

Authority: Toronto and East York Community Council Item 34.41,  
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

**CITY OF TORONTO**

**BY-LAW No. 56-2015**

**To designate the property at 300 King Street West (Princess of Wales Theatre) as being of cultural heritage value or interest.**

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

Whereas authority was granted by Council to designate the property at 300 King Street West (Princess of Wales Theatre) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 300 King Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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, § 162-4.1. 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 enacts:

1. The property at 300 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 300 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

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

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 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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

**SCHEDULE "B"**  
LEGAL DESCRIPTION

PIN 21411-0166 (LT)

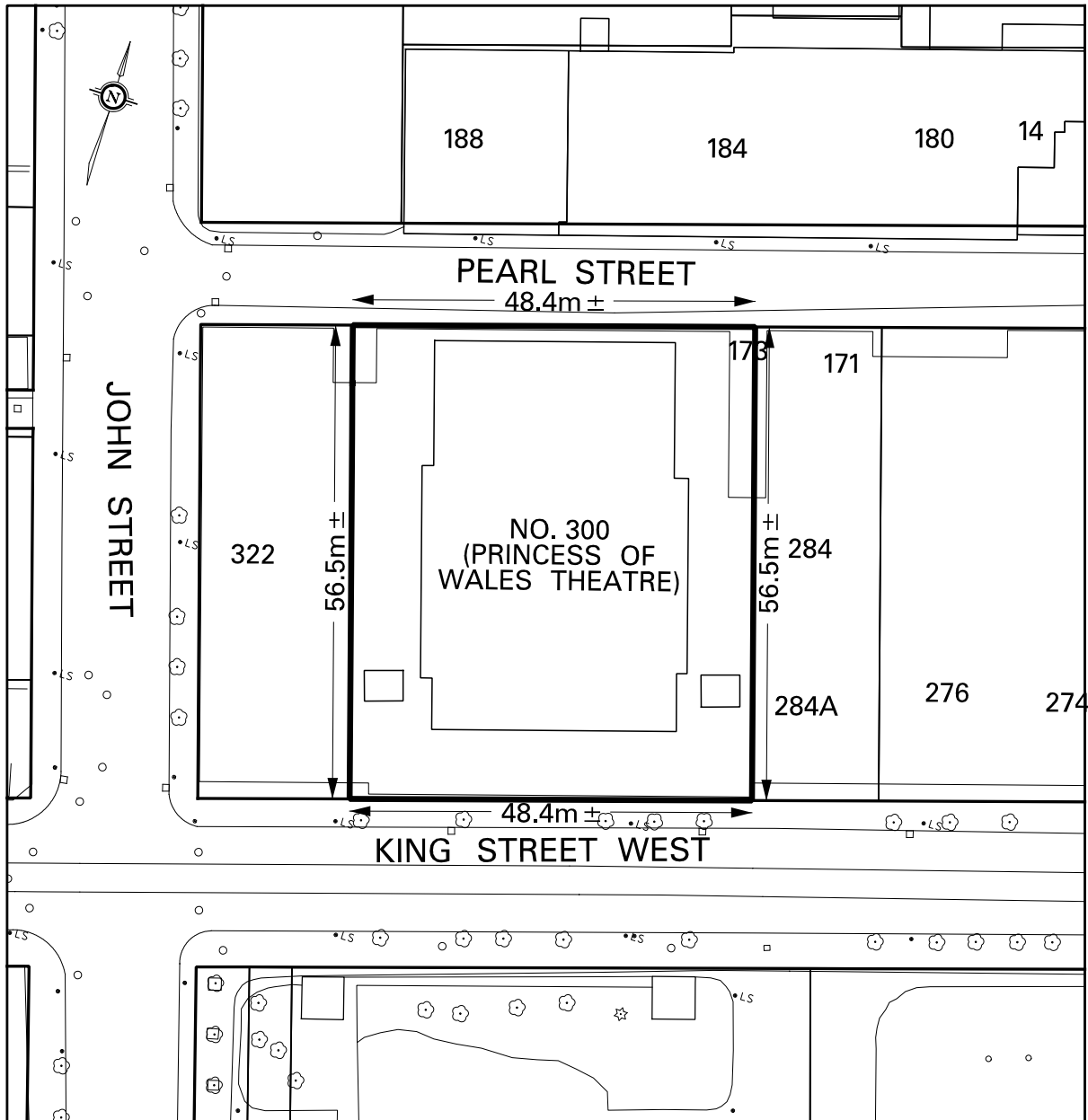
PT BLKA PL 216E TORONTO PT 1 64R17089

City of Toronto and 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-2014-110 dated October 8, 2014, as set out in Schedule "C".

SCHEDULE "C"



ENGINEERING & CONSTRUCTION SERVICES  
ENGINEERING SERVICES  
LAND AND PROPERTY SURVEYS

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

PROPERTY INFORMATION SHEET

NO. 300 KING STREET WEST  
(PRINCESS OF WALES THEATRE)  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 20 - TRINITY-SPADINA  
DATE: OCTOBER 08, 2014

SKETCH No. PS-2014-110