

Amendment of Designating By-law - 260 King Street East (including the entrance addresses at 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street)

Date: March 9, 2017

To: Toronto Preservation Board

Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 28 - Toronto Centre-Rosedale

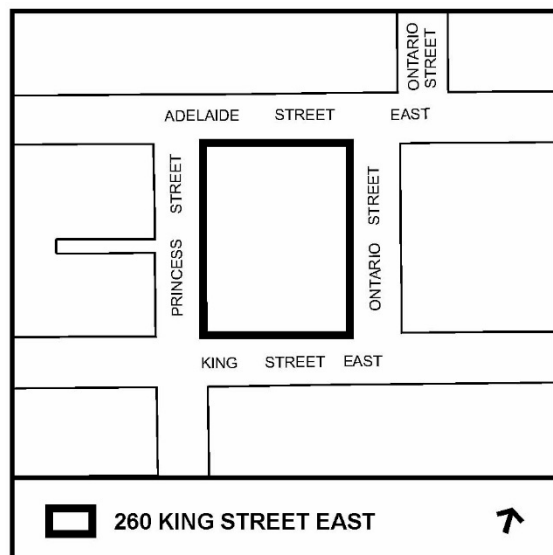
SUMMARY

This report recommends that City Council amend former City of Toronto By-law 855-88 designating the property at 260 King Street East under Part IV, Section 29 of the Ontario Heritage Act to update and revise the Reasons for Designation and the legal description to include the additional buildings on the property with the entrance addresses of 266 King Street East (North and South Buildings) and 427 and 435 Adelaide Street East.

The property with the confirmed municipal address of 260 King Street East occupies the entire city block bounded by King Street East, Princess Street, Adelaide Street East and Ontario Street. The buildings within the block are identified by entrance addresses.

While the property at 260 King Street East was designated under Part IV of the Ontario Heritage Act in 1988 by By-law 855-88, only the two adjoining buildings in the southwest corner of the block with the current entrance addresses of 254 King Street East, 157 Princess Street and 256 King Street East were included in the Reasons for Designation and the legal description in the by-law.

The buildings at 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, which are entrance addresses for the property at 260 King Street East, are identified as contributing to the St. Lawrence Neighbourhood Heritage



Conservation District (HCD) Plan, which was adopted by City Council in December 2015 and is currently under appeal to the Ontario Municipal Board.

Following research and evaluation, it has been determined that the property at 260 King Street East, with the entrance addresses at 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value. The property at 260 King Street East also contains a parking garage on Princess Street, north of 254 King, which is not recommended for designation in the amending by-law.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council state its intention to amend City of Toronto By-law 855-88, designating the property at 260 King Street East under Part IV of the Ontario Heritage Act to update and revise the Reasons for Designation to include the buildings on the property with the entrance addresses of 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, and to revise the legal description to add the lands upon which the buildings are located, in accordance with the Statement of Significance: 260 King Street East (Amended Reasons for Designation) attached as Attachment 4 to the report (March 9, 2017) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the amendment to the Conservation Review Board.
4. If the amendment is 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

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 260 King Street East was designated under Part IV, Section 29 of the Ontario Heritage Act on October 3, 1988 by By-law 855-88.

At its meeting of December 9 and 10, 2015, City Council adopted with amendments TE12.11: "Designation of the St. Lawrence Neighbourhood Heritage Conservation District under Part V of the Ontario Heritage Act":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

City Council adopted the staff recommendations to designate the St. Lawrence Neighbourhood HCD under Part V of the Ontario Heritage Act and to adopt by by-law the St. Lawrence Neighbourhood Heritage Conservation District Plan. The Plan identifies the buildings at 260 King Street East by the entrance addresses of 254 King (which includes the entrance address at 157 Princess Street), 256 and 266 King, and 427 and 435 Adelaide Street East as contributing heritage properties. The proposed Plan is currently under appeal to the Ontario Municipal Board.

At its meeting of January 31, 2017 Toronto City Council adopted a report from the Chief Planner and Executive Director, City Planning Division "254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street - Zoning Amendment Application – Refusal Report" and in so doing refused an application to amend the City of Toronto Zoning By-Law to allow for the construction of a mixed used development on the subject property. The proposed development involved the demolition of the buildings with the entrance addresses of 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, and the retention of portions of the buildings with the entrance addresses of 254 and 256 King Street East:

<http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-99364.pdf>

COMMENTS

The property at 260 King Street East contains a collection of six historic buildings that are identified by entrance addresses. When the by-law designating the property under Part IV, Section 29 of the Ontario Heritage Act was passed in 1988, the Reasons for Designation and the legal description for the site identified the two adjoining late-19th century buildings at the northeast corner of King and Princess streets with the current entrance addresses at 254 and 256 King Street East and 157 Princess Street. The original Reasons for Designation for By-law 855-88 are found in Attachment 3. The St. Lawrence Neighbourhood Heritage Conservation District Plan, which was adopted by City Council in 2015, is currently under appeal to the OMB, and has yet to come into force. The HCD Plan identifies additional buildings at 260 King Street East as contributing heritage properties.

A location map (Attachment 1) and photograph (Attachment 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) for the property at 260 King Street East and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV,

Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value. As part of the research and evaluation process, staff researched and evaluated all of the buildings in the block identified as 260 King Street East and determined that, in addition to the two buildings at 254 and 256 King (including 157 Princess Street) that are described in the 1988 by-law, those with entrance addresses at 266 King Street East (comprising two buildings) and 427 and 435 Adelaide Street East also meet the criteria and merit designation.

The property at 260 King Street East, with the entrance addresses at 254, 256 and 266 King Street East, 427 and 435 Adelaide Street East, and 157 Princess Street, has cultural heritage value for its design, associations and context as a collection of late-19th commercial buildings and 20th century warehouses that were either acquired or commissioned by the Drug Trading Company, which was founded in 1904 by a group of Toronto pharmacists to acquire, distribute and afterward manufacture pharmaceutical products for its members and developed a complex with existing and custom-designed buildings in the block bounded by present-day King, Princess, Adelaide and Ontario streets in the Old Town neighbourhood.

The Statement of Significance (Attachment 4) for 260 King Street East comprises the Amended Reasons for Designation, which is the Public Notice to amend City of Toronto By-law 855-88 and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Photographs

Attachment 3 - Original Reasons for Designation, City of Toronto By-law 855-88

Attachment 4 – Statement of Significance (Amended Reasons for Designation)

Attachment 5 – Heritage Property Research and Evaluation Report



Aerial photograph of the property at 260 King Street East, which is bounded by King, Princess, Adelaide and Ontario streets, with the buildings with the entrances addresses at 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East (www.bing.com/maps).

SCHEDULE "B"

Reasons for the designation of the property at 260 King Street East (Noble's Tavern and Charles Steinle Meat Packing Company)

Noble's Tavern

The property formerly known as 252 King Street East, originally known as Noble's Tavern and now part of 260 King Street East, is designated on architectural and historical grounds. An early tavern in Toronto, this building later became the business premises of Robert Davies, brewer, who became the proprietor of the Don Valley Brick Works and one of Ontario's leading manufacturers.

Constructed in 1847 for William Noble, the brick building was enlarged and remodelled for Robert Davies in 1891. Important elements include the various double-hung sash windows, stone lintels and sills, brickwork, and, on the south facade, the moulded and dentilled eave. Other significant elements include the three pedimented dormer windows, the mansard roof with patterned slate shingles, and, on the west facade, the moulded brick and corbelled cornice and parapet. The most noticeable

1988 CITY OF TORONTO BY-LAWS
No. 855-88

5

feature is the semi-circular round arched entrance, flanked by rock-faced stone blocks, headed by a semi-circular transom light and radiating brick voussoirs. This prominent corner building contributes significantly to the architectural character of King Street East at Princess Street.

Charles Steinle Meat Packing Company

The property formerly known as 256A King Street East, originally known as the Charles Steinle Meat Packing Company and now part of 260 King Street East, is designated on architectural and historical grounds. Charles Steinle was a prominent pork packer whose meats and hams were sold all across Canada. This building is the only part of his extensive business complex which survives.

Built in 1890, the design of the Romanesque building is attributed to George Gouinlock, architect, who in 1892 designed the large addition to the north. Important features include the storefront with original metal and woodwork, the brick pilasters on sandstone plinths with terracotta capitals and the rusticated sandstone decoration throughout the building. Other significant elements are the various double-hung sash windows, sill band courses at the second and third floors, the four-bay arcade with brick pilasters connected by radiating brick voussoirs and a brick parapet. This prominent building contributes significantly to the architectural character of King Street East.

City of Toronto By-law 855-88 was adopted on October 3, 1988.

In 1988, City of Toronto By-law 855-88 designated under Part IV, Section 29 of the Ontario Heritage Act the property at 260 King Street East, comprising the city block bounded by King, Princess, Adelaide and Ontario streets. The Reasons for Designation and the legal description for By-law 855-88 identified only the portions of the property with the current entrance addresses at 254 King Street East (Noble's Tavern, and including the rear section of the building with the entrance address of 157 Princess Street) and 256 King Street East (Charles Steinle Meat Packing Company). Following the evaluation of the entire property at 260 King Street East according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act, it has been determined that the six heritage buildings on the site that formed the Drug Trading Company Complex have cultural heritage value and meet the criteria under all three categories of design, associative and contextual value.

By-law 855-88 is amended to update and revise the Reasons for Designation and the legal description to include the six heritage buildings on the property at 260 King Street East, with the current entrances addresses of 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East.

Description:

260 King Street East is the confirmed municipal address for the city block bounded by King, Princess, Adelaide and Ontario streets, comprising one of the original 10 blocks in the Town of York (1793), where six buildings have entrance addresses at 254 King Street East (the north section also has an entrance address at 157 Princess Street), 256 King Street East, 266 King Street East (comprising two buildings), and 427 and 435 Adelaide Street East. The block also contains a three-storey parking garage structure on Princess Street that is not included in the amended Reasons for Designation.

Located at the northeast corner of King and Princess streets, the buildings at 254 and 256 King (including 157 Princess Street as the north section of 254 King) contain 19th-century commercial buildings that are known historically as Noble's Tavern and the Charles Steinle Building, respectively. At the north end of the block, the Carter, Cummings Company Building at 427 Adelaide Street East is a 1913 warehouse. In the 20th century, the Drug Trading Company developed an industrial complex in the block bounded by King, Princess, Adelaide and Ontario Street, where it acquired the buildings at 254 and 256 King Street East (including 157 Princess Street) and 427 Adelaide Street East and commissioned the neighbouring warehouses at 435 Adelaide Street East (1954) and 266 King Street East. The property at 266 King Street East is comprised of two buildings, with the North Building on Ontario Street completed in three phases (1915, 1927 and 1932), and the South Building at the northwest corner of King and Ontario streets added in 1935.

In 1986, the Drug Trading Company sold the complex to the Ontario Design Centre, which owned the property at 260 King Street East for 30 years. The portion of the site

comprising 254 and 256 King Street East (with 157 Princess Street) was designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 855-88 in 1988. The properties with the entrance addresses at 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East, which are part of the confirmed municipal address of 260 King Street East, are identified as contributing heritage properties in the St. Lawrence Neighbourhood Heritage Conservation District Plan (2015).

Statement of Significance:

Design Value:

The buildings identified by the confirmed municipal address of 260 King Street East have design value for their cultural heritage value as a collection of late-19th century commercial buildings and 20th century industrial warehouses that are representative examples of their types and reflect the architectural styles of their eras.

Situated on the northeast corner of King and Princess streets, the building known historically as Noble's Tavern (with the entrance address of 254 King Street East and the rear wing at 157 Princess Street) is a well-designed commercial edifice dating to the mid 1800s that was updated with features of the late Victorian era, including the Second Empire, Romanesque Revival and Italianate. Its design is distinguished by the slate-clad mansard roof that is indicative of Second Empire styling, along with the carefully-crafted brick and stone detailing that extends from the principal (south) elevation to the elaborate entrance surround on the west elevation on Princess Street. Noble's Tavern adjoins the Charles Steinle Building (1890) at 256 King Street East, which blends features from late Victorian styles. On the principal (south) elevation on King Street East, the distinguishing of the upper stories with different window shapes is indicative of the Renaissance Revival, while the round-arches and the rusticated stone detailing are linked to the Romanesque Revival. At the north end of the block, the Carter, Cummings Company Building (1913) with the entrance address of 427 Adelaide Street East is a good example of the application of the early-20th century Neo-Gothic style to an industrial building, where the buttresses, crenelles and shield motifs on the principal (north) elevation are indicative of the medieval inspiration for its design.

Along Ontario Street, the series of 20th-century warehouses commissioned by the Drug Trading Company have design value as representative examples of industrial buildings reflecting the architectural influences of the time. The North Building (1915, 1927 and 1932) with the entrance address at 266 King Street East has elements of the Renaissance Revival style with its round-arched arcade, the repetition of the round-arched openings in its upper storey, and the finials along the roofline. The adjoining South Building (1935) at 266 King Street East on the northwest corner of Ontario Street is indicative of warehouse buildings during the interwar era with its symmetrical organization of industrial-scale window openings between piers and the restriction of decorative detailing to the stone entrance surround on King Street. The Drug Trading Company Warehouse (1954) at 435 Adelaide Street East, on the southwest corner of Ontario Street, reflects the Modern Movement in architecture after World War II with the scale of the structure, its monolithic appearance with the expanses of red brick cladding, and the organized placement of the ribbon and punched windows.

Associative Value

The 19th-century and 20th-century buildings at 260 King Street East are historically associated with the Drug Trading Company, which acquired or developed them as part of the industrial complex it created in this location beginning in 1905. The Drug Trading Company is historically significant for the organization's contribution to the development of the pharmaceutical industry in Canada. First founded to procure wholesale products for its members, during its century-long operation the Drug Trading Company was innovative in its organization, marketing and support of the pharmacies under its banner, its founding of subsidiaries for both the production of pharmaceuticals and promotion of the industry, and its early involvement in the development of dispensary technologies. The Drug Trading Company purchased, commissioned and occupied buildings in the block bounded by King, Princess, Adelaide and Ontario streets between 1905 and 1986 where its industrial complex reflected Toronto's evolving economic and industrial development in the 20th century.

The property at 260 King Street East also contributes to an understanding of the development and evolution of the St. Lawrence Neighbourhood from its origins as Old Town, the historic centre of Toronto, to an important manufacturing district for the city of Toronto. The Drug Trading Company Complex occupies one of the original 10 blocks reserved for the townsite in 1793. Noble's Tavern and the adjoining Charles Steinle Building, which represent the 19th-century components of the site, were part of the initial development of this section of King Street East for commercial purposes in the 1800s. With the community's transformation as a key industrial centre in the late-19th and 20th centuries, these commercial edifices, as well as the warehouse (1913) at 427 Adelaide Street West and the trio of buildings (1915-1954) along Ontario Street that were assembled for the Drug Trading Company's industrial complex, survived the downturn of the area. Repurposed in the 1980s as the Ontario Design Centre, the Drug Trading Company Complex was an important part of the revitalization of the St. Lawrence neighbourhood in the late-20th century, including the design district centred on King Street East.

The associative value of the property at 260 King Street East is linked to the architects and engineers who designed the buildings that were either acquired or commissioned by the Drug Trading Company. The Carter, Cummings Company Building (1913, with the entrance address of 427 Adelaide Street East) was designed by the Toronto architectural partnership of Edwards and Saunders, the firm headed by R. J. (Robert John) Edwards and F. F. (Frederick Frank) Saunders who, in the period leading up to World War I produced a variety of building types, including the Freemason's Hall (1910) on College Street, which is recognized on the City of Toronto's Heritage Register. During the same period, Toronto architect Ewart G. Wilson received the commission for the Drug Trading Company's North Building at 266 King Street East after remodelling the business's headquarters. It remains a rare documented industrial commission for the architect, who was best known for the multi-unit apartment buildings he designed in the early 20th century, including the Broadview Mansions (1927) that are listed on the City's Heritage Register. Several components of the Drug Trading Company Complex are linked to the Toronto engineering and architectural firm of Margison and Babcock, who supervised the addition of the upper stories on the South Building at 266 King

(1937) before designing the warehouse (1954) at 435 Adelaide. Headed by Oswald Margison and Harold A. Babcock, the firm's projects ranged from bridges and expressways to institutional and industrial buildings, with the latter influenced by the mid-20th century Modern Movement in architecture that included the Drug Trading Company's Administrative Office (1942 and 1946) at 25 Ontario, opposite, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextual Value

Contextually, the property at 260 King Street East supports and maintains the historical character of Old Town where the Drug Trading Company Complex occupies one of the original 10 blocks reserved for the Town of York. In this location, it contributes to the extended St. Lawrence neighbourhood that evolved in the 19th and 20th centuries from its beginnings as the centrepiece of the Town of York to a mixed commercial and industrial area interspersed with institutional landmarks that include St. James Cathedral and St Lawrence Hall.

The Drug Trading Company Complex is also historically, visually and functionally linked to its setting on King Street East where its enclave of commercial and industrial buildings occupies most of the city block bounded by King, Princess, Adelaide and Ontario Street. On the east side of the site, the complex faces the Drug Trading Company's Administrative Office Building (1942 and 1946), which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes: 254 King Street East (including 157 Princess Street)

The heritage attributes of Noble's Tavern on the property at 260 King Street East, with the entrance addresses of 254 King Street East and 157 Princess Street are:

- The setback, placement and orientation of the building on the northeast corner of King and Princess streets
- The scale, form and massing of the three-storey building with the rectangular-shaped plan that is comprised of the south (1847) and north (1891) sections
- The materials, with the red brick cladding and the brick, stone, slate and wood detailing
- The mansard roof on the south end, which is flanked by brick piers, with the coping, the slate cladding, the wood cornice, and the trio of dormers with the pediments and the single window flanked by the pairs of windows
- On the principal (south) elevation, above the first-floor storefronts (which have been altered), the bracketed cornice and the fenestration in the second storey that consists of single flat-headed openings with stone lintels and sills and double-hung sash windows
- The west elevation adjoining Princess Street, with the coping and the moulded and dentilled string course beneath the roofline
- On the west elevation, the symmetrical placement of the openings, with the flat-headed door and window openings with the stone lintels and sills in the south part of the wall, the segmental-arched window openings with the brick flat arches and the stone sills in the north part of the wall, the round-arched window openings with the brick voussoirs and stone sills in the third storey of the entire wall and, at the north

(left) end of the first floor, the recessed entrance that is set in a round-arched surround with the brick and stone detailing (the original doors have been replaced)

Note: The east elevation adjoins the heritage building at 256 King Street East. The rear (north) elevation adjoins the three-storey parking garage structure on Princess Street, which is not identified as a heritage attribute.

Heritage Attributes: 256 King Street East

The heritage attributes of the Charles Steinle Building on the property at 260 King Street East, with the entrance address of 256 King Street East, are:

- The setback, placement and orientation of the building on the north side of King Street East, east of Princess Street
- The scale, form and massing of the three-storey rectangular-shaped plan
- The materials, with the red brick cladding and the brick, stone, terra cotta and wood detailing
- The flat roofline with the corbelled brickwork along the south end
- The principal (south) elevation, with the brick piers with the terra cotta detailing and, above the first-floor storefront (which has been altered), the symmetrical arrangement of the second and third stories into four bays
- The fenestration on the south elevation, with the flat-headed window openings with the continuous stone lintels in the second floor, and the arcade of round-arched openings with the brick hood moulds and the stone sills in the third floor

Note: The east side elevation is blank. The west elevation adjoins the building at 254 King Street East and is not visible. There are no heritage attributes on the (rear) north elevation.

Heritage Attributes: 266 King Street East (South Building)

The heritage attributes of the Drug Trading Company, South Building, on the property at 260 King Street East, with the entrance address at 266 King Street East, are:

- The setback, placement and orientation of the building on the northwest corner of King Street East and Ontario Street
- The scale, form and massing of the building with the rectangular-shaped plan that extends five stories above the raised base with the window openings (east)
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping
- The principal (south) elevation on King Street, which is organized into four bays by the brick pilasters with the brick banding above the first (ground) floor
- On the south elevation, the main entrance, which is placed in the east (right) bay of the first floor in the recessed stone surround with the quoins and the cornice (the doors have been replaced)
- The fenestration on the south elevation, with the flat-headed window openings with the stone sills (the window openings in the first floor have been lowered, and the opening at the southwest corner is not original)

- On the east elevation extending seven bays on Ontario Street, the organization of the flat-headed window openings with the stone sills by the brick pilasters with the brick banding above the first floor, which include the industrial-scale openings in the centre bays
- The west elevation, which is viewed from King Street East, where the symmetrical arrangement of the flat-headed window openings with the stone sills is continued (some of the first-floor openings have been lowered)

Note: The north wall adjoins the North Building at 266 King Street East.

Heritage Attributes: 266 King Street East (North Building)

The heritage attributes of the Drug Trading Company, North Building, on the property at 260 King Street East, with the entrance address at 266 King Street East, are:

- The setback, placement and orientation of the building on the west side of Ontario Street, north of King Street East
- The scale, form and massing of the building with the rectangular-shaped plan that rises five stories above the raised base with the window openings (east)
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping and the stone finials on the east end
- The principal (east) elevation, which is organized into six bays by the brick piers that extend to the fourth storey and have brick banding in the third floor
- The fenestration on the east elevation, comprising the flat-headed window openings with the stone sills in the first three stories, the round-arched openings with the compound brick hood moulds and the keystones in the fourth floor, and the round-arched openings in the fifth floor with the brick hood moulds
- On the east elevation, the main entrance that is found in the third bay from the south end (on the 1915 portion of the building) and is placed in a flat-headed surround (the original door has been replaced)

Note: Part of the south wall adjoins and is partly concealed by the South Building at 266 King Street East. The north wall (of the 1927 portion of the building) adjoins the Drug Trading Company Warehouse (1954) at 435 Adelaide Street East. The rear (west) wall has flat-headed openings and is attached to the neighbouring building at 427 Adelaide Street East by an enclosed stair tower that is not identified as a heritage attribute.

Heritage Attributes: 427 Adelaide Street East

The heritage attributes of the Carter, Cummings Company Building on the property at 260 King Street East, with the entrance address of 427 Adelaide Street East are:

- The setback, placement and orientation of the building on the south side of Adelaide Street East between Princess and Ontario streets
- The scale, form and massing of the structure, which has a rectangular-shaped plan and rises three stories above the extended half-storey with the window openings
- The materials, with the red brick cladding and the brick and stone trim

- The flat roofline, with the stone coping and the stone crenelles along the east end, and the stone shield motifs below
- The principal (north) elevation, which is organized into four bays by the brick piers with the stone applied for the banding, the coping and the shield motifs
- The fenestration on the north elevation, consisting of the symmetrically-placed flat-headed openings with the stone sills that contain three-part windows with transoms
- On the north elevation, the main entrance, which is found in the west (right) bay in the first (ground) floor (the original doors have been replaced) and protected by the suspended canopy
- The fenestration on the side elevations (east and west) with the symmetrically-placed flat-headed window openings

Note: No heritage attributes are identified on the rear (south) wall, which has been altered and is attached to the North Building at 266 King Street East by an enclosed stair tower that is not identified as a heritage attribute.

Heritage Attributes: 435 Adelaide Street East

The heritage attributes of the Drug Trading Company Warehouse (1954) on the property at 260 King Street East, with the entrance address of 435 Adelaide Street East are:

- The setback, placement and orientation of the building on the southwest corner of Adelaide Street East and Ontario Street
- The scale, form and massing of the structure with the near-square plan that extends five stories above the raised base with the window openings
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping
- The principal (east) elevation on Ontario Street where the main entrance is recessed in a stone surround in the first (ground) floor in the north (right) bay
- The fenestration on the east elevation, with the single flat-headed window openings and the strip windows with the brick surrounds (some of the window openings have been lowered, creating T shapes)
- The north elevation on Adelaide Street East, which continues the fenestration from the east elevation (the door opening in the west (right) bay is an alteration)

Note: The south elevation adjoins the North Building at 266 King Street East. Part of the rear (west) elevation is viewed from the laneway separating the building from the neighbouring Carter, Cummings Company Building at 435 Adelaide Street East.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

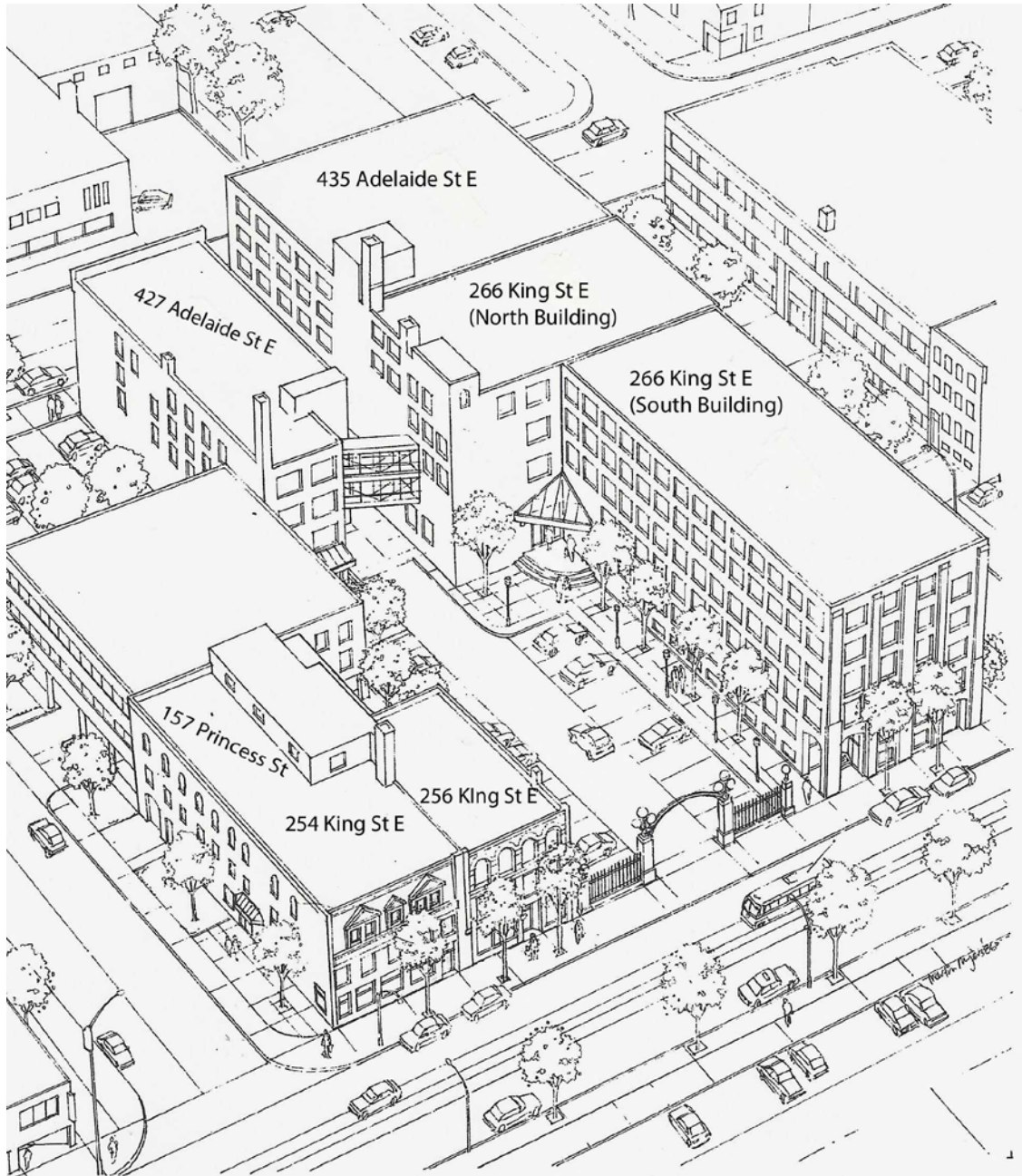


DRUG TRADING COMPANY COMPLEX
260 KING STREET EAST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017



Above: Sketch, Ontario Design Centre, 1986, labelled with the current entrance addresses for the six heritage buildings on the property at 260 King Street East, excluding the parking garage on Princess Street, north of 254 King (the property at 157 Princess Street comprises the north wing of the building at 254 King) (City of Toronto Building Records).

Cover: aerial photograph showing the Drug Trading Company Complex in the block bounded by King Street East (south), Ontario Street (east), Adelaide Street East (north), and Princess Street (west). The image is aligned with north on the top (www.bing.com/maps).

1. DESCRIPTION

260 King Street East: Drug Trading Company Complex	
ADDRESS	260 King Street East, with convenience addresses on King, Adelaide and Princess streets (bounded by King, Ontario, Adelaide and Princess streets)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Town of York Plan, Town Lots 6-8 (King and Duke streets) and Plan D84, Lots 1-6
NEIGHBOURHOOD/COMMUNITY	Old Town (St. Lawrence)
HISTORICAL NAME	Drug Trading Company Complex
CONSTRUCTION DATE	1847: Noble's Tavern (254 King Street East); 1890: Charles Steinle Building (256 King Street East); 1915-1935 ¹ : Drug Trading Company Buildings (266 King Street East, North and South Buildings); 1913: Carter, Cummings Company Building (427 Adelaide Street East); 1954: Drug Trading Company Warehouse (435 Adelaide Street East)
ORIGINAL OWNER	See Section 2
ORIGINAL USE	Commercial (234 and 236 King Street East); Industrial (remainder)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Designated under Part IV, Section 29, Ontario Heritage Act, By-law 855-88
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2017

¹ See Section 2 for specifics

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 260 King Street East, and applies Ontario Regulation 9/06, the provincial criteria applied for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

Note: while the six buildings described in this report share the confirmed municipal address of 260 King Street East, they are referenced by their entrance addresses throughout the text.

ii. HISTORICAL BACKGROUND

For the property at 260 King Street East, timelines for the separate buildings on the site follow this introductory section outlining the history of the neighbourhood and the site.

St. Lawrence Neighbourhood:

After Toronto was founded as the Town of York (Toronto) in 1793, a 10-block townsite was established between present-day Front, George, Adelaide and Berkeley streets (Image 2a). With the rapid growth of the population, by 1797 the community was extended westward where King Street remained the town's "Main Street" and institutional buildings including the inaugural James Church (afterward the Cathedral) were located. Old Town survived the War of 1812 and witnessed the incorporation of the City of Toronto in 1834 before it was impacted by the Great Fire of 1849. This event was followed by the arrival of the steam railways in Toronto in the mid 20th century, which provided a second mode of transportation after lake shipping and led to the infill of Old Town and its surroundings with industrial buildings. After a period of decline in the World War II era and afterward, the area was revitalized in the late 20th century with the redevelopment of former industrial enclaves, including the Drug Trading Company Complex as part of the design district on King Street East.

In the Old Town block bounded by King, Princess, Duke (now Adelaide) and Ontario streets (and comprising the property at 260 King Street East), the patents for the six "town lots" were issued between 1798 and 1802, with the land in the northeast corner of this block further subdivided under Plan D84 in 1870. The early development of the parcel was outlined on Williams' Sketch of 1814 (Image 2b). By the time the inaugural fire insurance atlas illustrated the neighbourhood in 1858 (Image 2c), the building with the current entrance address of 254 King Street East was in place on the northeast corner of King and Princess streets. First recorded in archival records in 1847, the site contained a building commissioned by William Noble that was originally occupied by "Stag's Inn" and an adjoining retail unit. Following its acquisition by Robert Davies of the famous East York-based brewing conglomerate, in 1891 the building at 254 King Street East was altered and extended to the north (with the latter portion now identified by the entrance address of 157 Princess Street). Directly east, the commercial building at 256 King was commissioned in 1890 by Charles Steinle, who operated his pork producing business in an adjoining complex on King and Ontario streets. Steinle and Davies's properties were afterward acquired by the Drug Trading Company, along with the

neighbouring warehouse at 427 Adelaide Street East (originally 107-109 Duke Street) that was commissioned in 1913 for the Carter, Cummings Company's drug manufacturing enterprise. The latter buildings became part of the Drug Trading Company's industrial complex adjoining King, Ontario, Adelaide and Princess streets.

Drug Trading Company:

The origins of the Drug Trading Company date to 1899 when a group of Toronto pharmacists formed the Druggists' Syndicate to purchase bulk pharmaceuticals for its members. In 1904, the Syndicate's interests were absorbed by a limited joint stock company named the Drug Trading Company (DTC). The DTC relocated its operations to an existing building on Ontario Street, north of King Street East in 1905 where it both acquired and constructed additional facilities (pre-dating 1880 and renovated in 1910, the DTC's headquarters at 6-8 Ontario Street is shown in Images 2d, 4b and 4c). In 1932, the DTC incorporated the Druggists' Corporation of Canada Limited as its manufacturing division (transferring its real estate interests to this new enterprise) and negotiated an agreement with the Independent Alliance Distributing Company (I.D.A.) of Chicago to market and advertise its members' stores and products. During the second half of the 20th century, the DTC opened branches, created subsidiaries and entered into partnerships with other companies while expanding its complex in Old Town.² The DTC assembled land in Scarborough where it unveiled a new facility in 1986. During the latter year, the DTC (which was sold to the McKesson Corporation in 2012) conveyed its King Street East complex to the Ontario Design Centre.

The City of Toronto designated the DTC complex at 260 King Street East under Part IV, Section 29 of the Ontario Heritage Act in 1988 by By-law 855-88, which covered the buildings with the entrance addresses of 254 King Street East (with the rear section at 157 Princess Street) and 256 King Street East only. The area was re-examined for the St. Lawrence Heritage Conservation District Plan (2015), which identified the three additional parcels (containing four buildings) in the block with the convenience addresses of 266 King Street East and 427 and 435 Adelaide Street East as contributing heritage properties.

ii. HISTORICAL TIMELINES – the individual timelines that follow provide chronologies for the development of the buildings at 260 King Street East (with the entrance addresses of 254, 256 and 266 King Street, 427 and 435 Adelaide Street East, and 157 Princess Street), including their acquisition and/or development by the DTC:

² Land Records indicate that the DTC acquired land in the block up to the mid 1970s

Timeline for 254 King Street East (including 157 Princess Street), located on the northeast corner of King and Princess streets

Key Date	Historical Event
1845 May	Businessman William Noble buys property on the northeast corner of King & Princess streets, which remains vacant when the tax assessment rolls are compiled for the next two years
1847	The building is first recorded in archival documents, identifying Noble as the owner of the “Stag Inn” (which is afterward joined by a retail operation in the east unit)
1858	Noble’s building is outlined on Boulton’s Atlas, which shows the two-part structure on the northeast corner of King and Princess streets
1868	When William Noble’s will is registered, his property is conveyed to Joseph Duggan, the innkeeper since 1860
1876	The gable-roofed building is illustrated on Gross’s Bird’s Eye View of Toronto (Image 3a)
1880	On the first Goad’s Atlas, the property is labelled “252 and 254 King” (Image 2d)
1890 Jan	Brewer Robert Davies purchases the property at 254 King under a Power of Sale, adding it to the collection of over 100 hotels he purportedly acquires in Toronto, which are served by the breweries developed by the Davies family
1891 Aug	A building permit is issued to Davies for “addition and alterations to hotel, King and Princess streets” valued at \$10,000 (Image 3c)
1893- 94	The extension to Davies’s building is outlined on the update to Goad’s Atlas (Image 2e) and shown in a photograph dating to the 1890s (Image 3d)
1920 Dec	Davies’s heirs convey the property to the Florentine Stationery Company, which retains the site for over 40 years ³
1962 Apr	The Drug Trading Company (DTC) acquires the property at 254 King under a Power of Sale, with the building labelled as “various light manufacturing” on the update to the 1964 fire insurance atlas (Image 2h)
1976 June	The property at 260 King Street East is listed on the City of Toronto’s Heritage Inventory (now known as the Heritage Register) as “William Noble’s Tavern” and designated under Part IV of the Ontario Heritage Act in 1988

³ Building records indicate that the Florentine Stationery Company engaged architect J. W. Cowan to prepare specifications to alter and add to its complex in 1938 (File 1730)

Key Date	Historical Event
1986	The DTC sells the complex, including 254 King Street East, to the Ontario Design Centre
2015	The property at 254 King Street East is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan

Timeline for 256 King Street East, located on the north side, east of Princess Street

Key Date	Historical Event
Ca. 1875	German immigrant Charles Steinle establishes a pork packing business in Toronto, leasing land adjoining King and Ontario streets
1884 Mar	After purchasing land on the north side of King Street East between Princess and Ontario streets, Steinle builds a factory in the interior of the block and, in 1889, operates his retail store in a 2-storey roughcast (stucco) and brick building at 258 King (Steinle's facility is visible in Images 3d and 4b)
1890 Sept	Following the issuance of a building permit in March, Steinle owns an "unfinished building" at 256 King when the tax assessment rolls are compiled (Image 3b)
1893	Steinle, "whose trade now extends throughout the entire Dominion," is profiled in <i>Toronto Illustrated</i>
1893-94	Steinle's new store is illustrated on the update to Goad's atlas and shown in a photograph from the same era (Images 2e and 3d)
1899	Steinle sells his property at 256 King
1963	The Drug Trading Company (DTC) acquires the property at 256 King, which is marked "manufacturing" on the 1964 update to the Underwriters' Survey Bureau's atlas (Image 2h)
1976 June	The property at 260 King Street East is listed on the City of Toronto's Heritage Inventory (now known as the Heritage Register) as "Charles Steinle Meat Packing Company" and designated under Part IV of the Ontario Heritage Act in 1988
1986	The DTC sells its complex, including 256 King Street East, to the Ontario Design Centre

Key Date	Historical Event
2015	The property at 256 King Street East is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan

Timeline for 266 King Street East, comprising the North Building on Ontario Street and the South Building on the northwest corner of King and Ontario streets

Key Date	Historical Event
1880	The first Goad's Atlas for Toronto illustrates a brick "dwelling" at 6-8 Ontario Street, north of King Street East (Image 2d)
1893	Charles Steinle's pork packing business is headquartered at 6-8 Ontario Street, according to his profile in <i>Toronto Illustrated</i>
1905 June	The year after its founding, the Drug Trading Company (DTC) buys the property at 6-8 Ontario Street, as well as additional parcels in the block
1910	The DTC files an application to alter and add to its building at 6-8 Ontario Street according to the designs of architect Ewart G. Wilson (his plans depict a two-storey hipped-roofed building with a pedimented entrance, which is shown in Images 4b and 4c) ⁴
1913	The DTC submits an application for a four-storey building with a raised basement at 10 Ontario Street (the south part of the current North Building), which is also designed by Ewart G. Wilson
1915 May	Building Permit #16694 is issued to the Drug Trading Company for a "four storey brick and mill construction warehouse" at 10 Ontario Street, valued at \$20,00 (Image 4a)
1916 July	The new warehouse at 10 Ontario is in place, separately valued at \$18,000 according to the tax assessment rolls, and illustrated in Images 4b and 4c
1923	The update to Volume 1 of Goad's Atlas outlines the new warehouse at 10 Ontario Street, comprising the three south bays of the current North Building at 266 King (Image 2f)

⁴ An archival photograph of part of the building is reproduced in Goyens, page 9

Key Date	Historical Event
1924 Oct	The DTC buys the land on northwest corner of King & Ontario streets, which is occupied by storefronts that are removed by July 1930 when the tax assessment rolls are recorded
1927	The DTC submits specifications by architect Ewart G. Wilson for a four-storey (above a raised basement) three-bay addition at 12 Ontario Street (the north part of the current North Building), which complements the 1915 warehouse and increases the assessed value of the complex by \$22,00 by July 1928 (Image 4c)
1929	The addition to the North Building at 10 Ontario Street is illustrated in the January issue of "The Shareholder" magazine
1932	Under the supervision of contractor W. J. Lewis, the fifth storey is added to the 1915 and 1927 sections of the North Building, purportedly to accommodate DTC's recently acquired Druggists' Corporation
1935	Contractor W. J. Lewis prepares specifications for the DTC's new premises (the current South Building) on the northwest corner of King and Ontario where "this building [is] to be connected with the present building known as the DTC now facing onto Ontario Street"
1936 Jan	The new warehouse is illustrated in "The Shareholder" magazine and, in May, it contributes to the rise in the assessed value of 2-12 Ontario to \$77,200
1937	Two additional stories are added to the South Building under the supervision of Margison and Babcock ⁵
1943	The update to the Underwriters' Survey Bureau's 1921 atlas shows the expansion of the complex, including the addition at 12 Ontario (1927) and the "administration building" at 2-8 Ontario (1935) (Image 2g)
1986	The DTC sells its property, including 266 King Street East, to the Ontario Design Centre, which engages architect Hiro Nakashima to design a 5-storey stair addition at the rear of the North Building, as well as other alterations to the complex
2015	The property at 266 King Street East with the North and South Buildings is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan

⁵ At the same time, Margison and Babcock designed a building on Princess Street for DTC's shipping department, adding an additional bay to this structure in 1942

Timeline for 427 Adelaide Street East, located on the south side of the street midway between Princess (west) and Ontario streets (east)

Key Date	Historical Event
1913 Apr	Chemist J. H. (James Howard) Cummings is issued a building permit for a three-storey brick warehouse at 107-109 Duke Street (present-day 427 Adelaide) between Princess and Ontario streets, identifying Edwards and Saunders as the architects (Image 5a)
1913 July	Cummings is the assessed owner of the vacant land east of 101 Duke Street according to the tax assessment rolls (the legal transfer of the property occurs the next year)
1914 Feb	The city directory records the warehouse in place at 107-111 Duke where the Carter, Cummings Company (the drug manufacturing enterprise headed by J. H. Cummings) occupies part of the complex and the remainder is rented to the Lancashire Dynamo & Motor Co of Canada (this information is repeated in the tax assessment rolls of July 1914 when the warehouse is valued at \$20,000)
1920	The City Directory reveals that Cummings's company continues to occupy the site, renting part of it to Swedish General Electric Limited
1923	The Carter, Cummings Company Building is illustrated on the update to Volume 1 of Goad's Atlas (Image 2f)
1924 July	The tax assessment rolls indicate that, in addition to the complex at 107-109 Duke, Cummings owns a building at 69 Princess that is used for storage, as well as vacant houses on Princess and Ontario streets
1935	A photograph of the corner of Ontario and Duke streets shows Cummings's warehouse (Image 5b)
1942 June	Cummings sells his properties on Duke, Princess and Ontario streets to the Drug Trading Company (DTC)
1951 Apr	Druggists' Corporation Limited, a subsidiary of the DTC, is the tenant at 107-109 Duke
1986	The DTC sells its complex, including 427 Adelaide Street East, to the Ontario Design Centre
2015	The property at 427 Adelaide Street East is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan

Timeline for 435 Adelaide Street East, located on the southwest corner of Ontario Street

Key Date	Historical Event
1949	The Drug Trading Company (DTC) acquires the property on the southwest corner of Adelaide and Ontario street from the Rancone estate
1951 Mar	DTC submits an application for an addition to its complex, with plans (Images 6a and 6b) prepared by Margison and Babcock (who had recently designed the company's new administration building at 25 Ontario Street, opposite, which is visible in Image 6e), followed by the specifications two years later
1951 Apr	On the tax assessment rolls, the DTC's property includes a parking garage at 16 Ontario and a "vacant lot" on the southwest corner of Duke and Ontario streets
1954 May	The "unfinished building" on the southwest corner of Ontario & Duke is separately assessed at \$100,000 (the following year, it is included in the DTC's complex where the buildings have a total assessed value of \$385,700)
1964	The building at present-day 435 Adelaide is illustrated on the update to the Underwriters' Survey Bureau's 1954 atlas (Image 2h)
1986	The DTC sells its complex, including the property at 435 Adelaide Street East, to the Ontario Design Centre
2015	The property at 427 Adelaide Street East is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan

Architects for 260 King Street East:

As outlined on the timelines above, archival records indicate that individual architects, architectural firms, engineers and contractors were associated with the development of the property at 260 King Street East. Building permits for the site's earliest buildings dating to the 19th century do not name an architect or contractor. For the commercial building at **256 King Street East**, City of Toronto By-law 855-88 attributes its design to Toronto architect G. W. (George Wallace) Gouinlock, based on the evidence that he received the commission for Charles Steinle's pork packing factory at the rear of the site in 1892 at the same time as he modified the existing house form building at 6-8 Ontario Street for Steinle's headquarters.⁶ The project followed Gouinlock's opening of a solo office in 1889, but pre-dated the acclaim he received as the designer of the Temple Building, the North American headquarters of the Independent Order of Foresters (IOOF) on Bay Street, which opened in 1897 as the tallest building in the British Empire.

⁶ Building Permits #926 and #9277, July 29, 1892, City of Toronto Archives. These activities post-dated the development of the commercial buildings at 256 King Street East

While Gouinlock accepted commissions for an array of building types, including warehouses and factories in the King-Spadina neighbourhood, he remains best known for his role as the official architect for the Canadian National Exhibition, whereby he reorganized the fair grounds and designed 15 new structures, including five later recognized by the federal government as National Historic Sites.

The building permit for the warehouse at **427 Adelaide Street East** names the Toronto architectural practice of Edwards and Saunders. The firm was headed by R. J. (Robert John) Edwards (1854-1927), who was associated with Langley, Langley and Burke before opening his own office in Toronto in 1886. Working alone or in partnership for the remainder of his career, in 1907 Edwards was joined by F. F. (Frederick Frank) Saunders (1873-1960), his former articling student who afterward gained experience in Chicago and New York City. For nearly a decade, Edwards and Saunders designed a variety of buildings, including the Freemason's Hall at 491 College Street (1910), which is listed on the City of Toronto's Heritage Register. The Carter, Cummings Company Building is among a select few identified industrial commissions that Edwards and Saunders undertook.

The north and south sections of the **North Building at 266 King Street East** were designed by Toronto architect Ewart G. Wilson (1881-1941) who had previously remodelled the Drug Trading Company's headquarters at 2-6 Ontario Street. Wilson, who trained with local architect J. Francis Brown and entered into a brief partnership with Franklin E. Belfry, began a solo practice in 1909. He was best known as "the designer of some of the first multi-unit apartment blocks erected in the city in the early 20th century," including the Broadview Mansion Apartments (1927) at 569 Broadview Avenue, which is listed on the City's Heritage Register (<http://dictionaryofarchitectsincanada.org/node/397>).

The firm of Margison Babcock, Engineers and Architects, designed the Drug Trading Company Warehouse (1954) at **435 Adelaide Street East**. Headed by Oswald Margison (1882-1973) and Harold A. Babcock, the partnership was founded in 1928 and focused on engineering projects before undertaking architectural designs that included the Drug Trading Company's Administrative Building (1942 and 1946) at 25 Ontario Street. Margison Babcock followed up with other work for the Drug Trading Company, including the substantial warehouse at 435 Adelaide Street East.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 260 King Street are found on the cover and in Sections 6, Images 7a-7h. The buildings with the entrance addresses of 254, 256 and 266 King Street East, 127 Princess Street, and 427 and 435 Adelaide Street East comprise a collection of late-19th commercial structures and 20th-century industrial warehouses that depict the architectural influences of the periods in which they were designed.

Noble's Tavern:

At 254 King Street East, Noble's Tavern dates to the mid-19th century but, apart from its scale, its appearance reflects the alterations made to the site in the early 1890s. Its

design blends architectural features from the popular modes of the late Victorian era as seen in the mansard roof from the Second Empire style and the elaborate round-arched entrance on the west elevation that is drawn from Romanesque Revival detailing.

The heritage attributes identified for the property at 254 King Street East (including 157 Princess Street) are:

- The setback, placement and orientation of the building on the northeast corner of King and Princess streets
- The scale, form and massing of the three-storey building with the rectangular-shaped plan that is comprised of the south (1847) and north (1891) sections
- The materials, with the red brick cladding and the brick, stone, slate and wood detailing
- The mansard roof on the south end, which is flanked by brick piers, with the coping, the slate cladding, the wood cornice, and the trio of dormers with the pediments and the single window flanked by the pairs of windows
- On the principal (south) elevation, above the first-floor storefronts (which have been altered), the bracketed cornice and the fenestration in the second storey that consists of single flat-headed openings with stone lintels and sills and double-hung sash windows
- The west elevation adjoining Princess Street, with the coping and the moulded and dentilled string course beneath the roofline
- On the west elevation, the symmetrical placement of the openings, with the flat-headed door and window openings with the stone lintels and sills in the south part of the wall, the segmental-arched window openings with the brick flat arches and the stone sills in the north part of the wall, the round-arched window openings with the brick voussoirs and stone sills in the third storey of the entire wall and, at the north (left) end of the first floor, the recessed entrance that is set in a round-arched surround with the brick and stone detailing (the original doors have been replaced)

Note: The east elevation adjoins the heritage building at 256 King Street East. The rear (north) elevation adjoins the three-storey parking garage structure on Princess Street, which is not identified as a heritage attribute.

Charles Steinle Building:

Adjoining Noble's Tavern, the Charles Steinle Building at 256 King Street East also reflects Romanesque Revival styling in the round-arched openings, the roughly-textured stone trim on the second-storey windows and, adjoining the first-floor storefronts, the decorative terra cotta finishes. The treatment of the fenestration on the principal (south) elevation is typical of Renaissance Revival design, with different shaped openings to delineate the separate stories.

The heritage attributes identified for 256 King Street East are:

- The setback, placement and orientation of the building on the north side of King Street East, east of Princess Street
- The scale, form and massing of the three-storey rectangular-shaped plan

- The materials, with the red brick cladding and the brick, stone, terra cotta and wood detailing
- The flat roofline with the corbelled brickwork along the south end
- The principal (south) elevation, with the brick piers with the terra cotta detailing and, above the first-floor storefront (which has been altered), the symmetrical arrangement of the second and third stories into four bays
- The fenestration on the south elevation, with the flat-headed window openings with the continuous stone lintels in the second floor, and the arcade of round-arched openings with the brick hood moulds and the stone sills in the third floor

Note: The east side elevation is blank. The west elevation adjoins the building at 254 King Street East and is not visible. There are no heritage attributes on the (rear) north elevation.

Carter, Cummings Company Building:

At the north end of the block, the Carter, Cummings Company Building at 427 Adelaide Street East reflects the Neo-Gothic style that was particularly popular for institutional buildings during the World War I era, but also appeared on other types, including industrial warehouses. While the building incorporates the raised base with above-grade window openings typical of warehouse design, medieval-inspired elements identified with Neo-Gothic styling are found in the stone detailing, with the coping on the buttresses, the crenellated roofline and the shield motifs.

The heritage attributes identified for 427 Adelaide Street East are:

- The setback, placement and orientation of the building on the south side of Adelaide Street East between Princess and Ontario streets
- The scale, form and massing of the structure, which has a rectangular-shaped plan and rises three stories above the extended half-storey with the window openings
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline, with the stone coping and the stone crenelles along the east end, and the stone shield motifs below
- The principal (north) elevation, which is organized into four bays by the brick piers with the stone applied for the banding, the coping and the shield motifs
- The fenestration on the north elevation, consisting of the symmetrically-placed flat-headed openings with the stone sills that contain three-part windows with transoms
- On the north elevation, the main entrance, which is found in the west (right) bay in the first (ground) floor (the original doors have been replaced) and protected by the suspended canopy
- The fenestration on the side elevations (east and west) with the symmetrically-placed flat-headed window openings

Note: no heritage attributes are identified on the rear (south) wall, which has been altered and is attached to the North Building at 266 King Street East by an enclosed stair tower (which is not identified as a heritage attribute).

Drug Trading Company, North Building

In the centre of the group of three properties on Ontario Street between King and Adelaide streets, the North Building at 266 King Street East comprises the six-bay warehouse that is identified by its distinctive round-arched arcade. It was designed in three parts, with the four-storey (above a raised base) south section (1915), the near-identical four-storey north addition (1927), and the complementary fifth storey (1932, which is shown in Image 4e and replaced the decorative parapet illustrated in Image 4c).⁷ Its appearance reflects the Renaissance Revival style, which was introduced in the late 1800s and remained popular in the early-20th century when, with the other late revival styles, "designs tended to be less boisterous and less colourful...and showed a preference for simplicity and order" (Kalman 705). The application of the style on the North Building is seen in the adaptation of classical elements, including the arcade springing from pilasters. The fifth-floor addition repeated the round-arched motif and added the decorative rooftop finials to harmonize with the original design.

The heritage attributes identified for the North Building, 266 King Street East are:

- The setback, placement and orientation of the building on the west side of Ontario Street, north of King Street East
- The scale, form and massing of the building with the rectangular-shaped plan that rises five stories above the raised base with the window openings (east)
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping and the stone finials on the east end
- The principal (east) elevation, which is organized into six bays by the brick piers that extend to the fourth storey and have brick banding in the third floor
- The fenestration on the east elevation, comprising the flat-headed window openings with the stone sills in the first three stories, the round-arched openings with the compound brick hood moulds and the keystones in the fourth floor, and the round-arched openings in the fifth floor with the brick hood moulds
- On the east elevation, the main entrance that is found in the third bay from the south end (on the 1915 portion of the building) and is placed in a flat-headed surround (the original door has been replaced)

Note: Part of the south wall adjoins and is partly concealed by the South Building at 266 King Street East. The north wall (of the 1927 portion of the building) adjoins the Drug Trading Company Warehouse (1954) at 435 Adelaide Street East. The rear (west) wall has flat-headed openings and is attached to the Carter, Cummings Company Building at 427 Adelaide Street East by an enclosed stair tower (which is not identified as a heritage attribute).

Drug Trading Company, South Building

⁷ At the same time, the iron cornice dividing the third and fourth stories was removed, and afterward covered by signage (seen in Image 4c and 6f). The illustrations appended as Images 4b and 4c also show the single-storey section that originally connected the North Building to the DTC's offices at 6-8 Ontario Street, with both removed when the South Building at 266 King was added in 1935

At the northwest corner of King and Ontario streets, the Drug Trading Company's South Building at 266 King Street East is typical of the industrial architecture during the interwar era that marked the transition from the decorated styles of the early 20th century (including Edwardian Classicism) to the Modern Movement in Architecture of the post-World War II period. The purpose of the building was expressed by the organization of the industrial-scale window openings, with minimal detailing restricted to pilasters on the street elevations (King and Ontario) and the decorated surround on the main (south) entrance.

The heritage attributes identified for the South Building, 266 King Street East are:

- The setback, placement and orientation of the building on the northwest corner of King Street East and Ontario Street
- The scale, form and massing of the building with the rectangular-shaped plan that extends five stories above the raised base with the window openings (east)
- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping
- The principal (south) elevation on King Street, which is organized into four bays by the brick pilasters with the brick banding above the first (ground) floor
- On the south elevation, the main entrance, which is placed in the east (right) bay of the first floor in the recessed stone surround with the quoins and the cornice (the doors have been replaced)
- The fenestration on the south elevation, with the flat-headed window openings with the stone sills (the window openings in the first floor have been lowered, and the opening at the southwest corner is not original)
- On the east elevation extending seven bays on Ontario Street, the organization of the flat-headed window openings with the stone sills by the brick pilasters with the brick banding above the first floor, which include the industrial-scale openings in the centre bays
- The west elevation, which is viewed from King Street East, where the symmetrical arrangement of the flat-headed window openings with the stone sills is continued (some of the first-floor openings have been lowered)

Note: The north wall adjoins the North Building at 266 King Street East.

Drug Trading Company Warehouse (1954)

On the southwest corner of Ontario and Adelaide Streets, the Drug Trading Company Warehouse (1954) reflects the mid-20th century Modern Movement in architecture with its scale, monolithic appearance with expanses of brickwork, and the application of punched and ribbon windows.

The heritage attributes identified for 435 Adelaide Street East are:

- The setback, placement and orientation of the building on the southwest corner of Adelaide Street East and Ontario Street
- The scale, form and massing of the structure with the near-square plan that extends five stories above the raised base with the window openings

- The materials, with the red brick cladding and the brick and stone trim
- The flat roofline with the stone coping
- The principal (east) elevation on Ontario Street where the main entrance is recessed in a stone surround in the first (ground) floor in the north (right) bay
- The fenestration on the east elevation, with the single flat-headed window openings and the strip windows with the brick surrounds (some of the window openings have been lowered, creating T shapes)
- The north elevation on Adelaide Street east, which continues the fenestration from the east elevation (the door opening in the west (right) bay is an alteration)

Note: The south elevation adjoins the North Building at 266 King Street East. Part of the rear (west) elevation is viewed from the laneway separating the building from the Carter, Cummings Company Building at 435 Adelaide Street East.

iv. CONTEXT

The property at 260 King Street East is shown on the location map (Image 1) and the aerial photograph on the cover of this report. The site fills the city block bounded by King Street East (south), Ontario Street (east), Adelaide Street East (north), and Princess Street (west), which was laid out as one of the original 10 blocks encompassing the Town of York in 1793. On the east, the complex faces the Drug Trading Company's Administrative Office Building (1942 and 1946) at 25 Ontario Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act. In the St. Lawrence Neighbourhood Heritage Conservation District Plan (2015), the property at 260 King Street East is identified as part of the King-St. James Sub-Area and the Adelaide Street Sub-Area, two of the six sub-areas reflecting the character, history and use of the district from 1793 to present day.⁸

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

⁸

<http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Urban%20Design/HCDs/ATTACHMENT%202.pdf>

The buildings identified by the confirmed municipal address of 260 King Street East have design value for their cultural heritage value as a collection of late-19th century commercial buildings and 20th century industrial warehouses that are representative examples of their types and reflect the architectural styles of their eras.

Situated on the northeast corner of King and Princess streets, the building known historically as Noble's Tavern (with the entrance address of 254 King Street East and the rear wing at 157 Princess Street) is a well-designed commercial edifice dating to the mid 1800s that was updated with features of the late Victorian era, including the Second Empire, Romanesque Revival and Italianate. Its design is distinguished by the slate-clad mansard roof that is indicative of Second Empire styling, along with the carefully-crafted brick and stone detailing that extends from the principal (south) elevation to the elaborate entrance surround on the west elevation on Princess Street. Noble's Tavern adjoins the Charles Steinle Building (1890) at 256 King Street East, which blends features from late Victorian styles. On the principal (south) elevation on King Street East, the distinguishing of the upper stories with different window shapes is indicative of the Renaissance Revival, while the round-arches and the rusticated stone detailing are linked to the Romanesque Revival. At the north end of the block, the Carter, Cummings Company Building (1913) with the entrance address of 427 Adelaide Street East is a good example of the application of the early-20th century Neo-Gothic style to an industrial building, where the buttresses, crenelles and shield motifs on the principal (north) elevation are indicative of the medieval inspiration for its design.

Along Ontario Street, the series of 20th-century warehouses commissioned by the Drug Trading Company have design value as representative examples of industrial buildings reflecting the architectural influences of the time. The North Building (1915, 1927 and 1932) with the entrance address at 266 King Street East has elements of the Renaissance Revival style with its round-arched arcade, the repetition of the round-arched openings in its upper storey, and the finials along the roofline. The adjoining South Building (1935) at 266 King Street East on the northwest corner of Ontario Street is indicative of warehouse buildings during the interwar era with its symmetrical organization of industrial-scale window openings between piers and the restriction of decorative detailing to the stone entrance surround on King Street. The Drug Trading Company Warehouse (1954) at 435 Adelaide Street East, on the southwest corner of Ontario Street, reflects the Modern Movement in architecture after World War II with the scale of the structure, its monolithic appearance with the expanses of red brick cladding, and the organized placement of the ribbon and punched windows.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The 19th-century and 20th-century buildings at 260 King Street East are historically associated with the Drug Trading Company, which acquired or developed them as part of the industrial complex it created in this location beginning in 1905. The Drug Trading

Company is historically significant for the organization's contribution to the development of the pharmaceutical industry in Canada. First founded to procure wholesale products for its members, during its century-long operation the Drug Trading Company was innovative in its organization, marketing and support of the pharmacies under its banner, its founding of subsidiaries for both the production of pharmaceuticals and promotion of the industry, and its early involvement in the development of dispensary technologies. The Drug Trading Company purchased, commissioned and occupied buildings in the block bounded by King, Princess, Adelaide and Ontario streets between 1905 and 1986 where its industrial complex reflected Toronto's evolving economic and industrial development in the 20th century.

The property at 260 King Street East also contributes to an understanding of the development and evolution of the St. Lawrence Neighbourhood from its origins as Old Town, the historic centre of Toronto, to an important manufacturing district for the city of Toronto. The Drug Trading Company Complex occupies one of the original 10 blocks reserved for the townsite in 1793. Noble's Tavern and the adjoining Charles Steinle Building, which represent the 19th-century components of the site, were part of the initial development of this section of King Street East for commercial purposes in the 1800s. With the community's transformation as a key industrial centre in the late-19th and 20th centuries, these commercial edifices, as well as the warehouse (1913) at 427 Adelaide Street West and the trio of buildings (1915-1954) along Ontario Street that were assembled for the Drug Trading Company's industrial complex, survived the downturn of the area. Repurposed in the 1980s as the Ontario Design Centre, the Drug Trading Company Complex was an important part of the revitalization of the St. Lawrence neighbourhood in the late-20th century, including the design district centred on King Street East.

The associative value of the property at 260 King Street East is linked to the architects and engineers who designed the buildings that were either acquired or commissioned by the Drug Trading Company. The Carter, Cummings Company Building (1913, with the entrance address of 427 Adelaide Street East) was designed by the Toronto architectural partnership of Edwards and Saunders, the firm headed by R. J. (Robert John) Edwards and F. F. (Frederick Frank) Saunders who, in the period leading up to World War I produced a variety of building types, including the Freemason's Hall (1910) on College Street, which is recognized on the City of Toronto's Heritage Register. During the same period, Toronto architect Ewart G. Wilson received the commission for the Drug Trading Company's North Building at 266 King Street East after remodelling the business's headquarters. It remains a rare documented industrial commission for the architect, who was best known for the multi-unit apartment buildings he designed in the early 20th century, including the Broadview Mansions (1927) that are listed on the City's Heritage Register. Several components of the Drug Trading Company Complex are linked to the Toronto engineering and architectural firm of Margison and Babcock, who supervised the addition of the upper stories on the South Building at 266 King (1937) before designing the warehouse (1954) at 435 Adelaide. Headed by Oswald Margison and Harold A. Babcock, the firm's projects ranged from bridges and expressways to institutional and industrial buildings, with the latter influenced by the mid-20th century Modern Movement in architecture that included the Drug Trading Company's Administrative Office (1942 and 1946) at 25 Ontario, opposite, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Note: Toronto By-law 855-88 indicates that famed Toronto brewer, Robert Davies, who acquired the property with the current entrance addresses at 254 King Street East and 157 Princess Street, operated his business office in this location. Neither the City Directories nor the tax assessment rolls reflect this information. It appears that Davies acquired the property and extended the building as part of the large portfolio of hotels he owned throughout the City, with products supplied by his family's breweries. While this is interesting historical and social information, it is not a determinate for the value relating to this property.

By-law 855-88 also attributes the design of the Charles Steinle Building at 256 King Street East to the notable Toronto architect, G. W. Gouinlock, based on the commission he received in 1892 for the company's pork packing plant at 266-270 King Street East. To date, no information has been uncovered to substantiate this, so it is not identified as a value in this evaluation.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the property at 260 King Street East supports and maintains the historical character of Old Town where the Drug Trading Company Complex occupies one of the original 10 blocks reserved for the Town of York. In this location, it contributes to the extended St. Lawrence neighbourhood that evolved in the 19th and 20th centuries from its beginnings as the centrepiece of the Town of York to a mixed commercial and industrial area interspersed with institutional landmarks that include St. James Cathedral and St Lawrence Hall.

The Drug Trading Company Complex is also historically, visually and functionally linked to its setting on King Street East where its enclave of commercial and industrial buildings occupies most of the city block bounded by King, Princess, Adelaide and Ontario Street. On the east side of the site, the complex faces the Drug Trading Company's Administrative Office Building (1942 and 1946), which is designated under Part IV, Section 29 of the Ontario Heritage Act.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 260 King Street East, with the entrance addresses at 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East, has cultural heritage value for its design, associations and context as a collection of late-19th commercial buildings and 20th century warehouses that were historically associated with the Drug Trading Company, which is linked to the development of the pharmaceuticals industry in Canada and developed a complex with existing and custom-designed buildings in the block bounded by present-day King, Princess, Adelaide and Ontario streets in the Old Town neighbourhood.

5. SOURCES

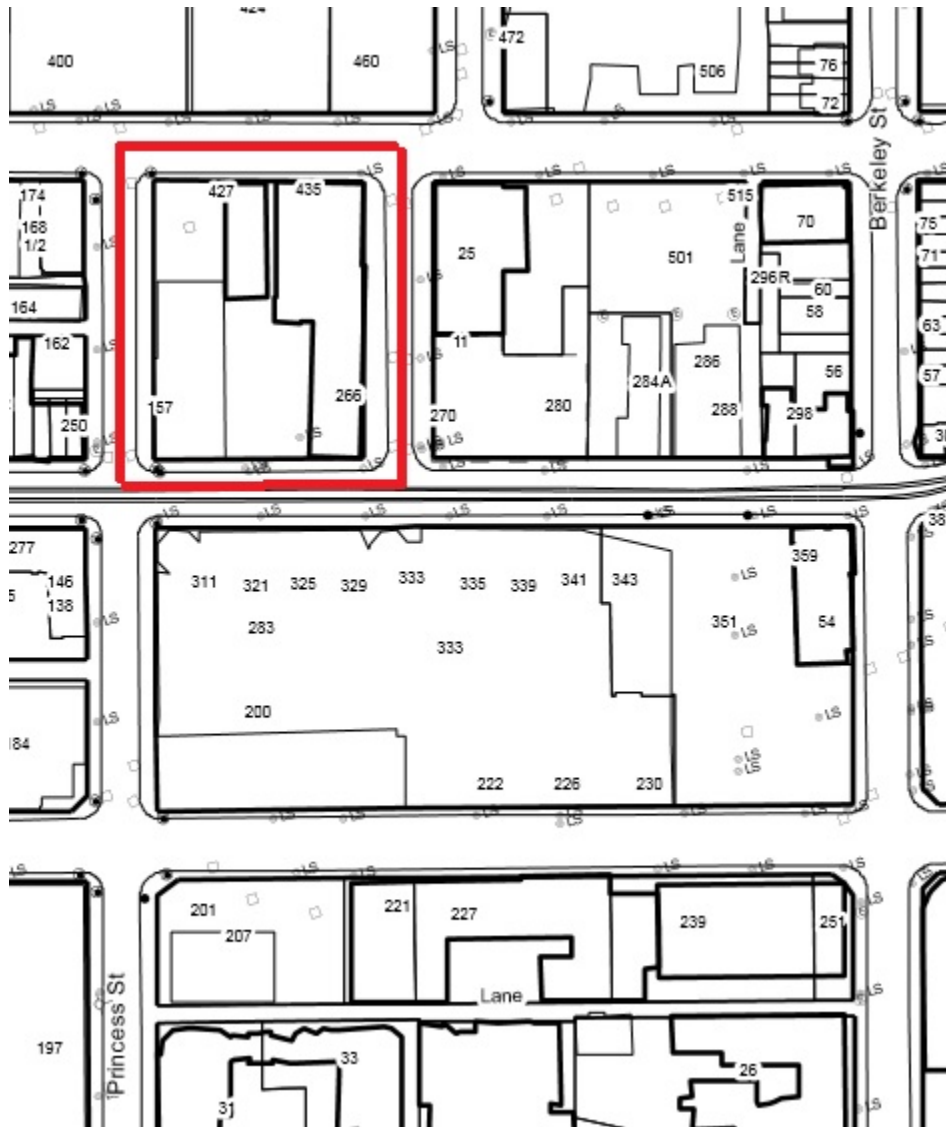
Archival Sources:

- Abstract Indices of Deeds, Town of York Plan, Town Lots 6-8 and Plan D48, Lots 1-6
- Aitken, Plan of York Harbour, 1793
- Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations with images)
- Assessment Rolls, City of Toronto, St. David's Ward 1845-1870, St. Thomas's Ward, 1880-1891, and Ward 2, Division 1, 1892 ff.
- Boulton's Atlas, 1858
- Building Permits #46 (March 20, 1890), #444 (August 1, 1891), #3513 (April 23, 1913), and #16994 (May 31, 1915), City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1913 ff.
- City of Toronto Directories, 1843 ff.
- Goad's Atlases, 1884-1923
- Gross's Bird's Eye View of Toronto, 1876
- Underwriters' Survey Bureau Atlases, 1921 revised 1943, and 1954 revised 1964
- Williams's Sketch of York, 1818

Secondary Sources:

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- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
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- Oswald Margison, entry in *Biographical Dictionary of Architects in Canada 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/2155>
- Robert John Edwards, entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1550>
- Scadding, Henry, *Toronto of Old, 1873*, edited by F. H. Armstrong, 1966
- St. Lawrence Neighbourhood Heritage Conservation District Plan (2015) <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/ATTACHMENT%202.pdf>
- *Toronto Illustrated, 1893* (reprint), Ontario Genealogical Society, 1993

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. Location Map: showing the location of the property at 260 King Street East with entrance addresses at 254, 256 and 266 King Street East, 157 Princess Street, and 427 and 435 Adelaide Street East. The building identified as 266 King contains the South Building at the northwest corner of King and Ontario streets and the North Building on the west side of Ontario, north of King. The building labelled 157 Princess Street comprises the rear (north) wing of 254 King (unlabelled), which adjoins 256 King (unlabelled) on the north side of the street, east of Princess Street.



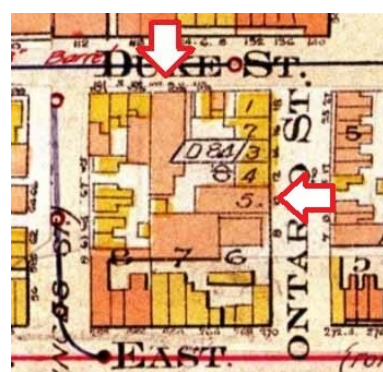
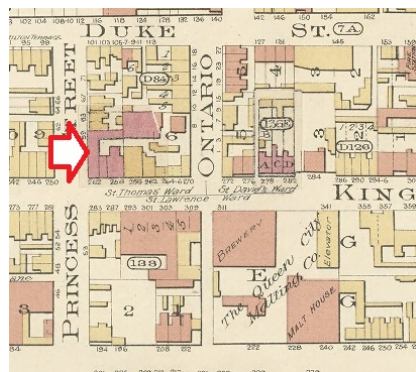
2a. Town of York, 1793



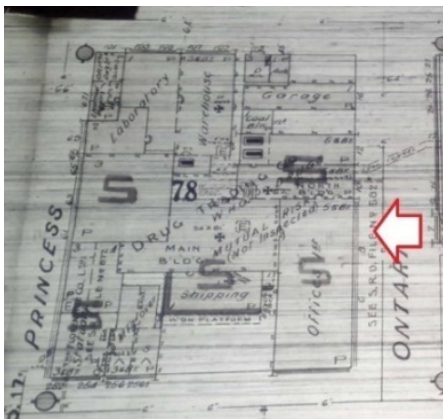
2b. Williams's Sketch, 1814



2c. Boulton Atlas, 1858



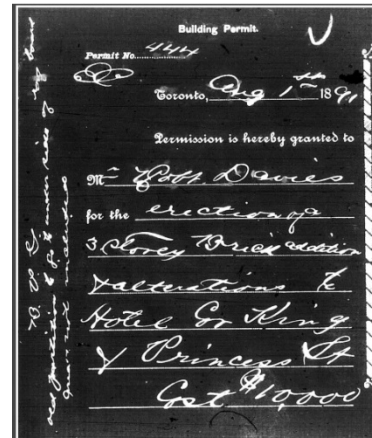
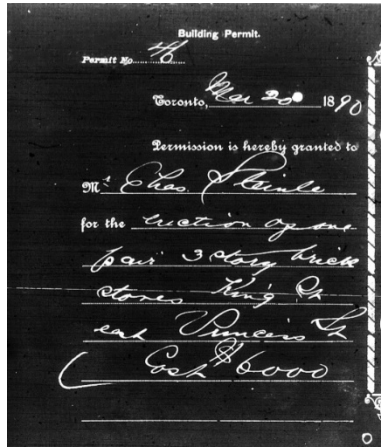
2d, 2e & 2f. Goad's Atlases, 1880 (left), 1893/94 (centre), and Volume 1, 1923 (right)



2g & 2h. Underwriters' Survey Bureau Atlases, 1921 revised 1943 (left) and 1954 revised 1964 (right)

2. Historical Maps and Atlases, 260 King Street East:

<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>, City of Toronto Archives and Toronto Reference Library, Special Collections.



3a. Gross's Bird's Eye View, 1876 3b & 3c. Building Permits #46 (1890) & #444 (1891)

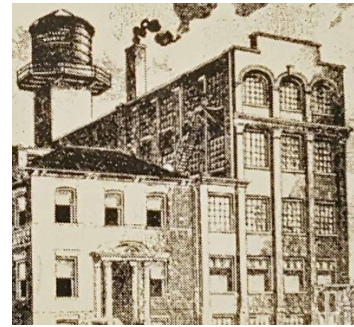
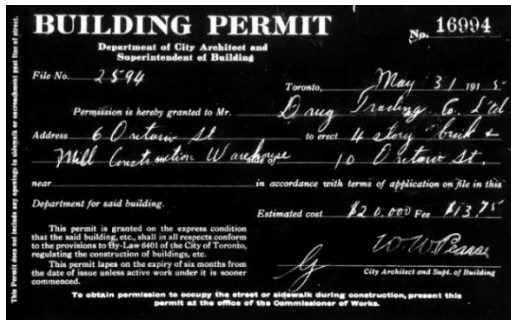


3d & 3e. Archival Photographs, 1890s (left) and 1972 (right)

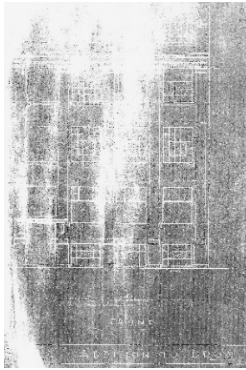


3f & 3g. Archival Photographs, 1980s: before restoration (left) and after (right)

3. Archival Images, 252 and 254 King Street East: Gross, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Building Permits and Fonds 200, Item 46b (1890s), City of Toronto Archives; and, Toronto Historical Board, 1972 and 1980s.



4a, 4b & 4c. North Building, Building Permit #16694, 1915 (left), and Illustrations, ca.1916 (centre) and 1920s (right)

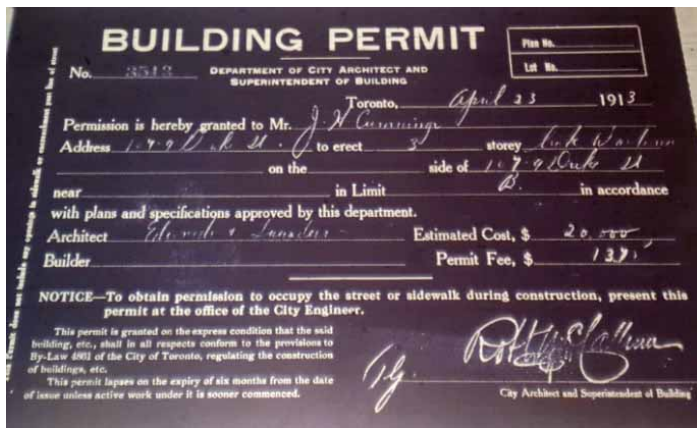


4d, 4e & 4f. North Building, Architectural Drawing, 1927 (left), and Archival Photographs, north wall,1935 (left), and east wall,1960 (right)

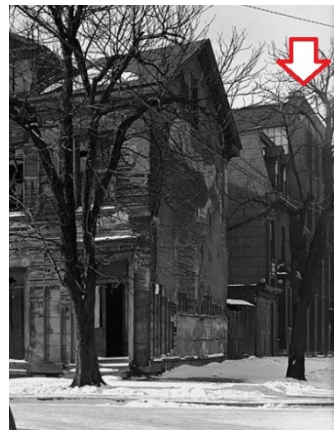


4g, 4h & 4i. South Building, Archival Photographs, 1972 (left), south/west, 1980s (centre) and east, 1980s (right)

4. Archival Images, 266 King Street East, North and South Buildings: Building Permit #169694 (1915) and Archival Photographs, Fonds 372, Items 318 (1935) and 371 (1960), City of Toronto Archives; Architectural Drawing, City of Toronto Building Records; illustrations (ca. 1916 and 1920s), Goyens, 19; and, Archival Photographs, Toronto Historical Board, 1980s.



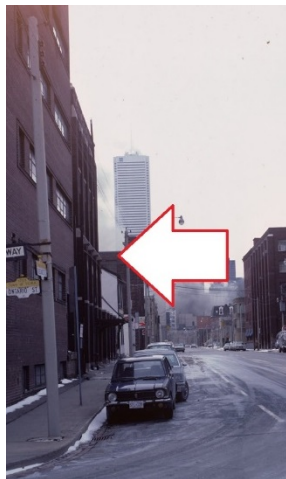
5a. Building Permit #3513, 1913



5b. Archival Photograph, 1935

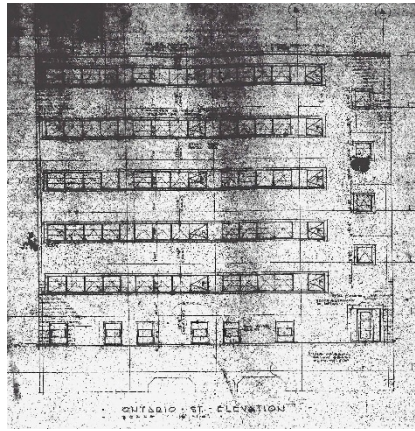
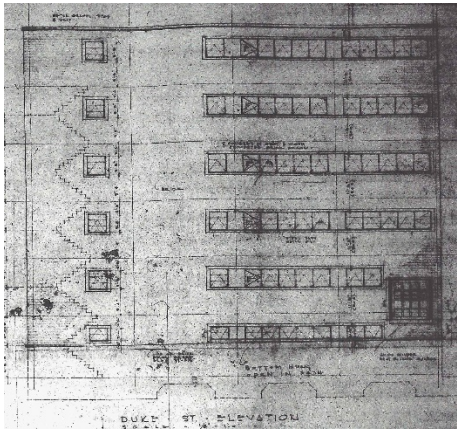


5c & 5d. Archival Photographs, 1960 (left) and 1972 (right)

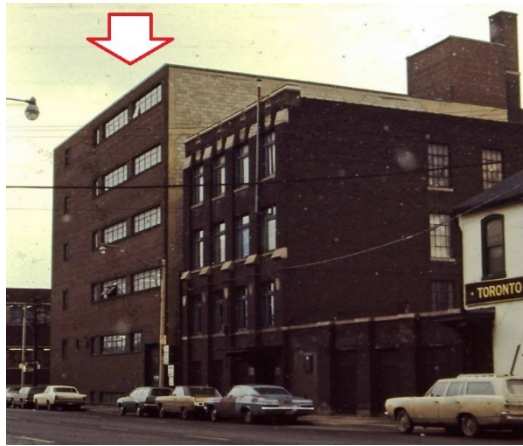


5e & 5f. Archival Photographs, 1982 (left) and undated (right)

5. Archival Images, 427 Adelaide Street East: Building Permit and Archival Photographs, Fonds 372, Items 318 (1935) and 294 (1960) and Archival Photographs, Fonds 1526, Item 47 (1982), City of Toronto Archives; and, Archival Photographs, 1972 and undated, Toronto Historical Board.



6a & 6b. Architectural Drawings, 1951, with elevations on Duke Street (left) and Ontario Street (right)



6c. Aerial Photograph, 1956

6d. Archival Photograph, 1972



6e & 6f. Archival Photographs, 1972

6. Archival Images, 435 Adelaide Street East: Architectural Drawings, City of Toronto Building Records; Aerial Photograph and Archival Photograph, Series 372, Item 100 (1972), City of Toronto Archives; and, Archival Photographs, 1972, Toronto Historical Board.



7a, 7b & 7c. 254 King (left), 256 King (centre), and 266 King, South Building (right)



7d, 7e & 7f. 266 King, North Building (left), 427 Adelaide (centre), and 435 Adelaide (right)



7g, 7h and 7i. Context on King Street East west to Princess Street (left), on Adelaide Street East, east to Ontario Street (centre), and on Ontario Street, south to King Street (right)

7. Current Photographs, 260 King Street East: Heritage Preservation Services, 2017.