



**STAFF REPORT  
ACTION REQUIRED**

**King Street West Properties – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Amendment of Designating By-law**

<b>Date:</b>	July 13, 2010
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Policy & Research, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 20
<b>Reference Number:</b>	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS19

**SUMMARY**

---

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties listed in Recommendation No. 1 below, and to amend City of Toronto By-law No. 512-75 designating the property at 260 King Street West (Royal Alexandra Theatre) to revise the Reasons for Designation in accordance with the 2005 amendments to the Ontario Heritage Act.

At its meeting of April 27, 2010, the Toronto and East York Community Council adopted a motion requesting a staff report on the potential designation of the properties at 212, 220, 266-270 and 274 King Street West, which are listed on the City of Toronto Inventory of Heritage Properties. The Community Council also requested that staff report on any necessary amendments to the designating by-laws for the properties at 214 King Street West and 260 King Street West, including the amendment of a Heritage Easement Agreement for the latter site.

## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:
  - a. 212 King Street West (Union Building)
  - b. 220 King Street West (Nicholls Building)
  - c. 266 King Street West (Reid Building)
  - d. 276 King Street West (Gillett Building)
  - e. 284 King Street West (Anderson Building)
  - f. 322 King Street West (Eclipse Whitewear Building)
2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
4. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review board in support of Council's decision on the designations of the properties.
5. City Council amend City of Toronto By-law 512-75 for the property at 260 King Street West to revise the Reasons for Designation in accordance with the 2005 amendments to the Ontario Heritage Act.
6. Should the owner appeal the amending of the designating by-law, City Council authorize the City Clerk to refer the proposed amendment to the Conservation Review Board.
7. Should the owner appeal the amending of the by-law, City Council authorize the City Solicitor and appropriate staff to attend at the Conservation Review Board in support of the proposed amendment.
8. City Council authorize the City Solicitor and appropriate staff to take such necessary steps to implement the foregoing.

### **Financial Impact**

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

## **DECISION HISTORY**

At its meeting in April 2010, the Toronto and East York Community Council passed a motion requesting a staff report to its June 2010 meeting regarding the potential for designation of the listed heritage properties at 212, 220, 266-70 and 274 King Street West, as well as any necessary amendments to the designating by-laws for the properties at 214 King Street West and 260 King Street West, including the amendment of the heritage easement agreement for the latter site. A staff report for information only was included on the agenda of the Toronto and East York Community Council meeting of June 22, 2010, explaining that staff were unable to complete the research and evaluation process by the requested date, but would report to the July meeting of the Toronto Preservation Board and the following meeting of the Community Council.

## **ISSUE BACKGROUND**

Following research and evaluation, staff recommend that City Council state its intention to designate all of the previously listed properties on the north side of King Street West between Simcoe Street and John Street, including the properties at 284 King Street West and 322 King Street West, which are part of the same group of surviving early 20<sup>th</sup> century buildings in this extended block.

Staff also recommend that City Council amend the designating by-law for the property at 260 King Street West to update the Reasons for Designation and describe the cultural heritage values and heritage attributes of the site. A heritage easement agreement has been drawn up and is awaiting completion by the property owners. Because of the recent nature of the agreement, no amendment is required. The Revised Reasons for Designation (Attachment No. 15) match the Reasons for Identification for the Heritage Easement Agreement that were previously agreed to by the owners.

Staff do not recommend that City Council amend the designating by-law for the property at 214 King Street, because By-law 1230-2007 was passed on November 20, 2007 since the 2005 amendments to the Ontario Heritage Act, and the cultural heritage values and attributes of the site are adequately described.

## **COMMENTS**

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachment Nos. 16-21) for the listed properties at 212, 220, 266, 276, 284 and 322 King Street West. A location map showing all of the properties is attached (Attachment No. 1), while location maps and photographs for the individual sites are found in Attachments Nos. 2-8. As a result of the assessments, staff have determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation for their design, associative and contextual values.

The Revised Reasons for Designation for the amending by-law for the property at 260 King Street West are attached (Attachment No.15). The Reasons for Designation for the properties at 212, 220, 266, 276, 284 and 322 King Street West are found in Attachments Nos. 9-14. The properties are worthy of designation for their cultural heritage values, and meet the provincial criteria prescribed for municipal designation under the categories

of design, associative and contextual values. Extending along the north side of King Street West from Simcoe Street to John Street, the group of surviving early 20<sup>th</sup> century warehouses contribute to the historical character of the King-Spadina neighbourhood, and also bookend the Royal Alexandra Theatre, which is a local landmark and a National Historic Site.

The Reasons for Designation (Statements of Significance), which are the public Notices of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions, and served on the owners of the properties listed in Recommendations Nos. 1 and 5 and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079  
Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

## **SIGNATURE**

---

Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map, King Street West Properties  
Attachment No. 2 – Location Map and Photograph, 212 King Street West  
Attachment No. 3 – Location Map and Photograph, 220 King Street West  
Attachment No. 4 – Location Map and Photograph, 260 King Street West  
Attachment No. 5 – Location Map and Photograph, 266 King Street West  
Attachment No. 6 – Location Map and Photograph, 276 King Street West  
Attachment No. 7 – Location Map and Photograph, 284 King Street West  
Attachment No. 8 – Location Map and Photograph, 322 King Street West  
Attachment No. 9 – Reasons for Designation, 212 King Street West  
Attachment No. 10 – Reasons for Designation, 220 King Street West  
Attachment No. 11 – Reasons for Designation, 266 King Street West  
Attachment No. 12 – Reasons for Designation, 276 King Street West  
Attachment No. 13 – Reasons for Designation, 284 King Street West  
Attachment No. 14 – Reasons for Designation, 322 King Street West  
Attachment No. 15 – Revised Reasons for Designation, 260 King Street West  
Attachment No. 16 – Research and Evaluation Report, 212 King Street West

Attachment No. 17 – Research and Evaluation Report, 220 King Street West  
Attachment No. 18 – Research and Evaluation Report, 266 King Street West  
Attachment No. 19 – Research and Evaluation Report, 276 King Street West  
Attachment No. 20 – Research and Evaluation Report, 284 King Street West  
Attachment No. 21 – Research and Evaluation Report, 322 King Street West