

Authority: Planning and Housing Committee
Item PH35.13, as adopted by City of Toronto
Council on July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 945-2022

To designate the property at 778 King Street West 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 778 King Street West as being 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 lands and premises known as 778 King Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 778 King Street West, more particularly described in Schedule B 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 778 King Street West at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 778 KING STREET WEST

Reasons for Designation

The property at 778 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative value, and contextual value.

Description

Designed by Leo Hunt Stanford, the property at 778 King Street West was constructed in 1947 as the headquarters of the York Mending Wool Company. It was subsequently the location of Uniforms Registered and the notable Ydessa Hendeles Art Foundation gallery, and is currently a real estate office. The property is located on the north side of King Street West, just west of Tecumseth Street. A two-storey form with a flat roof, the building is faced in red-orange brick with stone trim.

Statement of Cultural Heritage Value

The property at 778 King Street West is a representative example of a mid-twentieth-century industrial headquarters, demonstrating the influence of the Streamlined Moderne style in its material palette, detailing, and horizontal emphasis. The building retains its red-orange brick exterior, tiered brick pilasters above a stone-clad entry, stone detailing such as belt courses and geometric motifs, and horizontal rhythm of fenestration on the primary (south) elevation, despite the lowering of the ground-floor window openings, as well as intact architectural details on the east elevation such as glass block panels.

Constructed for the York Mending Wool Company in 1947, the subject property has direct associations with the redevelopment of King Street West for manufacturing during the first half of the twentieth century. The property was one of a number of industrial buildings in the immediate vicinity on King Street West that represented textile-related industries. The property also reflects the later period of cultural regeneration along King Street West, and has associative value as the location of the Ydessa Hendeles Art Foundation Gallery from 1988 to 2012. After artist and curator Ydessa Hendeles hired architect Peter Smith to renovate the building, she operated a celebrated non-profit centre for exhibiting international contemporary art in Canada. A large extant skylight, running horizontally across the building's centre, was added by Smith in 1988 as part of the property's successful adaptive reuse.

For over 70 years, the former York Mending Wool Company building, later Uniforms Registered and the notable Ydessa Hendeles Art Foundation gallery, has been physically, functionally, and historically linked to its surrounding context, initially as a contributor to King Street West for manufacturing during the first half of the twentieth century, as well as to the area's later period of adaptive reuse and cultural regeneration.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 778 King Street West as a mid-twentieth-century industrial headquarters, demonstrating the influence of the Streamline Moderne style:

- The scale, form, and massing of the two-storey, flat-roofed building
- The property's material palette of red-orange brick with stone details
- The primary (south) elevation's compositional organization, with an entry bay to the west and four bays to the east
- The horizontal rhythm of fenestration on the primary elevation, with a glazed panel above the entry, and wide openings at the lower and upper storey of each additional bay
- On the primary elevation, stone cladding at the ground floor of the entry bay; tiered brick pilasters with stone coping at the upper storey
- On the primary elevation, stone belt courses, coping, and geometric motif detailing at the four window bays
- On the east elevation, which is visible from the public realm, the intact composition and details including large glass block panels at the upper storey
- The large skylight running horizontally across the building's centre, dating to its adaptive reuse as an art gallery

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 778 King Street West, in relation to its associations with the history of manufacturing on King Street West, and with adaptive reuse for the Ydessa Hendeles Art Foundation:

- The building's siting and orientation on the north side of King Street West, between Niagara and Tecumseth streets
- The large skylight running horizontally across the building's centre, dating to its adaptive reuse as an art gallery

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 778 King Street West as a contributor to King Street West for manufacturing during the first half of the twentieth century, as well as to the area's later period of adaptive reuse and cultural regeneration:

- The building's siting and orientation on the north side of King Street West, between Niagara and Tecumseth streets
- The scale, form, and massing of the two-storey, flat-roofed building
- The property's material palette of red-orange brick with stone details

SCHEDULE B

LEGAL DESCRIPTION

PIN 21243-0365 (LT)
LOTS 2, 3 & 4, PART OF LOT 5, REGISTERED PLAN 126
AS IN CT910897

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)