

Alterations to Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 15 Duncan Street and 158 Pearl Street

Date: January 8, 2019
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Urban Design/Heritage, City Planning Division
Wards: Ward 10, Spadina-Fort York

SUMMARY

This report recommends that City Council approve the alterations proposed for the properties at 15 Duncan Street and 158 Pearl Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 58-storey tower on the properties and per the settlement offer submitted to the City in conjunction with and appeal to the Ontario Municipal Board (now the Local Planning Appeal Tribunal ("LPAT")) and the subsequent mediation of the application for a Zoning By-law Amendment. This report also recommends that City Council state its intention to designate 15 Duncan Street and 158 Pearl Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement for these properties

RECOMMENDATIONS

The Senior Manager, Urban Design/Heritage, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage properties at 15 Duncan Street and 158 Pearl Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a tower and base building with alterations to the heritage buildings in conjunction with an appeal to the Local Planning Appeals Tribunal ("LPAT") and subsequent mediation of the application for a Zoning By-law Amendment comprised of the plans and drawings prepared by Richmond Architects Ltd. dated November 15, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated November 16, 2018, both on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan Alterations to Heritage Properties, Intention to Designate and HEA - 15 Duncan & 158 Pearl Streets

satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. Prior to issuance of an LPAT order in connection with the Zoning By-law Amendment appeal for the properties at 15 Duncan Street and 158 Pearl Street the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 15 Duncan Street and 158 Pearl Street substantially in accordance with plans and drawings prepared by Richmond Architects Ltd. dated November 15, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated November 16, 2018 subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor;
2. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 15 Duncan Street and 158 Pearl Street dated November 16, 2018 to the satisfaction of the Senior Manager, Heritage Preservation Services.
3. Enter into and register on the properties at 15 Duncan Street and 158 Pearl Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendments giving rise to the proposed alterations.
4. Withdraw their appeal(s) of the King-Spadina Heritage Conservation District Plan upon the Tribunal order allowing the appeal in part of the Zoning Amendments, bringing such Bylaws into force, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals;

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 15 Duncan Street and 158 Pearl Street the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.2 in the report of December 3, 2018 from the Director, Urban Design, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Provide an Interpretation Plan for the subject properties, including reference to Upper Canada College formerly situated on the site, to the

satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services;

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. Prior to the issuance of any permit for all or any part of the properties at 15 Duncan Street and 158 Pearl Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 15 Duncan Street and 158 Pearl Street, such amendments to have been enacted by City Council in connection with an LPAT Order and to have come into effect in a form and with content acceptable to City Council as determined by the Director, Urban Design, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Letter of Credit, including provision for upwards indexing in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;

4. Provide full documentation of the existing heritage properties at 15 Duncan Street and 158 Pearl Street including two (2) printed sets of labelled archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original

drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3. above the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 15 Duncan Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 15 Duncan Street (Reasons for Designation) attached as Attachment 4 to the report (January 8, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.

3. City Council state its intention to designate the property at 158 Pearl Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 158 Pearl Street (Reasons for Designation) attached as Attachment 5 to the report (January 8, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.

4. 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.

5. 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.

6. 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.

7. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of for the properties at 15 Duncan Street and 158 Pearl Street in a form and with content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning Division.

8. City Council authorizes the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 15 Duncan Street and 158 Pearl Street.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 15 Duncan Street was listed on the City of Toronto Heritage Register by City Council on March 10, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.6>

The property at 158 Pearl Street was listed on the City of Toronto Heritage Register by City Council on June 7, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.9>

King-Spadina Heritage Conservation District

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated by by-law the King-Spadina Heritage Conservation District (HCD) and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The boundaries of the HCD include the subject properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

ISSUE BACKGROUND

Heritage Properties

The adjoining properties at 15 Duncan Street and 158 Pearl Street contain three-storey factory buildings dating to 1903 and known, respectively, as the Canada Printing Ink Building and the White Swan Mills Building. Both properties were listed on the City of Toronto's Heritage Register in 2016.

Staff have completed the attached Heritage Property Research and Evaluation Reports for the properties at 15 Duncan Street (Attachment 6) and 158 Pearl Street (Attachment 7) and determined that both properties are consistent with Ontario Regulation 9/06 and meet the criteria under all three categories of design, associative and contextual values.

The Statements of Significance comprise the Reasons for Designation for the properties at 15 Duncan Street (Attachment 4) and 158 Pearl Street (Attachment 5). The Notices of Intention to Designate will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

The subject site is located within the King-Spadina Heritage Conservation District, adopted by City Council on October 2, 2017. The heritage properties on the site have been identified as contributing to the King-Spadina HCD. Further, the site is adjacent to the following heritage properties:

19 Duncan Street (Part IV) - located north of the subject site
11 Duncan Street (listed) - located south of the subject site
18-22 Duncan Street (listed) - located west of the subject site
14 Duncan Street (listed) - located west of the subject site
260 King Street West (Part IV) located south of the subject site

Development Proposal

The initial Zoning By-law Amendment application was submitted in December 2016 and was not supported by City Planning staff as it represented overdevelopment of the site in terms of built form and density and failed to conserve the attributes of the heritage property at 158 Pearl Street. The applicant subsequently appealed the application to the LPAT citing Council's failure to make a decision within the time required by the *Planning Act*.

The current proposal is the result of recent mediation discussions under the LPAT appeal. The applicant currently proposes to construct a 58-storey mixed-use building on the site featuring a multi-storey base building with a tower component. The tower will be situated in the centre of the site, primarily atop the building at 158 Pearl Street, stepped back 10 metres from Duncan Street and 4.5 metres from Pearl Street. The heritage building at 15 Duncan Street will be conserved in its three-dimensional form with the north, south and west walls retained in situ, including portions of the interiors. The primary (south) wall of the building at 158 Pearl Street will also be retained in situ with a portion of the original east wall dismantled and reconstructed, forming part of a new interior lobby alongside a new base building at the east end of the site. The building at 19 Duncan Street will maintain its current use as commercial while the remainder of the site will provide for commercial uses at the ground floor level and portions of the first four floors. The tower will be used for residential purposes.

Policy Framework

Growth Plan, Provincial Policy Statement and Planning Act

The Growth Plan, the Planning Act and the Provincial Policy Statement guide development in the Province.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Policy 4.2.7.1 of the Growth Plan states that "cultural heritage resources will be conserved in order to foster a sense of place and benefit communities". All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

Policy 2.6.1 of the PPS requires, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Policy 2.6.3 directs that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Section 2 of the Planning Act requires that "The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as... (d) the conservation of features of significant architectural, cultural historical, archaeological or scientific interest."

Official Plan

The Official Plan provides the City's policy framework for heritage conservation in the City. Section 3.1.5 of the Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City. Policies relevant to the application include:

Policy 3.1.5.4 "Properties on the Heritage Register will be conserved and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time and as adopted by Council."

Policy 3.1.5.5 "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work."

Policy 3.1.5.26 identifies that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impacts on it."

Policy 3.1.5.27 requires that "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or

substantial portions of buildings, structures, and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

Policy 3.1.5.32. "Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City."

Policy 3.1.5.33. "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans."

King-Spadina Secondary Plan

The proposed development is subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 4, Heritage, provide the following direction for new development:

"New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression."

Standards and Guidelines for Conservation of Historic Places in Canada

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada
The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

COMMENTS

Heritage staff has reviewed the plans and drawings prepared by Richmond Architects Ltd. dated November 15, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated November 16, 2018 submitted per the LPAT mediation discussions for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

15 Duncan Street

The south, west and north walls and the majority of the interior of the building at 15 Duncan will be retained in situ. The new tower will be situated primarily above the
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building at 158 Pearl Street, stepped back 10 metres from the primary frontage along Duncan Street. This generous step back will allow the building at 15 Duncan Street to be conserved as a whole building including all its attributes and maintaining its full three-dimensional character. Some alterations to the interior and the roof will be undertaken to accommodate the structural columns for the tower, however, this will not impact any of the property's heritage attributes.

158 Pearl Street

The building at 158 Pearl Street will be integrated into the new development as part of a new base building. The primary frontage along Pearl Street will be conserved in situ with 12.1 metres of the original portion of the east wall dismantled and reconstructed. The front (south) portion of the reconstructed wall will be unobstructed by the new base building which will be set back three and a half metres from the Pearl Street property line with the remainder of the reconstructed wall featured within the new lobby. The original window openings will be reinstated in the reconstructed wall in their original size, location and configuration but will be bricked in, with a recess, in order to coordinate with the new floor levels.

With the exception of the windows, the east wall lacks articulation in the form of pilasters, decorative brickwork, cornices, etc. and staff are of the opinion that the proposal to remove this portion of the wall will be mitigated by its reconstruction thereby maintaining the building's three-dimensional integrity. The original window openings will be visible from the new interior spaces and, although bricked in, will be legible as windows by recessing the brick infill. This intervention to the windows will also be reversible.

The 1980s addition was identified as an attribute in the Statement of Significance when the property was included on the City's Heritage Register in 2016. Its identification as an attribute was based on information that portions of walls associated with the original Upper Canada College (UCC) complex were incorporated into the north elevation of the addition when it was constructed in the 1980s.

The 1980s addition, located at the rear, is now proposed to be removed as part of the redevelopment of the site. The HIA submitted with the development proposal indicates that the north wall which contains the UCC wall remnant may not be an original wall of the campus building and that documentation indicates that all UCC buildings were demolished prior to the construction of the current heritage building. Further, this portion of the north wall includes alterations such as concrete patching and brick infill of previous wall openings.

Since the historical association with the UCC wall cannot be independently confirmed, reference to the addition is **not** included in the Statement of Significance (Reasons for Designation) accompanying this report as Attachment No. 5. Reference to the Upper Canada College complex formerly on this site is included in the requirement for an Interpretation Plan in Recommendation 1.b.2 of this report.

The tower proposed for this property will be stepped back 4.5 metres from Pearl Street frontage for four storeys. A series of columns will be situated within the 4.5 metre step

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back to support the remainder of the tower volume above. This remaining tower portion is stepped back three metres from Pearl Street. The proposed step backs mitigate the impact of a tower on the heritage property at 158 Pearl Street and allow the building's three-dimensional character to be apparent when viewed from the street.

The new base building to the east will be of a complementary scale, massing, form and materiality relative to the both the heritage buildings on the site and those adjacent as a way to achieve an appropriate contextual relationship. The design of the base building will be clearly contemporary and will distinguish it as a new but compatible addition to the street.

King-Spadina Secondary Plan

The proposal meets the objectives of the King-Spadina Secondary Plan as achieving a compatible relationship with the subject heritage buildings through the use of building retention and step backs to conserve the scale, form and massing of the onsite and adjacent heritage buildings.

King-Spadina Heritage Conservation District Plan

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (The HCD Plan), adopted by City Council on October 2, 2017. The proposal satisfies certain policies of the HCD Plan but falls short on one policy in particular. The HCD Plan states that "Additions to contributing commercial properties shall only be permitted when the addition conserves the whole building". As commercial detached buildings, both 15 Duncan Street and 158 Pearl Street should be conserved in their entirety. While the building at 15 Duncan Street is being retained in whole, only the front wall of the building at 158 Pearl Street is being retained with the east wall being dismantled and reconstructed and the north wall removed and replaced with a new wall, therefore, it can be determined that "whole building conservation" has not been strictly achieved.

Since the King-Spadina HCD Plan is currently under appeal to the LPAT and not yet in force, staff supports the proposal in the context of the heritage policies in the Official Plan and a settlement on the related planning application.

Conservation Plan

The HIA submitted with the application identifies restoration and rehabilitation strategies that include masonry cleaning and conservation of both heritage buildings, the dismantling and reconstruction of the east wall of 158 Pearl Street and interpretation. Prior to the LPAT order issuing for the proposed development at 15 Duncan Street and 158 Pearl Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the subject properties will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 15 Duncan Street and 158 Pearl Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the subject properties will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage properties will be lit to enhance their heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Signage Plan

Given the grade related commercial uses proposed for the development site, staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses on the two heritage properties. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 15 Duncan Street and 158 Pearl Street.

CONCLUSION

In its current form the proposal complies with Section 3.1.5 of the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. The settlement offer conserves the whole of the building at 15 Duncan Street and the portions of the building at 158 Pearl Street containing heritage attributes, allowing their three-dimensional character to be conserved and

integrated into a new development. By extension, the proposal complies with the Growth Plan, the Planning Act and the Provincial Policy Statement.

CONTACT

Anne Fisher, MCIP, RPP, MRTPI , CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-3278; Fax 416-392-1973
Anne.Fisher@toronto.ca

SIGNATURE

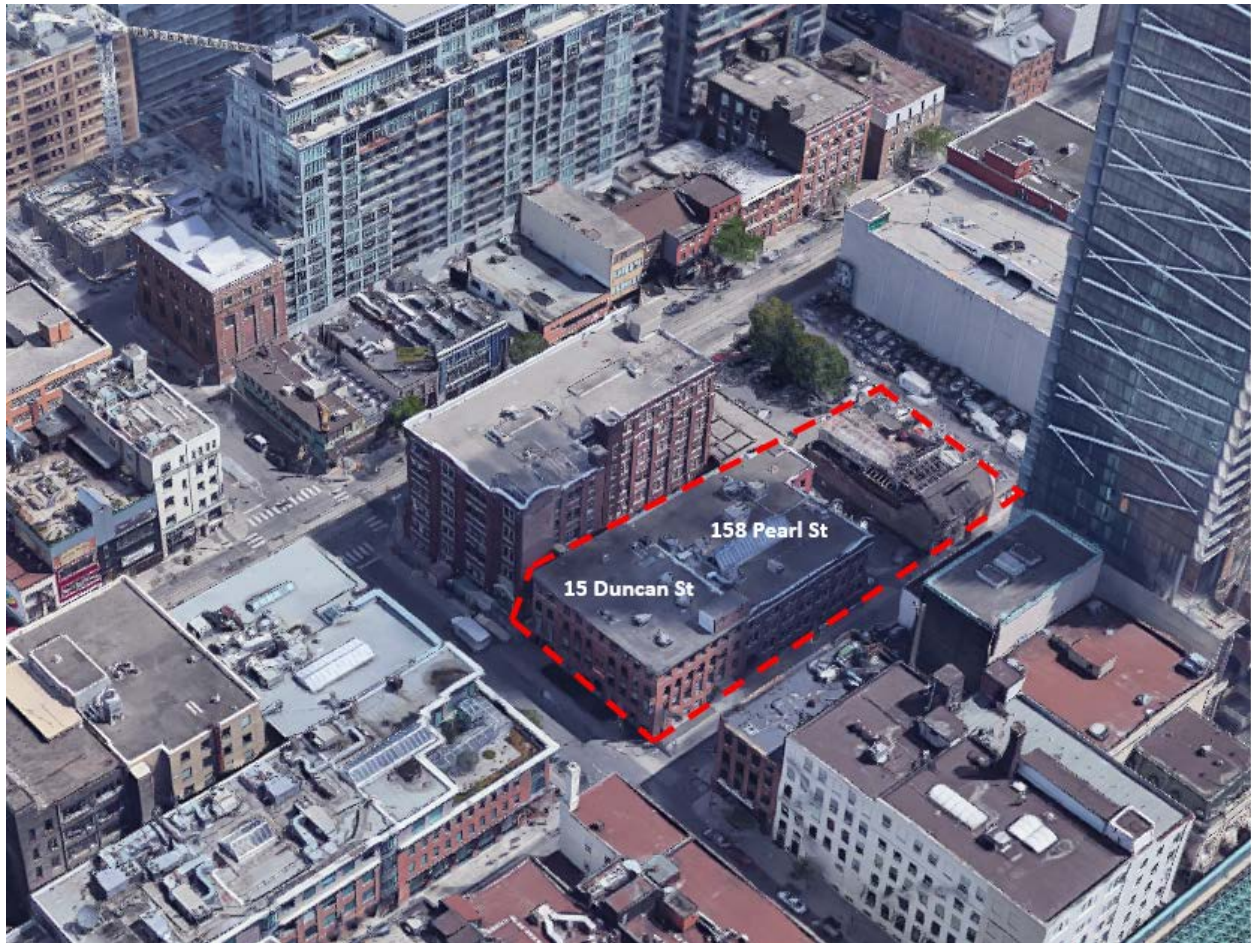
Mary L. MacDonald, MA, CAHP
Senior Manager, Urban Design/Heritage
City Planning Division

ATTACHMENTS

Attachment No. 1 - Location Plan - 15 Duncan Street & 158 Pearl Street
Attachment No. 2 - Photographs - 15 Duncan Street & 158 Pearl Street
Attachment No. 3 - Proposal - 15 Duncan Street & 158 Pearl Street
Attachment No. 4 - Statement of Significance - 15 Duncan Street
Attachment No. 5 - Statement of Significance - 158 Pearl Street
Attachment No. 6 - Heritage Property Research and Evaluation Report - 15 Duncan Street
Attachment No. 7 - Heritage Property Research and Evaluation Report - 158 Pearl Street



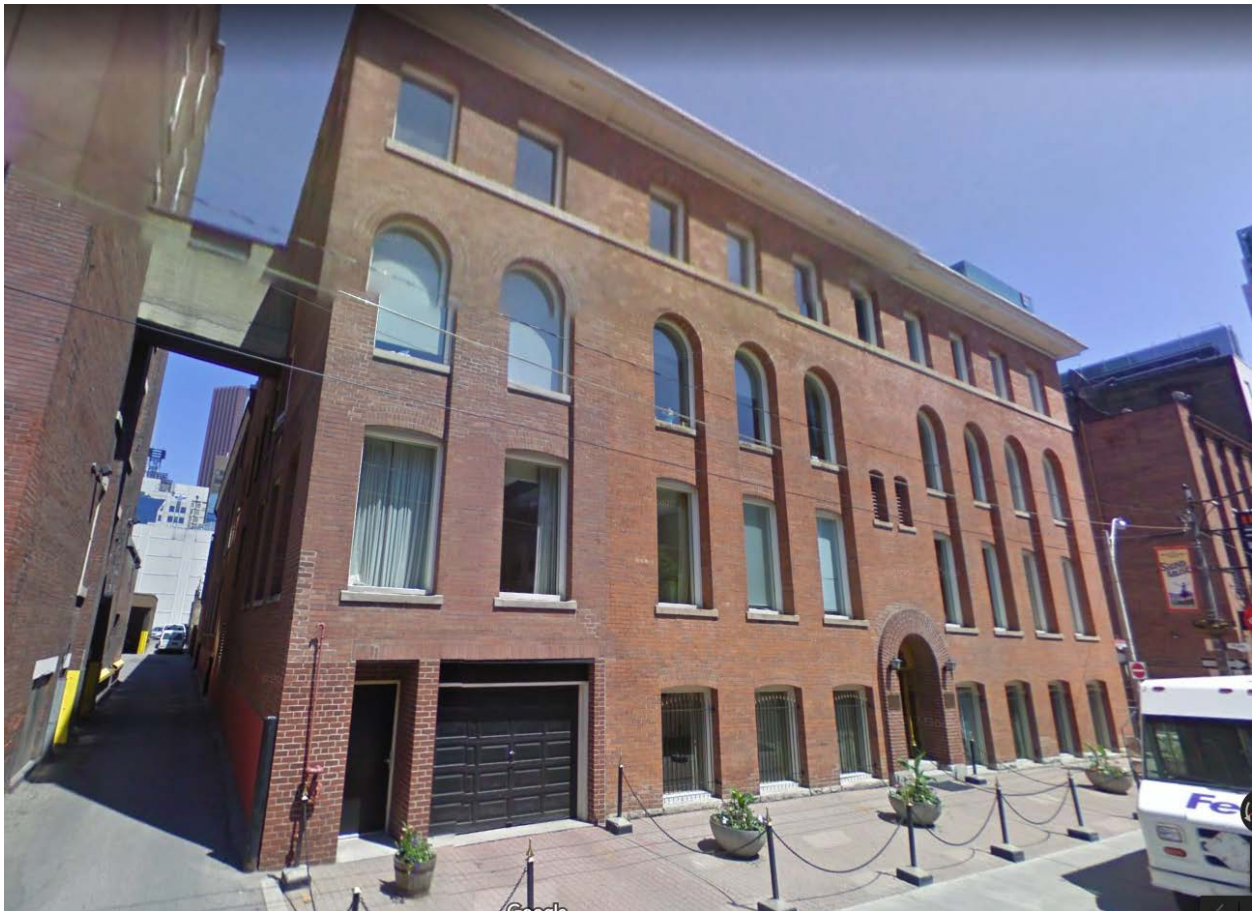
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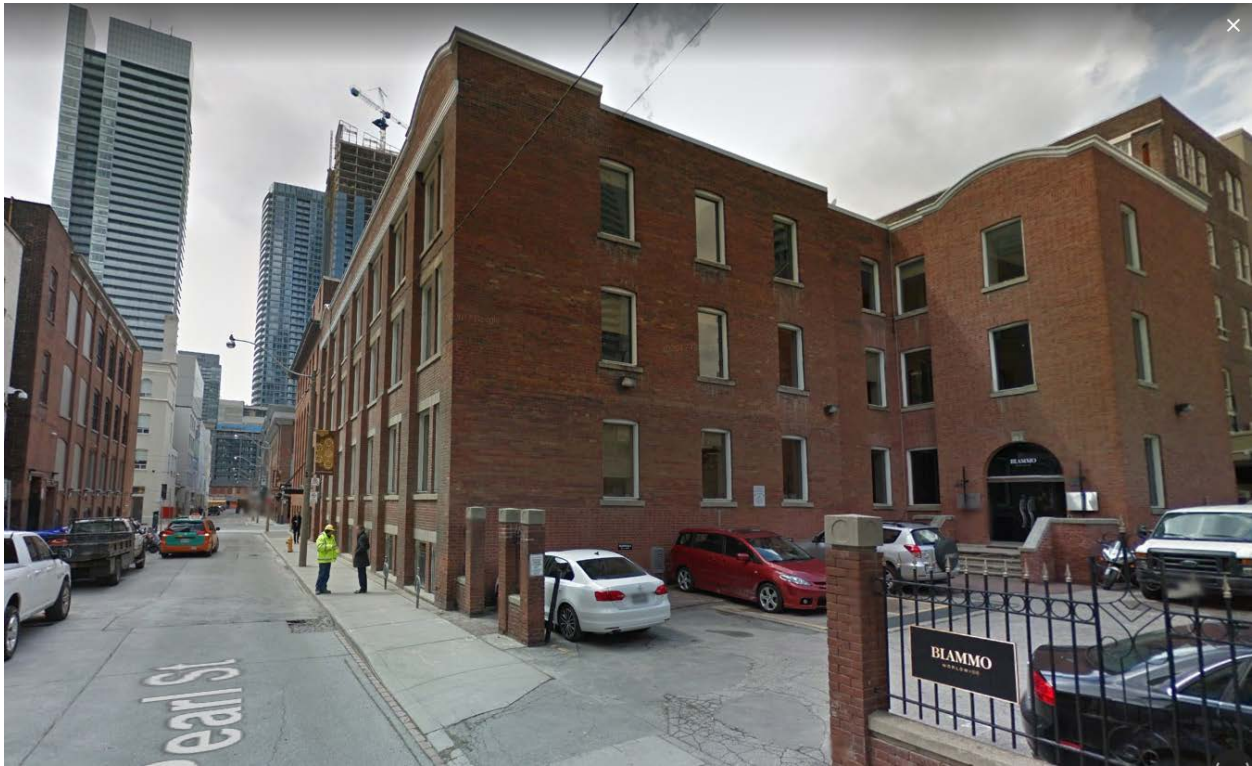
Birds-eye view of the development site looking north-east. The site is identified by the hatched lines.



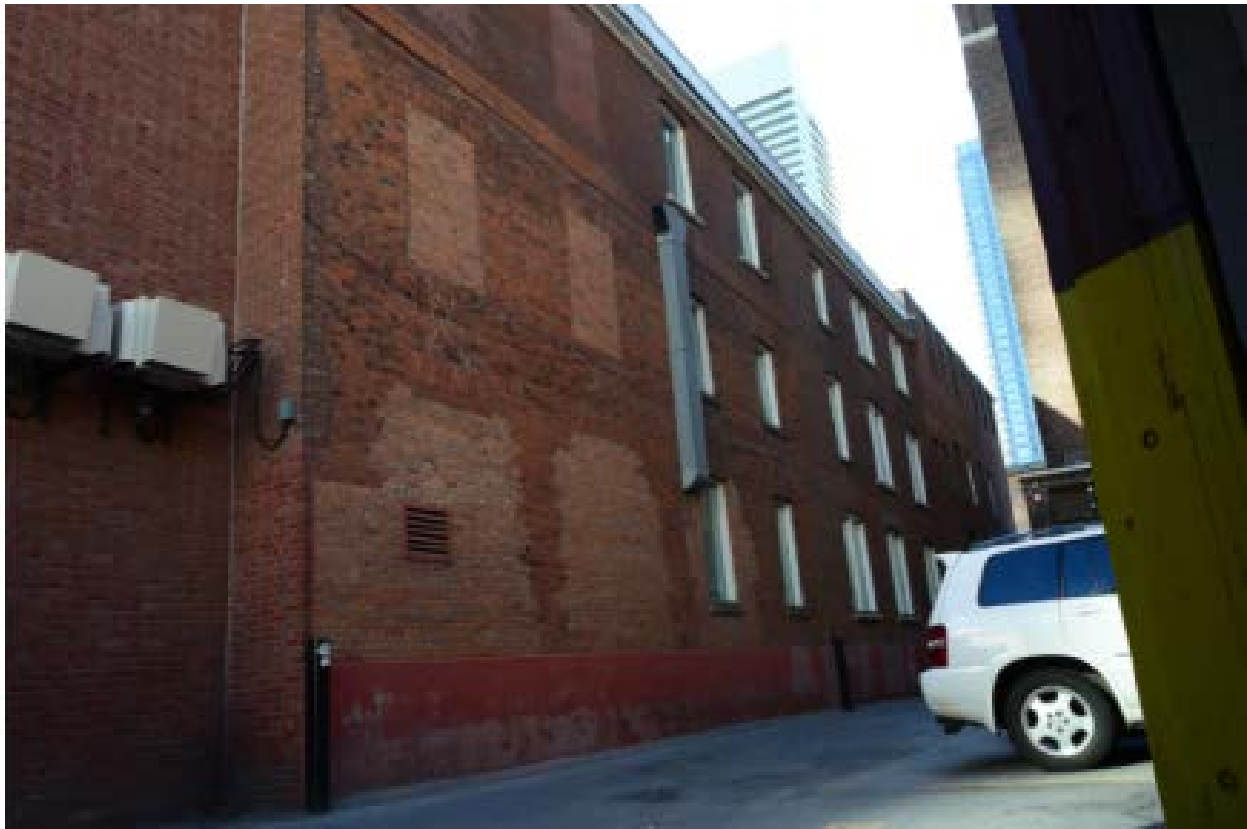
View of the west and south elevations of 15 Duncan Street and the south elevation of 159 Pearl Street (right) looking north-east



View of the Duncan Street elevation and the north alley-facing wall of 15 Duncan Street



View of the south (left) and east elevations of 158 Pearl Street looking west (the 1980s addition is on the right)



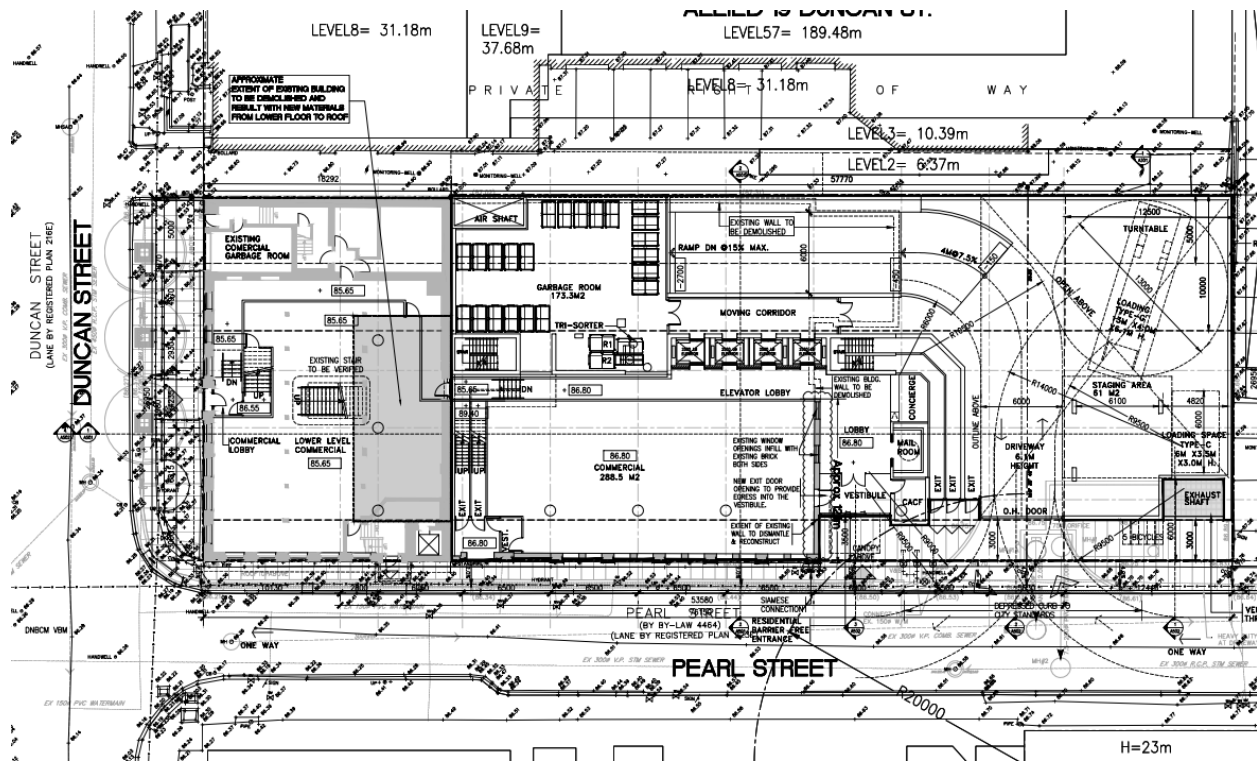
View of the north (alley) wall of 158 Pearl Street



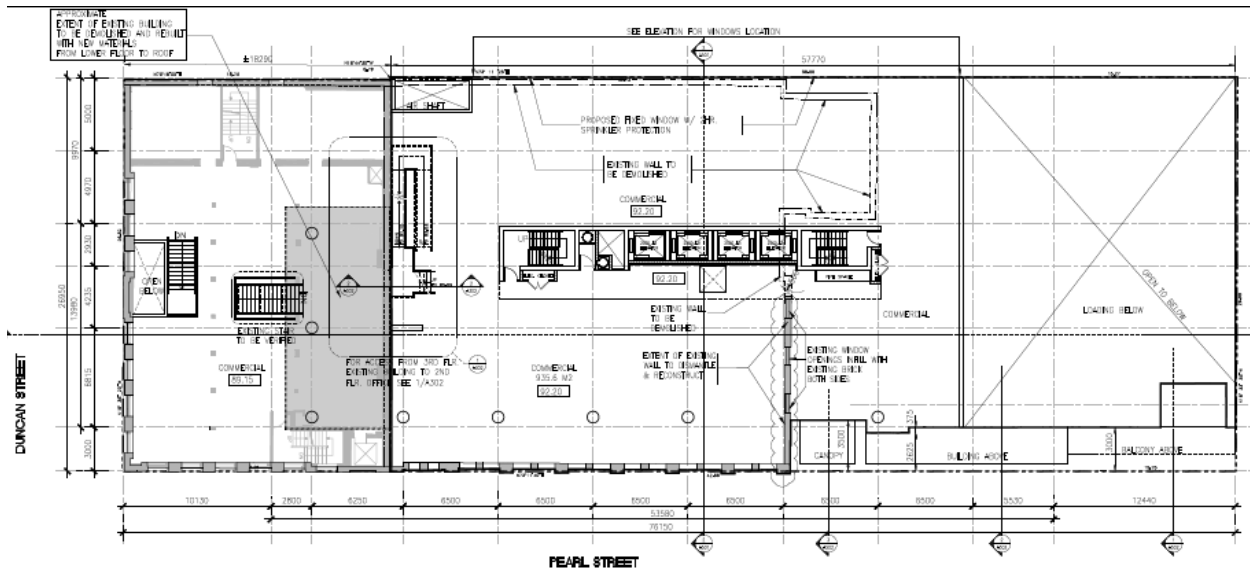
Rendering of the proposal looking north-east



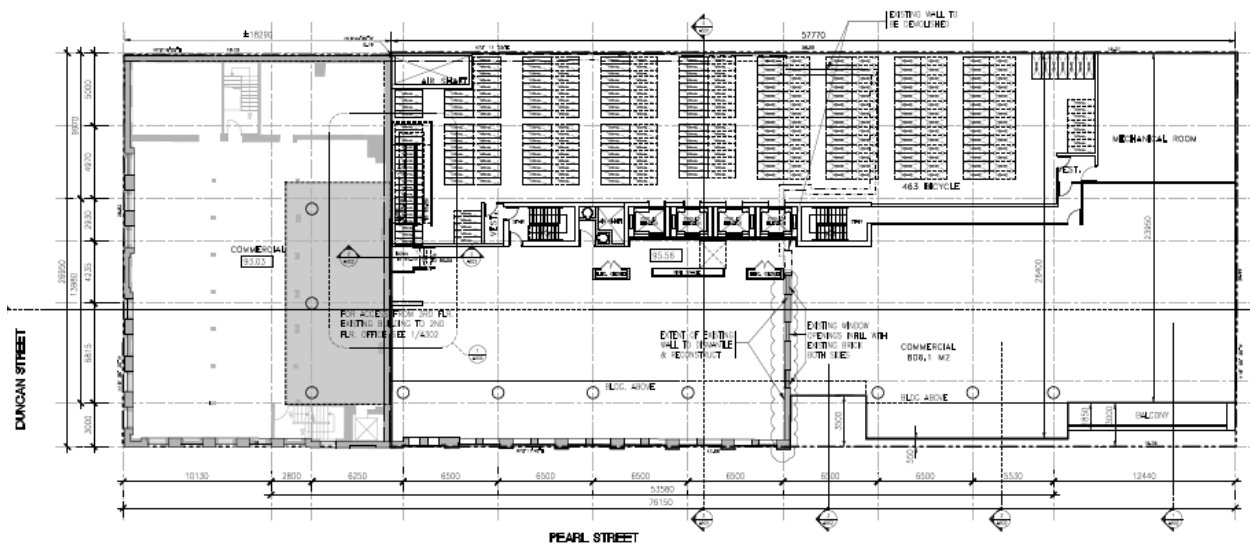
Rendering of the proposal looking north-west from Pearl Street



Proposed ground floor plan

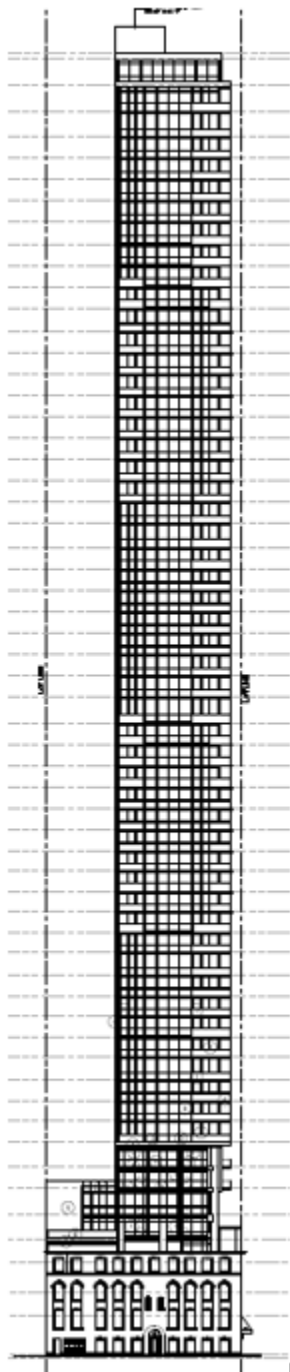


2ND FLOOR

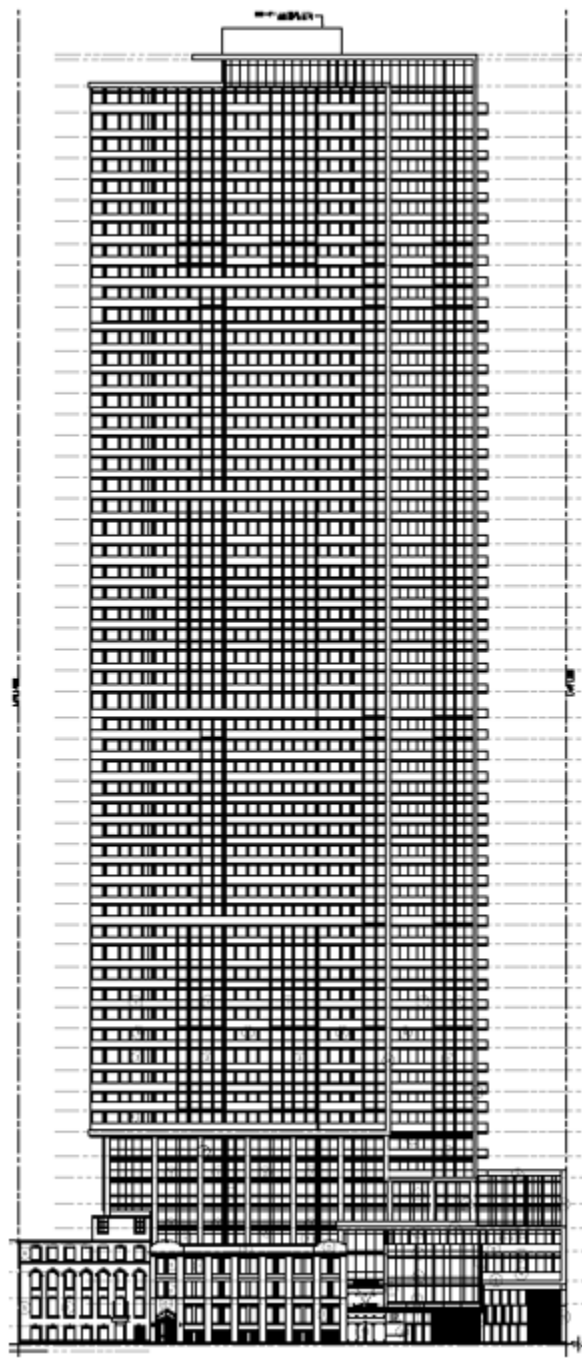


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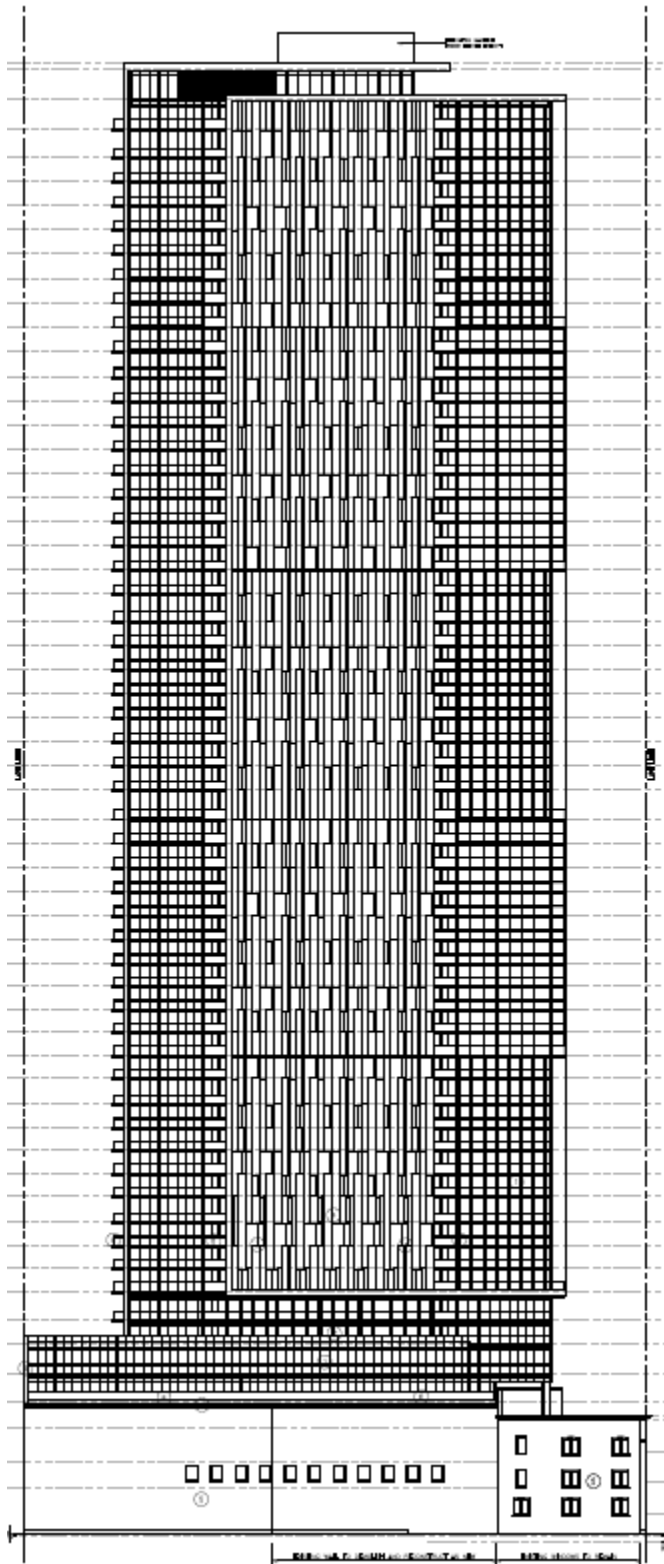
Proposed second and third floor plans



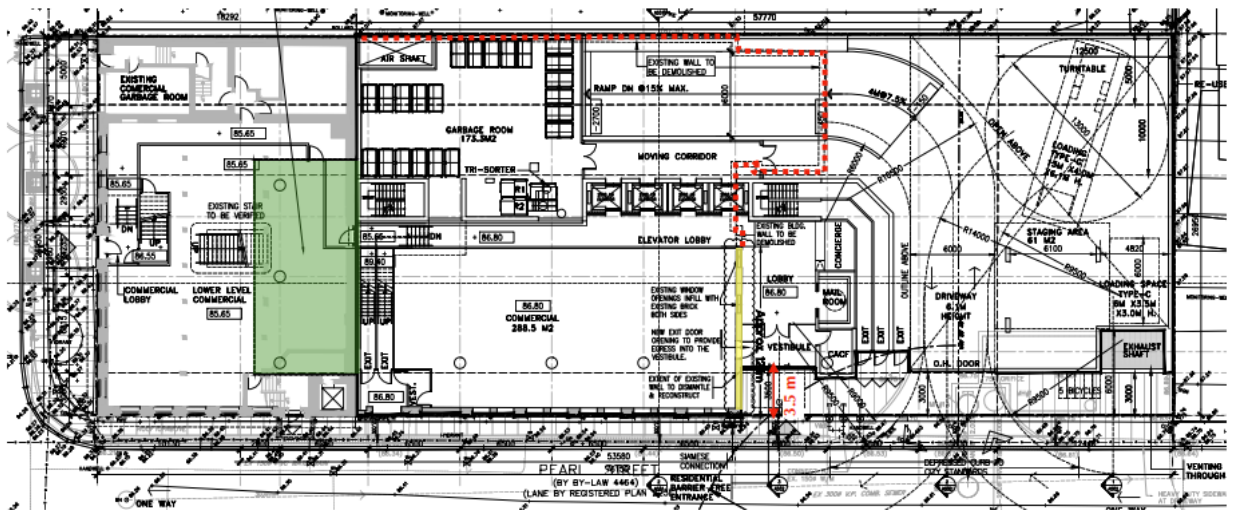
Proposed west (Duncan St.) elevation



Proposed south (Pearl St.) elevation



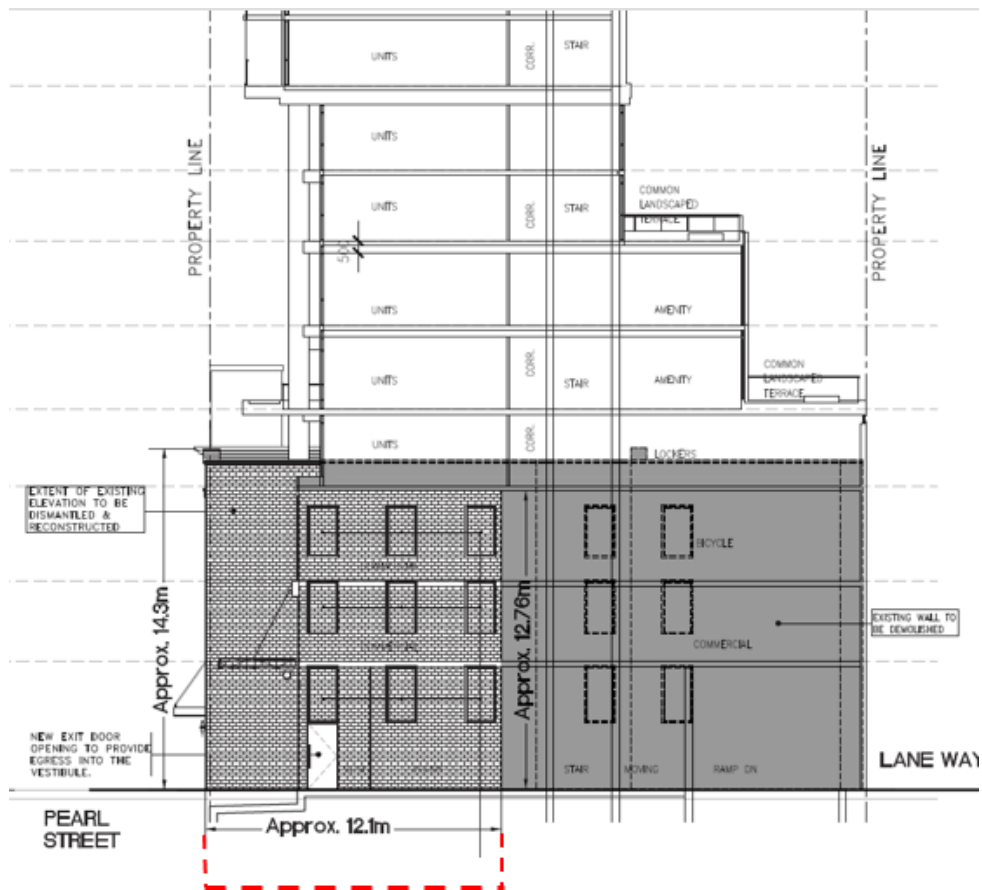
Proposed north elevation



Ground floor plan of the proposed development, highlighting key areas of alterations to the existing built fabric. Note the distance between the face of 158 Pearl Street and the new south vestibule wall is 3.5 metres. (Richmond Architects with annotations by GBCA).

- Extent of existing exterior walls to be removed
- Extent of existing exterior wall to be dismantled and reconstructed
- Extent to be removed and reconstructed, with new materials

Areas of alterations to heritage properties (GBCA Architects)



Extent of east wall (158 Pearl St) reconstruction

The property at 15 Duncan Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act or its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 15 Duncan Street is located on the northeast corner of Pearl Street, and contains a three-storey factory building that was constructed in 1903 according to the designs of the Toronto architectural firm of Gregg and Gregg. The Canada Printing Ink Company commissioned the building, which it occupied for over half a century.

The property at 15 Duncan Street was included on the City of Toronto's Heritage Register in 2016. In October 2017, Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act by By-law 1111-2017, which was amended by By-law 1241-2017. In 2018, the HCD was under appeal. The King-Spadina HCD Plan (2016) identifies 15 Duncan Street as a contributing heritage property.

Statement of Cultural Heritage Value

The property at 15 Duncan Street has design value as a well-crafted example of an early 20th century factory in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for most building types during this era. The design is distinguished by its symmetry and the classical embellishments that are identified with the style, and particularly by the arcades of round arches on the principal (west) and the south elevations on Duncan and Pearl streets, respectively.

The cultural heritage value of 15 Duncan is also through its half-century association with the Canada Printing Ink Company, which was internationally recognized for its development of inks for newspapers, magazines and other print media. In its manufacturing complex in King-Spadina, the company produced specialty inks and developed new technologies, which included the Maxichrom System (the forerunner to the Mix-and-Match System of the 1970s) where any colour could be matched using 12 basic inks.

The Canada Printing Ink Building is valued for its contributions to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904. The Canada Printing Ink Building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the campus for industrial uses.

The historical value of the property at 15 Duncan Street is also through its connection with the Toronto architectural firm of Gregg and Gregg, which designed the Canada Printing Ink Building prior to the dissolution of the partnership. While W. R. (William

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Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg led successful architectural practices alone and with other architects, during the period from 1893 to 1904 when they worked together the pair is credited with several factories in the King-Spadina neighbourhood, including the Eclipse Whitewear Building (1903) at King Street West and John Street, the White Swan Mills Building at 158 Pearl Street, and the subject building.

Contextually, the value of the property at 15 Duncan Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's manufacturing centre after the Great Fire of 1904. The Canada Printing Ink Building is historically and visually linked to its setting where, with the adjoining White Swan Mills Building (1903) at 158 Pearl Street and the Southam Press Building (1908) at 19 Duncan Street, it is part of the surviving trio of early 20th century industrial buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West.

Heritage Attributes

The heritage attributes of the Canada Printing Ink Building at 15 Duncan Street are:

The placement, setback and orientation of the building on the northeast corner of Duncan and Pearl streets

The scale, form and massing of the three-storey building above the raised base with the window openings

The materials, with the red brick cladding and the brick stone and wood detailing

The roofline, with the extended eaves

The organization of the principal (west) elevation on Duncan Street into 10 bays and the south elevation along Pearl Street into eight bays

The classical arrangement of the principal (west) and south elevations, with the base, the two-storey arcades and, above the stone cornice, the attic

The fenestration, with the segmental-arched openings in the base, first and third stories (as well as the pair of diminutive openings above the west entrance), the round-arched openings in the second storey, and the brick and stone trim

The west entrance, which is placed in the fifth bay from the south end and has been altered

On the principal (west) elevation, the two northernmost bays that have been altered to reflect the design of the original building

The property at 158 Pearl Street (which includes the address at 154 Pearl Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 158 Pearl Street is located on the north side of the street, east of Duncan Street, and contains a three-storey factory building that was constructed in 1903 according to the designs of the Toronto architectural firm of Gregg and Gregg. The original occupant, White Swan Mills, producers of flour, cereals and spices, remained in this location for 25 years, followed by the stationery department of the Canadian Bank of Commerce (forerunner to today's Canadian Imperial Bank of Commerce, or CIBC) for over 30 years.

The property at 158 Pearl Street was included on the City of Toronto's Heritage Register in 2016. In October 2017, Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act by By-law 1111-2017, which was amended by By-law 1241-2017. In 2018, the HCD was under appeal. The King-Spadina HCD Plan (2016) identifies 158 Pearl Street as a contributing heritage property.

Statement of Cultural Heritage Value

The property at 158 Pearl Street has design value as a well-crafted example of an early 20th century factory in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for most building types during this era. The design of the White Swan Mills Building is distinguished by its symmetry and the classical embellishments that are identified with the style, and particularly by the semi-arched pediments that mark either end of the principal (south) elevation.

The White Swan Mills Building is also valued for its contributions to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904. The White Swan Mills Building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the campus for industrial uses.

The historical value of the property at 158 Pearl Street is also through its connection with the Toronto architectural firm of Gregg and Gregg, which designed the White Swan Mills Building prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg led successful architectural practices alone and with other architects, during the period from 1893 to 1904 when they worked together the pair is credited with several factories in the King-Spadina neighbourhood, including the Eclipse Whitewear Building at King Street West

Alterations to Heritage Properties, Intention to Designate and HEA - 15 Duncan & 158 Pearl Streets

and John Street, the Canada Printing Ink Building at 15 Duncan Street on the northeast corner of Pearl Street, and the subject building.

Contextually, the value of the property at 158 Pearl Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's manufacturing centre after the Great Fire of 1904. The White Swan Mills Building is historically and visually linked to its setting where, with the adjoining Canada Print Ink Company Building (1903) at 15 Duncan Street and the Southam Press Building (1908) at 19 Duncan Street, it is part of the surviving trio of early 20th century industrial buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West.

Heritage Attributes

The heritage attributes of the White Swan Mills Building on the property at 158 Pearl Street are:

The placement, setback and orientation of the building on the north side of Pearl Street, east of Duncan Street

The scale, form and massing of the three-storey building above the raised base with the window openings

The materials, with the red brick cladding and the brick, stone and wood detailing

The roofline, which is anchored at the east and west ends of the principal (south) elevation by segmental-arched pediments

The organization of the principal (south) elevation into seven bays by brick pilasters that extend to a stone band course

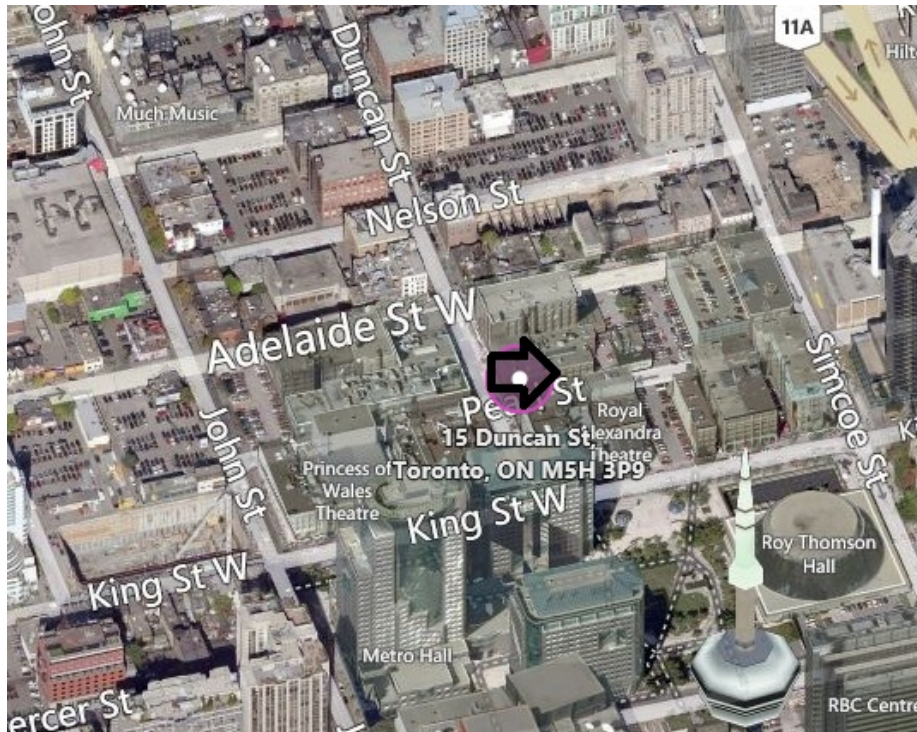
Between the pilasters on the principal (south) elevation, the pairs of flat-headed window openings with stone lintels and sills

The principal (south) entrance, which is placed in the first (ground) floor in the westernmost bay in a round-arched surround (the entrance was relocated from the centre bay)

The east side elevation of the original building, which is viewed from Pearl Street and continues the cladding, fenestration and detailing from the principal (south) elevation

The rear (north) elevation has been altered. The northeast addition, which was completed in the early 1980s, is not identified as a heritage attribute.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CANADA PRINTING INK BUILDING
15 DUNCAN STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2018

1. DESCRIPTION



Cover: aerial photograph of the property at 15 Duncan Street (marked by the arrow) on the northeast corner of Pearl Street (www.bing.com/maps);
 Above: current photograph, 15 Duncan Street on the northeast corner of Pearl Street (Heritage Preservation Services, December 2018)

15 Duncan Street: Canada Printing Ink Building	
ADDRESS	15 Duncan Street
WARD	Ward 10 (Spadina-Fort York)
LEGAL DESCRIPTION	Plan 223E, Part Block C
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Canada Printing Ink Building
CONSTRUCTION DATE	1903
ORIGINAL OWNER	Canada Printing Ink Company
ORIGINAL USE	Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Gregg and Gregg, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 15 Duncan Street and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1829-91	The subject property is part of the Upper Canada College (UCC) campus on King Street West (Image 2a)
1902 Apr	The trustees of the University of Toronto (owners of the UCC lands) subdivide the former campus under Plan 223E (Image 2b)
1902 Oct	In the first transaction on the former college campus, the trustees sell land on Duncan Street, south of Adelaide Street West to James Corcoran, president of the Canada Printing Ink Company
1902 Dec	Corcoran is issued building permit #653 for a three-storey factory at the northeast corner of Duncan and Pearl streets, with the Toronto partnership of Gregg and Gregg identified as the architects (Image 3a)
1903 Aug	Corcoran's "unfinished" building is recorded in the tax assessment rolls
1903	The Canada Printing Ink Company's factory is illustrated on the update to Goad's Atlas (Image 2d)
1904 May	Corcoran sells the north part of his property (where the Southam Press Building is constructed at 19 Duncan Street in 1908)
1904 Aug	The Canada Printing Ink Building is valued at \$12,000 according to the tax assessment rolls
1912	The update to Goad's Atlas (Volume 1) corrects the image to separate the subject building from the adjacent White Swan Mills Building (also 1903) on Pearl Street (Image 2d)
1958	The Canada Printing Ink Company relocates to its manufacturing facility in Etobicoke, and 15 Duncan Street is used as the offices for the adjoining Southam Press Building (19 Duncan)
1965	The subject property is illustrated on an Underwriters' Survey Bureau Atlas (Image 2e)
1977	A book published by the Canada Printing Ink Company includes archival images of its "Canada Ink" magazine and Duncan Street facility (Images 3b & 3c)
1979	The building is remodelled for the head office of Pope and Company, stock brokers, including the redesign of the west entrance and the complementary north addition (Images 3d and 3e date to 1973 and show it prior to change)
2016 Mar	The property at 15 Duncan Street is included on the City of Toronto's Heritage Register
2017 June	15 Duncan Street is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan [Draft]

2017 Oct	The King-Spadina Heritage Conservation District (HCD) is designated under Part V of the Ontario Heritage Act ¹
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ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The property at 15 Duncan Street is in the King-Spadina neighbourhood, which is named for the major intersection of King Street West and Spadina Avenue. Following the founding in the late 18th century of York (Toronto), the expansive area west of the town site was set aside for the Military Reserve where (Old) Fort York guarded the entrance to the harbour. With the rapid growth of the community, by 1797 York was extended westward to the edge of the Reserve as “New Town” where major institutional buildings included the original campus of Upper Canada College, the third Provincial Parliament Buildings and the first General Hospital. These landmarks were adjoined by residential buildings that ranged from impressive mansions near the waterfront to more modest detached, semi-detached and row houses along the side streets. The continuing demand for housing resulted in the subdivision and sale of part of the Military Reserve, an action that coincided with the incorporation of the City of Toronto in 1834.

Historical maps and atlases (including those in Section 6 below) trace the development of King-Spadina from the mid-19th century when the arrival of the first steam railways began the transformation of the neighbourhood from an institutional and residential enclave to Toronto’s manufacturing centre.² This process was accelerated after the Great Fire of 1904 destroyed the city’s original industrial district, leading to its relocation to the area adjoining the intersection of King Street West and Spadina Avenue.

King-Spadina experienced a decline after World War II when many manufacturers relocated to Toronto’s suburbs. In the 1960s, entrepreneur Edwin “Honest Ed” Mirvish’s restoration of the Royal Alexandra Theatre and his conversion of neighbouring warehouses into restaurants began the rejuvenation of the community and the transformation of part of it as the city’s Entertainment District. This was followed in the 1990s by the removal of the restrictive industrial zoning that led to the revitalization of King-Spadina as a popular mixed-use neighbourhood. With its surviving collection of late-19th century residential buildings and early-20th century industrial warehouses, in 2017 the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act.

Canada Printing Ink Building

The subject property at 15 Duncan Street is located on land originally subdivided for Russell Square, the former Upper Canada College campus on King Street West. When the boys’ school moved to Deer Park in 1891, representatives of the University of

¹ The proposed HCD is under appeal at the time of the writing of this report:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

² Additional maps tracing the historical development of the area are found at:
<http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

Toronto (which formed the College's Board of Governors) originally rented out the premises to various businesses before registering a plan of subdivision in 1902. In the first transaction affecting the former school site, the trustees sold the allotments on the east side of Duncan Street between Pearl and Adelaide streets to James W. Corcoran, the president of the Canada Printing Ink Company. The latter enterprise was founded by J. F. Ellis in Toronto in 1880 and incorporated in 1897. Before the Great Fire of 1904 destroyed the company's existing offices and factory on Bay Street, "Corcoran saw an area that was rapidly being built up" and acquired the subject site. With the building described as "unfinished" in the summer of 1903 and occupied a year later, in this location the Canada Printing Ink Company accepted "unusual ink requests and special orders to print on socks, tin, glassine, towels and silk."³ During the latter part of the 20th century, the company developed new colour technologies that included "a colour studio for the study of colour and the Munsell system of colour notation."⁴ The Canada Printing Ink Company remained in the King-Spadina neighbourhood for half a century.⁵

With its location in the King-Spadina neighbourhood, the property at 15 Duncan Street was studied as part of the potential Heritage Conservation District (HCD) for the area where, as part of the important surviving collection of early 20th century industrial buildings, it was identified as a contributing heritage property. 15 Duncan was listed on the City of Toronto's Heritage Register in 2016 and, the following year, designated as part of the King-Spadina HCD under Part V of the Ontario Heritage Act.⁶

Architects Gregg and Gregg

The Canada Printing Ink Company Building was designed by William Rufus Gregg (1851-1930) and his younger brother, Alfred Holden Gregg (1868-1945) during the period between 1893 and 1905 when they worked in partnership. The elder Gregg began his career in the 1870s assisting Toronto architects Smith and Gemmel and afterward headed a solo practice apart from the period when he worked with his brother. A. H. Gregg began his career as his brother's assistant, prior to pursuing additional training in the United States. After their professional relationship ended, A. H. Gregg was associated with the notable Toronto practitioner, A. Frank Wickson until the latter's death in 1936. Gregg and Gregg's portfolio focused on institutional and residential buildings. The Canada Printing Ink Building was amongst the pair's few documented commercial projects, coinciding with the commissions for the adjoining White Swan Mills Building (1903) at 158 Pearl Street, the Telfer Paper Box Building (1902) at 14 Duncan Street (opposite), and the Eclipse Whitewear Building (1903) at 322 King Street West in the King-Spadina neighbourhood. The latter properties are recognized on the City's Heritage Register.

3 100 Years: The Story of the Canada Printing Ink, unpagged

4 100 Years: The Story of the Canada Printing Ink, unpagged

5 A detailed history of its history and innovations is found in the company's self-published *100 Years: The Story of Canada Printing Ink* (1980)

6 Designated by By-law 111-2017 as amended by By-law 1241-2017, in 2018 the King-Spadina HCD is under appeal to the Local Planning Appeals Tribunal (LPAT)

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 15 Duncan Street are found in Sections 2 and 6 of this report. The Canada Printing Ink Building is designed in the Edwardian Classical style favoured for most architectural types in the early 20th century. Edwardian Classicism was a reaction to the elaborate edifices identified with the late Victorian era, and its classical organization and detailing as reflected in the design of the Canada Printing Ink Company Building.

The Canada Printing Ink Building features a rectangular-shaped plan extending three stories above a raised base with window openings and beneath a flat roofline with extended eaves. The structure is clad with red brick and trimmed with brick, stone and wood. The principal (west) elevation on Duncan Street and the south elevation facing Pearl Street extend 10 and eight bays, respectively and display the classical arrangement with the base, two-storey arcades and, above the stone cornice, the attic. On the latter elevations, the symmetrically-arranged fenestration with the brick and stone trim incorporates segmental-arched openings in the base, first and third stories (as well as diminutive openings above the west entrance) and round-arched openings in the second storey. The main entrance on the west elevation (which is placed in the fifth bay from the south end) has been altered and the complementary two northernmost bays added (replacing an earlier addition as seen in Image 3d).

iv. CONTEXT

Shown on the location map attached as Image 1, the property at 15 Duncan Street anchors the northeast corner of Pearl Street in the block between King (south) and Adelaide (north) streets. It is adjoined on the east by the White Swan Mills Building (1903) at 158 Pearl Street and to the north by the Southam Press Building (1908) at 19 Duncan Street, which are also recognized on the City of Toronto's Heritage Register. Together, the subject properties and their neighbours form an enclave of surviving early 20th century industrial buildings in the King-Spadina neighbourhood, which are identified as contributing heritage properties in the King-Spadina Heritage Conservation District (HCD) Plan that was adopted by Toronto City Council in 2017.

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

The property at 15 Duncan Street has design value as a well-crafted example of an early 20th century factory in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for most building types during this era. The design is distinguished by its symmetry and the classical embellishments that are identified with the style, and particularly by the arcades of round arches on the principal (west) and the south elevations on Duncan and Pearl streets, respectively.

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 cultural heritage value of 15 Duncan is also through its half-century association with the Canada Printing Ink Company, which was internationally recognized for its development of inks for newspapers, magazines and other print media. In its manufacturing complex in King-Spadina, the company produced specialty inks and developed new technologies, which included the Maxichrom System (the forerunner to the Mix-and-Match System of the 1970s) where any colour could be matched using 12 basic inks.

The Canada Printing Ink Building is valued for its contributions to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904. The Canada Printing Ink Building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the campus for industrial uses.

The historical value of the property at 15 Duncan Street is also through its connection with the Toronto architectural firm of Gregg and Gregg, which designed the Canada Printing Ink Building prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg led successful architectural practices alone and with other architects, during the period from 1893 to 1904 when they worked together the pair is credited with three factories in the King-Spadina neighbourhood, including the Eclipse Whitewear Building (1903) at King Street West and John Street, the White Swan Mills Building at 158 Pearl Street, and the subject building.

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 value of the property at 15 Duncan Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important

collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's manufacturing centre after the Great Fire of 1904. The Canada Printing Ink Building is historically and visually linked to its setting where, with the adjoining White Swan Mills Building (1903) at 158 Pearl Street and the Southam Press Building (1908) at 19 Duncan Street, it is part of the surviving trio of early 20th century industrial buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 15 Duncan Street has design, associative and contextual value. The Canada Printing Ink Company Building (1903) is a fine representative example of an industrial building that was designed in the Edwardian Classical style by the architectural partnership of Gregg and Gregg as part of the historical development of the King-Spadina neighbourhood when it became Toronto's new manufacturing centre after the Great Fire of 1904. Contextually, the Canada Printing Ink Company Building contributes to the character of the King-Spadina neighbourhood where it is historically and visually linked to its setting as part of an enclave of three adjoining industrial buildings that anchor the northeast corner of Duncan and Pearl streets.

5. SOURCES

Archival Sources:

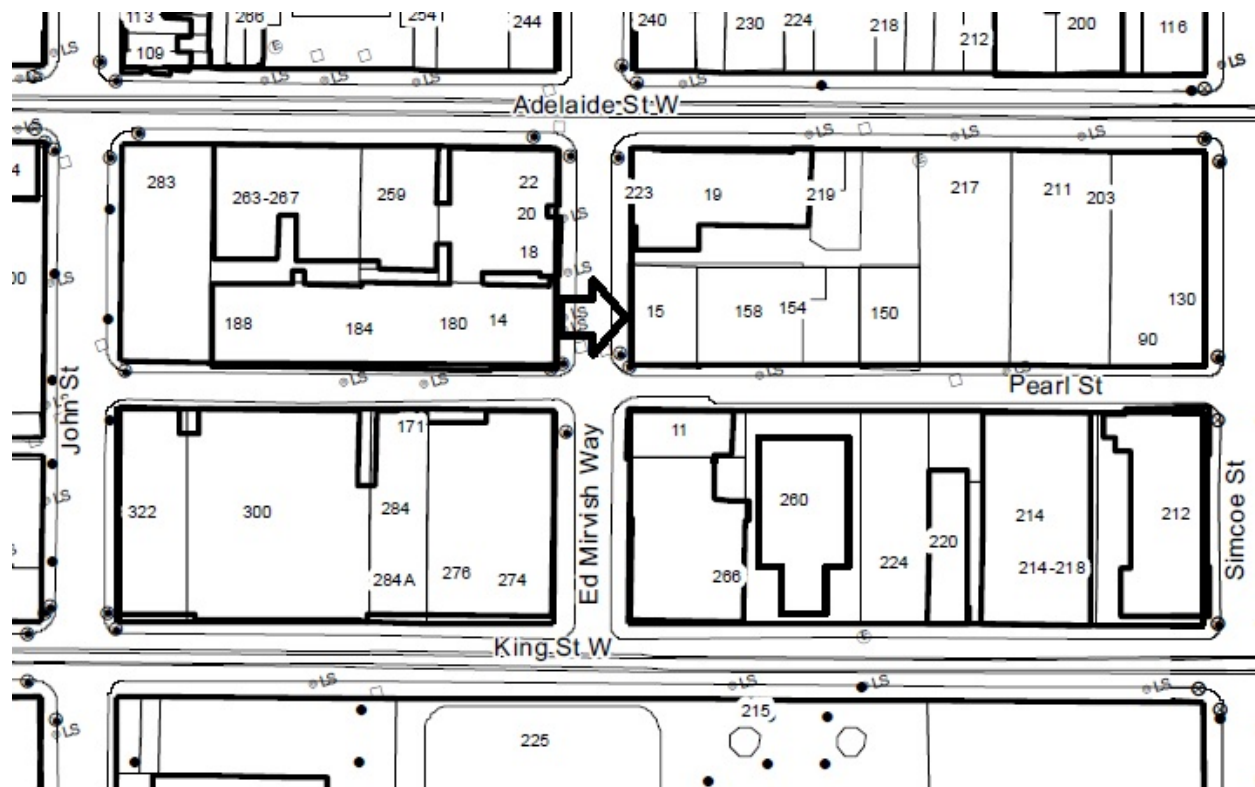
- Abstract Index of Deeds, Plan 223E, Block C
- Archival Maps, 1797-1842, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives, Fonds 2043, File 202
- Assessment Rolls, City of Toronto, Ward 4, Division 1, 1900 ff.
- Building Permit #653, December 15, 1902, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York
- City of Toronto Directories, 1850 ff.
- Goad's Atlases, 1884-1903 and 1912-1923, Volume 1
- Underwriters' Insurance Bureau Atlas, 1965

Secondary Sources:

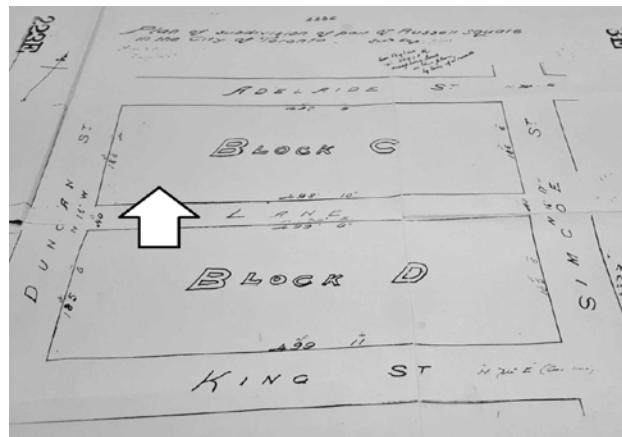
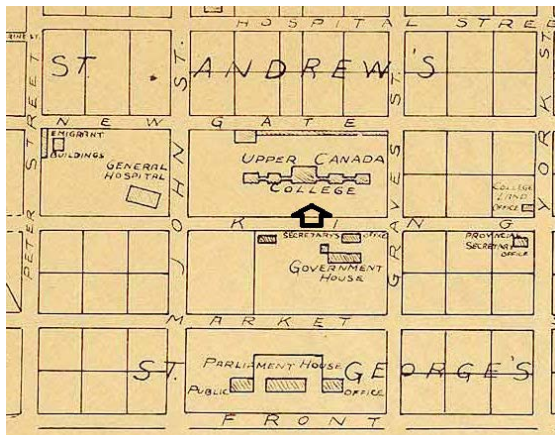
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- "William Rufus Gregg," entry in *The Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1600>

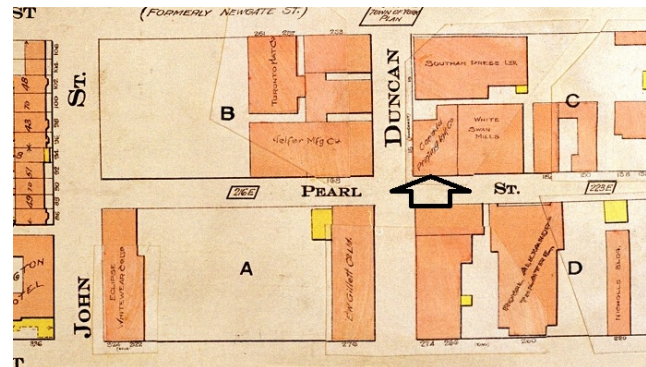
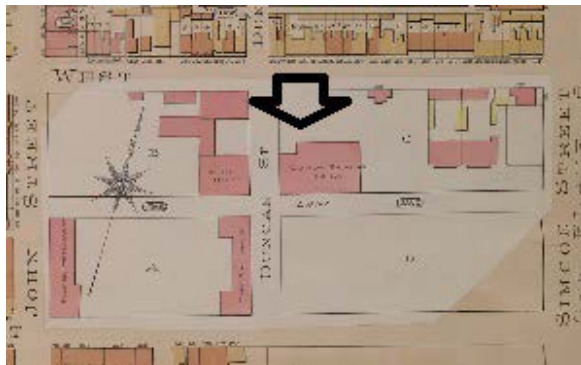
- 6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 15 Duncan Street: showing the property on the northeast corner of Pearl Street (City of Toronto Property Data Map).

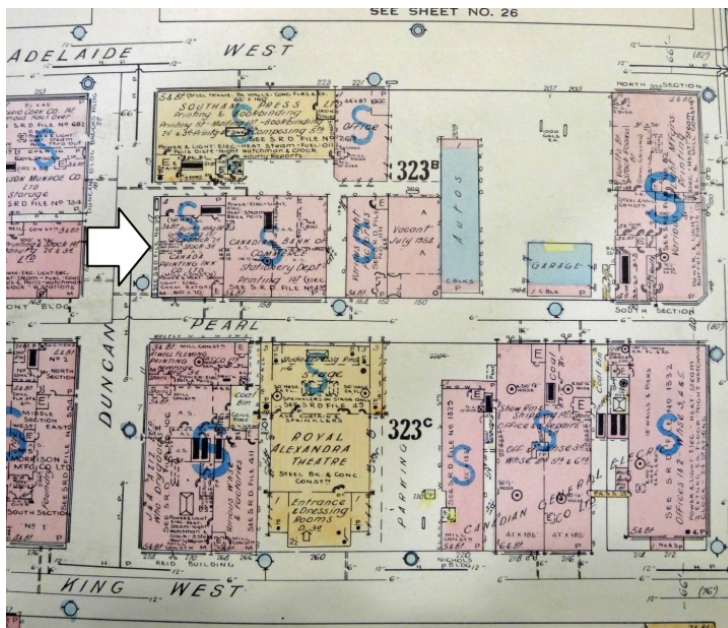


2a. Map, Bonnycastle and Tazewell, 1834; 2b. Plan 223E, Block C, 1902



2c. Goad's Atlas, revised to 1903;

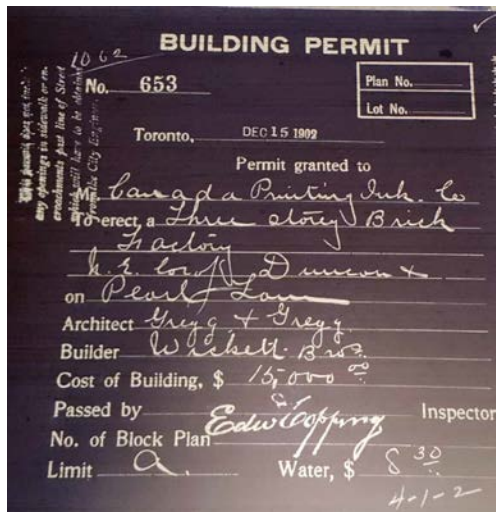
2d. Goad's Atlas, Volume 1, revised to 1912



2e. Underwriters' Survey Bureau Atlas, May 1965

2. Archival Images: maps and Goad's Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>; Underwriters' Survey Bureau Atlas, Toronto Reference Library; Plan, Ontario Land Registry Office, Toronto

Alterations to Heritage Properties, Intention to Designate and HEA - 15 Duncan & 158 Pearl Streets



3a. Building Permit #653, 1902; 3b. Illustration, "Canada Ink" magazine, undated



3c. archival photograph, Canada Printing Ink Company Building, undated



3d. and 3e. archival photographs, 15 Duncan Street, 1973

3. Archival Images: Building Permit and 1973 photographs (Fonds 1243, File 79), City of Toronto Archives; illustration and undated photograph, 100 Years: The Story of Canada Printing Ink, unpagued.



4a. principal (west) elevation on Duncan Street



4b. south elevation on Pearl Street

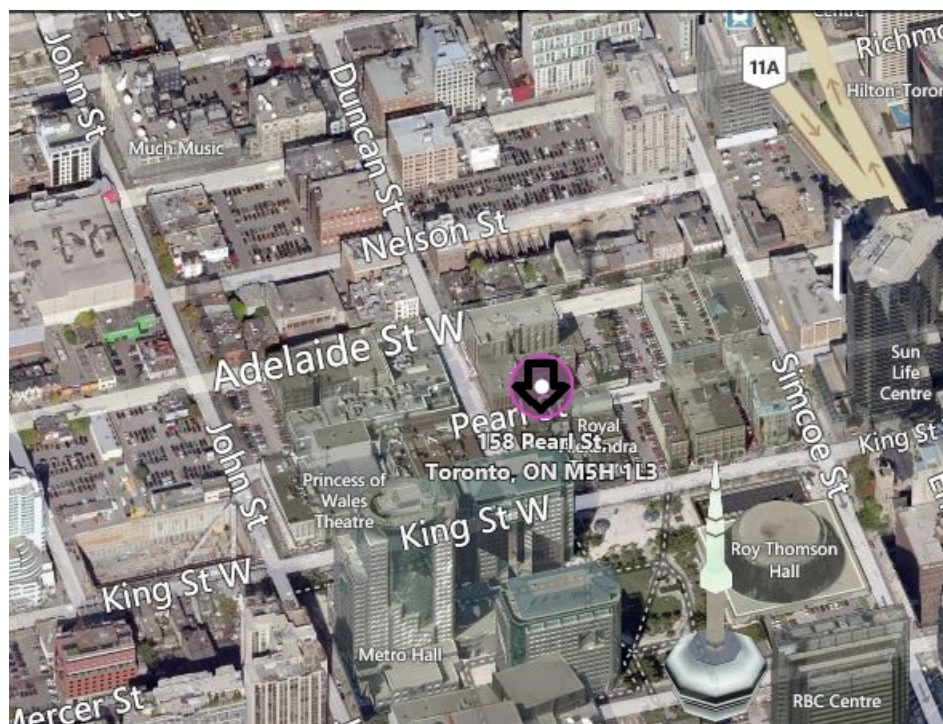


4c. contextual view west along the north side of Pearl Street to Duncan Street

4. Current Photographs, 15 Duncan Street: Heritage Preservation Services, 2018.

Alterations to Heritage Properties, Intention to Designate and HEA - 15 Duncan & 158 Pearl Streets

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WHITE SWAN MILLS BUILDING
158 PEARL STREET

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2018

1. DESCRIPTION



Cover: aerial photograph of the property at 158 Pearl Street (marked by the arrow) on the north side of the street, east of Duncan Street (www.bing.com/maps);
 Above: current photograph showing the principal (south) and east (side) elevations (Heritage Preservation Services, December 2018)

158 Pearl Street: White Swan Mills Building	
ADDRESS	158 Pearl Street (north side, east of Duncan Street)
WARD	Ward 10 (Spadina-Fort York)
LEGAL DESCRIPTION	Plan 223E, part Block C
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	White Swan Mills Building
CONSTRUCTION DATE	1903
ORIGINAL OWNER	Robert Greig Company Limited
ORIGINAL USE	Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Gregg and Gregg, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 158 Pearl Street and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1829-91	The subject property is part of the Upper Canada College (UCC) campus on King Street West ⁷ (Images 2a and 2b)
1901 Jan	The City Directory indicates that the White Swan Baking Powder Company, managed by Frank B. Allan, is located at "Old Upper Canada College" ⁸ (Image 2c)
1902 Apr	The trustees of the University of Toronto (owners of the UCC lands) subdivide the former campus under Plan 223E (Image 2d)
1903 May	Allan receives building permit #1197 for a three-storey factory on the north side of Pearl Street near Duncan Street, which names Gregg and Gregg as the architects (Image 3a)
1903 Oct	Following his receipt of the building permit, Allan purchases land in Block C of Plan 223E from the U of T trustees
1903 Nov	Allan sells his property and business to the Robert Greig Company Limited, Montreal grocers
1903	The subject building is illustrated on the update to Goad's Atlas, which mislabels the site as part of the neighbouring Canada Printing Ink Building (1903) at present-day 15 Duncan Street ⁹ (Image 2e)
1904 July-Dec	Greig's building is illustrated in <i>The Canadian Grocer</i> magazine, which locates it "on the UCC grounds" (Image 3b)
1905 Jan	According to the City Directory, the subject property is occupied by Greig's company, White Swan Mills, and another food company
1905 Feb	Greig acquires additional land on Pearl Street
1905 Aug	In the tax assessment rolls, Greig's building is valued at \$17,000
1906 Mar	Greig's company mortgages the subject property for \$30,000 and, according to <i>The Canadian Grocer</i> , "has taken over the whole of the premises in which their present mills are situated" with plans to alter the plant and double its capacity
1908 Nov	Greig transfers the property to the White Swan Company (Spices and Cereals) Limited
1912	On the update to Goad's Atlas, Volume 1, the subject building is labelled "White Swan Mills" (Image 2f)

7 As shown in Image 2b, the original college campus included a central building flanked by "masters' houses" (including one reserved for the principal) that were built in 1829-31 and remodelled in the late 19th century with the addition of mansard roofs

8 By 1903, this site is described as "southwest Duncan and Adelaide" and shown in an archival photograph (ca. 1911) taken from Adelaide Street West (Image 2d)

9 Archival records indicate that the adjoining buildings were both completed in 1903 according to the designs of the same architects

Ca. 1920	An undated archival photograph shows the subject building (Image 3c)
1928 Mar	White Swan sells the property to the Robert Little Company, which conveys it to the Canadian Bank of Commerce two years later
1930-61	The Canadian Bank of Commerce's Stationery Department is located at 158 Pearl Street and illustrated on updates to the Underwriters' Survey Bureau atlases during this period (including Image 3d)
1960s	The Dominion Hosiery Company occupies the subject property, which is shown in archival photographs in 1973 (Images 3e and 3f)
1980-84	The property at 158 Pearl Street is remodelled, with the addition of the northeast wing ¹⁰ (Image 4e)
2016 June	The property at 158 Pearl Street is included on the City of Toronto's Heritage Register
2017 June	158 Pearl Street is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan [Draft]
2017 Oct	The King-Spadina Heritage Conservation District (HCD) is designated under Part V of the Ontario Heritage Act ¹¹

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The property at 158 Pearl Street is in the King-Spadina neighbourhood, which is named for the major intersection of King Street West and Spadina Avenue. Following the founding in the late 18th century of York (Toronto), the expansive area west of the town site was set aside for the Military Reserve where (Old) Fort York guarded the entrance to the harbour. With the rapid growth of the community, by 1797 York was extended westward to the edge of the Reserve as “New Town” where major institutional buildings included the original campus of Upper Canada College, the third Provincial Parliament Buildings and the first General Hospital. These landmarks were adjoined by residential buildings that ranged from impressive mansions near the waterfront to more modest detached, semi-detached and row houses along the side streets. The continuing demand for housing resulted in the subdivision and sale of part of the Military Reserve, an action that coincided with the incorporation of the City of Toronto in 1834.

Historical maps and atlases (including those in Section 6 below) trace the development of King-Spadina from the mid-19th century when the arrival of the first steam railways began the transformation of the neighbourhood from an institutional and residential enclave to Toronto’s manufacturing centre.¹² This process was accelerated after the Great Fire of 1904 destroyed the city’s original industrial district, leading to its relocation to the area adjoining the intersection of King Street West and Spadina Avenue.

10 According to an article in the *Toronto Star* (January 19, 1985, M3), walls from the Principal's House at Upper Canada College were uncovered and preserved in the new design

11 The proposed HCD is under appeal at the time of the writing of this report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE236.14>

12 Additional maps tracing the historical development of the area are found at

<http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

King-Spadina experienced a decline after World War II when many manufacturers relocated to Toronto's suburbs. In the 1960s, entrepreneur Edwin "Honest Ed" Mirvish's restoration of the Royal Alexandra Theatre and his conversion of neighbouring warehouses into restaurants began the rejuvenation of the community and the transformation of part of it as the city's Entertainment District. This was followed in the 1990s by the removal of the restrictive industrial zoning and the revitalization of King-Spadina as a popular mixed-use neighbourhood. With its surviving collection of late-19th century residential buildings and early-20th century industrial warehouses, in 2017 the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act.

158 Pearl Street

The subject property at 158 Pearl Street is located on land originally subdivided for Russell Square, the former Upper Canada College campus on King Street West. When the boys' school relocated to Deer Park in 1891, representatives of the University of Toronto (which formed the College's Board of Governors) originally rented out the premises to various businesses before registering a plan of subdivision in 1902. Part of Block C under Plan 223E was acquired in 1903 by Frank B. Allan, the year after he commissioned the subject building. However, prior to this date archival records indicate that Allan operated the White Swan Mills (flour manufacturers) in the "Old Upper Canada College Buildings." With the new factory in place, Allan transferred the property to the Robert Greig Company of Montreal, which continued to manage the White Swan Mills (later the White Swan Company (Spices and Cereals) Limited) as its subsidiary. In 1930, the Canadian Bank of Commerce acquired the property at 158 Pearl Street as the location of the bank's stationery department, occupying the premises for 30 years. At the end of the 20th century, the Dominion Hosiery Company was the tenant.

In 1982, the owners of the adjoining building at 15 Duncan Street (on the northeast corner of Pearl Street) acquired the White Swan Mills Building, remodelled it for office uses and added a complementary wing and courtyard to the northeast corner of the property (with the entrance address of 154 Pearl Street). In the early 21st century, the property at 158 Pearl Street housed the headquarters of the Registered Nurses Association of Ontario.

The property at 158 Pearl Street was listed on the City of Toronto's Heritage Register in 2016. With its location in the King-Spadina neighbourhood, it was studied as part of the potential Heritage Conservation District (HCD) for the area where, as a surviving example of an early-20th century industrial building, it was identified as a contributing heritage property. 158 Pearl Street was listed on the City of Toronto's Heritage Register in 2016 and, the following year, designated as part of the King-Spadina HCD under Part V of the Ontario Heritage Act.¹³

¹³ Designated by By-law 111-2017 as amended by By-law 1241-2017, in 2018 the King-Spadina HCD is under appeal to the Local Planning Appeals Tribunal (LPAT)

Architects Gregg and Gregg

The White Swan Mills Building was designed by William Rufus Gregg (1851-1930) and his younger brother, Alfred Holden Gregg (1868-1945) during the period between 1893 and 1905 when they worked in partnership. The elder Gregg began his career in the 1870s assisting Toronto architects Smith and Gemmel and afterward headed a solo practice apart from the period when he worked with his brother. A. H. Gregg began his career as his brother's assistant, prior to pursuing additional training in the United States. After their professional relationship ended, A. H. Gregg was associated with the notable Toronto practitioner, A. Frank Wickson until the latter's death in 1936. Gregg and Gregg's portfolio focused on institutional and residential buildings. The White Swan Mills Building was amongst the pair's few documented commercial projects, coinciding with the commissions for the adjoining Canada Printing Ink Building (19023 at 15 Duncan Street, the Telfer Paper Box Building (1902) at 14 Duncan Street (opposite), and the Eclipse Whitewear Building (1903) at 322 King Street West in the King-Spadina neighbourhood. The latter properties are recognized on the City's Heritage Register.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 158 Pearl Street are found in Sections 2 and 6 of this report. The property is designed in the Edwardian Classical style favoured for most architectural types in the early 20th century. Edwardian Classicism was a reaction to the elaborate edifices identified with the late Victorian era, and its classical organization and detailing is reflected in the design of the White Swan Mills Building.

The White Swan Mills Building features a rectangular-shaped plan extending three stories above a raised base with window openings and beneath a flat roofline with segmental-arched pediments at the ends (east and west) of the south elevation. The structure is clad with red brick and trimmed with brick, stone and wood. The principal (south) elevation is organized into seven bays by brick pilasters that extend to a stone band course and separate pairs of flat-headed window openings with stone lintels and sills. The main (south) elevation is found in the first (ground) floor of the westernmost bay where it features a round-arched surround (the entrance was relocated from the centre bay as seen in Image 4c).

Viewed from Pearl Street, the east side elevation continues the cladding, fenestration and detailing. The west elevation adjoins the neighbouring building at 15 Duncan Street. When completed, the rear (north) elevation was viewed from a laneway separating the subject property from the Southam Press Building at 19 Duncan Street (Image 4f). The complementary northeast wing identified as 154 Pearl Street was added in the 1980s.

iv. CONTEXT

Shown on the location map attached as Image 1, the property at 158 Pearl Street is located on the north side of the street, east of Duncan Street. It is adjoined on the west by the Canada Printing Ink Building (1903) and to the northwest by the Southam Press Building (1908) at 19 Duncan Street, which are also recognized on the City of Toronto's Heritage Register. Together, the subject properties and their neighbours form an

enclave of surviving late-19th century residential buildings in the King-Spadina neighbourhood, which are identified as contributing heritage properties in the King-Spadina Heritage Conservation District (HCD) Plan that was adopted by Toronto City Council in 2017.

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

The property at 158 Pearl Street has design value as a well-crafted example of an early 20th century factory in the King-Spadina neighbourhood, which was designed with features of Edwardian Classicism, the most popular style for most building types during this era. The design of the White Swan Mills Building is distinguished by its symmetry and the classical embellishments that are identified with the style, and particularly by the semi-arched pediments that mark either end of the principal (south) elevation.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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 White Swan Mills Building is also valued for its contributions to the development and evolution of the King-Spadina neighbourhood in the early 20th century when the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district after the Great Fire of 1904. The White Swan Mills Building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the campus for industrial uses.

The historical value of the property at 158 Pearl Street is also through its connection with the Toronto architectural firm of Gregg and Gregg, which designed the White Swan Mills Building prior to the dissolution of the partnership. While W. R. (William Rufus) Gregg and his younger brother, A. R. (Alfred Holden) Gregg led successful architectural practices alone and with other architects, during the period from 1893 to 1904 when they worked together the pair is credited with several factories in the King-Spadina

neighbourhood, including the Eclipse Whitewear Building at King Street West and John Street, the Canada Printing Ink Building at 15 Duncan Street on the northeast corner of Pearl Street, and the subject building.

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 value of the property at 158 Pearl Street is through its support for the historical character of the King-Spadina neighbourhood where it is part of an important collection of former factories and warehouses that changed the area from its origins as an institutional and residential district to Toronto's manufacturing centre after the Great Fire of 1904. The White Swan Mills Building is historically and visually linked to its setting where, with the adjoining Canada Print Ink Company Building (1903) at 15 Duncan Street and the Southam Press Building (1908) at 19 Duncan Street, it is part of the surviving trio of early 20th century industrial buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 158 Pearl Street has design, associative and contextual value. The White Swan Mills Building (1903) is a fine representative example of an industrial building that was designed in the Edwardian Classical style by the architectural partnership of Gregg and Gregg as part of the historical development of the King-Spadina neighbourhood when it became Toronto's new manufacturing centre after the Great Fire of 1904. Contextually, the White Swan Mills Building contributes to the character of the King-Spadina neighbourhood where it is historically and visually linked to its setting as part of an enclave of three adjoining industrial buildings that anchor the northeast corner of Duncan and Pearl streets.

5. SOURCES

Archival Sources:

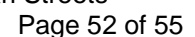
Abstract Index of Deeds, Plan 223E, Block C

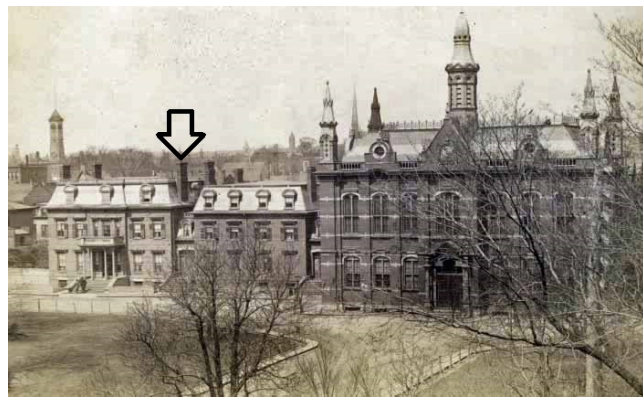
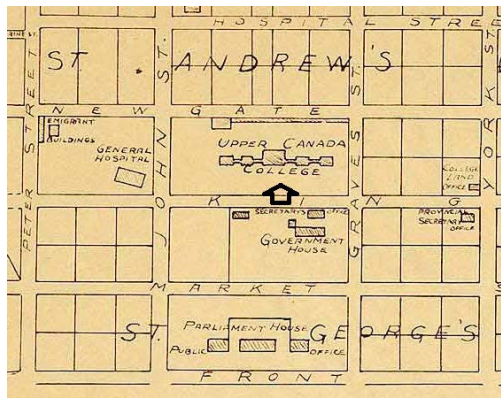
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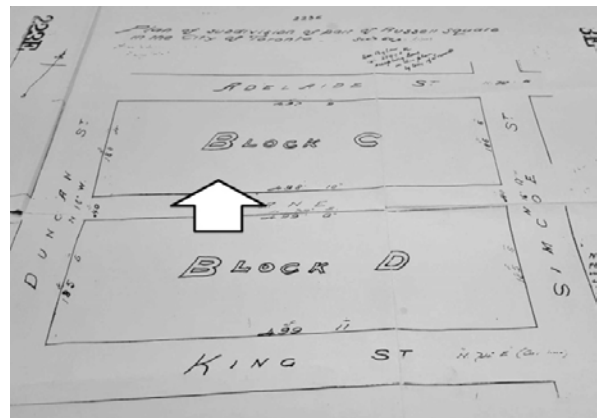
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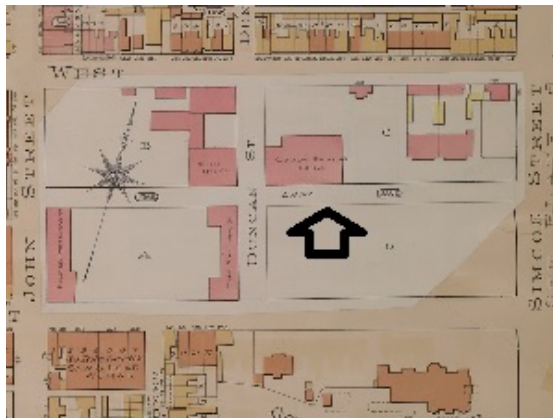
2a. Map, Bonnycastle and Tazewell, 1834;

2b. archival photograph, Upper Canada College, 1884

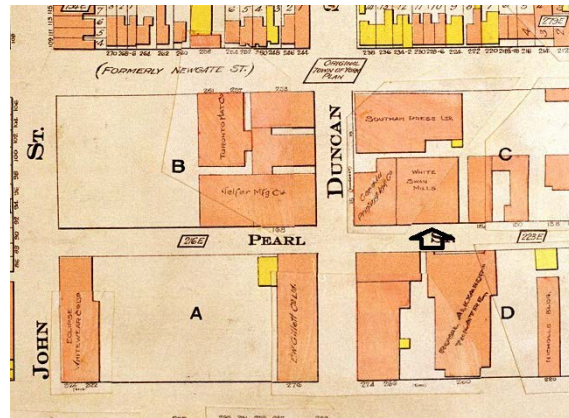


2c. archival photograph, Upper Canada College buildings, ca. 1911;

2d. Extract, Plan 223E, Block C

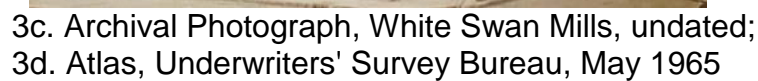


2e. Goad's Atlas, 1903;



2f. Goad's Atlas, Vol. 1, 1910 revised 1912

2. Archival Images, 158 Pearl Street: 1834 map and Goad's Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>; archival photograph, 1884, Toronto Public Library, Item 2343; archival photograph, ca. 1911, City of Toronto Archives, Fonds 1244, Item 3157; Plan 223E, Ontario Land Registry Office, Toronto.



3. Archival Images, 158 Pearl Street: Building permit and 1973 photographs (Fonds 1243, File 202), City of Toronto Archives; Illustration, *The Canadian Grocer*, July 1904; undated photograph, *100 Years: The Story of Canada Printing Ink*, unpagged; Atlas, Toronto Reference Library.



4a. view east from Duncan Street; 4b. view west along the north side of Pearl Street



4c. principal (south) elevation;

4d. east (side) elevation



4e. east wing (right);

4f. rear (north) elevation

4. Photographs, 158 Pearl Street: Heritage Preservation Services, 2016 (4f) and 2018