

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. 1151-2011

To designate the property at 322 King Street West (Eclipse Whitewear Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 322 King Street West (Eclipse Whitewear 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 322 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 322 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 322 King Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

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

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)

Description

The property at 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 West, and Ed Mirvish Enterprises commissioned the Princess of Wales Theatre (1993) at 300 King Street West. Duncan Street between King Street West and Pearl Street was renamed Ed Mirvish Way in recognition of the entrepreneur's contributions to the cultural life of the neighbourhood.

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, 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.

SCHEDULE "B"

PIN 21411-0165 (LT)

PT BLK A PL 216E TORONTO PT 2 & 3 64R17089

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-2010-085 dated November 8, 2010, as set out in Schedule "C".

