent to listed or designated heritage buildings respect the scale, character and form of the heritage buildings.

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada document Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding the planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The document includes the following Standards:

Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

Conserve heritage value by adopting an approach calling for minimal intervention.

Find a use for an historic place that requires minimal or no change to its character-defining elements.

Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient

physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The Standards and Guidelines also include several key definitions. Central to these is the definition of Conservation. Conservation is identified as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

Conservation Strategy

The original planning application proposed the demolition of all four existing designated buildings on the lands. There was no heritage conservation associated with the proposal and Heritage Preservation Services, through a report provided to the Toronto Preservation Board on October 22, 2013 recommended refusal of the demolitions of the four designated properties at 266, 276, 284 and 322 King Street West, for the construction of the mixed use development. Subsequent negotiations, including a working group process, a City-initiated Official Plan Amendment and an OMB decision, resulted in an improved conservation strategy for the site as a whole.

The Conservation Strategy provided by the Heritage Impact Assessment (E.R.A. Architects, May 5, 2014) proposes the following interventions: at the east block, the proposal requires the demolition of 266 King Street West, (Reid Building) a designated property under Part IV of the Ontario Heritage Act, the property at 260 King Street West, (The Royal Alexandra Theatre) will be retained and conserved and the owner will enter into a Heritage Easement Agreement with the City to secure its long-term protection.

At the west block, between Duncan and John Streets, the proposal requires the demolition of 276 King Street West (Gillett Building), a designated property under Part IV of the Ontario Heritage Act. The properties at 300 King Street West (Princess of Wales Theatre) and 322 King Street West (Eclipse Building) will be conserved in whole while the property at 284 King Street West (Anderson Building) is proposed for terra cotta restoration and façade retention.

284 King Street West (Anderson Building)

The Anderson Building, built in 1915, is a terracotta clad commercial structure. The proposed conservation strategy for the site is "façade retention". The interior will be completely removed and then attached to the new building. The new building will be setback from the façade creating an open atrium within the interstitial multi level space. A new return wall of precast concrete will be built on the east side of the facade to further secure the façade to the building complex. An angled skylight will be installed in lieu of the existing flat roof. The terra cotta will be restored and conserved. New metal historically sympathetic windows (based on historic drawings) and historically appropriate wood door with transom will be installed.

322 King Street West (Eclipse Building)

The proposed conservation strategy for the site is rehabilitation. The Eclipse Building will be retained. Its exterior masonry will be preserved and both the arched canopies and flashings of the King Street West entrances will be refurbished. The second floor will be converted into a gallery space. Openings on the north and west elevations will be modified to provide a new gallery entrance as well as accommodating new art pieces to be moved into the gallery.

260 King Street West (Royal Alexandra Theatre) and 300 King Street West (Princess of Wales Theatre)

There is no work proposed at these properties. They will be maintained and conserved in whole and the Royal Alexandra Theatre will be subject to a Heritage Easement Agreement that secures protection for interior and exterior heritage attributes.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the King Street West properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Heritage Lighting Plan

Prior to the issuance of Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the King Street West elevations of these properties will be lit to enhance their heritage character as viewed from the public realm at night.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties. Prior to the issuance of any permit for the proposed development at 260-270 King Street West and 274-322 King Street West, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 260-270 King Street West and 274-322 King Street West will be interpreted.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 260-270 King Street West and 274-322 King Street West and find that it is consistent with Site Specific Official Plan Amendment OPA 272 related to City Council Decision (TE33.8) approved at its July 8, 9, 10, 11, 2014 meetings and to Ontario Municipal Board decision issued on October 2, 2015 (PL130629). The proposal on balance meets the intent of the Planning Act and the Provincial Policy Statement and

represents a satisfactory Conservation Strategy within the context of the City-initiated Official Plan Amendment.

The Royal Alexandra Theatre building at 260 King Street West has been added to the application lands, which will be subject to a Heritage Easement Agreement, as well as the Eclipse Whitewear Building (322 King Street West) and the Anderson Building façade (284 King Street West), as outlined in this report. The Princess of Wales Theatre (300 King Street West) building exterior has been designated under Part IV of the Ontario Heritage Act and will be conserved within the revised proposal.

All of the heritage properties noted above will be conserved with integrity within the proposed development, including their sensitive integration, adaptive re-use (and continued use) and a base building design that responds to the scale of the surrounding heritage context. The retained heritage resources will maintain their individual significance within the next evolution of the block's history and will make a strong contribution to our understanding of changes to use over time.

CONTACT

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SIGNATURE

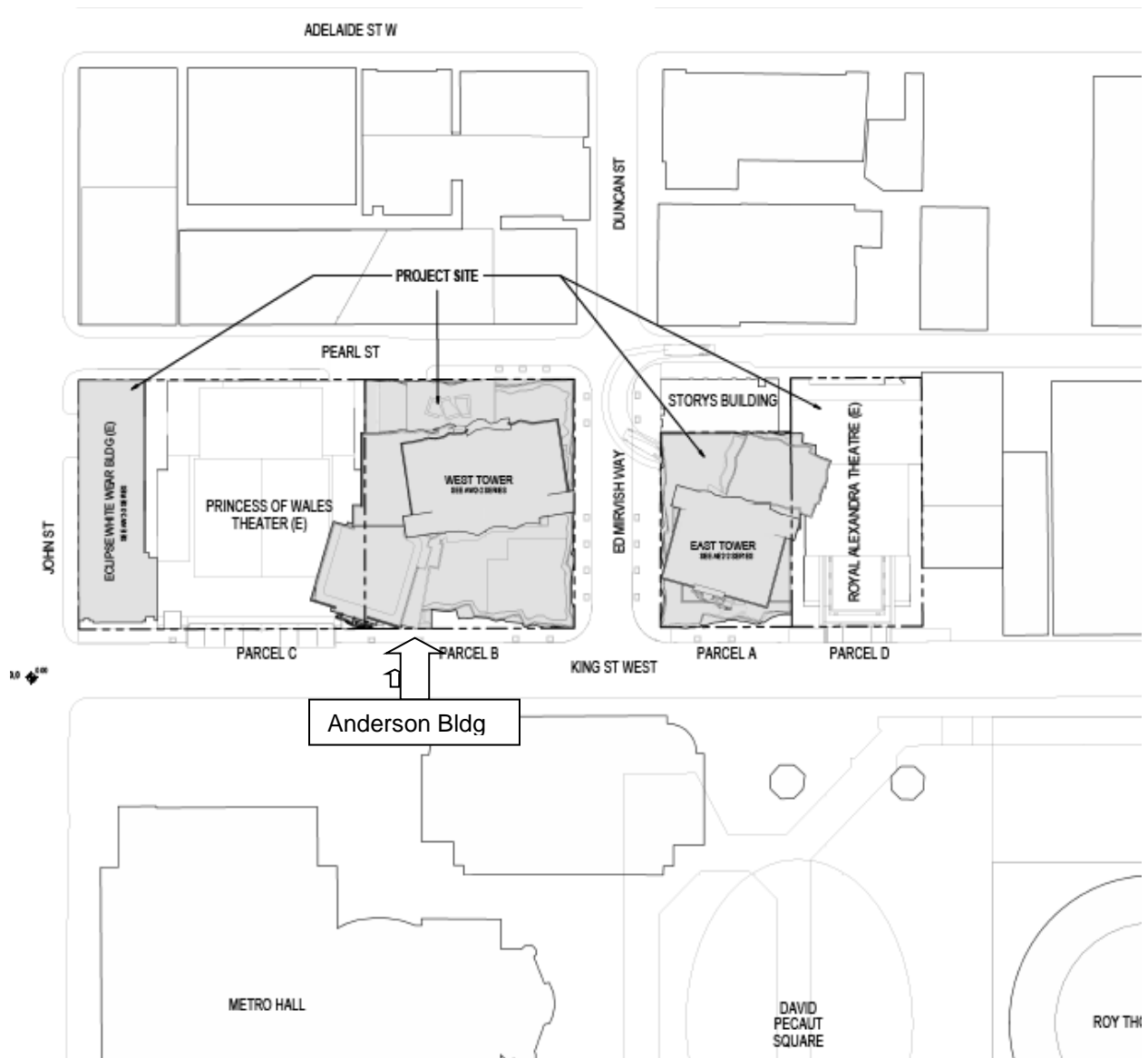
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Plan
Attachment 2 – Photographs
Attachment 3 – Proposal Drawings
Attachment 4 - Designation Report(s) - Statements of Significance

LOCATION MAP
260-270 King Street West and 274-322 King Street West

ATTACHMENT 1



Location Map showing the development site at 260-270 King Street West and 274-322 King Street West at the north side of King Street West extending from east of Duncan Street to John Street



260 King Street West - The Royal Alexandra Theatre

PHOTOS
260-270 King Street West and 274-322 King Street West



266 King Street West - Gillette Building (to be demolished)

PHOTOS
260-270 King Street West and 274-322 King Street West



276 King Street West - Reid Building (to be demolished)

PHOTOS
260-270 King Street West and 274-322 King Street West



284 King Street West - Anderson Building

PHOTOS

260-270 King Street West and 274-322 King Street West

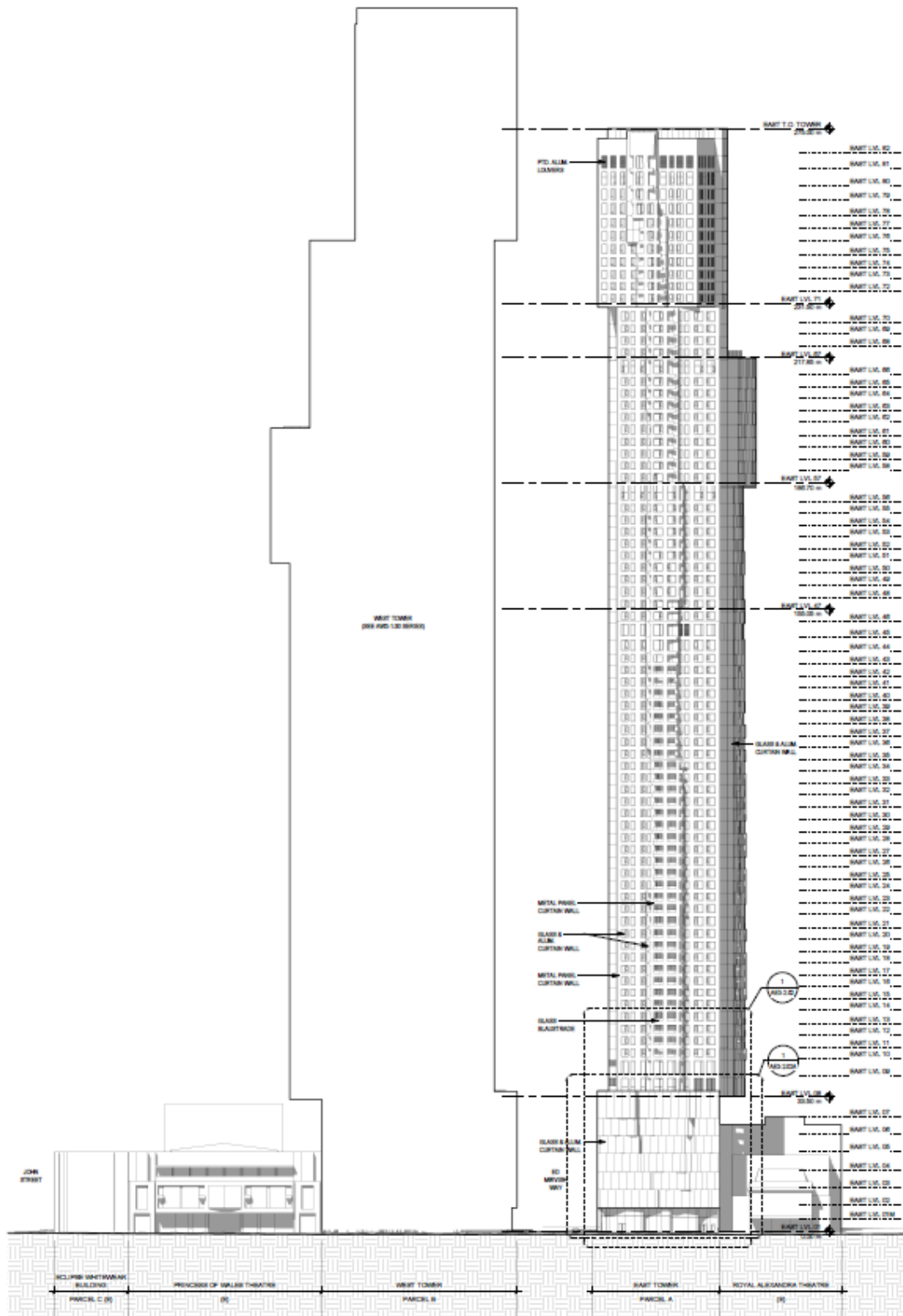


300 King Street West - Princess of Wales Theatre

PHOTOS
260-270 King Street West and 274-322 King Street West

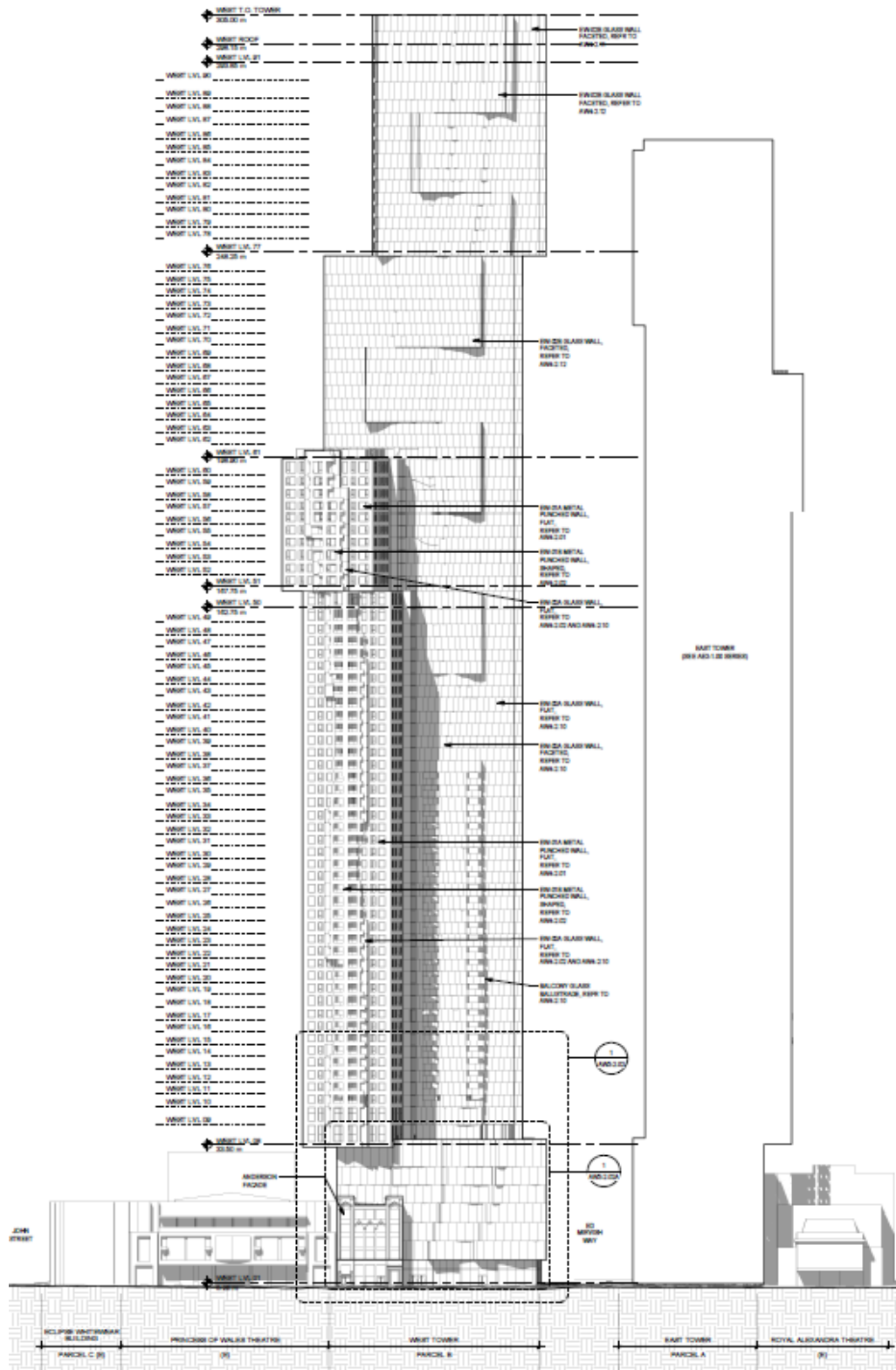


322 King Street West - Eclipse Building



Proposed South Elevation of East Tower

PROPOSAL DRAWINGS
 260-270 King Street West and 274-322 King Street West



Proposed South Elevation of West Tower

PROPOSAL DRAWINGS
260-270 King Street West and 274-322 King Street West



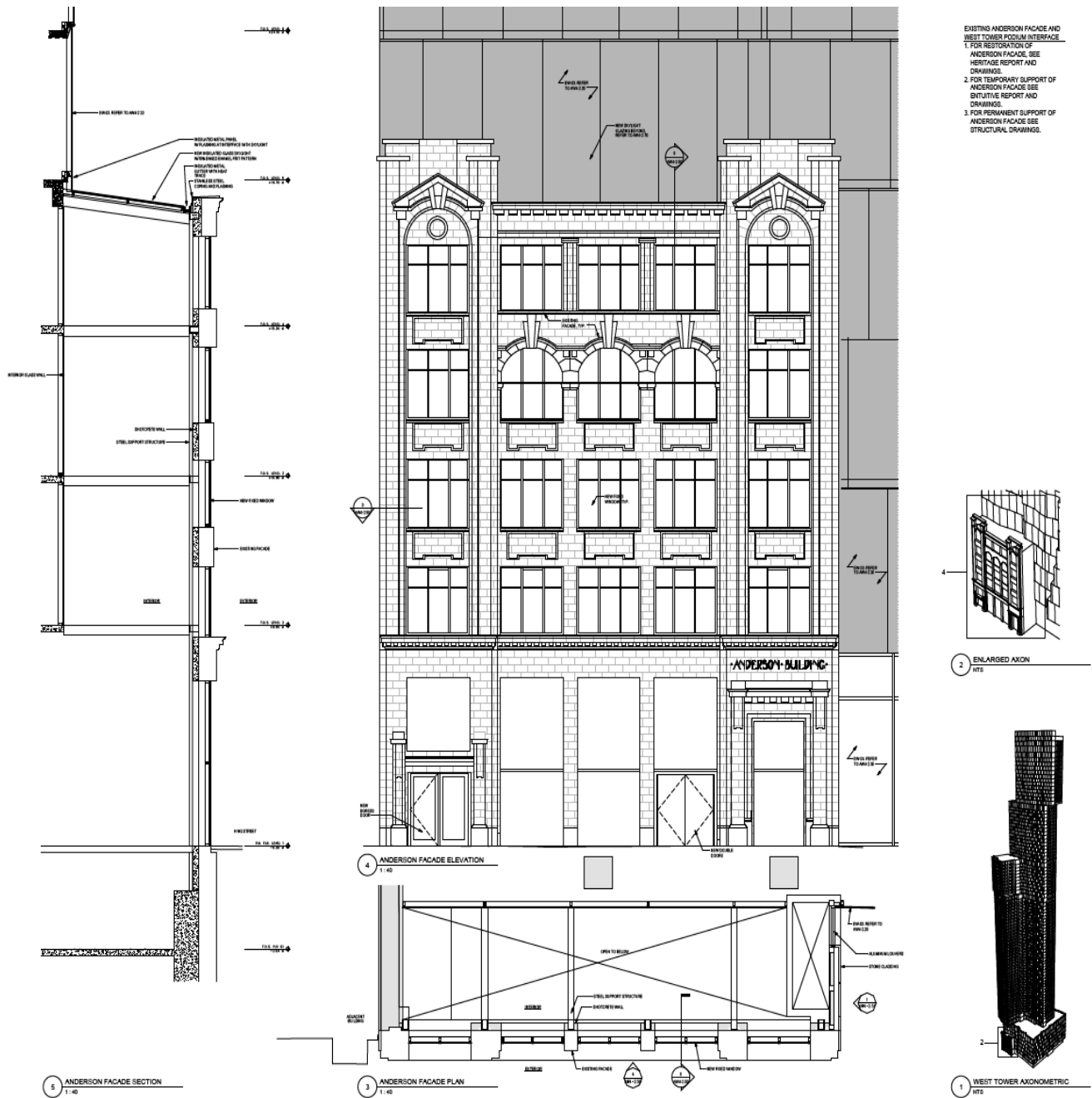
Rendering of Lower South Elevation of East Tower with Royal Alexandra Theatre at 260 King Street West (at left of drawing)

PROPOSAL DRAWINGS
260-270 King Street West and 274-322 King Street West



Rendering of Lower South Elevation of West Tower with Anderson Building Façade at 284 King Street West

PROPOSAL DRAWINGS
260-270 King Street West and 274-322 King Street West



Elevation, Section and Plan of 284 King Street (Anderson Building façade) with West Tower

PROPOSAL DRAWINGS

260-270 King Street West and 274-322 King Street West

- LEGEND**
- WORK TO BE REMOVED AND REPAIRED AS REQUIRED.
 - TERMINATA UNITS TO BE REMOVED AND REPAIRED.
 - REPLACE RETERMINATED UNITS WITH GRANITE.
 - WORK TO BE REMOVED.
 - WORK TO BE REPAIRED.
- NOTE**
- 1. SEE DRAWING 260-270 KING STREET WEST FOR TERMINATA UNITS.
 - 2. SEE DRAWING 274-322 KING STREET WEST FOR TERMINATA UNITS.
 - 3. SEE DRAWING 274-322 KING STREET WEST FOR TERMINATA UNITS.
 - 4. SEE DRAWING 274-322 KING STREET WEST FOR TERMINATA UNITS.

CONSERVATION NOTES

- C01 Remove existing stone, windows and complete repair masonry as required.
- C02 Stone to be demolished to allow door to be replaced.
- C03 New radiantly metal connections.
- C04 New historically appropriate wood door and transom.
- C05 Provide new metal window to base repair for historical drawing (typical).
- C06 New historically appropriate wood door.
- C07 New historically appropriate door, with good masonry repairs.
- C08 Repair wall to be constructed of precast concrete assembly. Colour to be appropriate to the existing masonry on south elevation.



Conservation Strategy - South Elevation of 284 King Street West (Façade)

PROPOSAL DRAWINGS

260-270 King Street West and 274-322 King Street West

CONSERVATION NOTES	SEAL LEGEND
C01 Remove existing delineated path from stone column surface using appropriate masonry repair mortar. Match existing masonry specific material. Repair with masonry specific material. Match existing color.	REBUILD MASONRY: REMOVE DAMAGED BRICKS AND REPAIR WITH MATCHING MASONRY. REPAIR MASONRY TO BE REBUILT.
C02 Repair existing masonry to be repaired. Remove damaged bricks and mortar joints. Repoint with new lime based mortar. Match existing color.	REPAIR DAMAGED BRICKS AND MORTAR JOINTS IN MASONRY TO BE REBUILT. REPAIR DAMAGED BRICKS AS REQUIRED. MORTAR JOINTS IN MASONRY TO BE CUT OUT AND REPOINTED.
C03 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY TO BE REMOVED. REMOVE EXISTING BRICK MASONRY TO BE REMOVED. REMOVE EXISTING BRICK MASONRY TO BE REMOVED.
C04 Repoint front parapet. Strip, prime and re-point with new lime based mortar. Match existing color.	REPOINT FRONT PARAPET. STRIP, PRIME AND REPOINT WITH NEW LIME BASED MORTAR. MATCH EXISTING COLOR.
C05 Remove existing brick masonry on roof. Color to match existing.	REMOVE EXISTING BRICK MASONRY ON ROOF. COLOR TO MATCH EXISTING.
C06 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C07 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C08 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C09 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C10 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C11 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C12 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C13 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C14 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C15 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C16 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.
C17 Remove existing brick masonry on north elevation to accommodate new gallery. Remove existing brick masonry with new brick and new lime based mortar.	REMOVE EXISTING BRICK MASONRY ON NORTH ELEVATION TO ACCOMMODATE NEW GALLERY. REMOVE EXISTING BRICK MASONRY WITH NEW BRICK AND NEW LIME BASED MORTAR.

outh Elevation

Conservation Strategy - South Elevation of 322 King Street West

PROPOSAL DRAWINGS

260-270 King Street West and 274-322 King Street West

SECTION LABEL	CONSERVATION NOTE
REPLACE MASONRY: REPLACE DAMAGED BRICKS REPAIR CRACKS: REPAIR CRACKS WITH EPOXY REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C01 Remove existing deteriorated cast iron bracket, clean surface using appropriate methods. Repair surface with original material. Repoint with matching mortar. Repoint joints with mortar matching color, texture and finish.
REPLACE MASONRY TO BE REPOINTED	C02 Brick courses 10 and 11 and headers above to be replaced with original material. Repoint with original mortar. Repair damaged bricks and masonry with new bricks to match existing as required. Repoint with new brick mortar.
REPLACE MASONRY TO BE REPOINTED	C03 Remove existing existing brickwork components at north elevation to accommodate new gallery entrance. Use original bricks and mortar with new brick and new brick mortar.
MASONRY JOINTS TO BE REPOINTED TO BE CUT OUT AND REPOINTED	C04 Marquise over parapet. Strip, prime and recoat with new parapet mortar finishing on top. Install new parapet mortar finishing on top. Prime and recoat with new mortar to be repointed. Strip prime and repoint color to match existing.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C05 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C06 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C07 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C08 Remove existing brickwork, all and existing masonry. Repoint with original mortar. Use good brick mortar. Salvage brick, new brick. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C09 Remove existing brickwork, all and existing masonry. Repoint with original mortar. Use good brick mortar. Salvage brick, new brick. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C10 Remove existing masonry, mortar and cast iron bracket. Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C11 Remove existing brickwork, all and existing masonry. Repoint with original mortar. Use good brick mortar. Salvage brick, new brick. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C12 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C13 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C14 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C15 Add steel meshing to cover void masonry with steel meshing. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.
REPAIR MASONRY: REPAIR MASONRY WITH MATCHING MASONRY. REPAIR CRACKS WITH EPOXY	C17 Repair with new mortar with and with existing mortar. All height. To match existing mortar. Repair with mortar with and with existing mortar.

3
West Elevation

FOR INFO:
FOR MORE DETAILS,
CONTACT:
ARCHITECTS

Conservation Strategy - West Elevation of 322 King Street West

PROPOSAL DRAWINGS

260-270 King Street West and 274-322 King Street West



Conservation Strategy - North Elevation of 322 King Street West

The Revised Reasons for Designation (December 2010) are intended to replace the Reasons for Designation in By-law No. 512-75 to describe the property's cultural heritage values and attributes as required by the 2005 amendments to the Ontario Heritage Act.

Description

The property at 260 King Street West is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Located on the north side of King Street West between Simcoe Street and Ed Mirvish Way, the Royal Alexandra Theatre (1907) is a theatre complex. Commemorated by the Government of Canada as a National Historic Site, the Royal Alexandra Theatre is also recognized on the Canadian Register of Heritage Properties. The site was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973, and was among the first properties in the City of Toronto designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 512-75 in 1975.

Statement of Cultural Heritage Value

The Royal Alexandra Theatre is a rare example of an early 20th century theatre with Beaux-Arts inspired styling that displays a high degree of craftsmanship and technical achievement. Recognized as one of a select number of "New York style" theatres built in Canada, its design was purportedly inspired by the New Amsterdam Theatre. The interior features an elaborate decorative program reflecting the Louis XVI style, based on late 18th century Neoclassicism and drawn from Greek and Roman architecture.

The property demonstrates technical achievement as one of the original "fireproof" theatres in North America using hollow clay tile partitioning and floor construction. To improve sightlines and acoustics, the interior columns were eliminated, the balcony and gallery (now known as the upper balcony) cantilevered, and the floors steeply raked. When constructed, ice was stored beneath the auditorium to assist in cooling the premises, purportedly making the Royal Alexandra the first "air conditioned" theatre in Canada.

The Royal Alexandra Theatre is important to the City of Toronto and beyond as an institution intimately linked with the social history of Canada through the development of its theatrical arts. Originally designed to host touring productions from London's West End and New York's Broadway, over the last century the Royal Alexandra has offered a succession of over 3000 live theatrical performances, ranging from opera and ballet to musical comedies and drama. The stage has welcomed local and internationally revered performers, including Mary Pickford, Anna Pavlova, Al Jolson and Edith Piaf. Following its restoration by Ed Mirvish Enterprises, the facility has served as the setting for Canadian works and productions, as well as co-productions with national and international artistic companies. The Royal Alexandra is known as the oldest legitimate theatre in continuous operation in North America.

The Royal Alexandra is linked to people who are identified with the commercial and cultural development of Toronto. The theatre was commissioned by a syndicate headed by Cawthra Mulock, a successful businessman from an important political family (his father, Sir William Mulock, served as Canada's Post Master General) who was dubbed "Toronto's youngest millionaire." In 1963, Toronto entrepreneur and philanthropist, Edwin Mirvish (1914-2007), rescued the theatre from potential demolition. Identified with his well-known department store, "Honest Ed's," Mirvish refurbished the Royal Alexandra, engaging noted designer Herbert Irvine to restore the Edwardian interiors. In recognition of Mirvish's contributions to the cultural life of the King-Spadina neighbourhood, where his company refurbished many of the early 20th century warehouses, Duncan Street between King Street West and Pearl Street was renamed Ed Mirvish Way.

The Royal Alexandra Theatre also reflects the practice of the important Toronto architect John M. Lyle (1872-1945). Following training at the Ecole des Beaux Arts in Paris, Lyle worked with architectural firms in New York City, including Carrere and Hastings who received commissions in Toronto and were involved as consultants in the planning stages for the Royal Alexandra. With the success of this project, Lyle opened a solo practice in Toronto and developed a successful career that included local landmarks like Union Station (as part of an architectural team) and the Runnymede Library.

Historically, the Royal Alexandra Theatre features a famous interior mural entitled "Venus and Attendants Discovering the Sleeping Adonis (or Aphrodite)", executed by Canadian painter Frederick Sprouston Challener (1869-1959). A graduate of and teacher at the Ontario College of Art, Challener was a founder of the Society of Mural Decorators. Among Challener's best known projects are murals at the Ontario Legislature, King Edward Hotel and Ottawa's Chateau Laurier, as well as works for "The Canadian War Memorials," the Canadian government's official war art program commemorating World War I.

The Royal Alexandra Theatre is a landmark in Toronto. Based in part on the successful rejuvenation of the Royal Alexandra Theatre and the adjoining buildings on the north side of King Street West, in 1982 Roy Thomson Hall was completed across the street as the performance venue for the Toronto Symphony Orchestra and Mendelssohn Choir. In the early 1990s, Ed Mirvish Enterprises commissioned the Princess of Wales Theatre on King Street, west of the Royal Alexandra Theatre. As a result, the section of King Street between Simcoe Street (east) and John Street (west) became the centre of the City's Entertainment District, which has been expanded westward with the completion in 2010 of the TIFF Bell Lightbox, headquarters of the internationally recognized Toronto International Film Festival, at the northwest corner of King and John Streets.

Heritage Attributes

The heritage attributes on the **exterior** of the property at 260 King Street West are:

- The theatre with its scale, form and massing

- The steel-framed structure with stone and brick cladding and detailing
- The plan, which is organized into three parts with an entrance block with the reception and administration areas at the front (south), a central auditorium, and a fly tower with staging facilities to the rear (north)
- The two-storey entrance block where the south wall is organized into three parts with the original single-storey side wings and decorated with brick quoins, stone keystones and cornices
- The main entrance, which is centered and recessed in the lower wall, has three sets of double doors with wood frames and multi-paned transoms in decorative pressed metal surrounds, and is sheltered by a marquee
- Flanking the entry, the flat-headed window openings containing double multi-paned sash windows with voussoirs and keystones
- In the second storey of the entrance block, the French doors, the intricate classical detailing, and the cornice supporting a stepped parapet with a balustrade, cartouche and inscription, "ROYAL ALEXANDRA"
- Covering the entrance block, the mansard roof with segmental-arched dormers
- The side walls (east and west) of the entrance block, which feature stone cladding and flat-headed classically-detailed window openings
- Behind the entrance block, the auditorium where the exposed portion of the south façade and the side (east and west) elevations have brick cladding, dentilled cornices, and a parapet that is stepped on the south end
- Rising at the rear (north) end of the complex, the fly tower, which has brick cladding on all elevations with cornice detailing

The second stories on the side wings and additions, and the door and segmental-arched window openings on the rear (north) wall are not identified as heritage attributes.

The heritage attributes on the **interior** of the property at 260 King Street, and found in the main-floor lobby and foyer (with offices and lounges on either side), the auditorium with its orchestra level, balcony, gallery and stage, and the second-floor lounges are:

- The richly embellished materials, with walnut, marble, plaster, tile and metal finishes, and details drawn from Classical architecture
- The lobby located inside the south entrance doors, with the ticket windows, coved ceiling, and the floor with the initials "RA"
- Flanking the lobby, the box office and interior offices on the east and the lounges on the west, which were altered during the 1963 renovations and have wood wainscoting and surrounds, plaster cornice mouldings and, in the Queen Anne Room (west), a fireplace
- Separating the lobby from the foyer to the north, the wood doors and transoms with glazing
- In the foyer, the plaster cornice mouldings, the wood doors and panelling and, on the east and west sides, the staircases leading to the promenade level
- On the second floor, the lounge with the Classically-inspired detailing beneath a coved ceiling
- Behind (north of) the foyer, the auditorium, which is organized into three parts with the orchestra, balcony and gallery (or upper balcony) under coved ceilings with mouldings

- The side walls (east and west) in the auditorium, which display wood wainscoting and double doors (the hardware on the emergency access doors is original)
- At the north end of the auditorium, the stage that is outlined by a proscenium arch with curved corners and mouldings with figural and floral images.
- Surmounting the proscenium arch, the large painted and framed mural depicting a meeting between the Greek and Roman personifications of love
- Flanking the stage, the four private box seats that are arranged in two tiers and surmounted by painted decoration incorporating the words “COMEDY” (east) and “TRAGEDY” (west)
- The mouldings along the edges of the box seats, balcony and gallery where elaborate the Classical imagery includes theatrical masks, musical instruments and the initials “RA”

The seating configuration and seats in the auditorium and the lower-level lounge beneath it (which is a later addition) are not included as heritage attributes. The shallow area behind the stage is divided into two levels of anterooms that contain no heritage attributes. On the interior of the building, the fixtures are replacements that are not identified as heritage attributes.

REASONS FOR DESIGNATION: 266 KING STREET WEST

Description

The property at 266 King Street West (with convenience addresses of 268 and 270 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. The Reid Building is a complex of three buildings, with a five-storey warehouse (1904) at the northeast corner of King Street West and Ed Mirvish Way, a five-storey warehouse (1909) on the east side of Ed Mirvish Way, north of King Street West, and a five-storey warehouse on the north side of King Street West, east of Ed Mirvish Way (1913). The property was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The Reid Building is significant as one of the first industrial complexes developed on the north side of King Street, west of Simcoe Street, on the former Upper Canada College campus at Russell Square. The warehouse designed for the Featherbone Novelty Manufacturing Company in 1904 was acquired by the company's manager, Alexander T. Reid, who financed the two adjoining buildings. The 1913 warehouse was associated with the Toronto publishing house of McClelland and Stewart, which was founded in 1906 as McClelland, Goodchild and Stewart and subsequently occupied quarters at #266 King.

Historically, the property at 266 King Street West is also associated with Toronto businessman 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 Reid Building, which was one of the first to house restaurants that attracted theatre patrons. After the revitalization of the Royal Alexandra and the conversion of the adjoining buildings, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street West. Duncan Street between King Street West and Pearl Street was renamed Ed Mirvish Way to honour the entrepreneur's contributions to the cultural life of the neighbourhood.

The Reid Building is linked to the practices of leading Toronto architectural firms of its era. The 1904 warehouse was designed by Toronto architect A. Frank Wickson, who was perhaps best known for his 1906 design (in association with Alfred A. Chapman) of the original Toronto Reference Library at College Street and St. George Street (more recently the Koffler Student Services Centre at the University of Toronto). While Wickson accepted commissions for all types of buildings, he was chosen to design the original Reid Building following the completion of the Gillett Building (originally occupied by the Pure Gold Manufacturing Company, 1901) at #276 King, opposite the subject property.

The 1909 and 1913 additions to the Reid Building are associated with the architectural practice of Sproatt and Rolph. After gaining experience with many of Toronto's best-known firms, Henry Sproatt and Ernest Rolph formed a partnership in 1899 and, in the 35-year period that followed, designed numerous landmark buildings. Sproatt and Rolph were noted, in particular, for their designs on the University of Toronto campus, including Hart House and edifices for Victoria College (now Victoria University). Their extensive industrial portfolio involved projects for the T. Eaton Company, Christie, Brown and Company, and Neilson Chocolate Limited.

The Reid Buildings of 1904, 1909 and 1913 form a complex of warehouses that are united by their Edwardian Classical styling and high visibility at the northeast corner of King Street West and Ed Mirvish Way. While the adjoining warehouses on King Street West share a similar height, each structure is distinguished by its distinctive architectural detailing. The 1909 (north) addition on Ed Mirvish Way complements the original structure with its scale, brick cladding and detailing, and the pattern of the fenestration.

Contextually, the property at 266 King Street West contributes to the historical character of the King-Spadina neighbourhood as it developed after the Great Fire of 1904 as the city's new manufacturing sector. The Reid Building (1904) was among the first of the warehouses completed along King Street, west of Simcoe Street, on Upper Canada College's original campus at Russell Square, as the area evolved from an institutional enclave to an industrial precinct. With the gradual departure of manufacturing interests from King-Spadina in the decades after World War II, the Reid Building was one of the complexes converted to commercial uses as this section of King Street West became the centre of the city's Entertainment District

The Reid Building is historically, functionally, physically and visually linked to its setting on the north side of King Street West where it forms part of the collection of early 20th century warehouses between Simcoe Street and John Street. Anchoring the northeast corner of King Street West and Ed Mirvish Way, the Reid Building complements the neighbouring warehouses in historical vintage, scale and classical styling. On the east, the Reid Building (1913) overlooks the Royal Alexandra Theatre, which is a local landmark as well as a National Historic Site.

Heritage Attributes

The heritage attributes of the property at 266 King Street West are:

1904 warehouse (northeast corner of King Street West and Ed Mirvish Way)

- The warehouse that rise five stories above a raised base with window openings
- The scale, form and massing of the long rectangular plan with a flat roofline
- The brick cladding (now painted), and the brick, stone and wood detailing
- The division of the principal (south) facade into three bays by monumental piers that organize the door and window openings
- The pairs of flat-headed window openings in the first through the third floors, which are taller in the first storey, with corbelled detailing on the window surrounds

- In the fourth and fifth floors, the segmental-arched openings that contain three-part windows
- The raised entrance in the centre bay, which is placed in a stone surround, flanked by narrow window openings, and surmounted by an entablature
- On the west elevation facing Ed Mirvish Way, the symmetrical organization of the fenestration, where segmental-arched window openings are reduced in height in the upper stories

1909 warehouse (east side of Ed Mirvish Way, north of King Street West)

- The warehouse that rise five stories above a raised base with window openings
- The scale, form and massing of the long rectangular plan with a flat roofline
- The brick cladding (now painted), and the brick, stone and wood detailing
- On the west elevation facing Ed Mirvish Way, the symmetrical organization of the fenestration

1913 warehouse (north side of King Street West, east of Ed Mirvish Way)

- The warehouse, which is attached to the east wall of the 1909 Reid Building, and extends five stories over a raised base with window openings
- The scale, form and massing of the long rectangular plan beneath a flat roofline
- The brick cladding (now painted), with brick, stone and wood detailing
- The three-bay south façade, which is flanked by piers and contains an entrance and round-arched window openings with voussoirs and keystones in the first floor, and flat-headed window openings with flat arches and keystones in the upper stories
- On the east elevation, the symmetrical placement of the segmental-arched window openings

REASONS FOR DESIGNATION: 276 KING STREET WEST

Description

The property at 276 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 northwest corner of King Street West and Ed Mirvish Way, the Gillett Building comprises a four-storey warehouse (1901), which is adjoined on the west by a four-storey addition that was under construction in 1942. The site was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The Gillett Building (1901) is notable as the first of the commercial warehouses completed on the former Upper Canada College grounds on King Street West between Simcoe Street and John Street. Commissioned by the Pure Gold Manufacturing Company, producers of baking powder and other food products, the site was acquired in 1904 by the E. W. Gillett Company, which also made baking ingredients and moved to this location after the Great Fire destroyed its previous factory. By World War I, the Russell Motor Car Company occupied the premises and, following the conflict, the Dominion Government's Custom House was located in the building. The complex was extended in 1942-43 with the completion of the west warehouse for the James Morrison Brass Manufacturing Company.

Historically, the property at 276 King Street West is also associated with Toronto businessman 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 Gillett Building, converting most to restaurants that attracted theatre patrons. Following the revitalization of the Royal Alexandra and the conversion of the adjacent buildings, Roy Thomson Hall (1982) opened on the south side of King Street, 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 contribution to the cultural life of the neighbourhood.

The original Gillett Building (1901) was designed by Toronto architect A. Frank Wickson, during the decade he practiced alone before entering a partnership with A. H. Gregg. Prior to accepting the commission for this site, Wickson had gained experience in industrial design with his former partner, Norman B. Dick, when the pair prepared the plans for the series of warehouses for the Rawlinson Company on St. Joseph Street, west of Yonge Street. The successor firm of Wickson and Gregg received a second project for the E. W. Gillett Company in 1906, a time when the firm was completing one of their best known works, the former Toronto Reference Library at College Street and St.

George Street (in association with architect Alfred Chapman) Directly west of the 1901 edifice, the project for the west warehouse (1942) was awarded to Scottish-born architect, Murray Brown, who was reputed for his modern designs for bank branches, movie theatres and municipal buildings, including Postal Station K in North Toronto, which is a recognized heritage site.

While the Gillett Building (1901) is a representative example of an early 20th century warehouse with Edwardian Classical styling, it is distinguished architecturally by its classical styling and its distinctive fenestration, with tracery highlighting the round-arched window openings that crown the south facade. The west warehouse (1942) stands out on King Street with its unabashedly modern design, where the architect applied a grid-like pattern to incorporate the large-scale industrial windows. While the parts of the complex were designed in different periods, they complement one another with their shared scale.

Contextually, the Gillett Building contributes to the historical character of the King-Spadina neighbourhood, which emerged as the city's new manufacturing centre after the Great Fire of 1904. The Gillett Building was the first in the series of early 20th century warehouses built on Russell Square, the former campus of the Upper Canada College, as the area evolved from an institutional precinct to the industrial sector. Following the departure of manufacturing interests from King-Spadina in the decades after World War II, the Gillett Building was one of the warehouses converted to commercial uses as King Street, west of Simcoe, emerged as the heart of the city's Entertainment District

The Gillett Building is linked visually, functionally, physically and historically to its setting on the northwest corner of King Street and Ed Mirvish Way, where it is part of the collection of surviving early 20th century warehouses in the extended block that share a complementary scale and appearance, many with Edwardian Classical styling. With the neighbouring warehouses, the Gillett Building provides a bookend to the Royal Alexandra Theatre, the National Historic Site at 260 King Street West.

Heritage Attributes

The heritage attributes of the property at 276 King Street West are:

1901 warehouse (northwest corner of King Street West and Ed Mirvish Way)

- The warehouse that rises four stories above a raised base with window openings
- The scale, form and massing of the long rectangular plan
- The brick cladding (now painted), and the brick and stone detailing
- The cornices, with one marking the flat roofline and another dividing the attic storey
- The classical organization of the principal (south) façade with a base, shaft and attic
- The south façade, which is organized into three bays with a projecting centre section
- In the centre bay, the classical detailing of the lower storey where piers support the entablature that extends above the central door and the large segmental-arched window openings flanking it
- The main entrance, which is raised and recessed in a segmental-arched door surround with double doors and a transom

- Protecting the entry, the classically-detailed Tuscan portico with stone columns and an arched pediment
- Above the entry in the centre bay, the flat-headed window openings in the second and third floors, which are arranged individually and in pairs, and the round-arched window openings in the attic level that incorporate pairs of round-arched window openings and circular tracery
- In the outer bays, the placement of single segmental-arched windows in the lower floors, with round-arched openings in the attic storey
- On the long east elevation facing Ed Mirvish Way, the symmetrical placement of the fenestration, which combines flat-headed, segmental-arched and round-arched openings

1942 warehouse (north side of King Street West, west of Ed Mirvish Way)

- The warehouse extending four stories above a raised base with window openings to a flat roofline
- The scale, form and massing of the long rectangular plan
- The brick cladding and trim (now painted)
- The principal (south) façade, which projects slightly south of the 1901 warehouse to its east and features a grid-like organization of large-scale flat-headed window openings that are reduced in height from the first to the fourth stories
- The east elevation, where only the southernmost bay is exposed, which incorporates an entry at the basement level

REASONS FOR DESIGNATION: 284 KING STREET WEST

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, 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 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, 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 facade
- 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 impostes on the round-arched window openings, the colonnettes separating the attic windows and, on the corner pavilions, the triangular pediments and other classical embellishments

REASONS FOR DESIGNATION 300 KING STREET WEST

Description

The property at 300 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. The Princess of Wales Theatre (1993) is located on the north side of King Street West, east of John Street.

Statement of Cultural Heritage Value

The Princess of Wales Theatre is valued for its design as the last large-scale theatre constructed in Toronto during the 20th century. The tripartite organization of the south elevation with its classical references and limestone cladding was specifically designed to complement the adjoining commercial warehouses while incorporating contemporary materials and motifs.

Historically, the value of the Princess of Wales Theatre is intrinsically linked to the Mirvish family, which commissioned it to showcase the inaugural Canadian production of the mega musical "Miss Saigon" and operated it with their other theatrical venues in Toronto and London, England. The famous Toronto entrepreneur, Edwin "Honest Ed" Mirvish (1914-2007) saved and restored the neighbouring Royal Alexandra Theatre (1907) in the 1960s and in association with his son, David Mirvish, contributed to the revitalization of live theatre in the city during the late 20th century. The Mirvishes unveiled the Princess of Wales Theatre as the first privately funded theatre in Toronto since the Royal Alexandra where it presented internationally famed musicals such as "The Lion King", "Lord of the Rings" and "War Horse", as well as original Canadian productions.

The cultural heritage value of the property at 300 King Street West also relates to its role in the historical evolution of the King-Spadina community. The neighbourhood along King Street West adjoining John Street was first developed in the early 19th century as an institutional enclave where major civic buildings as well as the original Upper Canada College campus were situated. While the appearance of the Royal Alexandra Theatre (1907) announced the importance of King Street as a cultural destination, its opening coincided with the transition of King-Spadina as Toronto's new manufacturing district after the Great Fire of 1904. This industrial character remained, although the area declined after World War II. The restoration of the Royal Alexandra Theatre in the early 1960s by Ed Mirvish, together with the conversion of the neighbouring warehouses into restaurants for theatre patrons renewed King Street West and was the impetus for its future designation as Toronto's "Entertainment District". By the early 20th century, the Princess of Wales Theatre, Roy Thomson Hall (1982) and the Royal Alexandra Theatre were joined by TIFF (Toronto International Film Festival headquarters, 2010) on King Street West as key contributors to Toronto's John Street Cultural Corridor.

Contextually, the Princess of Wales Theatre is a local landmark in the King-Spadina neighbourhood where it is one of the trio of 20th century cultural venues on King Street along with the Royal Alexandra Theatre, a National Historic Site, and Roy Thomson Hall, which was added to the City's heritage inventory only a decade after its opening. The value of the property at 300 King Street West also relates to the theatre's historical, visual, functional and physical relationship to its setting on the community's "Main Street." The Princess of Wales Theatre complements in its scale, setback and architectural references the neighbouring Anderson Building (1915) at 284 King and the Eclipse Whitewear Building (1903) at 322 King, which are recognized heritage properties.

Heritage Attributes

The heritage attributes of the property at 300 King Street West are:

- The building known historically as the Princess of Wales Theatre
- The setback, placement and orientation of the building on the north side of King Street West
- The scale, form and massing of the structure, where the south elevation on King Street West rises four stories to a flat roofline
- The materials, with a granite base and limestone, metal and glass on the south elevation
- On the principal (south) elevation on King Street West, the tripartite organization with an extended centre bay between narrow end bays for the stair towers
- The main (south) entrance on King Street West, where a series of paired glazed doors are surmounted by a name band and protected by a projecting steel and glass canopy
- Above the first (ground) floor, the organization of the fenestration in the centre bay with piers, and the two-sided sign
- In the upper storey, the loggia
- The detailing that includes the stone band courses

REASONS FOR DESIGNATION 322 KING STREET WEST

Description

The property at 322 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 northeast corner of King Street West and John Street, the Eclipse Whitewear Building is a four-storey factory (1903) that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The Eclipse Whitewear Building is significant as one of the earliest warehouses constructed on the former Upper Canada College campus on Russell Square, where the company produced children's and ladies' underwear for over half a century.

The property at 322 King Street West is connected historically with the architectural firms that designed and restored the building. The original plans were prepared by the Toronto architectural firm of Gregg and Gregg, headed by brothers William Rufus Gregg and Alfred Holden Gregg, who executed many well-known buildings both in partnership and working with other practitioners. In 1970, the Eclipse Whitewear Building was acquired by two internationally significant architects, South African-born A. J. (Jack) Diamond and American Barton Myers, who refurbished the warehouse for the firm's offices during their short-lived partnership.

Following the property's restoration by Diamond and Myers, it was acquired by 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 Eclipse Whitewear Building, converting them to commercial uses that served the patrons of the Royal Alexandra Theatre. After the revitalization of the Royal Alexandra, Roy Thomson Hall (1982) opened on the south side of King Street, 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.

While the Eclipse Whitewear Building is characteristic of the early 20th century warehouses of its vintage, it stands out with its Edwardian Classical detailing and repetition of the round-arched motif in the south entrance and the arcade of window openings above it and along the John Street elevation.

Contextually, the Eclipse Whitewear Building contributes to the historical character of the King-Spadina neighbourhood, which developed as the city's new manufacturing sector after the Great Fire of 1904. By World War I, the former Upper Canada College

campus at Russell Square on King Street, west of Simcoe Street, was transformed from an institutional precinct to an industrial enclave of warehouses, including the Eclipse Whitewear Building at the west end of the block. Following the departure of industries from King-Spadina in the decades after World War II, the Eclipse Whitewear Building was converted to commercial uses as this section of King Street West became the core of the city's Entertainment District.

The Eclipse Whitewear Building is visually, functionally, historically and physically linked to its surroundings on King Street West where it anchors the northeast corner of John Street. As a collection of surviving early 20th century warehouses that share a complementary scale and styling, primarily with Edwardian Classical features, the Eclipse Whitewear Building and its neighbours bookend the Royal Alexandra Theatre, a National Historic Site at 260 King Street West.

Heritage Attributes

The heritage attributes of the property at 322 King Street West are:

- The four-storey warehouse with a raised base with segmental-arched window openings
- The scale, form and massing of the long rectangular plan
- The brick cladding (now painted), and the brick, stone and wood detailing
- The cornice dividing the lower storey from the upper floors, and the corbelled brickwork along the flat roofline
- The organization of the principal (south) façade into three bays, with the projecting centre section
- The main entrance, which is elevated in the centre of the first floor and protected by a classically-detailed round-arched hood supported on columns with a name band (restored) above
- The secondary entrance in the outer (east) bay, which is protected by a round-arched hood and surmounted by a transom window
- The fenestration in the centre section and outer bays, combining flat-headed openings in the first floor, segmental-arched openings in the second and third stories and, in the upper floor, round-arched openings with corbelled brick detailing
- The piers organizing the window openings in the upper stories
- On the west elevation on John Street, the symmetrical placement of the fenestration with segmental-arched openings
- The commemorative plaque for the original Toronto General Hospital (situated northwest of King Street West and John Street in the early 19th century), which is mounted at the west end of the south wall