

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

CITY OF TORONTO

BY-LAW No. 1147-2011

To designate the property at 220 King Street West (Nicholls Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 220 King Street West (Nicholls Building) as being of cultural heritage value or interest; and

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

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 220 King Street West and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

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

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

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

1. The property at 220 King Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 220 King Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

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

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

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

The property at 220 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 Simcoe Street and Ed Mirvish Way, the Nicholls Building (1910) is a six-storey warehouse that was listed on the City of Toronto Inventory of Heritage Properties in 1984.

Statement of Cultural Heritage Value

The property at 220 King Street West was developed by Frederic Nicholls, a person of national significance in Canada. As a publisher, businessman, and politician, Nicholls assumed many roles, the most visible being his position as general manager of the Canadian General Electric Company, which was founded in the 1890s to manufacture electrical equipment. At the same time, Nicholls joined railway promoter William Mackenzie and entrepreneur (Sir) Henry Pellatt to form a private syndicate to provide electrical power generated at Niagara Falls to Toronto. While the formation of the publicly-owned Hydro-Electric Power Commission of Ontario ultimately ended the syndicate's role in power supply, Nicholls's involvement in the energy sector and other interests continued prior to his appointment to the Canadian Senate in 1917. Frederic Nicholls commissioned the self-named warehouse as the location of Factory Products Limited, a subsidiary of CGE that produced electrical supplies.

The Toronto architectural firm of Denison and Stephenson designed the Nicholls Building. The son of one of the city's founding families, Arthur R. Denison apprenticed with the Toronto architectural firm of Strickland and Symons before opening a solo practice. While Denison was well-versed in the design of all building types, he was noted for the commercial warehouses he devised beginning in the 1890s. Denison prepared the plans for the Nicholls Building during his partnership with George E. Stephenson near the end of his career.

The Nicholls Building is a well-crafted warehouse dating to the early 20th century that is distinguished by its Edwardian Classical styling and distinctive fenestration. As the narrowest of the group of warehouses constructed on the north side of King Street West between Simcoe Street and John Street, the recessed bay windows above the main entrance and, in particular, the multi-storey oriel window that projects from the east side elevation, are unique features that set the building apart from its neighbours.

Contextually, the Nicholls Building contributes to the character of the King-Spadina neighbourhood, which developed as the city's manufacturing centre following the destruction of the former industrial core in the Great Fire of 1904. The construction of the Nicholls Building on the south end of Russell Square, the original campus of Upper Canada College, continued the transition of the area

from an institutional enclave to an industrial district. With the gradual departure of manufacturing interests from King-Spadina in the decades after World War II, the Nicholls Building was one of the warehouses converted to commercial uses as King Street West, west of Simcoe Street, emerged as the heart of the city's Entertainment District.

The Nicholls Building is historically, physically, functionally and visually linked to its setting on King Street West, where it contributes to the collection of early 20th century warehouses, including the adjoining properties at #212 and #214 King Street West that were also associated with the Canadian General Electric Company. With their complementary vintage, scale and early 20th century styling, primarily with Edwardian Classical features, the Nicholls Building and its neighbours on King Street West between Simcoe Street and John Street form an important group of heritage warehouses, and also bookend the Royal Alexandra Theatre, the National Historic Site at 260 King Street West.

Heritage Attributes

The heritage attributes of the property at 220 King Street West are:

- The six-storey warehouse.
- The scale, form and massing of the long rectangular plan.
- The red brick cladding, with textured and smooth stone applied to the base and for the decorative detailing.
- The flat roofline, where the cornice has been altered.
- The cornices extending above the first floor and fourth storey.
- The classical organization of the principal (south) façade with a base, shaft and attic.
- The two-storey three-bay base, where segmental-arched door and window openings are divided by stone piers and the main entry is inset in the left (west) bay.
- On the three-storey shaft, the red brick piers that organize the flat-headed window openings with stone lintels in the second and third floors, including the recessed bay windows in the west bay, the segmental-arched window openings with hood moulds and keystones in the fourth storey, and the spandrels.
- In the attic level, the round-arched openings with stone voussoirs that are placed between panelled pilasters with classical decoration.
- On the east elevation, the four-storey oriel window with a decorated base at the south end of the wall, and the placement of the segmental-arched window openings with stone lintels and spandrels.

SCHEDULE "B"

PIN 21411-0173 (LT)

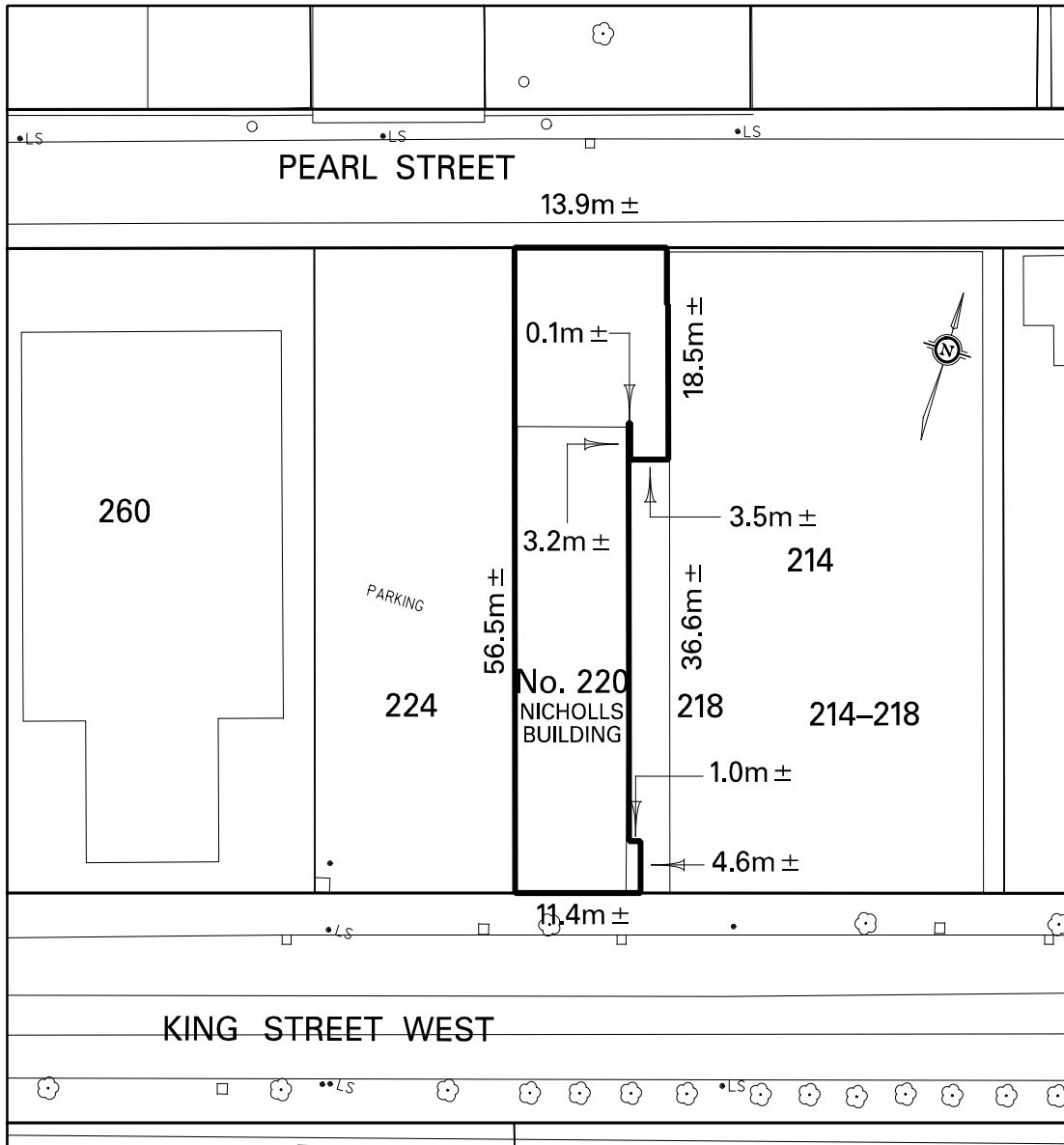
PT BLK D PL 223E TORONTO PT 1, 4, 5 & 6 63R973

City of Toronto Province of Ontario

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2010-081 dated November 5, 2010, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

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

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

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

PROPERTY INFORMATION SHEET

NO. 220 KING STREET WEST (NICHOLLS BUILDING)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2010-081