

Toronto Preservation Board

Meeting No. 32
Meeting Date Wednesday, March 23, 2022
Start Time 9:30 AM
Location Video Conference

Contact Ellen Devlin, Committee Administrator
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E-mail hertpb@toronto.ca
Chair Sandra Shaul

PB32.1	ACTION	Amended		Ward: 10
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778 King Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 778 King Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 778 King Street West (Reasons for Designation) attached as Attachment 3 to the report (March 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. City Council include the property at 778 King Street West on the City of Toronto's Heritage Register.

Decision Advice and Other Information

Tatum Taylor, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 778 King Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(March 1, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 23, 2022, the Toronto Preservation Board considered Item [PB32.1](#) and made recommendations to City Council.

Summary from the report (March 1, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 778 King Street West under Part IV, Section 29 of the Ontario Heritage Act.

The property at 778 King Street West comprises a two-storey brick building with stone trim, located on the north side of King Street West, just west of Tecumseth Street. It is a representative example of a mid-twentieth-century industrial headquarters, demonstrating the influence of the Streamlined Moderne style. Designed by Leo Hunt Stanford, the building was constructed in 1947 for the York Mending Wool Company. It was subsequently the location of Uniforms Registered, the notable Ydessa Hendeles Art Foundation gallery (1988-2012), and is currently a real estate office. The property reflects the redevelopment of King Street West for textile-related manufacturing during the first half of the twentieth century, as well as the area's later period of adaptive reuse and cultural regeneration.

Heritage Planning staff have determined that the property at 778 King Street West meets Ontario Regulation 9/06 – the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act – for its design/physical, historical/associative, and contextual values.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

In November 2021, the City received an application for a Zoning By-law Amendment to facilitate the redevelopment of the site for an 18-storey mixed-use building with a non-residential gross floor area of 714 square metres, and a residential gross floor area of 24,126 square metres. The building at 778 King Street West is proposed to be demolished as well as the adjacent existing buildings located at 780, 782, 786, and 788 King Street West.

The development application currently under review was deemed complete on January 14, 2022, following the new legislation coming into force. This Notice of Intention to Designate report must be considered by City Council before April 14, 2022.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA was not submitted for this application. Designation also

enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(March 1, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 778 King Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-222607.pdf>)

(March 21, 2022) Staff Presentation - 778 King Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-223024.pdf>)

Communications

(March 16, 2022) Letter from Adam Wynne (PB.Supp)

(March 21, 2022) Letter from Eileen P.K. Costello, Aird & Berlis LLP (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-146445.pdf>)

(March 22, 2022) E-mail from Bruce Parker (PB.Supp)

(March 22, 2022) E-mail from Lucy and Joacim Orton (PB.Supp)

(March 22, 2022) E-mail from Steve Tang (PB.Supp)

(March 22, 2022) E-mail from Kim Truong (PB.Supp)

(March 22, 2022) E-mail from Vanessa Thuan and Graeme Naidoo (PB.Supp)

(March 23, 2022) E-mail from Neera Dhir (PB.Supp)

Speakers

Adam Wynne

Matthew Helfand, Aird and Berlis LLP