

Heritage Impact Assessment

212-220 King Street West
Toronto, Ont.



For :
Dundeal 212 King LP
214 King Holdings Ltd
220 KSW LP

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1.0 INTRODUCTION TO DEVELOPMENT SITE

This Heritage Impact Assessment (HIA) is being prepared in accordance with City of Toronto Terms of Reference to comment on impacts of a new high rise mixed use development proposed on a consolidated site of 3 contiguous properties known as 212, 214 (218) and 220 King Street West. All three properties occupy lands that were once the south-east corner of a large property occupied by Upper Canada College.

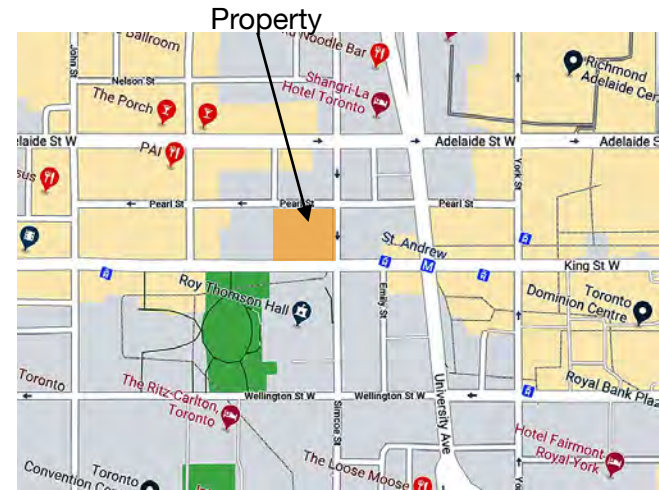
The site of the proposed development is located at the north-west corner of Simcoe and King Streets, north and opposite to Roy Thompson Hall. It is a site that borders the eastern end of the proposed King Spadina Heritage Conservation District (KSHCD) and is visually a gateway site to the proposed District heading west along King Street.

This site includes three existing heritage buildings designated under Part IV of the OHA.

212 King, the Union Building, is a designated property under Part IV of the OHA, and includes a significant heritage building designed in 1908 by Darling and Pearson for Canadian General Electric. The building design is of a very high quality in a light orange brown brick with buff highlights in terra cotta on a stone base. This building was a flagship for GE in a period when electricity was emerging as a significant new technology and was a mixed use office-industrial building. In 1980 it was renovated for office use only and a new floor was added to the building top which is expressed externally as a mansard roof in copper, now patinated green.

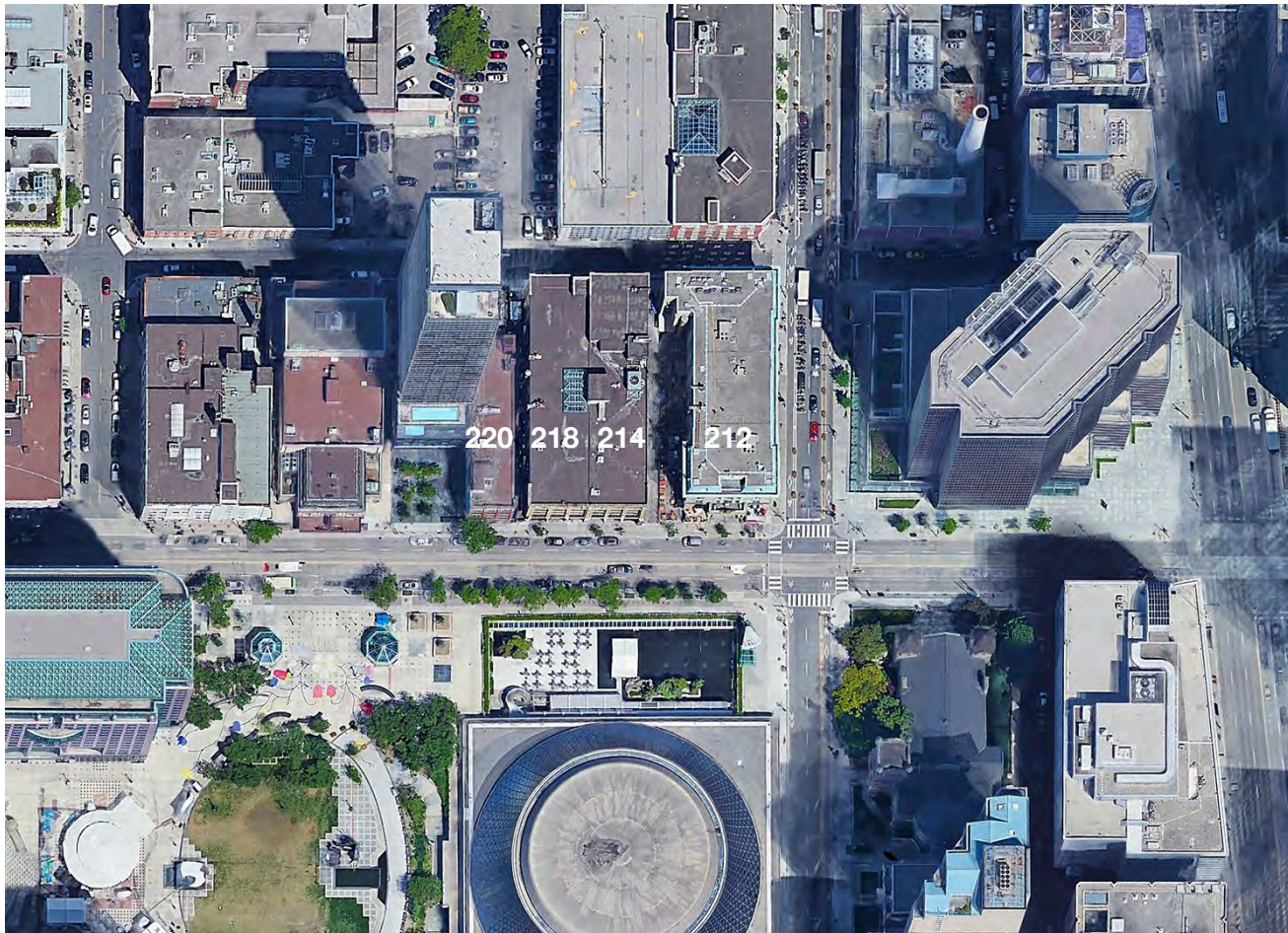
212 and 214 King St are separated at grade by a narrow private service lane. Below ground the basement of 212 King extends west to the foundation of 214 King.

214-218 King was also designed for General Electric and is a more typical warehouse-manufacturing building of the period. It was designed as additional manufacturing-warehousing space to serve GE's increasing requirement for space and had retail style display windows at the ground floor. This building was constructed in two phases, with the eastern part (214 King) constructed first in 1917, closely followed soon after, in the same design, by the western part (218 King) in 1919 as GE's requirements expanded. This double building was partially renovated in c 1985, part of a larger approved



1. Site location map, site indicated. Google

proposal for vertical additions, unexecuted. Completed renovations included altering the original street level windows to a stepped back frontage and the raising of the ground floor to allow an original lower crawl space to become functional as a new lower level resulting in a split level entrance arrangement within the step-back. 214-218 King is also designated Part IV of the OHA and is subject to a Heritage Easement Agreement with the City of Toronto.



2. Aerial view of site with subject properties noted. Google

214/218 King and 220 King are narrowly separated by a small gap between buildings.

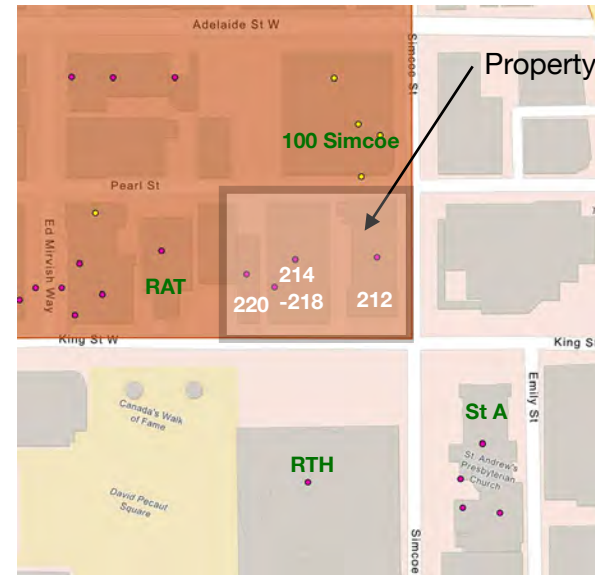
220 King, known as the Nicholl's Building was designed in 1910 shortly after 212 King by architects Denison and Stephenson for a subsidiary of General Electric. It is a smaller free standing building which occupies the southern 2/3 of its site, not extending all the way to Pearl St. in the north. It was designed as a light manufacturing building and has been renovated internally for office use. 220 King is also Designated Part IV of the OHA

The property to the west of 220 King was recently redeveloped with a tall building set back from King Street.

The property across Pearl St. to the north at 100 Simcoe St is currently subject to a development proposal for a replacement building and / or a tower addition.

There are no contiguously adjacent Heritage properties to this site. Adjacent but opposite are; 100 Simcoe St - 130 Pearl St a Listed building across Pearl Street to the north, St Andrews Presbyterian Church a Designated Part IV building diagonally across King Street and Roy Thompson Hall a Designated Part IV building directly across King Street. A short distance west is the Royal Alexandra Theatre, a Designated Part IV building.

The King Spadina area has been subject to a Conservation District Study initiated in 2012 and accepted by the City in 2015. This study recommended the area become a Conservation District and that a Conservation District Plan be prepared. A draft of this plan was issued in October 2016 for community comments. The final plan was accepted by the City in 2017 and adopted in Bylaw 1111-2017. The KSHCD Plan is has been appealed by multiple parties including the owners of this



3. Map of local Heritage Properties. Red dot = Designated, Yellow dot = Listed, Orange area = King Spadina HCD. City Toronto

development site to the Local Planning Appeal Tribunal (LPAT) and is not yet in full force.

On October 29 2019, City of Toronto Council instructed the City Solicitor to provide a revised version of the KS HCD Plan to the LPAT for approval by LPAT. It is my understanding that the City may propose additional revisions to the KS HCD. None the less this HIA considers the objectives of the KSHCD Plan, which is under consideration by the City of Toronto and likely to be modified, in its assessment of the proposed development.

Designs for a proposed new re-development of the property were prepared by Adamson Associates of Toronto in collaboration with SHoP Architects of New York in May of 2021 and were subject of an earlier version of this HIA.

Subsequently, after negotiations with the City, a new set of rezoning drawings was prepared by Adamson Associates illustrating revisions to the previous proposal, dated 04 January 2023. Comments in this report have been updated relative to the current modified proposal .

As the development site is Designated under Part IV of the OHA , in accordance with the PPS 2020 which came into force May 1, 2020, and the City of Toronto Official Plan this Heritage Impact Assessment will assess the potential impacts to the heritage attributes on the development site by the current proposed development.

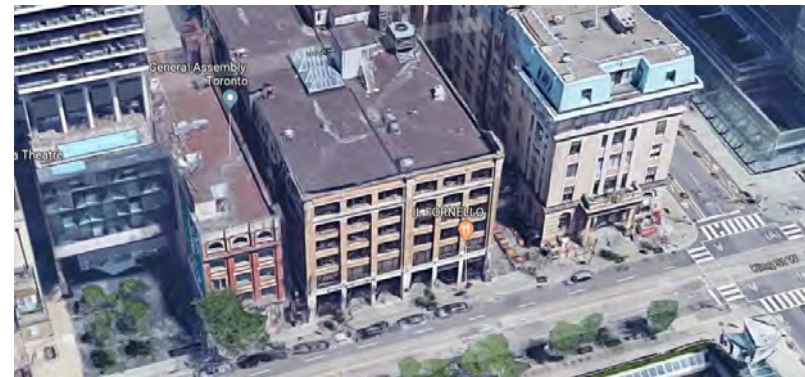
2.0 BACKGROUND RESEARCH AND ANALYSIS

The site of the proposed development includes 212, 214 (218) and 220 King Street West, three buildings that were constructed by the Canadian General Electric Company Limited starting in 1908 with construction of the Union Building at the corner of King Street West and Simcoe Streets. The Nicholls Building at 220 King Street West was completed next in 1910. In 1917 and 1919, 214 King Street West was completed in two sections beginning with the eastern section.

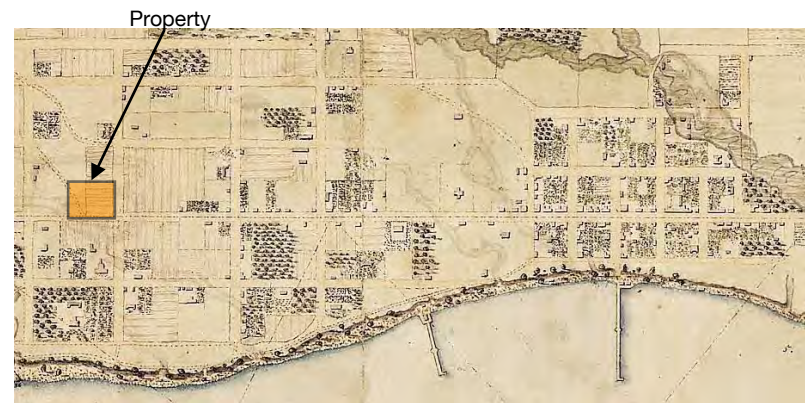
2.1 Context and Setting

John Graves Simcoe, the first Lieutenant-Governor of Upper Canada, proposed the formation of a military road to be used as a strategic route in the event of an American invasion of Upper Canada. In 1793, when war broke out between England and France, Simcoe strategically transferred the capital of Upper Canada from Newark (Niagara-on-the-Lake) to York (Toronto). Major roads were mapped out for both defence and development. On September 25, 1793, Simcoe accompanied by some soldiers and aboriginal guides followed the Carrying Place Trail portage route from Lake Ontario to Lake Simcoe following the Humber and Holland Rivers. Simcoe established the military road running straight from York to Holland Landing, and named the road Yonge Street, after Sir George Yonge, Secretary of War in the British Cabinet and a family friend. The Toronto area was surveyed in 1793 by surveyors Alexander Aitkin and Augustus Jones.

Yonge Street was laid out with a north-south orientation defining the east and west areas of the Town of York. The town was laid out along the waterfront to Lot Street which was later renamed Queen Street. From Lot Street to Bloor Street there were thirty-two narrow park lots of 100 acres with a north-south orientation.



4. Aerial view of site showing the 3 subject properties.
Google

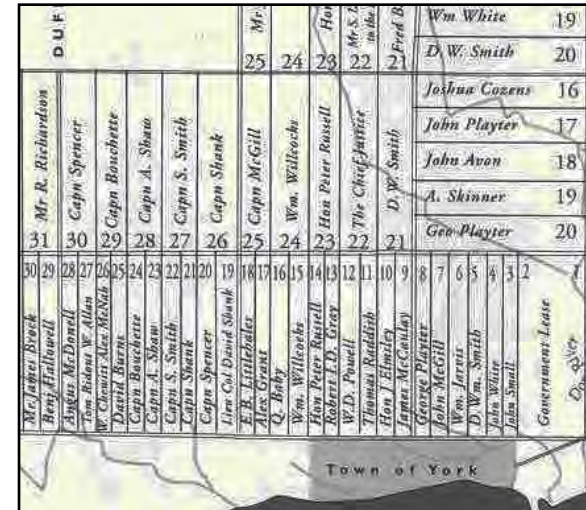


5. Detail from Lieutenant Philpott's Plan of York 1818. This Plan shows the original ten blocks of the York settlement and expansion to the west. The site of this proposal is indicated.

The distinctive north-south grid design was the result of John Graves Simcoe's original plan to compensate senior provincial officials with gifts of 100 acre "park lots" that would be suitable for English style country estates. These 100-acre park lots had a narrow frontage of 660 feet and extended from Lot Street in the south. The lots were 6,600 feet deep extending to Bloor Street in the north providing a view and access to the town and harbour. North of Bloor Street was the rural second concession of York Township with farm lots that were 200 acres also laid out in a north-south pattern.

Simcoe also oversaw the construction of Fort York to protect the harbour on the western perimeter and laid out a town site on the eastern perimeter. The Town of York was named after Frederick Augustus, the Duke of York, and the second son of George III. The original Town of York was ten blocks initially bounded by George, Adelaide, Berkeley and Front Streets and grew rapidly. Parliament Street was the western boundary of the Government Reserve also referred to as Government Park which was laid out between Carlton Street in the north, the Don River to the east and the lake was the southern boundary.

During the War of 1812, the Americans invaded York. In 1813, they burned down the first Parliament Buildings that had been built in 1796 on the south side of Front Street at Parliament Street. The site was later occupied by a court house and jail. The surrounding area was developed with industries, residential neighbourhoods and institutional buildings. By the late 1820s, the city's commercial centre had moved westward. Simcoe had reserved six acres on King Street, north of Front Street, for public buildings that would define the civic core and establish this significant area. In the decade before the Town of York was incorporated as Toronto, several important public buildings were constructed on King Street West including; Upper Canada College (1829-1831, demolished 1900) located at King Street West on the north side between Simcoe and John Street (the Royal Alexandra Theatre is now on part of the site); the third Parliament Buildings (1829-32, demolished 1900) located on the north side of Front Street between Simcoe and John Streets. Government House, the official residence of the Lieutenant Governor, an early building, stood on the southwest corner of King and Simcoe Streets (the present site of Roy Thompson Hall).



6. Map of park lot distribution north of the north boundary of York, Queen Street.

Wood predominated as an early building material. Brick was used for the important civic buildings such as the Parliament Buildings setting an important precedent and establishing brick construction as the style of the establishment. In the 1830s, when the streets were extended to the east, west and north, these new areas were planned as a distinguished, high quality residential district incorporating a British Georgian style town plan which often combined straight streets with squares, circles and crescents incorporating elegant terraces houses such as those that remain on Clarence Square. Many streets were made up of significant residential brick buildings intermixed with less substantial wooden buildings erected on the surrounding lots. King Street would not only be the location of major civic buildings but would define the commercial core as well.

In the 1790s, the original Town of York was established along the south bank of Taddle Creek. The area bounded by Jarvis, Queen, Sherbourne and Britain Streets was identified as the Meadow, and Taddle Creek met Moss Park Creek at this juncture. Taddle Creek flowed south-east crossing Front Street east of Parliament Street. The water of Taddle and Moss Park Creeks would be utilized by the early industries and by 1860, later buried east of Church Street.

2.2 King Spadina Area

As understood today, the King-Spadina neighbourhood is generally an area defined by Simcoe Street in the east, Front Street in the south, Bathurst Street in the west and Queen Street West to the north. Originally, the western part of this area was part of the military reserve land. In addition this area of the city was the location of the Provincial Legislature or Third Parliament Buildings (1829-32) and originally developed as a residential area in the early 19th century as the Town of York expanded to the west.

In 1829, Upper Canada College, a private boy's school established a campus in the area. The campus extended north from King Street West to Adelaide Street between John Street in the west and Simcoe Street in the east, an area referred to as Russell Square. By the 1850s, as the railway intersected the King-Spadina area of Toronto, the character of the area changed from residential to more industrial and much of the early residential housing stock was removed. King Street became the primary commercial artery with Spadina Avenue one of the main crossroads.



7. Upper Canada College in 1884, Toronto Public Library Collection. The original college campus included a significant central building with smaller “master houses” for the teachers and principal built in 1829-31 but remodelled with mansard roofs in the Second Empire style later in the century. TPL

Upper Canada College remained in Russell Square until 1891, when it moved to its present location on Lonsdale Road. After the school's departure, the campus properties were rented out to various businesses but eventually all of the buildings were demolished except for part of a boarding house at the corner of Adelaide and Duncan Street. The building was constructed in 1830 and converted into a warehouse and then later altered. Additionally, walls from the former Upper Canada College buildings were retained in a factory complex on Pearl Street and discovered when the property was remodelled in the early 1980s¹.

After the school moved, the University of Toronto who formed the Board of Governors for Upper Canada College, oversaw the sale of the campus property. In April 1902, Plan of subdivision 223E was registered and defined by large lots suitable for commercial or industrial use. With the subdivision of the campus land, Duncan Street now extended to King Street in the south and to Queen Street in the north.

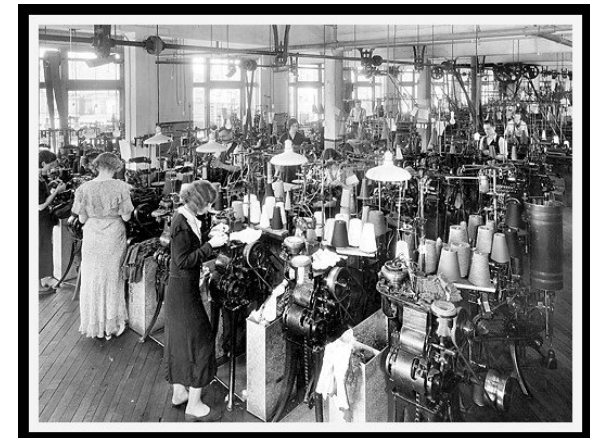
By the early twentieth century the area had been converted to an industrial district with a manufacturing base that became a core industrial centre after World War I. The Great Fire of 1904 contributed to the relocation of the wholesale manufacturing district located at Bay Street to the King-Spadina area. Rebuilding could begin immediately after the fire with no delays as the former wholesale business district was cleaned up after the fire.

As a result of the fire, the City of Toronto's architect, Robert McCallum made a number of recommendations to prevent a similar loss. He suggested that the city cap building height to seven storeys maximum. Additionally, he suggested that stairwells and elevator shafts be contained to prevent the spread of fire. Many of the buildings in the wholesale business district had stone or brick outer facings but many of the interior features such as stairs and elevator shafts were still constructed of wood. New buildings codes were introduced to

¹ Toronto Star, January 19, 1985, page M3



8. Plaque mounted on 212 King ST, East wall. This building sits on the SE corner of the former school grounds.



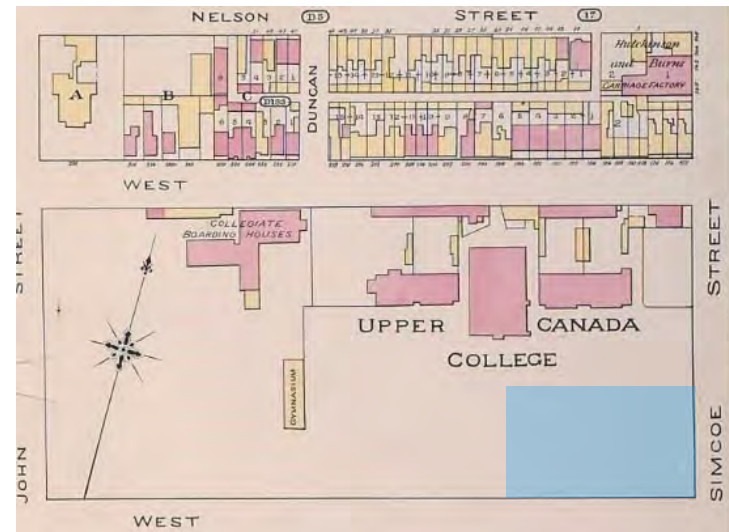
9. Image of King Spadina factory making socks.

make sprinkler systems mandatory in all buildings with a height of over three storeys. In 1906, high pressure water pumps were introduced to the city's infrastructure

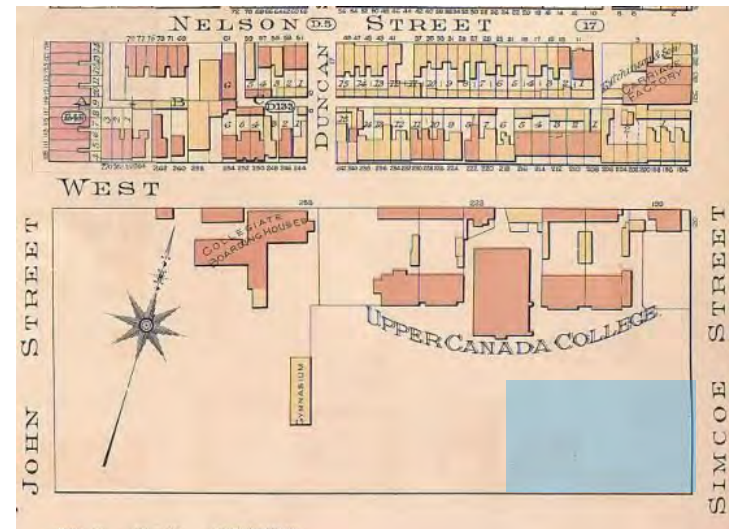
The King-Spadina area became the new location for the garment industry. With increased immigration in the early twentieth century, the area attracted a growing immigrant population that worked in the industries. While the garment industry dominated the manufacturing district, printing and publishing businesses were also important to the area. The King and Spadina area has been identified by the City of Toronto as an area that has the largest surviving collection of manufacturing and warehouse buildings in Canada.

The King-Spadina area remained an active industrial area until the 1950s. Land was abundant in the suburbs, the taxes were lower and new highways provided alternate shipping routes. As transportation routes changed, there was less of a reliance on the railway for shipping. The trucking industry began to dominate the shipping of goods so many industries moved from the King- Spadina core to the suburbs. Many of the former industrial buildings were vacant or under utilized.

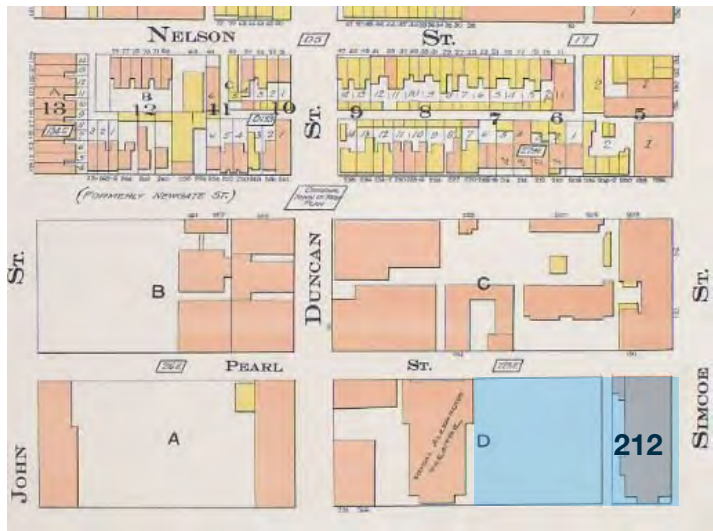
The city changed the restrictive zoning in this former manufacturing area in the 1990s to a Regeneration Area, to allow for conversions to commercial and residential projects in an effort to revitalize the area. The area also underwent a revitalization on King Street West near the Royal Alexandra Theatre when the theatre was purchased by Ed Mirvish (1914-2007) in the 1960s for refurbishment and adjoining warehouses were converted to restaurants. Additional performance venues were opened in 1982 (Roy Thomson Hall) and the Princess of Wales Theatre in 1993.



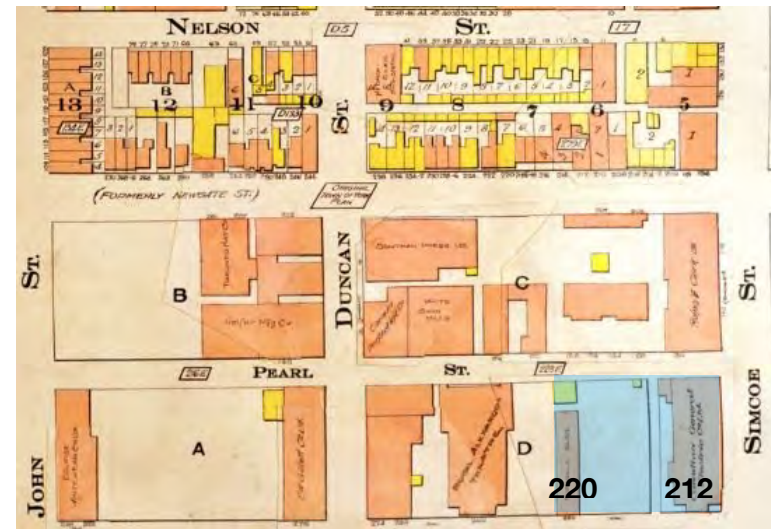
10. Goad's Atlas 1884, site indicated



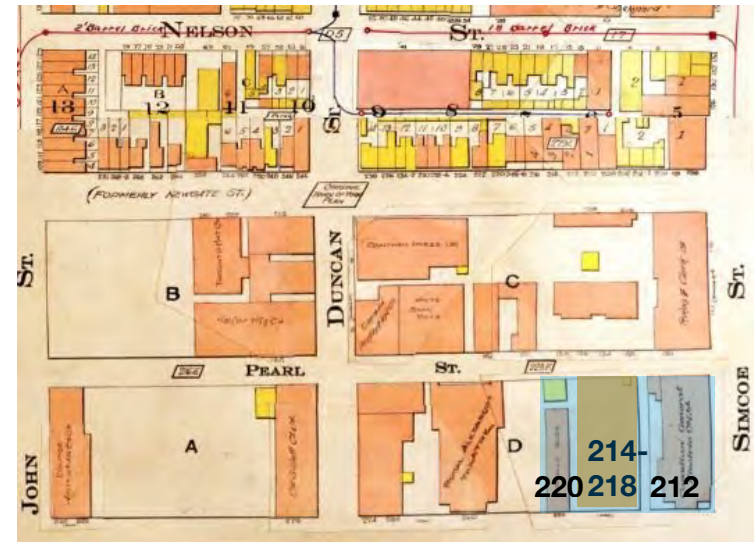
11. Goad's Atlas 1899, site indicated



12. Goad's Atlas 1910, includes the CGE building (212) constructed in 1908, and other warehouses after the relocation of UCC in 1891 and the subsequent sale and subdivision of the lands (1902) and after the fire of 1904 prompted a rapid reconstruction of factories and warehouses through out the King Spadina area.



13. Goad's Atlas 1913, now includes the Nichol's building (220) 1910



14. Goad's Atlas 1924 now indicates the construction of additional CGE building 214 (1917) and 218 (1919) King W

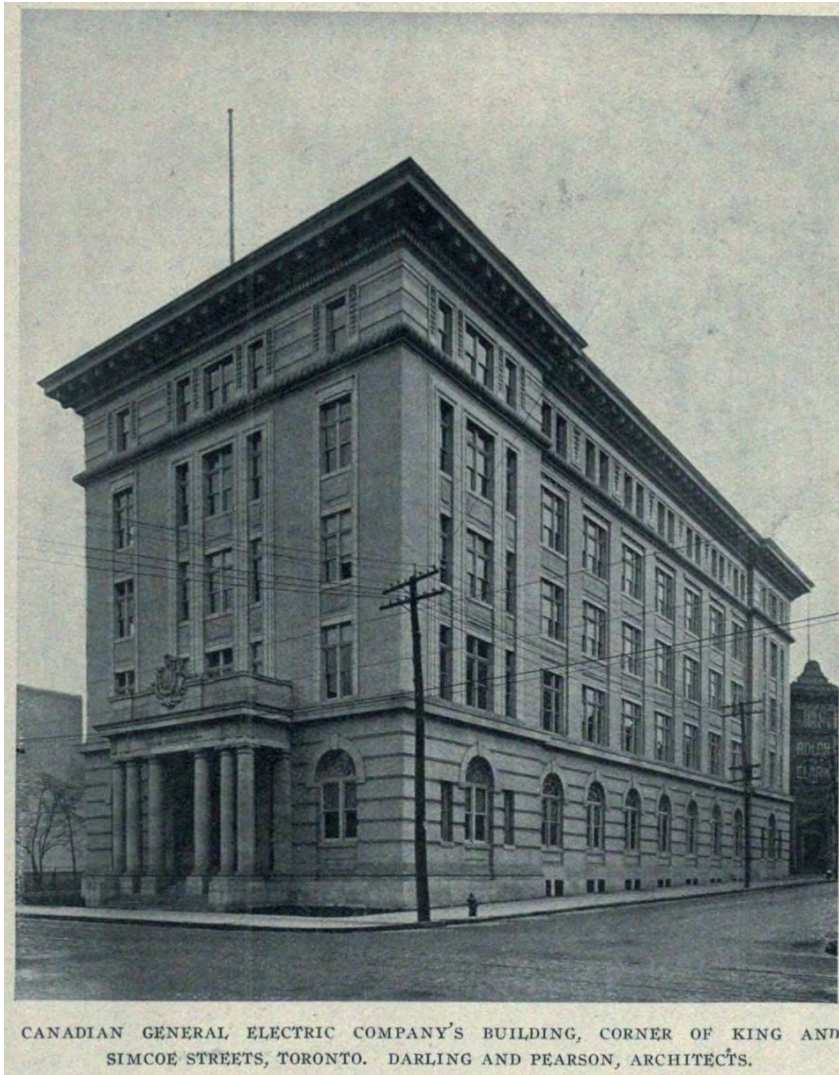
2.3 212 KING STREET WEST, The Union Building, 1908

212 King Street West located on the northwest corner of King Street West and Simcoe Street, is also called the Union Building. It was designed by the noteworthy firm of Darling and Pearson and was constructed in 1908. The six-storey building was an office and warehouse constructed for the Canadian General Electric Company on the site of the former lands of Upper Canada College. The school was located south of Adelaide Street and north of King Street West between John Street in the west and Simcoe Street in the east. A plaque has been placed on the eastern façade of the Union Building indicating the site was the former location of Upper Canada College from 1829 to 1891.

The Canadian General Electric Company acquired the lot on the south- east portion of the former campus of Upper Canada College on April 29, 1902. The Union Building was originally occupied by both Canadian General Electric Co. Limited and the Canada Foundry Company, a subsidiary of Canadian General Electric that produced structural steel products.

At the time of construction of the Union Building in 1908, the official residence of the Lieutenant Governor of Ontario was located on a site on the south side of King Street West. This residence was the third Government House. Designed by Gundry and Langley in 1868, the residence was completed in 1870 in the Second Empire style. The red brick house featured a tower and dormer windows providing a lake view with the main entrance on Simcoe Street. As the area developed into a more industrial area intersected by the railway, the official residence was sold to Canadian Pacific Railway in 1912 and demolished in 1915.

Alterations made to 212 King Street West in 1980 included the addition of a seventh floor and a copper clad mansard roof. 212 King Street West was originally included in the City of Toronto Inventory of Heritage Properties in 1973. The building was designated under Part IV of the Ontario Heritage Act on September 22, 2011.



CANADIAN GENERAL ELECTRIC COMPANY'S BUILDING, CORNER OF KING AND SIMCOE STREETS, TORONTO. DARLING AND PEARSON, ARCHITECTS.

15. Newspaper image of the new CGE building at King and Simcoe c 1908



16. Similar image of 212 King W today. PGA



17. View of Government House in 1908 with the Union Building in the right background. Library and Archives Canada, Item 25593.

2.3.1 Canadian General Electric

CGE was formed in the late 19th century when two companies, the Edison Electric Light Company of Canada and Thomson-Houston Electric Light Company of Canada incorporated in 1882. The Edison Company was installing lighting and power for industry and developing central stations to light cities and towns. Frederic Thomas Nicholls assumed the role of General Manager of the Canadian General Electric Company in 1892 when consolidating the Canadian business of Edison General Electric, Edison Electric Light, Thomson-Houston International Electric, and Toronto Construction and Electric Supply.

A large manufacturing facility was established in Peterborough, Ontario that produced generators, transformers, motors, wire and cable and lamps that employed 500. Further expansion occurred when additional operations were acquired including the Sunbeam Lamp Company of Toronto in 1911, Montreal Lamp in 1912, and Canadian Edison Appliance was established in 1922.

The Canada Foundry Company was sold in 1903 to W.R. Brock and Frederic Nicholls and a new plant was built for the Canada Foundry in the Toronto Junction at the corner of Davenport Road and Lansdowne. The factory complex consisted

of warehouses, an office building and a powerhouse. Canada Foundry Company manufactured steel and cast iron products, including railway tracks, fire hydrants, bridge components, fences, grilles and staircases.

2.3.2 Architects, Darling and Pearson

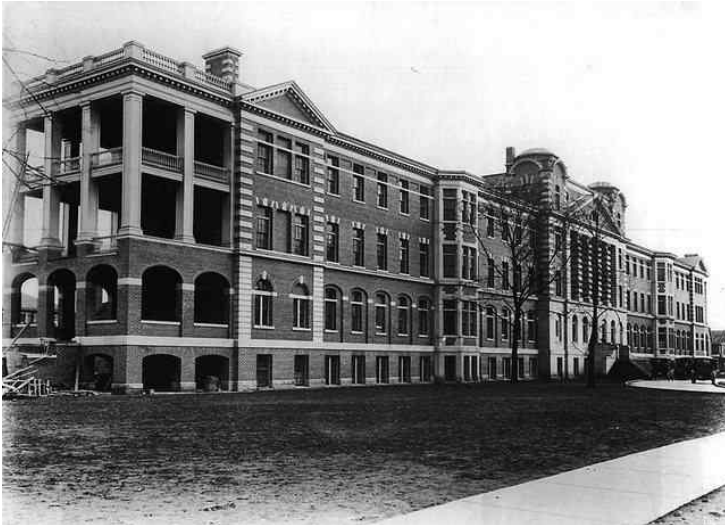
Darling and Pearson was an architectural firm established in Toronto in 1895 and in partnership until 1937. The firm designed many character-defining buildings not only in Toronto but in other major centres across Canada in the early 20th century. Originally Frank Darling (1850 – 1923) and John A. Pearson (1867-1940) formed a partnership with architects, S. George Curry and Henry Sproatt in 1892. From 1893 to 1896, Darling, Sproatt and Pearson were in partnership. By 1897, Darling and Pearson established a firm together.

Pearson was born in Chesterfield, England in 1867. In 1888, he left England immigrating to New York City then to Toronto. Darling was born in Ontario and apprenticed with architect, Henry Langley (1836-1907). In the early 1870s, he went to England and trained with British architects George Edmund Street (1824-1881) and Sir Arthur Blomfield (1829- 1899).

A significant early commission was the Canadian Bank of Commerce designed in 1898. The firm went on to design numerous bank branches in major cities across Canada. Some other significant early designs included Convocation Hall at the University of Toronto in 1906, the significant former Canadian Bank of Commerce completed in 1905 at 197 – 199 Yonge Street, the Old Canadian Bank of Commerce Building in Montreal from 1906-09, the University of Toronto Sanford Fleming Building at 10 King's College Road in 1907 and the south wing of the Sigmund Samuel Building, at 7 King's College Circle, in 1912.

Later landmark projects included the Toronto General Hospital, College Wing opened on June 18, 1913. At the time of construction, it became the largest private hospital with a construction cost of \$3,500,000. Darling and Pearson also designed 1 King Street West for the Dominion Bank of Canada, and the Royal Ontario Museum in 1914. In 1916, Darling and Pearson designed the Canadian Pacific Railway's North Toronto Station in the beaux arts style which included a forty-two metre clock tower.

Frank Darling died in 1923 at age 73. He has often been referred to as one of the best architects in the British Empire and was the first Canadian to be awarded the gold medal by the Royal Institute of British Architects.



18. (top left) Toronto General Hospital under construction c 1912. Toronto Archives.

19. (top right) Royal Ontario Museum 1914. Toronto Archives

20. (bottom left) One King St. West, Dominion Bank, postcard

21. (bottom right) North Toronto Station CPR 1916, Toronto Archives



2.3.4 Architectural Style

The Union Building was designed in high Edwardian Classical Style and includes multiple details of this style. It is one of Toronto's finest examples.

The building sits on a 1 storey heavy, articulated, stone base with expressed coursing. The base has large round arched windows. The base is separated from the middle building by a small projecting string course.

The elevated front entrance is enclosed by a classical grand entrance portico, with stairs flowing between doric column bases which rise to support a significant roof with classical entablature. The portico cornice further supports a raised parapet which includes over the entrance door a large crest.

The middle building is vertically oriented but without pilasters. The vertical orientation is established by projecting moulded terracotta framing which groups and further subdivides the windows of the 2nd-4th floors into panels with brick spandrel panels between the vertical terra cotta framing.

The top 5th floor is designed as a large entablature to the building with the principal wall as a frieze accented by horizontal bands between windows and surmounted by a monumental projecting cornice which includes pressed metal designs and other classical terracotta details such as an egg and dart motif and dentils.

As noted, the building incorporates terra cotta finishes and is one of a few buildings in Toronto that have survived that have incorporated terra cotta, a popular faux stone material, popular at the turn-of -the-century.

The design detailing of this building extends on the west side 1 large bay to the north at which point the wall is reduced to a simple functional brick wall with a grid of windows looking toward the lane.

The classical detailing of the building extends along all of the east side on Simcoe St. and wraps the NE corner to the north side. The balance of the north side is well designed and continues in this style but as a simpler, less detailed expression, west to the NW corner of the building along Pearl St.

Darling and Pearson would later incorporate terra cotta in their design for the fifteen storey Canadian Pacific Building in 1913. At the time the Canadian Pacific Building was completed, it was the tallest building in Canada.

2.4 214 & 218 KING STREET WEST

In 1917, Canadian General Electric Company expanded their building stock on King Street West by constructing an additional six-storey building between the Union Building in the east and the Nicholls Building in the west. The building was constructed in two sections with the eastern portion being completed in 1917. The western section was completed in 1919. The building was designed by the architects Burke, Horwood and White.



22. View of 214 King Street W when the eastern portion was completed after 1917 and before the western section was completed in 1919. Photo from Urban Toronto website.



23-24. Views of 214 King Street West, City of Toronto Archives Fonds 1488, Series 1230, Items 2485 and 2484.

25. Similar view of 214-218 today. PGA

Similar to the earlier office and warehouses that CGE had constructed on King Street West, the six-storey height was maintained for the building. The exterior features incorporated classical proportions and details. On the building's front façade, the wall was divided horizontally into three parts with a base, shaft and cornice following the parts of a classical column. There are generous window openings and pilasters supporting the cornice on both front and rear facades.

The property was listed on the City of Toronto Inventory of Heritage Properties in 1984, and a Heritage Easement Agreement was registered two years later. The property was designated on November 20, 2007 as a Part IV under the Ontario Heritage Act.

2.4.1 Architects, Burke, Horwood and White

Burke and Horwood was an architectural firm founded in 1894 by Edmund Burke (1850-1919) and J.C.B. Horwood (1864-1938) known as Burke and Horwood until 1909 when Murray White (1869-1935) joined the firm, and it was named Burke, Horwood and White. Burke was a partner in Langley and Burke from 1873 to 1892. Horwood had apprenticed with Langley and Burke and then worked in New York for several years. White also apprenticed at Langley and Burke and then worked in Chicago from 1892 to 1907.

The new partnership of Burke and Horwood were commissioned to rebuild the Robert Simpson store after it was destroyed by fire. Horwood had been exposed to new building techniques being implemented in New York and they designed a new fire-proof store in 1895. The firm became known for their commercial buildings and their specialized knowledge of new construction techniques and modern materials. Similar to the work of Darling and Pearson, Burke, Horwood and White included terra cotta cladding on the three main facades on the Wesley Building at 299 Queen Street West (City TV) in 1913-15.

2.4.2 Architectural Style

Similar to both 212 King and 220 King, 214-218 King is designed in an Edwardian Classical style. It is a simpler execution of the style than either of the other two buildings and yet includes all of the fundamental attributes of it; an expressed stone base, a simple middle building with vertically oriented pilasters (shaft) and a distinguished third floor (capital) surmounted by an entablature with modest projecting cornice. The facade is a simple rigorous grid with large windows “modern” for the time.

Turning the corner front facade detail only returns 1 bay after which the wall is a simple masonry wall with a grid of large windows.

On the north side the much of the detail of the front facade repeats on Pearl Street.

2.5 220 KING STREET WEST, Nicholls Building

220 King Street West was completed in 1910 designed by architects Denison and Stephenson, and is known as the Nicholls Building. The building is situated on a lot to the west of the Union Building. After the Canadian General Electric Company acquired a lot on the south-east portion of the former campus of Upper Canada College on King Street west of Simcoe Street in 1902, in December 1903, Frederic Nicholls, General Manager of Canadian General Electric, purchased an additional lot on the north side of King Street West to the west of Simcoe Street from the Trustees of the University of Toronto. From 1904 to 1910, Nicholls was recorded as the owner of the vacant lot in the city tax assessment rolls.



26. View of 220 King Street West, extract from a view of the Lieutenant Governor's residence in 1912. Library and Archives Canada



27. View of 220 King Street West, extract from a view 214-218 King W. Toronto Archives



28. Similar view today. PGA

In March 1910, Nicholls sold the property to Factory Products Limited, a subsidiary of Canadian General Electric that produced electrical supplies. In April 1910, Nicholls was issued a building permit #19584 for construction of a building described as a five storey brick warehouse numbered 218 King Street West. Architects, Denison and Stephenson were listed as architects on the permit and the construction cost was listed as \$34,000. By September 1910, an unfinished building was recorded in the tax assessments. Frederic Nicholls commissioned the warehouse for Factory Products Limited. Factory Products occupied the site until 1920 and then the property was transferred to the parent company.

2.5.1 Frederic Thomas Nicholls (1855-1921)

Frederic Thomas Nicholls held numerous significant roles throughout his varied career. He was a publisher, businessman, and finally a politician. He published a number of publications that catered to the manufacturing and industrial world from 1880 to the late nineteenth century.

Nicholls assumed the role of General Manager of the Canadian General Electric Company formed in 1892 to consolidate the Canadian business of Edison General Electric, Edison Electric Light, Thomson-Houston International Electric, and Toronto Construction and Electric Supply.

By the late 19th century, to meet the increasing demand for electricity, Nicholls formed a private syndicate with William Mackenzie, a railway promoter, and Sir Henry Pellatt, entrepreneur, to provide electrical power generated at Niagara Falls to Toronto. The group formed the Electrical Development Company of Ontario Limited and secured a franchise from the province for development. The syndicate commissioned the architect E. J. Lennox to design a generating station called the Toronto Power Generating Station in Niagara Falls that was able to send power to Toronto by 1906.

In January 1917, Nicholls was appointed to the Canadian Senate under the government of Sir Robert Laird Borden. He continued to manage Canadian General Electric Company until the spring of 1921 when he became chairman of the board of CGE until his death.

2.5.2 Architects, Dennison and Stephenson

The architectural firm of Denison and Stephenson included Arthur R. Denison (1857-1923) and George E. Stephenson who were in partnership from 1906 to 1919. Denison was the son of Col. Richard Denison, an English officer with the York Military District. The Denison's were actively involved in the early military and political affairs of Toronto having arrived in York in 1792. Their country villas included Dover Court, Rush Holme and Heydon Villa in the Dovercourt area.

Arthur Denison attended Upper Canada College at the King Street campus and began studying architecture in 1875. It has been suggested that Denison apprenticed with architects Stewart and Strickland and Joseph Connelly. Directory listings suggest he apprenticed in the office of Silas James & Company in 1877 to 1878. Over the course of the next twenty years he partnered with several architects including John Falloon (1878-79), Stewart & Denison (1880-1886), independently from 1883-1890, 1891-1893, and 1894-1906, Denison & King (1890-1891) and Denison & Fellows and finally Denison and Stephenson. Denison designed a number of warehouses while working independently in the early 20th century and later in partnership with Stephenson.

2.5.3 Architectural Style

This building was designed in the Edwardian Classical Style. The façade of the Nicholls building is divided into three sections, a base, a vertically oriented middle shaft and a third floor (Capital) above which is, or was, a large entablature and projecting cornice. The entablature and cornice are currently missing.

The building has generous windows including a four storey oriel window on the east elevation. The exterior finish combines textured and smooth stone on the base with red brick on the upper floors. The base has three bays divided by stone columns. The main entrance is inset on the western bay. In the west bay, above the ground floor, there are distinctive rounded bay windows. The door and window openings have segmental arches and stone sills. The upper storey has segmental arches, hood moulds and keystones. As noted above the detail as seen in the image of Government House is missing today with only a cement coated parapet exposed to view. When complete as designed the area from the 4th floor to the roof unusually, is an exaggerated entablature with substantial projecting cornice.

The detail described above returns along the sides only 1 bay, after which the walls are of plain mason with a grid of modest windows.

The north, rear, of the building is similarly plain with a simple grid of windows and is set back from Pearl St.

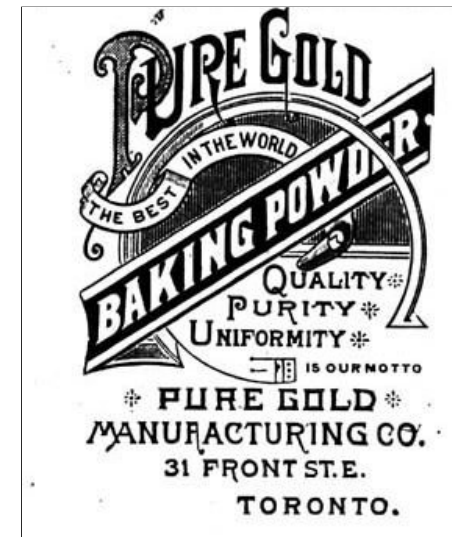
2.6 DEVELOPMENT OF DUNCAN STREET AND THE FORMER UPPER CANADA COLLEGE LANDS

Early development on the former Upper Canada College lands began on Duncan Street in 1901. The light manufacturing development on Duncan Street preceded construction of the Canadian General Electric office and warehouse buildings on King Street West in 1908. Many of the manufacturing buildings that were built on Duncan Street between King and Adelaide in the early 20th century after the subdivided lots began to be sold were designed by three architects: A.F. Wickson or Wickson & Gregg or Gregg & Gregg.

In October 1901, the University of Toronto sold the north-west corner lot at King and Duncan Streets to Thomas and Jane Sharp Greening and the site was developed for the Pure Gold Manufacturing Co. Architect Alexander Frank Wickson designed the Pure Gold Manufacturing Co. building². The building was one of the first buildings completed on the former Upper Canada College lands following the redevelopment of the college campus for industrial use. Pure Gold Manufacturing was established in Toronto in 1886. They were manufacturers and wholesale dealers who produced the Pure Gold brand of Baking Powder, Cream of Tartar, Mustard, Pure Spices, Flavouring Extracts and Coffees and later products included Pure Gold Catsup. They were originally located at 31 Front Street East.

Another early land transaction was the sale of land on the northeast corner of Pearl Street at Duncan Street extending to Adelaide Street purchased by James W. Corcoran, President of the Canada Printing Ink Company. The Canada Printing Ink Company was established in Toronto in 1880 and incorporated in 1897. The company produced inks for print media including newspapers and magazines and remained on Duncan Street for over half a century.

After completing the Telfer Manufacturing Building in 1902-03 on the southwest corner of Pearl and Duncan Street (14 Duncan Street), Gregg & Gregg designed a three storey factory building for Canada Printing Ink which incorporated features of the Edwardian Classical style, the most popular style for buildings during this period.³ The design includes a symmetrical facade with a series of rounded arches over the windows on the third floor on both the west and south elevations.



² Building permit #287, October 4, 1901

³ Building permit #653 dated December 15, 1902.



29. The Canada Printing Ink Company (1902-03). Photo from 100 Years: The Story of Canada Printing Ink pamphlet.

In a city directory of 1901, there is a listing for the White Swan Baking Powder Company being located in the “Old Upper Canada College” and managed by Frank B. Allan. At this time, some of the original Upper Canada College buildings were being used as warehouses. An earlier directory listing from 1898 suggested Lawson Milling which was a flour mill had been located in the campus buildings.

In May 1903, building permit #1197 was issued for a three storey factory for the north side of Pearl Street east of Duncan Street and Gregg & Gregg were named as architects. In October 1903, Frank B. Allan purchased Block C of Plan 223E from the University of Toronto trustees. In 1903, the building was illustrated on the Goad's Atlas but misidentified as part of the Canada Printing Ink Building. This misidentification was later corrected on the Goad's Atlas of 1913 when White Swan Mills was noted on the map. The

north walls of the White Swan Mills building were walls retained from the Upper Canada College buildings. They were discovered when the building was remodelled in the early 1980s.⁴

In 1903, Gregg & Gregg designed the Eclipse Whitewear Co. factory located at the corner of King and John Street at 322 King Street West, a manufacturer of women's and children's underwear.⁵

In 1903, Gregg & Gregg completed work on the building north of the Telfer building on Duncan Street for the Nonsuch Manufacturing Company who manufactured stove polish which was also sold and packaged as shoe polish.⁶ The business was formally located nearby on King Street West. By 1906, Wickson & Gregg completed additional work on the Telfer Manufacturing Co. building on Duncan Street.⁷ On the Goad's Atlas of 1913, the Telfer building footprint had been expanded to the west. In 1906-07, Wickson & Gregg completed work for the Fleming Atwell Printing Co. and directory listings indicate they were in the building north of the Nonsuch Company.⁸

Another industrial building to be completed north of King Street on the former campus of Upper Canada College at Russell Square was commissioned by Alexander T. Reid. In 1904, A.F. Wickson designed the Featherbone Novelty Co. warehouse⁹ at the north-east corner of King and Duncan Streets now numbered 266-270 King Street West at Duncan Street. In 1909 and 1913, additions were completed on the Reid building designed by architects, Sproatt and Rolph. By 1913, the warehouse was associated with the publishing company McClelland and Stewart.

In 1907, Wickson and Gregg worked on the warehouse for E.W. Gillett located at King Street West and Duncan when they took over the Pure Gold building.¹⁰ E. W. Gillet purchased the site in October 1904 after they lost their manufacturing business in the Great Fire of 1904. E.W. Gillett had been incorporated since 1901 and manufactured baking powder, yeast and lye.

⁴ Toronto Star, January 19, 1985, page M3

⁵ Building permit #764, February 25, 1903

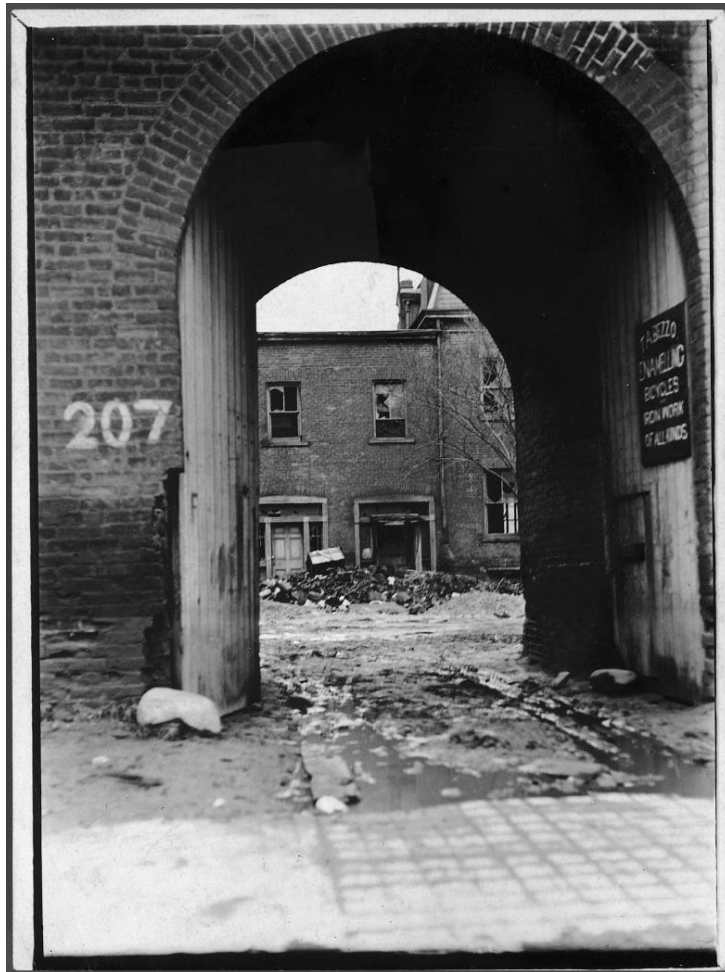
⁶ Building permit #1700, September 16, 1903.

⁷ Building permit #3181, March 23, 1906.

⁸ Building permit #5892 issued November 9, 1906.

⁹ Building permit #693, June 17, 1904.

¹⁰ Building permit #7597 from May 16 1907



City of Toronto Archives, Fonds 1244, Item 3157



30. (above) Where the fire started, April 1904 (view to the east on Wellington Street West).

31. (left) Photo caption indicates it was the rear entrance to Upper Canada College, Adelaide Street West. City of Toronto Archives, Fonds 1244, Item 3157.

Other manufacturing businesses that located on Duncan Street was Southam Press in a warehouse building at the corner of Adelaide Street West (19 Duncan Street) designed by Sproatt and Rolph in 1909.

In addition to the industrial buildings that were being constructed in the area in the early 1900s, the Royal Alexandra Theatre was under construction on King Street West by 1905. The theatre was completed in 1907 having been built on the former athletic field of Upper Canada College. The proscenium-stage theatre seated 1,497 with two balcony levels and was designed in the Beaux-Arts

style by architect John McIntosh Lyle. The construction of the theatre was financed by a prominent group of business men organized by Cawthra Mulock. In 1963, the theatre was purchased by Ed Mirvish Enterprises which began to revitalize the declining industrial area to a theatre district. Ed Mirvish (1914-2007) assisted in revitalizing the King Street West area when he purchased and restored the Royal Alexandra Theatre and acquired many of the warehouses including the Reid Building which was converted to a restaurant.

2.6.1 ARCHITECTURAL STYLE

Many of the warehouse buildings that were constructed in the King and Duncan Street area incorporated the features of Edwardian Classicism. Edwardian Classicism was one of the most prevalent styles used for commercial and public buildings during the turn of the century until the beginning of World War I.

Edwardian Classicism is associated with the reign of King Edward VII, the son of Queen Victoria who reigned between 1901 and 1910. The style incorporates understated classical features rather than the larger scale extravagant details associated with earlier styles. The Edwardian Classical style often incorporates simple designs with straight rooflines and simplified detailing. The style was popular for residential, commercial and institutional buildings in the early 20th century. Compared to the elaborate Victorian styles that preceded it, buildings in this style often appear more compact, their massing more simplified and the building surfaces are smooth with many window openings. Exterior colour schemes are less elaborate, and door and window openings tend to have flat arches or plain stone lintels. Cornices are dominant with cornice brackets and braces that are block-like. New technologies such as steel frame construction and classically detailed buildings that were displayed at the World Columbian Exposition of 1893 in Chicago provided an opportunity to construct buildings of greater height with a lighter appearance.

The frequent use of incorporating terracotta detailing became standard in Canada and was subsequently called the Edwardian Commercial style when referencing commercial buildings. The development of the style evolved from new building practices that incorporated steel frame construction and elevators which provided the structural framework for taller structures, an influence from the Chicago School and American architecture.

The Great Fire of April 19, 1904 was a massive fire that swept through the section of Toronto where the primary wholesale business district was located causing massive damage to 122 buildings in the area. Many of the light manufacturing buildings in the district were in the more highly embellished and complex architectural styles of the late 19th century while many of the replacement buildings were designed in the lighter Edwardian Classical style.



City of Toronto Archives, Fonds 1257, H257_s1057_00021

32. (top left) A view of Duncan Street from King Street in 1917. The Russell Motor Car Company rented the former Pure Gold and E.W Gillett building to the left and the photo includes the employees of the company.

33. (Left) Similar view today. Google

34. (Above) The Eclipse Whitewear Company Building designed by Gregg & Gregg at 322 King Street West at the northeast corner of King and John Streets photo dating from 1961. Toronto Archives



3.0 Statement of Significance

All three of the assembled properties are designated under Part IV of the Ontario Heritage Act. There are existing designation bylaws for each of the buildings which contain a Statement of Cultural Value and list the Heritage Attributes of the properties. I have repeated the relevant sections of these bylaws below for ease of reference.

3.1 212 King Street West, Bylaw 1146-2011

3.1.1 Statement of Cultural Value

The Union Building is historically associated with an organization of national significance. The warehouse was commissioned by the Canadian General Electric Company, which was founded in the late 19th century to manufacture and distribute electrical equipment during the period when electrical power was first generated for commercial and residential use. Canadian General Electric grew in stature as it oversaw a series of subsidiaries, and its first general manager, Frederic Nicholls, was appointed to the Canadian Senate in recognition of his pioneering work in Ontario's energy sector. The Union Building was originally occupied by the Canada Foundry Company, a subsidiary of CGE that produced structural steel products.

The notable Toronto architects Darling and Pearson designed the Union Building for the Canadian General Electric Company during their nearly 30-year partnership. As the designers of many of the city's landmark buildings, including the Royal Ontario Museum, the Toronto General Hospital's College Street Wing, and the head offices of the Canadian Bank of Commerce and the Bank of Montreal (in Toronto), Frank Darling was recognized as the first citizen of a British Dominion to receive the Royal Institute of British Architect's Gold Medal, while his partner, John Pearson, was the inaugural Canadian architect to accept an honorary Doctorate in Architecture from the University of Toronto. The pair's plans for the Canadian General Electric Company's head office helped set the standard for the classically-embellished warehouses that appeared on King Street West in the early 20th century.

*The design value of the Union Building results from its richly embellished Edwardian Classical styling in combination with its rare terra cotta finishes. The Union Building is identified in the book, *Terra Cotta: artful deceivers* (1990, 87) as one of a select number of surviving edifices in Toronto exhibiting terra cotta. The handsome entrance portico and monumental cornice are the highlights of the building's classical detailing.*

Contextually, the property at 212 King Street West contributes to the historical character of the King-Spadina neighbourhood that emerged as the city's manufacturing centre after the Great Fire of 1904 destroyed the earlier industrial sector. The Union Building was among the earliest warehouses constructed on Russell Square, the former Upper Canada College campus on King Street West, west of Simcoe Street, marking the transition of the area from an institutional setting to an industrial precinct. Following the gradual departure of industries from King-Spadina in the decades after World War II, the Union Building was one of the warehouses converted to commercial uses as this section of King Street West became the heart of the city's Entertainment District.

The Union Building is historically, physically, visually and functionally linked to its setting on the northwest corner of King Street West and Simcoe Street, where it anchors the east end of a group of surviving early 20th century warehouses that share a complementary scale and appearance, most often with Edwardian Classical detailing. The Union Building adjoins two vintage warehouses to the west at #214 and #220 King Street West, which were also developed for the Canadian General Electric Company and its subsidiaries. The Union Building and the neighbouring warehouses on King Street West between Simcoe Street and John Street bookend the Royal Alexandra Theatre (1907), which is recognized as a National Historic Site.

3.1.2 Heritage Attributes

The heritage attributes of the property at 212 King Street West are:

- The original five-storey warehouse.*
- The scale, form and massing of the rectangular plan.*
- The brick cladding, and the brick, stone, terra cotta, metal and wood detailing.*
- The extended metal cornice with brackets and terra cotta marking the fifth-floor roofline (the sixth storey with the mansard roof is an addition).*
- The cornices above the first floor and fourth storey.*
- The classical organization of the principal (south) façade, with a base, three-storey shaft, and an attic.*
- The first floor, with the banded brickwork, the round-arched openings with hood moulds and keystones, and the raised centrally-placed entrance in a stone surround with sidelights (the doors are not original).*

- *Protecting the south entry, the stone portico with paired columns, an entablature with triglyphs, and an ornate cartouche.*
- *Above the first storey, the division of the shaft into three bays where terra cotta surrounds organize the flat-headed window openings with spandrel panels.*
- *The attic storey, with single and three-part window openings that are separated by banding and incised panels with classical detailing.*
- *The continuation of the fenestration and classical detailing from the south façade to the long east elevation on Simcoe Street, where the first bay on the south end projects and incorporates terra cotta surrounds. On the west elevation, the first bay at the south end of the wall where the fenestration and classical treatment is repeated from the south façade.*
- *The plaque, dating to 1929 and commemorating the area as the original location of Upper Canada College, which is mounted at the south end of the east elevation.*
- *On the north (rear) wall on Pearl Street, the surviving classical pier.*

The sixth floor with the mansard roof is an addition that is not identified as a heritage attribute.



35. Private lane between 212 and 214 King W. PGA



36. 212 King W from SE, King and Simcoe. PGA



37. 212 King W from NE Simcoe St. PGA

3.2 214-218 King Street West, Bylaw 1230-2007 and Heritage Easement 23rd January 1986, CT 768842

3.2.1 Statement of Cultural Value

The Canadian General Electric Building is a typical example of the tall buildings erected in the King-Spadina neighbourhood that developed as the City's industrial sector after the Great Fire of 1904. For the large warehouses built during this period, Classical features were applied to add monumentality and organize the oversized window openings. On the principal façade, the wall was usually divided horizontally into three parts, with a base, shaft and cornice modeled on a Classical column.

Historically, the Canadian General Electric Building is associated with the practice of Toronto architects Burke, Horwood and White. The origins of the partnership dated to 1894, when Edmund Burke, formerly a principal in the family firm of Langley, Langley and Burke, and his former apprentice, John C. B. Horwood, formed the firm of Burke and Horwood. The pair's first commission of note was the Robert Simpson Department Store, rebuilt immediately after a fire destroyed the original structure. Joined by Murray White in the early 20th century, the firm of Burke, Horwood and White designed various types of buildings. Among their commercial and industrial projects were the Pilkington Glass Factory and Warehouse (additions, 1909) at 15-31 Mercer Street, the Ryrie Building (1913-1914) at 229 Yonge Street, and the Wesley Building (1913-1915, and now known as the CHUM-City Building) at 299 Queen Street West, which are recognized on the City's heritage inventory.

The Canadian General Electric Building supports the character of the King-Spadina area, where most of the buildings along the north side of King Street West, west of Simcoe Street, are recognized on the City's heritage inventory. The Canadian General Electric Building and its neighbours, the Union Building at #212 King and the Nicholls Building at #220 King, form a complementary group of warehouses that are linked by their shared historical development, Classical appearance, and height and setback.

3.2.2 Heritage Attributes

Bylaw 1230-2007 does not identify the heritage attributes of the building nor does the Heritage Easement registered on this property. It is my opinion the heritage attributes are;

Both south elevation on King Street and North Elevation on Pearl Street:

- The six-storey height.
- The scale, form and massing of the rectangular plan.
- The brown-buff brick cladding, with stone dressings at pilaster (column) bases and capitals.
- The flat roofline
- The roof level entablature with decorative brick fascia and projecting cornice (south).
- Flat head window openings between pilasters across the facade and extending 1 bay north on the east and west side elevations.

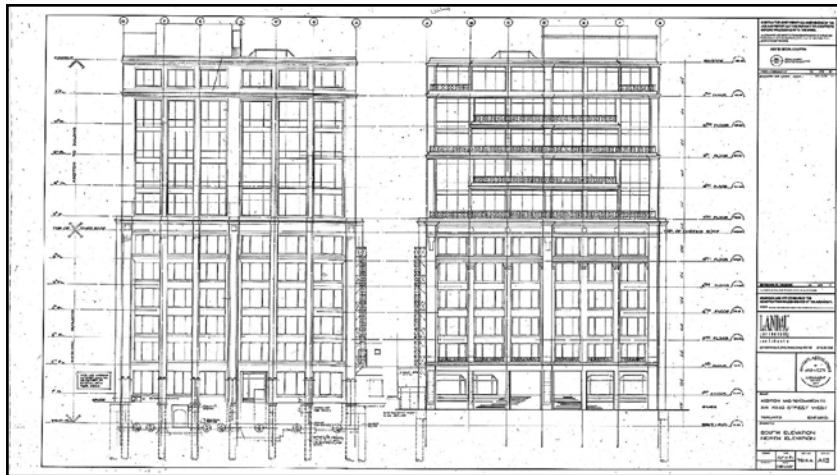
At the front Elevation on King Street:

- The secondary entablature at the 4th floor between pilasters .
- The classical organization of the principal (south) façade with a base, shaft emphasized by raised pilaster columns and attic.
- The one storey stone base with openings divided by stone piers. The stepped back ground 1/2 down 1/2 up storefront is not a heritage attribute

It is important to also note with respect to 214-218 King St W that this property was also subject to a redevelopment proposal in 1986 which was approved but only minimally constructed. This is what led to the agreement for a Heritage Easement noted above, although the proposed vertical addition for the property has not been implemented on site to date.

The approved project included a vertical addition of 5 additional floors which stepped back from King Street starting with a new 7th floor at 4.3m, 8th at 8.2m, 9th at 12.2m and 10th-11th at 16.2m. At the rear the new addition rose vertically above the existing building for a total of 11 floors.

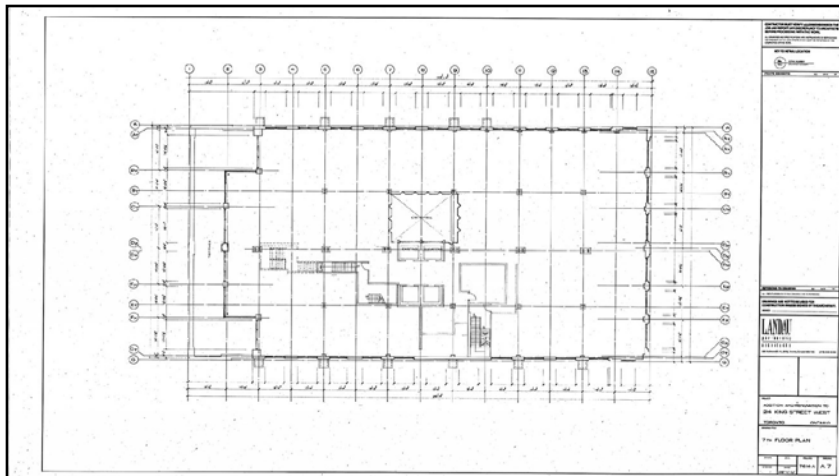
The proposed new addition in 1986 was based on the creation of new floors that bridged over the existing buildings with new structure penetrating the existing building. The design of the new work emulated a historic design that mirrored the design of the historic building. Following is a selection of drawings illustrating the scheme.



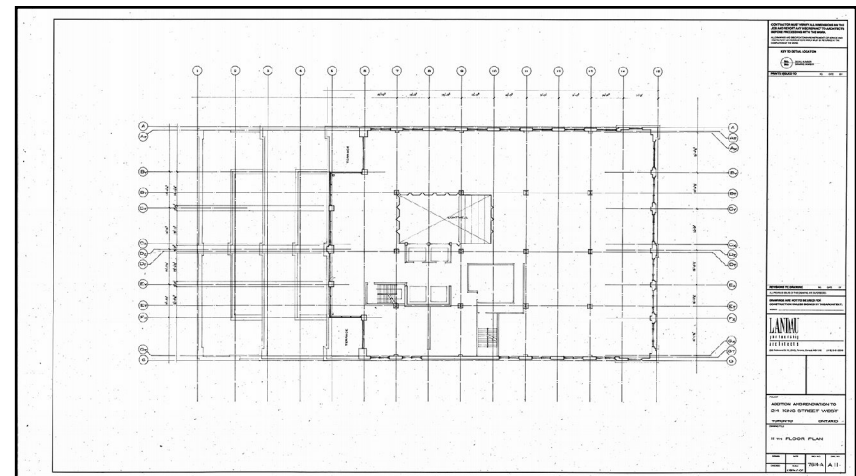
38. 214-218 King W. approved renovation plans, 1986 North and South Elevations Landau



39. 214-218 King W. approved renovation plans, 1986 East Elevation. Landau



40. 214-218 King W. approved renovation plans, 1986 7th Floor Plan. Landau



41. 214-218 King W. approved renovation plans, 1986 11th Floor Plan. Landau



42. 214 King W east side and private lane. PGA



43. 214-218 King W east side . PGA



44. 214-218 King W north side on Pearl St. and part east side. PGA

3.3 220 King Street West , Bylaw 1147-2011

3.3.1 Statement of Cultural Value

The property at 220 King Street West was developed by Frederic Nicholls, a person of national significance in Canada. As a publisher, businessman, and politician, Nicholls assumed many roles, the most visible being his position as general manager of the Canadian General Electric Company, which was founded in the 1890s to manufacture electrical equipment. At the same time, Nicholls joined railway promoter William Mackenzie and entrepreneur (Sir) Henry Pellatt to form a private syndicate to provide electrical power generated at Niagara Falls to Toronto. While the formation of the publicly-owned Hydro-Electric Power Commission of Ontario ultimately ended the syndicate's role in power supply, Nicholls's involvement in the energy sector and other interests continued prior to his appointment to the Canadian Senate in 1917. Frederic Nicholls commissioned the self-named warehouse as the location of Factory Products Limited, a subsidiary of CGE that produced electrical supplies.

The Toronto architectural firm of Denison and Stephenson designed the Nicholls Building. The son of one of the city's founding families, Arthur R. Denison apprenticed with the Toronto architectural firm of Strickland and Symons before opening a solo practice. While Denison was well-versed in the design of all building types, he was noted for the

commercial warehouses he devised beginning in the 1890s. Denison prepared the plans for the Nicholls Building during his partnership with George E. Stephenson near the end of his career.

The Nicholls Building is a well-crafted warehouse dating to the early 20th century that is distinguished by its Edwardian Classical styling and distinctive fenestration. As the narrowest of the group of warehouses constructed on the north side of King Street West between Simcoe Street and John Street, the recessed bay windows above the main entrance and, in particular, the multi-storey oriel window that projects from the east side elevation, are unique features that set the building apart from its neighbours.

Contextually, the Nicholls Building contributes to the character of the King-Spadina neighbourhood, which developed as the city's manufacturing centre following the destruction of the former industrial core in the Great Fire of 1904. The construction of the Nicholls Building on the south end of Russell Square, the original campus of Upper Canada College, continued the transition of the area from an institutional enclave to an industrial district. With the gradual departure of manufacturing interests from King-Spadina in the decades after World War II, the Nicholls Building was one of the warehouses converted to commercial uses as King Street West, west of Simcoe Street, emerged as the heart of the city's Entertainment District.

The Nicholls Building is historically, physically, functionally and visually linked to its setting on King Street West, where it contributes to the collection of early 20th century warehouses, including the adjoining properties at #212 and #214 King Street West that were also associated with the Canadian General Electric Company. With their complementary vintage, scale and early 20th century styling, primarily with Edwardian Classical features, the Nicholls Building and its neighbours on King Street West between Simcoe Street and John Street form an important group of heritage warehouses, and also bookend the Royal Alexandra Theatre, the National Historic Site at 260 King Street West.

3.3.2 Heritage Attributes

The heritage attributes of the property at 220 King Street West are:

- *The six-storey warehouse.¹¹*
- *The scale, form and massing of the long rectangular plan.*

¹¹ it is actually 5 stories on a raised basement = 5-1/2

- *The red brick cladding, with textured and smooth stone applied to the base and for the decorative detailing.*
- *The flat roofline, where the cornice has been altered.*
- *The cornices extending above the first floor and fourth storey.*
- *The classical organization of the principal (south) façade with a base, shaft and attic.*
- *The two-storey three-bay base, where segmental-arched door and window openings are divided by stone piers and the main entry is inset in the left (west) bay.*
- *On the three-storey shaft, the red brick piers that organize the flat-headed window openings with stone lintels in the second and third floors, including the recessed bay windows in the west bay, the segmental-arched window openings with hood moulds and keystones in the fourth storey, and the spandrels.*
- *In the attic level, the round-arched openings with stone voussoirs that are placed between panelled pilasters with classical decoration.*
- *On the east elevation, the four-storey oriel window with a decorated base at the south end of the wall, and the placement of the segmental-arched window openings with stone lintels and spandrels.*



45. 220 King W south elevation on King W. PGA



46. 220 King W west side facing forecourt of 224 King W. Note painted mural. PGA



47. 220 King W rear elevation facing Pearl St. set back behind fence and 1 storey addition. PGA

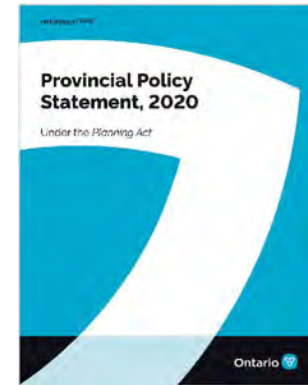
4.0 Heritage Policies

4.1 Provincial Policy Statement 2020

The Provincial Policy Statement in section 2.6 states

“Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”
and

“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.”



The City’s Heritage Registry identifies the development site as being Designated Part V, as of December 15, 2016, and as contributing properties within the KS HCD. Council’s approval of the KS HCD is under appeal and the HCD Designation is therefore not in current force and effect.

With respect to adjacent heritage properties as defined in the PPS 2014 and City of Toronto OP, there are no designated or listed heritage buildings contiguously adjacent, however, there are Heritage Properties near to the site. These include; 100 Simcoe Street to the north across Pearl Street, Roy Thompson Hall on the opposite side of King St, St Andrews Church, diagonally opposite; and Royal Alexandra Theatre nearby to the west.

Also as noted above, my assessment of this property identifies it as significant. It meets all three categories of assessment in Reg 9/06.

4.2 City of Toronto Heritage Policies

The following are applicable extracts from Bylaw 486-2013, which enacted OPA 199 and establishes the General Heritage Policies (policy numbers are noted):

4.2.1 General Heritage Policies

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.

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 conserved, 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.
6. The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.
7. Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.

4.2.2. Incentives

21. Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated Mixed Use Areas, Regeneration Areas, Employment Areas, Institutional Areas or Apartment Neighbourhoods for a heritage building or structure on a designated heritage property that is part of a new development, provided that:
 - a) The application includes the conservation of a heritage building or structure on a property designated under the Ontario Heritage Act;
 - b) Additional gross floor area specifically provided through this policy will not exceed that of the heritage building or structure being retained;
 - c) The additional floor area will not detract from the heritage property and will not conflict with any other Official Plan policies;
 - d) Excellence in the conservation of the values, attributes, character and three-dimensional integrity of the heritage property is achieved and additional density will not be granted for the incorporation of façades or isolated building elements into new development;
 - e) Where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any guidelines for that district; and

f) The conserved heritage building or structure is protected in a Heritage Easement Agreement and the agreement and necessary by-laws are enacted prior to approval of the site plan for the entire development.

4.2.3. Development on Properties on the Heritage Register

26. New construction on, or adjacent to, a property on the Heritage Register will be designed to protect the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it, including considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property.

27. Where it is supported by the cultural heritage values and attributes of a property on the register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

28. The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration and/or the nature of that property.

4.2.4. Heritage Conservation Districts (do not apply to this site)

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.

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.

4.2.5. Archaeological Resources

34. The Archaeological Management Plan will be implemented and maintained to manage archaeological resources and areas of archaeological potential.

35. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented and conserved. Any alterations to known archaeological sites shall only be performed by licensed archaeologists.

38. Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, the owner of such land will undertake studies by a licensed archaeologist to:

- a) Assess the property in compliance with Provincial Standards and Guidelines for Consulting Archaeologists, and to the satisfaction of the City;
- b) Assess the impact of the proposed development on any archaeological resources;
- c) Identify methods to mitigate any negative impact that the proposed development may have on any archaeological resources, including methods of protection on-site or interpretation and curating; and
- d) Provide to the City a Provincial concurrence letter recognizing the completion of the Archaeological assessment where one is issued by the Province.

4.3 King Spadina Heritage Conservation District Plan (the plan is under appeal and not in effect)

4.3.1 The purpose of the Plan is to:

“to establish a framework that will conserve the District's cultural heritage value through the protection, conservation and management of its heritage attributes. This document and the policies and guidelines herein will guide the review of development applications and permits within the District and will inform the decisions of city staff and Council.”

4.3.2 The Plan encourages Design Excellence:

“The conservation of contributing properties and re- development of non-contributing properties should reflect design excellence and innovation through the use of best practices in heritage conservation, high-quality materials and a sensitive and thoughtful response to the impacts the proposed development will have on the District. In addition to the review of all development applications by the Toronto Preservation Board, proposed changes may be subject to the City of Toronto Design Review Panel process, an independent review that can help ensure a design contributes to the surrounding context and public realm while achieving design excellent in the present. “



4.3.3 Standards and Guidelines. The City of Toronto has adopted the Standards and Guidelines for the Conservation of Historic Places in Canada:

“The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for the planning, stewardship and conservation of heritage resources within the City of Toronto.”

4.3.5 Urban Design Guidelines apply to the site. The KS HCD Plan notes:

Guidelines seek to ensure that new development is compatible with adjacent heritage buildings through appropriate massing, height, setbacks and step backs and should relate to key elements such as cornices, rooflines, and setbacks from the property line. New development should reinforce the character and scale of the existing street wall, the base of the building should respond proportionally to the width of the street, and development should reference the articulation of the historic building facades.

4.3.6 The Plan defines areas of special identity, this site is not within an area of special identity.

4.3.7 KSHCD Plan Objectives

1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes, contributing properties, building typologies, character sub-areas, public realm and archaeological resources.
2. Conserve the legibility of the District’s period of significance, particularly the early phase of residential development, and the later commercial phase of development.
3. Conserve the historic form and scale of the District’s building typologies.
4. Conserve and enhance contributing properties, Part IV designated properties, listed properties and National Historic Sites.
9. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.
10. Ensure that new development and additions conserve and enhance the cultural heritage value of the District in general, as well as the character sub-area in which it is located, particularly with respect to historic scale, public realm and the general pattern of the built form.
11. Ensure that archaeological resources are conserved.
12. Encourage high quality architecture that is of its time and ensure that new development and additions are complementary to the District’s cultural heritage value.

13. Conserve and enhance the District's network of laneways, both public and private, to support an understanding of their historic and contemporary uses.
14. Conserve and enhance identified views that contribute to an understanding of the District's cultural heritage value.
16. Conserve and enhance the social, cultural and community values of the District as a mixed-use area through the adaptive reuse of contributing properties to facilitate a range of uses, including commercial, cultural and community-based activities.

8. Attributes of the Commercial Building Typology are described as:

- The use of the Commercial, Conservative Renaissance Revival, Renaissance Revival, Edwardian Classical, Art Moderne, Period Revival and Mid-Century Modern architectural styles, and their associated stylistic features
- Square and rectangular plans, with varying widths and depths
- A range of heights from 2 – 12 storeys
- Symmetrical, orderly composition
- Primary elevations that generally meet the front lot line, with visible side elevations that are setback from side lot lines and which may include fenestration
- A general tripartite design, with defined base, middle and top
- Vertical articulation, expressed through bays, window alignments, piers, and projections
- Flat roofs with structural and architectural features
- Entrances raised a quarter to a half-storey above street level
- Regular rhythm of windows on all elevations visible from the public realm
- Windows that are designed on visible elevations to express the functional purpose of each floor, and which may be embellished in shape, style or design
- The solid-to-void ratio of window to wall
- Early or original window and door features, including hardware, material, glazing, and the division of units
- Painted signage on side elevations, often directly on the masonry walls

9. Attributes of the Public Realm include:

The network of laneways, which reflect the historic secondary circulation and service access routes and provide access to daylight between buildings and to the public realm.

10. This development site is defined as a Commercial Detached property and the gap between 212 King Street West and 214 King St. West is identified as a lane in the “Network of Lanes” section.

11. This development site is not in a Character Sub-Area.

12. 220 King St. W is identified as a site with Archaeological potential. An archaeological assessment of the site will be required. This is as the rear half of the site is not built upon and may contain remnants and artifacts related to the old Upper Canada College use of the property. If artifacts are found the site will be mitigated (recorded and the artifacts removed) before any work can proceed.

13. Policies for Contributing Properties

All three properties are “Contributing” and all three are Designated under Part IV of the Ontario Heritage Act. A Heritage Impact Assessment will be required.

The following is a summary of policies and guidelines that apply to Contributing properties within the KS HCD Plan area.

6.1.1 Alterations to a contributing property must be based on a firm understanding of the contributing property and how it contributes to the District’s cultural heritage value and heritage attributes

6.1.4 A Heritage Impact Assessment shall be submitted to the City and shall evaluate the impact of any proposed alteration or addition on the contributing property to the satisfaction of the Chief Planner and Executive Director, City Planning

6.2.1 Contributing properties shall be conserved in a manner that ensures the long- term conservation of the District’s cultural heritage value, heritage attributes, and the integrity of the contributing property

6.3.1 In addition to the other requirements of this Plan, properties designated under Part IV of the Ontario Heritage Act shall be conserved in accordance with their respective Part IV designating by-laws

14. Restoration

6.9.1 The restoration of a contributing property shall be based on thorough supporting historic documentation of the property's built form, materials and details from the period to which it is being restored to

6.9.2 When undertaking a restoration project on a contributing property, building features from the period to which a building is being restored that have been removed or damaged should be re-instated

6.9.3 The creation of a false historical evolution of the contributing property through the addition or incorporation of components from other places, properties and periods shall not be permitted

15. Alterations

6.4.1 Alterations to combined properties shall conserve the portion(s) of the property identified as contributing to the District according to Section 6 of this Plan

6.10.1 The alteration of contributing properties shall be complementary and subordinate to the District's cultural heritage value and heritage attributes

6.10.2 New materials shall be physically and visually complementary to the materials of the contributing property

6.10.3 Alterations to contributing properties shall include the preservation of the District's heritage attributes

6.10.4 The alteration of contributing properties shall not diminish or detract from the integrity of the District or the contributing property

15. Massing

6.11.1 Additions to contributing properties shall conserve the primary structure's three- dimensional integrity as seen from the public realm

6.11.2 Additions to contributing properties shall be designed in a manner which is of their time, complementary to and distinguishable from the contributing property

6.11.3 Additions to contributing properties shall not be permitted on any street-facing elevation

6.11.4 Additions to the side elevations of contributing properties shall maintain the visibility of fenestrated side elevations from the public realm

6.11.7 Cantilevered portions of additions to contributing properties shall not be permitted above any required step back or setback

6.11.8 Additions shall be designed to maintain the primary horizontal and vertical articulation of the primary structure on a contributing property

16. Commercial Detached Building Typology.

These properties are identified as commercial detached Building and so the following additional policy applies;

6.11.9 Additions to contributing Commercial Detached properties shall only be permitted when the proposed addition conserves the whole building

6.11.10 Additions to contributing Commercial Detached properties shall step back from all elevations of the primary structure, notwithstanding elevations that are blank

– Step back distances will be determined based upon the design, scale and massing of the proposed addition, the contributing property, and other applicable policies

Note, the HCD Plan does not specify Height Limit.

17. Roofs

6.12.1 Conserve the original or restored roof form and profile of contributing properties

6.12.2 Conserve the original or restored structural and architectural roof components of contributing properties

18. Windows and Doors

6.13.1 Conserve the form, placement, rhythm and style of original or restored windows and doors of contributing properties

6.13.2 Conserve structural and architectural features of original or restored windows and doors of contributing properties

6.13.3 Do not introduce new window or door openings on contributing properties on street- facing elevations or elevations visible from the public realm

19. Exterior Walls

6.14.1 Conserve the original or restored exterior wall form, detail and materiality of contributing properties

- a. Minor alterations may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle
- b. The design, massing and placement of alterations should conserve the original or restored exterior wall form and style as viewed from the public realm
- c. If it is not technically possible to locate alterations out of view of the public realm, ensure that they do not negatively impact the District's cultural heritage value, heritage attributes, and the integrity of the contributing property

6.14.2 Conserve original or restored exterior wall features and details of contributing properties

6.14.3 Additions to contributing properties shall use exterior wall materials that are physically and visually complementary to the District's heritage attributes, and that do not negatively impact the integrity of the contributing property

20. Entrances Porches and Balconies

6.15.1 Conserve the form, placement and style of original or restored entrances, porches and balconies of contributing properties

6.15.2 Conserve the features and details of original or restored entrances, porches and balconies of contributing properties

- a. Conserve the material, stairs, ramps, railings, canopies, roofs, gables, columns, piers, metal work and woodwork, assemblies and craftsmanship of original or restored entrances, porches and balconies
- b. Damaged or deteriorated original or restored entrance, porch and balcony features should be repaired rather than replaced
- c. Replace only those original or restored entrance, porch and balcony features that have deteriorated beyond repair

21. Lighting and Signage

To be considered in a later Lighting Plan for this project.

22. Network of Lanes,

The lane between 212 and 214 is identified as part of the “Network of Lanes” . The KS HCD specifies the following policies for lanes:

9.3.1 The network of laneways shall be conserved, extended and enhanced

- a. A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, service access, active uses at grade, and creative and cultural activities
- b. Business servicing and delivery hours should be coordinated to support the use of laneways as public circulation routes
- c. Interpretation of the network of laneways, including their historic use and evolution over time, is encouraged

9.3.3 Laneways that are privately owned are strongly encouraged to be conserved, maintaining their location, alignment, connection to adjacent laneways, and views from the public realm

- a. Do not obstruct views of laneways with installations, including impermeable fencing, walls, infrastructure, or signage
- b. The current functions of laneways should be respected and integrated with any proposed improvements and/or new development
- c. Enhance laneways with pavement treatments and appropriate lighting

5.0 Assessment of Existing Condition and Previous Alterations

All three buildings exteriors appear to be in good condition and have been generally well maintained. There is some minor pointing required in a few specific locations at all three primary materials, stone, terra cotta and brick. The principal missing elements of the three are the large projecting cornice of 220 King St and the storefronts of 214-218 King St. All windows have been replaced in all three buildings and are therefore not heritage elements. These are typically large thermal tinted or treated glass in plain aluminum frames. There are no wood elements at any of the buildings. Some brick has been painted at the lane elevation (west) at 212 King W. The following images illustrate some conditions that do require maintenance.

A review of these buildings was undertaken to consider their condition based on observations from the ground. No intrusive testing was undertaken to determine the internal structure or condition of the exterior walls and no access was provided for a close review of conditions at the upper areas of the buildings. Based on our observations there appears to be very little need for much repair and some restoration work is required.

5.1 212 King Street West

This building has been altered. The 6th floor of this building is an addition from the 1980's. It is clad in copper coloured roofing and its design is that of a mansard roof atop the original building. It is proposed this new floor be removed and the original scale and appearance of the building be restored.

Brick Masonry

The exterior of this building is largely of multi-wythe brick construction in a buff brick trimmed with terra cotta elements framing groupings of windows

Only a modest amount of pointing is required at a very few open joints.

Some brick reconstruction is required. This is located at a doorway, that will be restored as a window, on King St which has been altered to be an entrance to a commercial unit on the ground floor.



48. SE view of 212 King St W. The rusticated base is brick, the portico is buff sandstone and window surrounds, string course and entablature are terra cotta. The mansard roof 6th floor is a recent addition to be removed. PGA

Matching brick will be salvaged for repairs now and in future from the removal of the stair/elevator extension at the NW corner of the building.

Terra Cotta Masonry

No work is apparent at the terra cotta elements. It should be assumed some small areas open joints require repointing at upper levels.

An additional review of terra cotta should be undertaken when access to the upper cornice is available.

No new terra cotta units appear to be required.

Stone

A buff sandstone is used at the base of the brick walls, changing to a grey granite at grade, and as small trim elements, windows sills primarily. Stone is in generally good condition with indications of rising damp above grade. There are open joints at grade in several locations and likely extending a short distance below grade. Where required open joints will be pointed.

As grade rises to the north, sandstone eventually touches grade at the north elevation, leading to some surface erosion from rising damp from sidewalk and the use of salt. Lowering the sidewalk would be ideal, however, as this is unlikely, separating the sidewalk with a sealant joint and adding a stone consolidant treatment to the sandstone base may help slow erosion.

Although generally in good condition there are a few open joints near grade and some minor cracking that will require repointing and repair.

Masonry cleaning



49. South elevation 212 King St W. PGA



50. Detail of terra cotta cornice at the SE corner. This appears to be in good condition. PGA

The street elevations of this building are quite clean and may have been cleaned in the 1980s. No further general cleaning is recommended at this time. Cleaning should only be undertaken occasionally when required as there is an impact on masonry units, and without damaging the surface of the brick.

Wood

There are no exterior wood elements to this building.

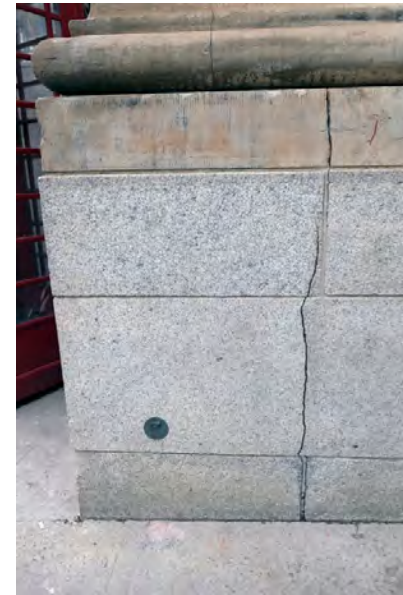
Windows

All windows in this building have been replaced with “modern” units. The windows will be replaced with new thermal windows which more authentically represent the original windows as seen in historic photographs

Doors

The primary entrance doorway is at the raised front entrance at the front portico. Additionally there are doors onto Simcoe St, Pearl St within the stair/elevator “addition” and to the lane in areas where this side wall is proposed to be removed.

At the front, the primary entrance is within the portico elevated from King St. by stairs rising just south of the portico and ending at an entrance doorway opening. There is no landing at the opening and entrance doors to the ground floor units is set back inside the building exterior. The stairs and opening appear original although the stepped back doors do not. Research will be required to determine how to restore the original door system.



51. View of crack at the SE corner on Simcoe St. indicating some minor movement of this corner. PGA



52. View of open joints in granite base along Simcoe St. PGA

As noted above, there are two existing doors into a pub tenant space. The south entrance is an altered window that will be restored, The north entrance on the east side is also in an altered historic window opening. The side doorway will be reused as the residential entrance.

Landscape

There is no developed landscape on this property. It is built to the property on 3 sides and the fourth, the west side, is a paved service lane.



53. Stairs (11 steps) leading up to the main doorway opening within the portico off King W. Note the recessed entrance doors within building. PGA



54. Detail of portico pedestal, left, at concrete stair addition to a new commercial entrance, right. PGA



55. view of commercial entrance at altered original window opening. The window opening will be restored. PGA



56. View of side entrance made from a previously altered window, north on Simcoe St. To be reused as an entrance to the residential tower part of this mixed use project. PGA

5.2 214-218 King Street West

This building has been altered. The original at grade storefronts have been removed and new recessed, upper and lower entrances created. In addition the parapet of the building was raised at the rear of 214 King St. W in a red brick that does not match the building. Generally the exterior of the building is in good condition. Some conservation work is required as follows;

Brick Masonry

The exterior of this building is largely of multi-wythe brick construction in a dark buff-ochre rusticated (rug) brick with a patterned red and buff frieze at the upper entablature, a stone base, cornices and sills.

Only a modest amount of pointing is required at a very few open joints. These are primarily located at the north facade and near grade. Several sills on the north facade have been altered or reconstructed. These should be reconstructed in a matching brick.

The brick on both the north and south facades has been sand blasted in the past eroding the surface. This brick appears to be hard fired and as it was originally a rusticated brick finish this does not appear to have seriously altered the performance of the brick, although the appearance is somewhat altered with the increase in surface roughness. Other than the effects of sandblasting, no obvious surface erosion was observed.

58. Composite view of the north elevation of 214-218 King W. This elevation mirrors the south front except for the utilitarian layout and materials of the ground floor with delivery docks and doorways. Note the additional “parapet” on 214 King in a red brick. This modern alteration will be removed. PGA



57. Composite view of the south elevation of 214-218 King W. The brick is a rough rusticated, rug, ochre brick eroded through sandblasting. The base is a sandstone with a coating. There is a diamond patterned brick frieze below the top cornice. Trim is a buff sandstone. PGA





59. Detail at NE corner north side of open joints in brick near grade. PGA



60. Detail at delivery "dock" all of these sills require reconstruction or repair. Closed openings will receive new windows. PGA



61. View of upper rear, north, wall of 214 King W. Note the deteriorated -missing cornice below the parapet extension and red brick addition. This area will be restored. PGA



62. Detail of typical rusticated face brick at principal elevations which has been sandblasted. PGA

Stone

A buff sandstone is used at the base of the building front and as surrounds to the original storefronts on King St. The cornices, upper and lower and dentils are also a matching stone.

Areas of stonework require a small amount of pointing. This is largely located at horizontal surfaces, sills and cornices, where joints have eroded.

At the storefront surrounds the base of each column requires repair from the effects of rising damp. The lower stones have been replaced however two stones above this previous repair are eroded with a loss of surface and detail.

The stone of the storefront surrounds has been coated with a surface treatment. This appears to be a modified cement-acrylic based coating similar to a Thoroseal product in a colour similar to the original stone. In a few locations near grade the coating is delaminating suggesting deterioration of the stone beneath and likely promoted by rising damp and salts from de-icing.

At the rear of 214 King St the red brick parapet extension should be removed back to the level of a stone cap on the wall as seen on 218 King. At 214 this wall cap and minor cornice stones are missing or damaged and require restoration.

Generally at or near grade pointing of the base stonework is required where joints have been eroded from rising damp. This is likely to extend a short distance below grade.



63. Many of the horizontal joints at window sills require repointing and sealing. PGA



64. Detail at storefront pier 218 King W. Note peeling surface coating near grade. This may require removal and stone repair or consolidation. PGA

Masonry cleaning

This building has been cleaned in the past using a sand blasting method which has left a rough rusticated brick even rougher. Cleaning appears to have been limited to the primary face brick of the south, King St, and north, Pearl St, elevations and their returns to each side.

It is this primary face brick that will be retained. It is not recommended that it be cleaned again.

Wood

There are no exterior wood elements to this building.

Windows

All windows in this building have been replaced with “modern” units. The windows will be replaced with new thermal windows which more authentically represent the original windows as seen in historic photographs

Doors - Storefronts

No original doors remain on this building.

On King Street a new at grade ground floor will permit the restoration of the original storefronts. A new window door system will be installed that closely resembles the original as seen in period photographs. This will be fitted to the heritage stone surrounds in the original location.

On Pearl St. there are service and delivery doors and a new entrance. These doorways will be restored and have windows installed to serve the new interior program



65. Detail at storefront pier 218 King W. The surface coating has been pushed off the dusting sandstone beneath. Generally the coating remains adhered, but in the long run may need removal so the stone can be refinished and possibly consolidated. PGA

Landscape

There is no developed landscape on this property. It is built to the property on 3 sides and the fourth, the east side, is a paved service lane.



66. View of 214 King prior to construction of 218, c 1918. This image provides good reference for the replacement of the now missing storefronts. Note the recessed entrance door with angled sidelights. PGA



67. Similar image of same area of 214 King today. The storefronts at 218 King, constructed in 1919 originally matched those of 214 King W. PGA

5.3 220 King Street West

This building has been altered. The large projecting cornice seen in period photographs, an important element of the front facade, is missing. There has also been an alteration of the at grade lower windows to create a retail lower entrance. Generally the exterior of the building is in good condition. Some conservation work is required as follows:

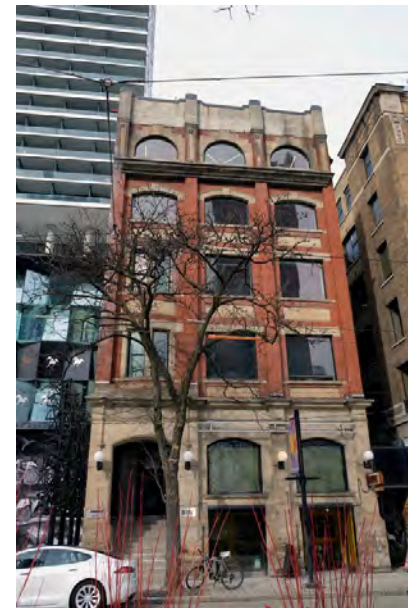
Brick Masonry

The exterior of this building is largely of multi-wythe brick construction in a red brick with buff brick panels and areas of buff sandstone on the front facade.

Generally only a modest amount of pointing is required at a very few open joints in the brick wall.

At the parapet there is a large area of brick that has been parged with cement. this may conceal brick damage and should be investigated. In addition the top part of this area will be exposed above the restored cornice. At this upper level the cement parging should be removed. It may be necessary to reconstruct this top area of brickwork.

The West wall facing the forecourt of 224 King St W. will be removed and reconstructed as part of this project. This should be undertaken in a matching brick to restore the wall to its current appearance. In this location as a secondary wall it is not necessary to use salvaged brick which would be difficult, and as much of it has been painted, not result in a good outcome.



68. 220 King W. front elevation. This building is a mix of smooth faced red brick and carved buff sandstone. A pressed metal cornice remains at the 6th floor line but the large metal entablature and projecting cornice is missing above the 6th floor. PGA



69. 220 King W. view into the gap between 218 King W. The shallow oriel window is visible. A new glazed infill wall is proposed between these buildings set back beyond the oriel window, the current infill will be removed. PGA

Stone

A buff sandstone is used on the front, King St, facade overall as a base to the building and as trim at windows, framing of a shallow oriel window above the entrance and as window sills, including many decorative elements.

At grade stone sills were removed to create a new basement entrance in the two eastern bays of the front, and by recessing the front wall to create space for an entrance stair to the basement. Missing stone sills and arched lintels should be recreated and installed to restore the original window openings.

Areas of stonework require pointing at wall areas and at many horizontal surfaces.

There are also indications that the sandstone is exfoliating in some locations. Likely through water penetration from above at open joints or failed flashing. Repairing the source of water entry and possibly adding some shielding flashings should be undertaken. A stone consolidant application may also help conserve the soft sandstone.

Generally at or near grade pointing of the base stonework is required where joints have been eroded from rising damp. This is likely to extend a short distance below grade.

Where affected by water the sandstone is quite dirty from both leaking at horizontal joints but also from rising damp and de-icing salt.

Masonry cleaning

The King St elevation of this building is quite clean and may have been cleaned in the past. There is however some paint that has sprayed onto



70. Detail view of parapet above the 6th floor. This area has been cement parged in the area where a large entablature and projecting cornice was formerly located. A metal cornice will be restored in this location to closely match the original as seen in historic photos. . PGA



71. Detail view of stonework above the main entrance and below a shallow oriel window in the west bay of the front elevation. Staining and some stone erosion indicate leaks at horizontal joints above. Flashing has been added and should be repaired as required. PGA

the west front corner, overspray from painting the mural on the west side. This should be removed.

The west wall facing the forecourt of 224 King St West will be removed and reconstructed as part of this project.

A portion of the east wall will be preserved including, the oriel window, and will frame a proposed new entrance between 220 and 218 King St. This wall requires cleaning. This should be done by the gentlest means possible to achieve a level of clean similar to the front facade without damaging the surface of the brick.

Wood

There are no exterior wood elements to this building.

Metal

The secondary cornice at the 6th floor appears to be formed from pressed sheet steel and painted to match the stone. Paint is peeling and this cornice requires repainting. The cap flashing should be inspected for any leaks and sealed.

Windows

All windows in this building have been replaced with “modern” units. Windows will be replaced with new thermal windows which more authentically represent the original windows as seen in historic photographs



72. Detail view of front entrance stairs which rise into an arched doorway. There are 10 steps to the ground floor. The steps have been re-clad or replaced and the entrance doors are new. PGA



73. Detail of metal secondary cornice at 6th floor level. Note paint overspray. PGA

Doors

The entrance door for this building is set back at the top of a set of stairs which rise from the front wall of the building 10 steps to a landing. This entrance system is located within a 1-1/2 storey doorway framed in stone. No original doors remain on this building. The entrance door and sidelights have been replaced.

It is proposed this entrance system be modified to suit a lowered ground floor accessed directly from grade for accessibility. This does not affect the architectural doorway which does extend to grade as part of the original design. A new door sidelights and transom windows will be set within and behind the architectural doorway which will be preserved.

The basement entrance system, which is a recent intervention, will be removed and low level windows restored in restored window openings.

Landscape

There is no developed landscape on this property. It is built to the property on 3 sides and the fourth, the north side, has a 1 storey addition and a small paved service court off of Pearl St separated by a privacy fence.

5.4 Retention Strategy

All three of the heritage buildings on site are proposed to have their internal structure replaced as a part of the construction of the project, to allow for the construction of basements required for servicing, mechanical or other equipment and parking, to rationalize the internal floor levels to create an interior that relates to the functionality of the new project and to be able to construct the new tower.

Extensive portions of exterior elevations of the heritage buildings will be retained in place during construction of the below ground levels and the new internal structure of the heritage buildings. However, 3 bays of the east wall of 214 King north

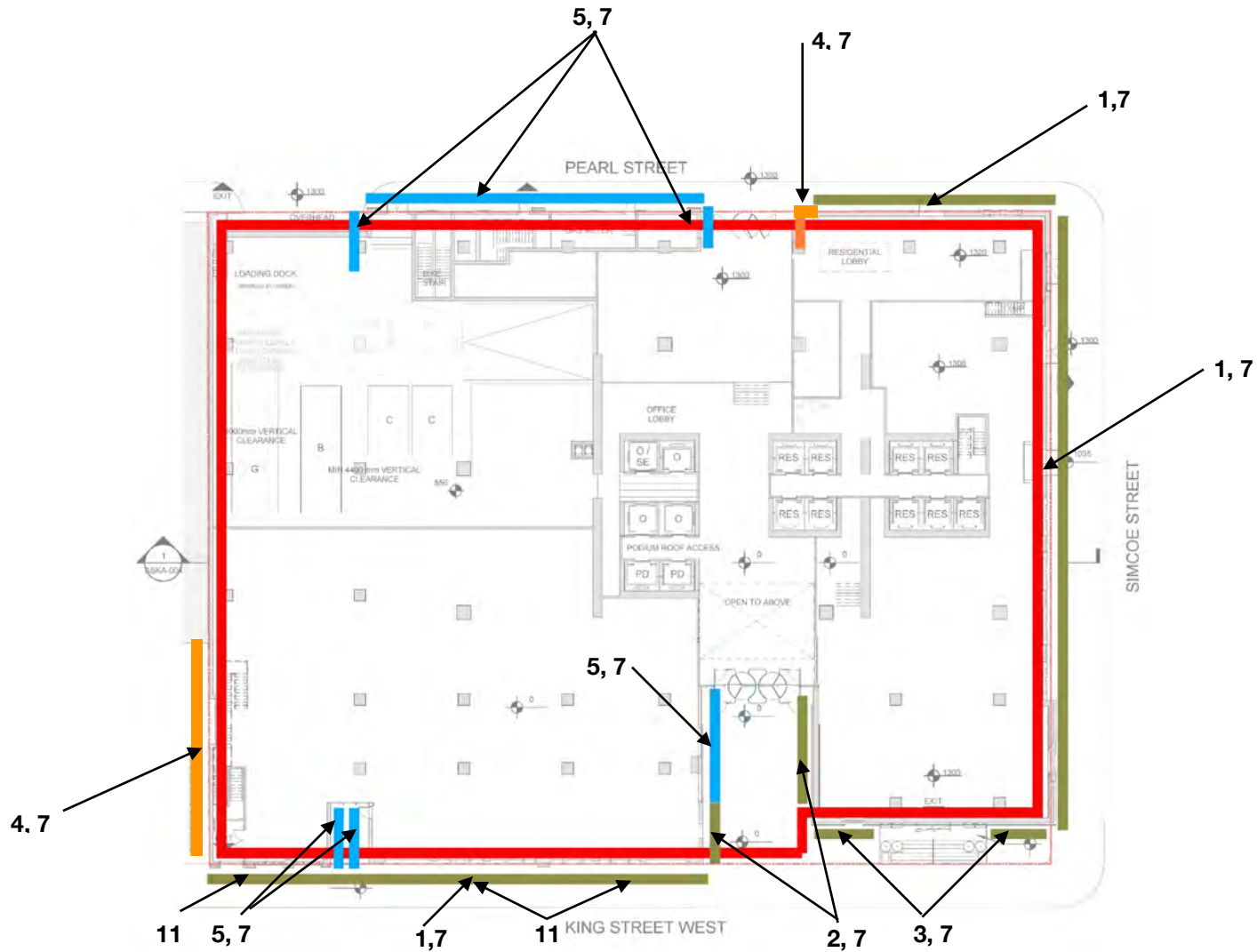


74. View of entrance to basement in an altered window opening at the east bay ground floor. The window opening should be restored with a new sill and possibly lintel. Note staining of stone from rising damp and de-icing salts. All open joints should be repointed. PGA

of the formal 1 bay return preserved in place, are panelized removed and the short return walls at the NW, NE and SW are panelized removed and reinstalled to allow for a new basement structure designed to suit new facilities. The north elevations of 214 and 218 King are also panelized removed and reinstalled. This is required to create a street wall opening to allow for construction, construction ramps and heavy equipment. The west wall of 220 King, a former party wall, currently coated to conceal its condition will be removed and reconstructed in matching brick to the original design plus additional windows. This allows for a new foundation directly under the wall and facilitates basement construction and layout. Finally the elevator stair “addition” at the NW corner of 212 King will be removed. A portion of its north wall will be reconstructed in matching or salvaged brick at the new north entrance to trim the cornices and entablature returns of 212 King.

1. Construction of bracing frames on the street side of all facades to be preserved for lateral bracing during construction.
2. Construction of a bracing and vertical support frame for the south west side wall of 212 King, the east and west 1 bay return of 214-218 King.
3. Construction of bracing frames to east and west of 212 King portico retaining the portico protected and in place
4. Careful removal of the existing internal structure to the basement level, including at the lane which is entirely built beneath, including the deconstruction of the exposed area of the west sidewall of 220 King and the elevator stair element at the NW corner of 212 King.
5. The panelization removal and storage of 3 south bays of the east side of 214 King, the rear walls of 214 and 218 King, one north west bay of 218 King and 1 north east bay of 214 King.
6. Installation of caisson retaining walls along the interior line of the exterior walls of all three buildings supporting earth and facades to below the lowest basements as shown in the diagram below
7. Construction of all interior levels up to the 6th floor, reconstruction-restoration of part walls of 220 King and the NW corner of 212 King, reinstallation of panelized elements of 214, 218 and 220 King and reconnection of the facades both preserved in place and reinstalled-reconstructed to the new interior structure.
8. Removal of the bracing frames from the street allowances
9. Removal of the vertical support frames and removal of temporary supports
10. Completion of all below grade work and construction of all superstructure of the upper podium and tower above.
11. Repair and restore the facades retained in place, restore cornice at 220 King, window replacement, restoration of storefronts.

75. Diagram of proposed retention system for preserved parts of 212-220 King St. W. AA



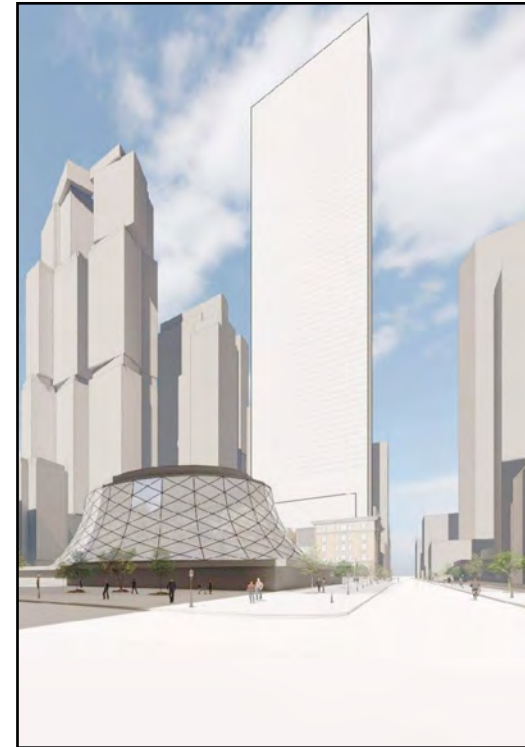
6.0 Description of the Proposed Development or Site Alteration

6.1 Overall Description

In this proposal the three existing properties at 212, 214-218 and 220 are being considered comprehensively as a site for re-development. The three existing heritage buildings are in large part incorporated in a manner that preserves their original scale and form along with all street related architectural design elements and heritage attributes. The proposal is in three primary parts, a historic base podium, an upper podium of 3 floors and a central tower to create a mixed use project with areas of retail-restaurant commercial, office commercial and residential. Generally retail is closer to grade in floors F1-2 and at the upper podium-heritage roof top floors, office in floors F2-6 and residential above in floors F8-76. Support areas, parking and some mechanical and electrical equipment are below grade in levels B1-B3.

The three heritage structures, with new construction at the interior of the development site generally, will form **a heritage podium component** of the overall project. Along King St. 214-218 and 220 King are built to the property line, whereas 212 King is set back to the north. Along Simcoe St 212 King is built to the property line. Along Pearl St both 212 and 214-218 King are built on the property line, however, 220 King only occupies the front part of the site and does not currently extend to Pearl St.

At 212 King St exterior areas which contain the Heritage Attributes, will be preserved in situ on sides facing King, Simcoe and Pearl Sts as well as a part of the 4th side a formal 1 bay return into the private lane. The existing 1980s 6th floor addition at the roof will be removed to restore the building's original form and scale. The interior structure of 212 King will be replaced.



76-77. Renderings of proposed development from lower Simcoe St. looking north. AA

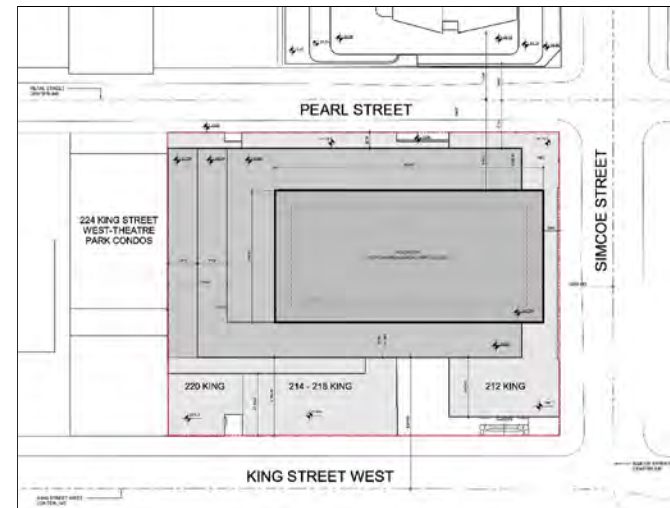
Currently between 212 and 214 King is a private service area-lane. It is proposed to locate in this area, as part of the podium, an enclosed multi-storey atrium-lobby serving as the principal entrance to the complex and circulation space at the ground floor. The atrium-lobby is defined by a new south glass wall between 212 and 214 King St W set back between the buildings to align with the formal 1 bay SW return of 212 King. This set back will be developed as a landscaped entrance court on part of the existing lane.

Inside, beside the atrium-lobby new east and west side walls are proposed which will replace the existing walls of 212 and 214 King, located close to the position of the existing side walls in a derivative style. The elevator cores of the development, commercial to the west and residential to the east, penetrate the ground floor and enclose the north side of the atrium except at the ground floor where a through block passage continues between the cores. North of the elevator cores is a commercial office lobby to the west and the through block passage continues to Pearl St.

At 214-218 King W, the full exterior facade on King St and 1 bay return on the lane, which contain the Heritage Attributes, are preserved in situ. The north facade of 214 and 218 on Pearl St, a 1 bay return on both the east and west sides and a 1 bay return at the SW corner will be panelized and reinstalled. The interior structure of 214-218 King will be replaced.

Currently between 218 and 220 King there is a narrow separation, a light well in proportion, which is proposed to be infilled with new floors. The glass south wall of this infill is set back from King St between the buildings, exposing the architecturally detailed side wall returns of 218 and 220 King St with its oriel window.

At 220 King the full exterior facade on King St which contain the Heritage Attributes, are preserved in situ. The west wall, originally hidden between buildings, will be removed during construction and reconstructed similar to



78. Site plan illustrating the arrangement of primary parts of the development composition. Adamson



79. Ground floor plan with tone added to indicate existing buildings and new atrium-lobby. New interior sidewalls create the atrium-lobby volume. Adamson

its original design with the addition of new windows north and south in areas that are currently blank. A 1 bay SE return including the oriel window will be panelized removed and reinstalled and the interior structure of 220 King will be replaced.

The ground floor of the podium, 212-220 King St is generally proposed as retail space, with service space for the project to the rear of 218 and 220. Retail is accessed:

- at 212 King, through a new side entrances off Simcoe street through repurposed windows (2), the historic Portico off King Street and through the new atrium between buildings.
- at 214-218 King through the new atrium between buildings and through restored ground level storefronts along King St based on historic photographs.
- at 220 King through the historic main entrance doorway, lowered to grade, at the SW corner of the front facade and with new doors.

The tower above the upper podium is all residential. Residential is accessed:

- at 212 King through a new repurposed window side entrance at the north end of the Simcoe facade.

An existing north entrance at 212 King is reused as an exit from the basement.

Above the Heritage Podium an upper 3 1/2 storey commercial office podium is proposed. Office space will occupy floors F2-6 with the exception of commercial food and beverage on F6 near and accessible to the roof levels of the heritage podium which will serve as outdoor terraces



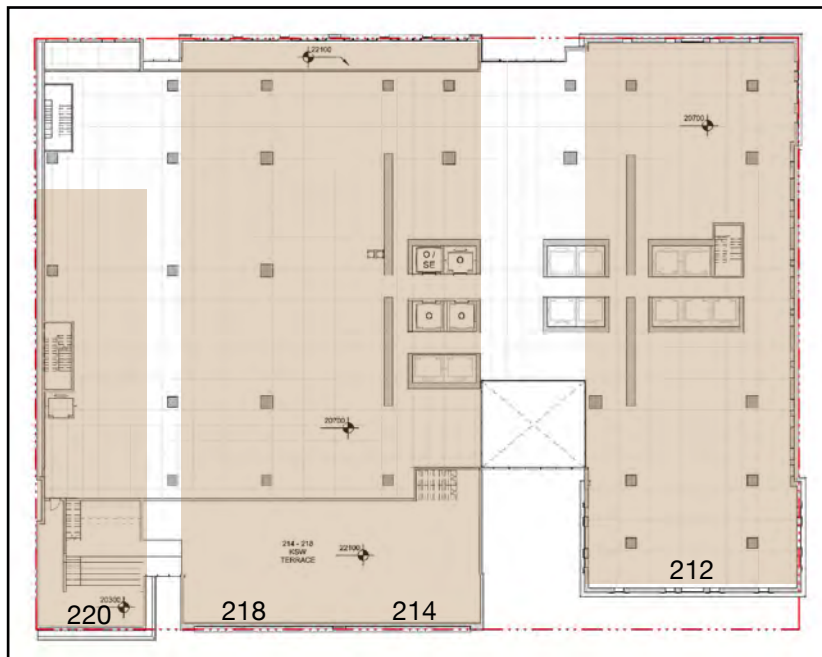
80. Second floor plan with tone added to indicate existing buildings and new atrium-lobby. Adamson



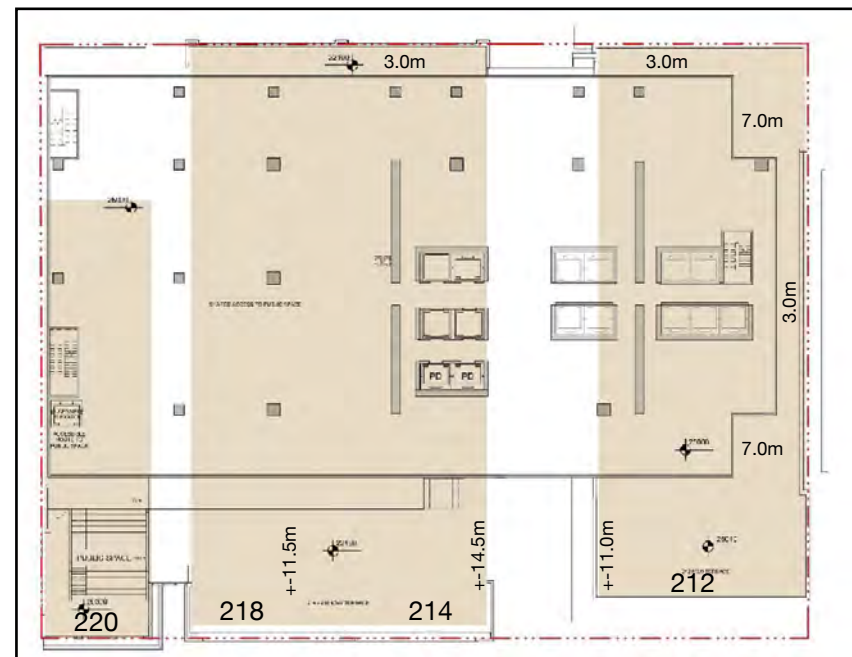
81. Fourth floor plan (3rd and 5th similar)with tone added to indicate existing buildings and new atrium. Adamson

with a amphitheatre section above 220 King looking towards Roy Thompson Hall and the park. F7 is a mixed residential-mechanical floor

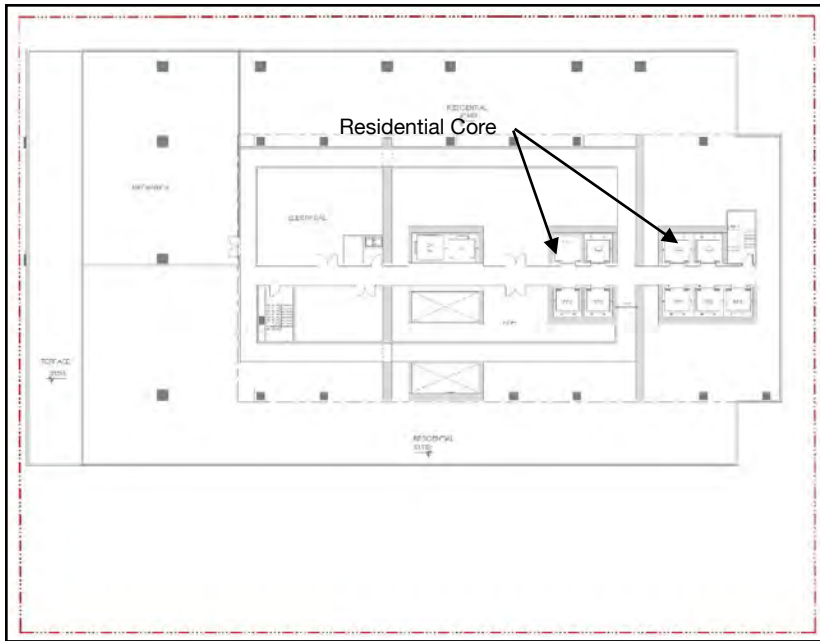
Step backs to the upper podium are c.11.5m from King Street to a half level terrace and c.14.5m to the main wall; 7.0m to the upper podium and 3.0m to the tower podium base from Simcoe St; 3.0m from Pearl St and 0.0m, stepping to 5.5m then another step to 11.0m and a final step to the tower of 20.0m from the west property line.



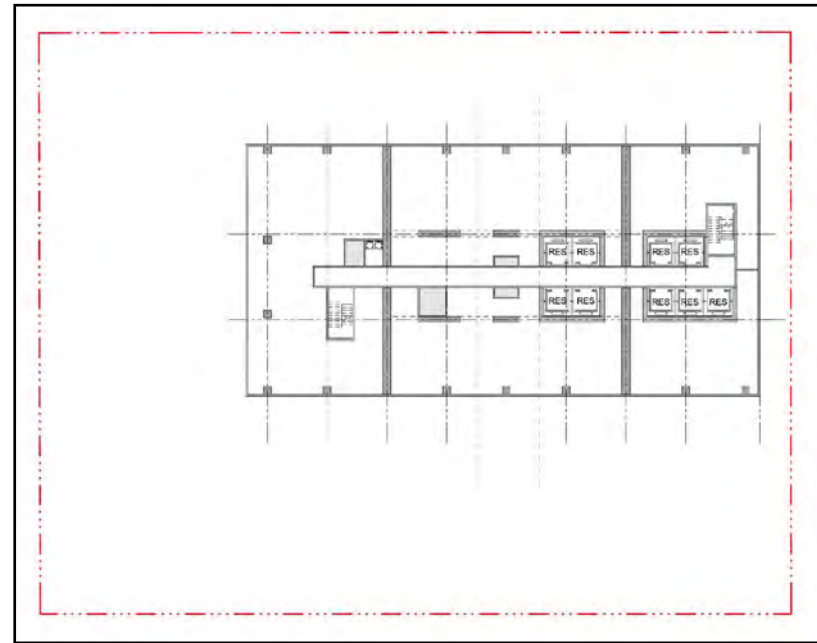
82. Proposed 5th floor the base level of the upper podium and a half level above 214-218-220 King and at the 5th floor of 212 King. There will be roof-terraces above heritage buildings. Steps and bleachers create seating opportunities to enjoy the south facing view over Roy Thompson Hall and Pecaut Square and resolve varying roof levels.



83. Proposed 6th floor of the upper podium, half level above 214-218-220 King and at the roof level of 212 King with added tone to indicate existing buildings below and step backs to upper podium shown. Adamson



84. Proposed 7th floor is primarily a mechanical floor . Adamson



85. Proposed typical residential floor F8-76. Adamson

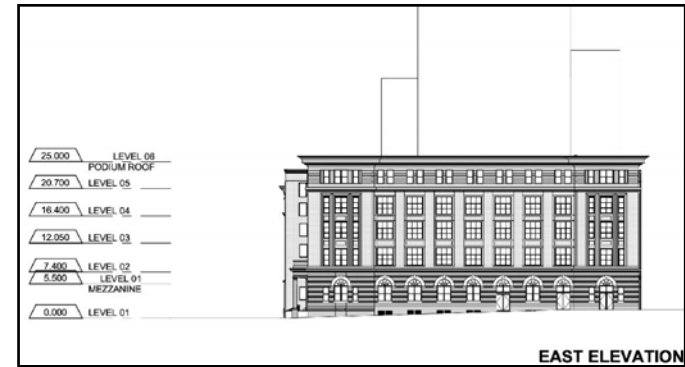
A **residential tower** rises above the upper podium floors. The massing of two forms, the tower and the upper podium, intersect which is primarily expressed along the E, Simcoe St side.

Along King St the the residential tower is stepped back c.21.0 m from the property line, the south face of 214-218 King St, and c.11.00m from the face of 212 King St.

Along Simcoe St the tower has a step back from the property line, face of 212 King, of 3.0m.

Along Pearl St the residential tower is stepped back c.10.8m from the north property line, the north face of 212-214-218 King.
 Along the west property line and the west wall of 220 King St, there is a 20.0m step back.

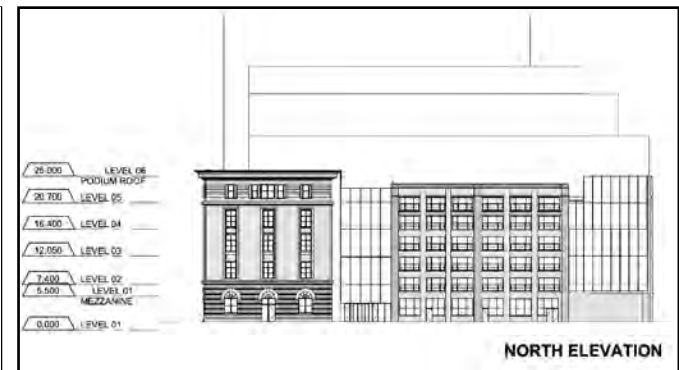
In order to construct the project, account for misaligned floors, provide for fire protection and structural capacity, create space for an appropriately scaled atrium and allow for underground parking and services, the internal structure and much of the sidewalls internal to the site, are proposed to be replaced as set out in more detail below.



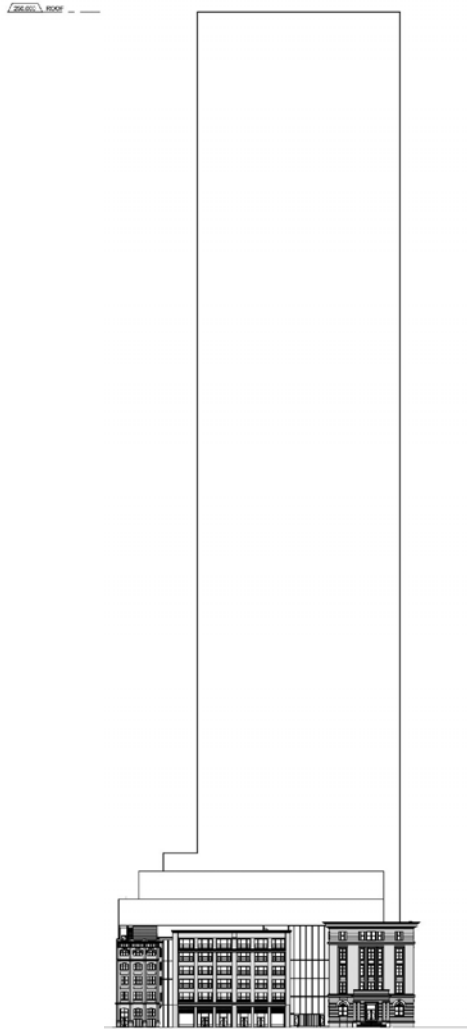
86. Detail enlarged from east elevation drawing showing relationship of tower and transition to 212 King W. Adamson



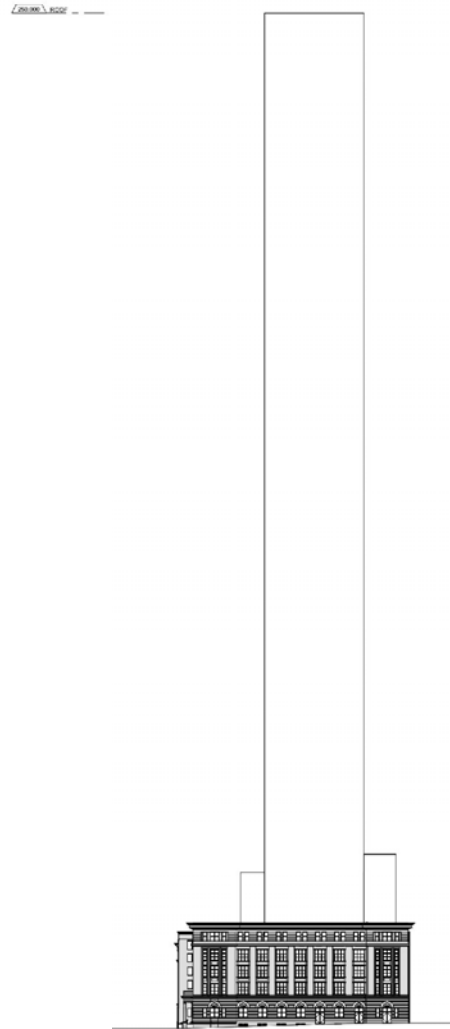
88. Detail enlarged from south elevation drawing showing relationship of tower and transition to 212-220 King W. Adamson



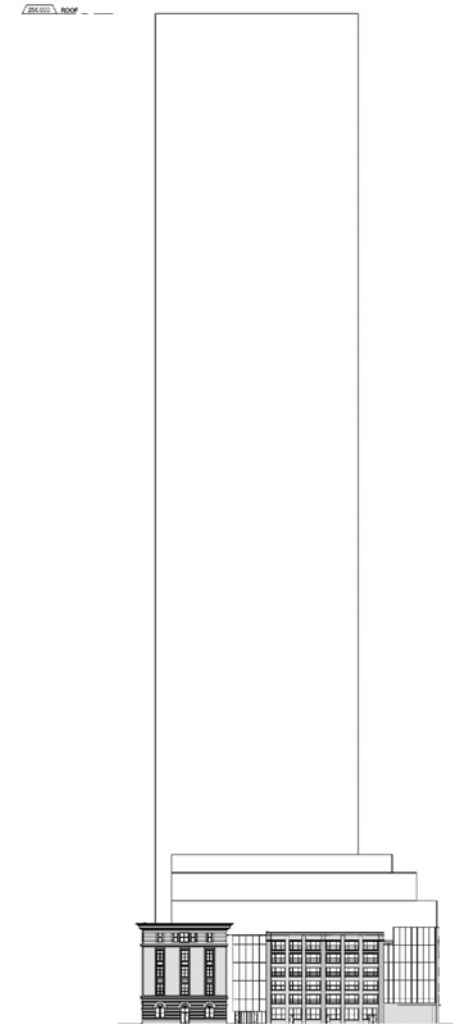
87. Detail enlarged from north elevation showing relationship of tower and transition to 212-220 King W. Adamson



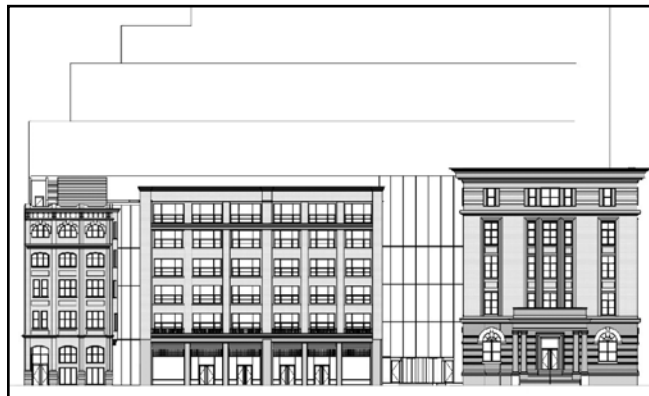
89. South elevation. Adamson



90. East elevation. Adamson



91. North elevation. Adamson



92. above. Rendering of proposal in front of 212 King looking north-west to 214-220 King W. This illustrates the retention and reuse of the south lane as a forecourt and the proposed restoration of 214, 218 and 220 King W. Current view to lower right . SHoP/Norm Li

93. left. Proposed King St elevation. Adamson



6.2 Project Elements

6.2.1 212 King St West

This is a high quality 5 storey building with a raised ground floor in an Edwardian Classicism style. Unusually this building has 3 street elevations on King, Simcoe and Pearl Sts. Although internally constructed similar to many industrial-warehouse buildings in the King Spadina District, the street elevations are rich in architectural detail, skillfully designed with good materials in a manner typical to this style. The heritage attributes of the building are located on the street elevations of King, Simcoe and Pearl, with an additional 1 bay return to the north into the private service lane on the west side.

The primary front elevation is on King Street which includes significant classical detailing including a substantial entrance portico with stairs up to the raised ground floor. On the west side this detail wraps to the north one bay into the lane. On the east and north sides this detailing extends along Simcoe St and wraps the corner and extends along the north elevation of the building on Pearl St. At the north-west corner, partially restricting the north end of the lane, there is a simple rectangular functional element enclosing an elevator and stair which appears to be an addition. The balance of the elevation internal to the site, is the lane elevation which is quite plain.

In this proposal the intent is to preserve all of the exterior attributes of the building and a 3 dimensional appearance while at the same time incorporating it into the complex. New windows have been installed in existing openings when the building was renovated. These include a non-transparent transom to screen internal ceiling space. All windows will be replaced with new windows designed to match the appearance of the original windows, restored in the existing window openings.



94. View of 212 King from SE corner. PGA



95. Detail enlargement of rendering, 212 King from SE corner. Adamson

The existing 6th floor, enclosed by a mansard roof exterior, is a 1980s addition and will be removed in order to restore the building roofline. A new flat roof terrace is proposed at this level, restoring the original 5 storey height to the building. In this proposed development, the original height of the building, as seen from the street, is preserved through the proposed step backs from the street line on three sides with a substantial step back at the corner of King and Simcoe.

All three of the street elevations are preserved as well as the full south-west return bay and on the north side. The original west sidewall of the building, proposed to be within the new complex, will be replaced by a new contemporary west sidewall in order to create the new atrium-lobby. This new wall is close to the existing wall location and forms a new east wall of the proposed atrium-lobby.

The internal structure of the building will be replaced. New floor levels will return in similar locations to the present floors to maintain an appropriate relationship to the windows above the ground floor (see A). The ground floor will be set at two levels. The north ground floor at the residential lobby and retail will be set at grade for accessibility and retail functionality. The existing north retail doorway is retained. Additionally a new mid-wall Simcoe retail entrance is added through a window conversion to an interior landing. The south ground floor is set at or near the existing elevation to connect to the existing south doorway at the historic portico. This will ensure the continued use of the south doorway as an entrance to the project up the existing stairs and through the portico.

At the north end of the ground floor, off of Simcoe St, the new residential lobby will be accessed through a new entrance, also repurposing a window opening.

At the north-west corner the existing elevator-stair “addition” will be removed enlarging the through block connection to Pearl St. A new return



recessed upper podium

96. looking down on the 6th floor rooftops, illustrating the proposed roof decks. Adamson



New west sidewall of 212 King which connects to the preserved historic walls at the exterior

97. Rendering inside atrium looking east into 212 King W. Adamson

wall will be constructed to frame the opening and to terminate the cornice return at the roof line.

At the NW corner there is currently a carved stone bollard protecting the building with a CGE (Canadian General Electric) logo carved into the stone. This will be preserved and reinstalled to this corner.

6.2.2 Service Area-Atrium

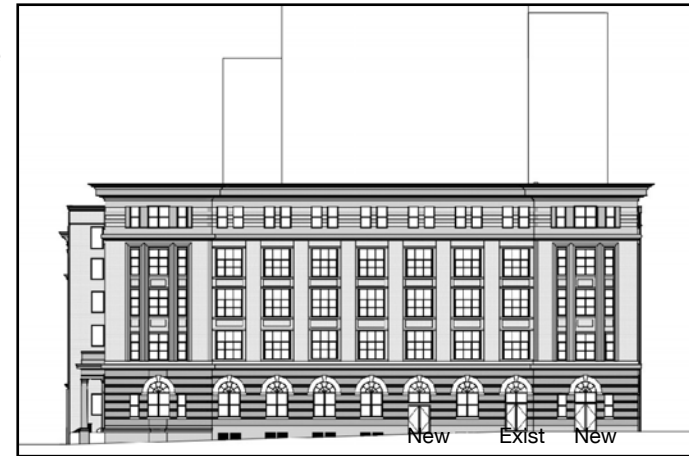
Between 212 and 214 King is an existing private “lane”, a space between 212 and 214 King Street used as a service area for 212 King St. This space extends from King St in the south to Pearl St. in the north but does not connect to any other lane in the area. It is identified in the KS HCD Plan as a lane in a network of lanes.

The space and location of this existing area within the site permits and suggests a through block connection, which has been created in this proposal. This space is enclosed at the south and north ends with a new glass wall between 212 and 214 King which includes, at the ground floor, entrances.

The south entrance is stepped back from the corner of 212 King to align with the end of the formal wall 1 bay return, exposing this articulated architectural bay to King Street. The east wall of 214 is preserved or reinstalled to the same dimension enclosing between 214 and 212 an exterior landscaped entrance court from the balance of the existing lane.

The north entrance is similarly framed between a reinstalled 1 bay of wall of 214 King and a new return wall at 212 King where the elevator stair “addition” is removed.

Internally a multi-story atrium-lobby is proposed north of the south entrance framed by new internal sidewalls of 212 and 214 King north to



98. East elevation 212 King, 2 new windows are altered to doorways for access to retail (2 left) and residential (right) The middle door is an accessible entrance to retail. Adamson



99. Ground floor plan illustrating atrium-lobby and forecourt located at the existing lane extending north. A passage connects the atrium-lobby to a north lobby on Pearl St. Adamson

where two elevator cores penetrate the space. The new sidewalls will be designed in a contemporary style derivative of the existing heritage walls.

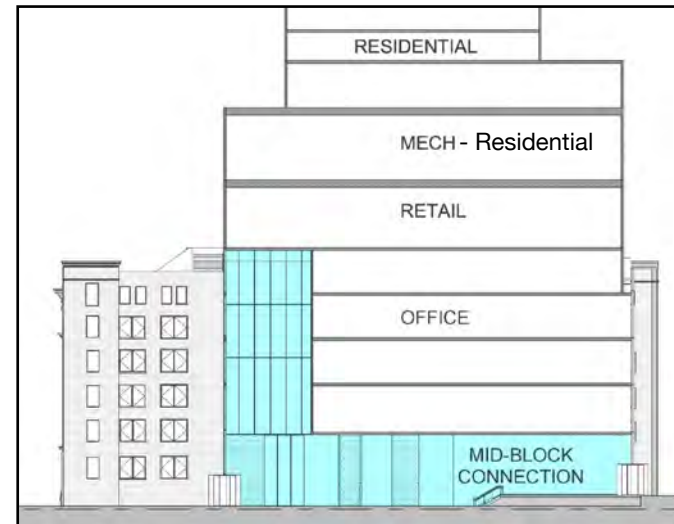
Between and north of the cores the through block passage continues as a one storey space. To the west, this opens out to an enlarged floor area, a lobby to the offices above, while the interior passage continues through to Pearl Street.

6.2.3 214-218 King Street West

This 6 storey double building often referred to as 214 King West was constructed in two matching parts 214 and 218 King. Floor levels in this building are lower than 212 King street so that the overall height is similar. The building has two street frontages. The King Street frontage is the primary and most detailed and includes most of the buildings Heritage Attributes. The detailing at the front extends around each side and returns into the site 1 bay. The north elevation is similar to the front but somewhat simplified and it does not include a stone base level.

The front elevation and a 1 bay return on the east side will be preserved in situ. The side wall returns at the SW, NW, NE and E side walls in part will be panelized removed and reinstalled (see ill. 75 page 63). New windows will be designed to match the appearance of the original windows and restored into existing window openings. The exterior of the new atrium is stepped back between buildings as noted above. The south atrium wall is located to align with the side wall return of 212 King and at 214 will expose 4 window bays to the entrance court. The ground floor windows of these bays will have their sills lowered to grade to be repurposed as retail windows.

The lowest floors of 214 and 218 were altered in the partially completed approved 1980s renovation. The “ground” floor was raised to create an additional usable lower, in ground, floor. As part of this proposal, the



100. North South section through development looking west illustrating the proposed multi level atrium-lobby. Adamson



101. View of the SE corner of 214 King St. Much of this view is preserved as the atrium wall is set back within the existing lane forming an exterior entrance court between 214, 212, the new wall and King St. PGA

ground floor will be returned to grade and the existing recessed 1/2 up-1/2 down contemporary storefronts removed. New storefronts will be returned to the original storefront openings in a design that restores the original appearance of the building based on historic photographs (see ill. 66 page 57).

The rear, north, elevation, will be restored, panelized removed and reinstalled including panelized wall returns at the NW and NE corners. The new infill wall between buildings is set back from the street in order to give 3 dimensional definition to the rear wall.

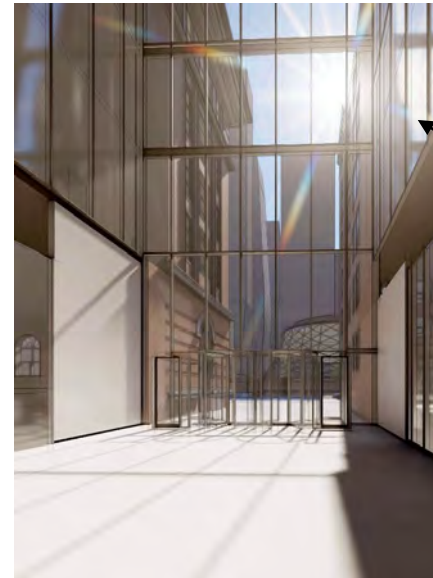
Above the ground floor new windows will be designed to match the appearance of the original windows restored in the existing window openings.

At the north ground level the openings are irregular with both windows and closed former delivery door openings. Some of these openings will not have windows or doors returned but are proposed to be used for grills serving the HVAC system of the building.

The original east sidewall of the building, at the new atrium-lobby, will be replaced by a new contemporary east sidewall in order to create the new atrium as described above. This new wall is close to the same location of the existing wall and will form the west wall of the proposed atrium-lobby.

The existing west side wall is only partially reinstalled, creating a recessed separation between this and the east wall of 220 King.

Currently the interior floor levels of 214 and 218 align and have been interconnected and there is an internalized light well between the two “buildings” making the existing internal floor layout very complex. Additionally, the floor to floor levels in this building are lower than in 212 King St. making the servicing of these floors from the new core challenging plus the lower height of the ceilings is less desirable. As a



New east sidewall of 214 King which connects to the preserved historic walls at the exterior

102. Rendering within the atrium looking south.
Adamson



103. View of existing recessed frontage at 214-218 King showing the 1/2 up 1/2 down current arrangement. This will be removed and the original design with ground floor at grade restored.
PGA

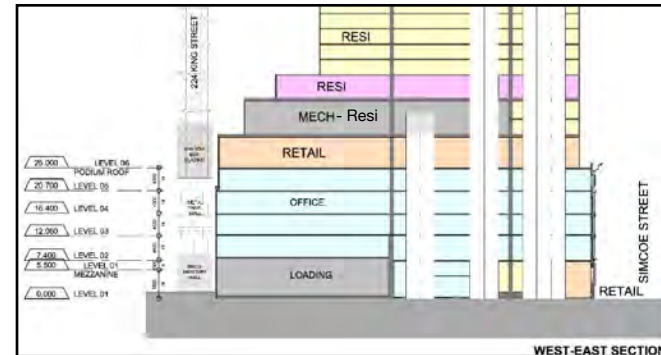
result the internal structure is proposed to be replaced, removing the light well, with floor levels modified to increase ceiling heights, while locating the new floors behind existing horizontal brick spandrels, or stepped back with modified perimeter areas (raised or lowered), such that new floor locations are not noticeable from the exterior and do not pass in front of a window.

At the ground and second floor at the north end of the building, a new high cavity is created for the required service area. This is accessed at the rear of 220 King off of Pearl St where there is no existing building and opens up to the east internally behind the rear wall of 218 King.

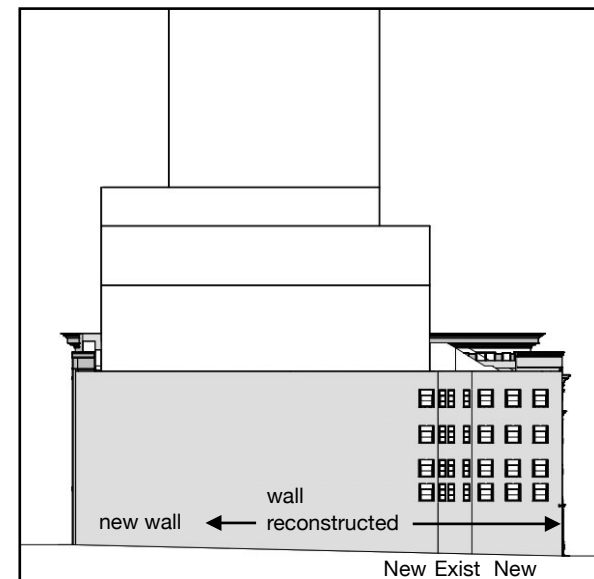
6.2.4 220 King Street West

This is a 5-1/2 storey Edwardian Classical Style building on a raised basement. The building has only one street frontage, the King Street frontage, the primary and architecturally detailed elevation, which includes most of the building's Heritage Attributes. The detailing of the front wall extends around the east side and returns along the property line 1 bay and includes a projecting oriel bay window. The west wall just north of King St is a plain wall formerly between buildings on the property line except for a small set back area with windows, a former light well between buildings. New windows are proposed in exposed plain wall areas.

The front elevation above ground floor will be preserved. The west side wall, a plain masonry wall, will be reconstructed with additional windows. A one bay return on the east side, with the oriel bay window, will be panelized and reinstalled with new windows designed to match the appearance of the original windows restored in the existing window openings. The new ground floor is set at street level for accessibility. This requires a modification at the existing raised entrance within the existing doorway and stone surround.



104. Diagrammatic section E-W through site looking North. A ground floor set at grade is restored to 214-218 south. The north ground floor relates to Pearl St and the required higher ceiling for the service bays. Four intermediate floors replace the existing upper 5 floors to coordinate with 212 King and with some step backs avoid crossing windows. Adamson



105. Part West elevation illustrating proposed new windows in the east wall of 220 King W. Adamson

At the roof level the original entablature and projecting cornice are missing as can be seen in period photographs. This historic element will be restored to the building based on this evidence and witnesses in the building fabric.

Between 218 and 220 King Street there is a small separation between buildings which will be infilled. This infill is set back at King St 1 bay to preserve this portion of the east sidewall of 220 including the oriel window.

220 King does not extend the depth of the block as 212, 214 and 218 do. This opening in the street wall of Pearl St is used to advantage as the new service entrance to the site accessing a new two storey space to the east of 220 King, at the rear of 218 King, for truck servicing. Within the rear footprint of 220 King the ramp to underground bike and car parking areas is located. This combination of truck and car access reduces the impact on Pearl St and allows for the preservation of the rear facade of 218 King.

Above the service area off Pearl street there is a new rear “addition” to 220 King extending its upper floor areas to the north street line up to the height of the heritage podium. This is a contemporary elevation similar to the lane infill walls, clearly demarcating the scale of the heritage buildings.

6.2.5 Upper Podium

A three storey upper podium is proposed at the roof level of all three buildings, set back from the perimeter on all sides. The upper podium adds to the heritage podium volume, while acting as a base form to the tower.

Along King Street the upper podium is generally stepped back c.14.5m but has a half floor extension above the roof to create a terrace of of F6, the food and beverage floor. The terrace extension is stepped back and should not be visible from King Street.



106. 220 King W from the SE. Note the missing cornice at the area of cement parging at the 5th floor, a projecting cornice will be restored. Recessed in the gap between 220 and 218 to the right there will be infill with a glass south wall located behind the projecting oriel window. The current street related infill will be removed. PGA

At the east end of the upper podium a set of seating steps are proposed forming a roof top “amphitheatre” facing Roy Thompson Hall. takes advantage of the lower roof level of 220 King to make an interesting feature.

The upper podium aligns with the entrance wall between 214 and 212 King and continues across 212 and terminates with a setback from Simcoe St

At the north of the site, the upper podium is stepped back from the north walls of 212, 214 and 218 King.

Upper podium step backs are as follows

- From 214, 218 and 220 at King St c.14.5m
- From 212 King at Simcoe St c.7.0m and part 3.0m
- From 212, 214, and 218 at Pearl St. 3.0m

The Podium Terrace

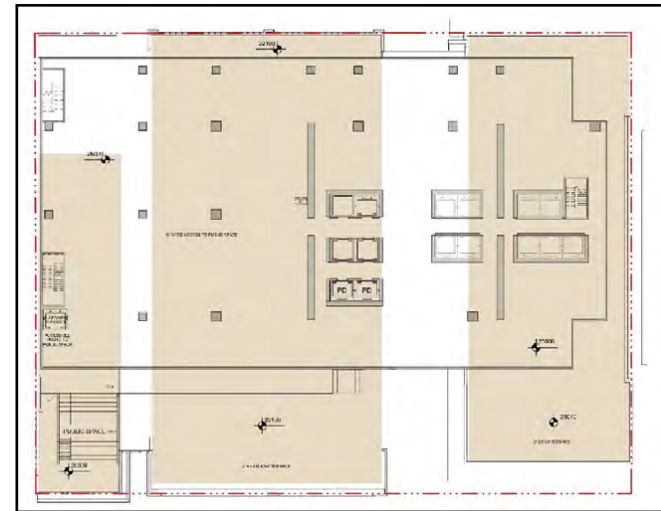
- From 214 and 218 at King St 11.5m

The intent of the podium design is to be contemporary and distinctive from the heritage buildings, but simple and recessive in design.

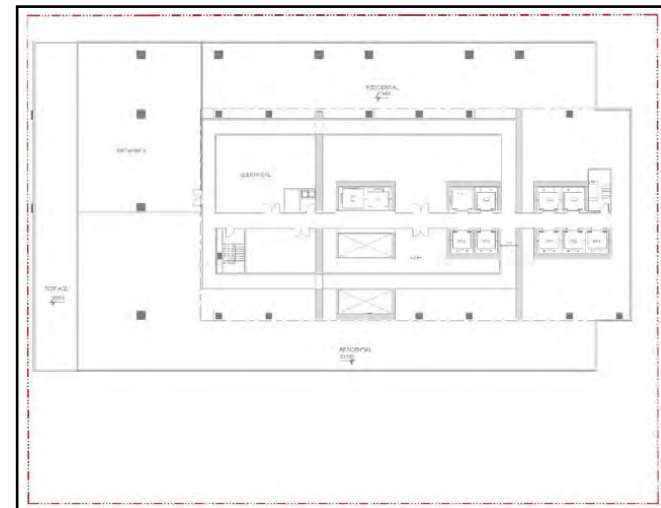
Roof terraces are set behind historic building parapets which are sufficiently high to act as guards for the terraces, no additional railings are required at the heritage building roof lines.

6.2.6 Tower

Above the upper podium the residential tower rises as a single shaft to 76 residential floors with a roof top amenity floor and roof deck.



107. Plan at F6 of the upper podium. It is planned to be a food and beverage retail floor with access to roof terraces and a viewing amphitheatre to the south at 212-214-218- and 220 King. Adamson

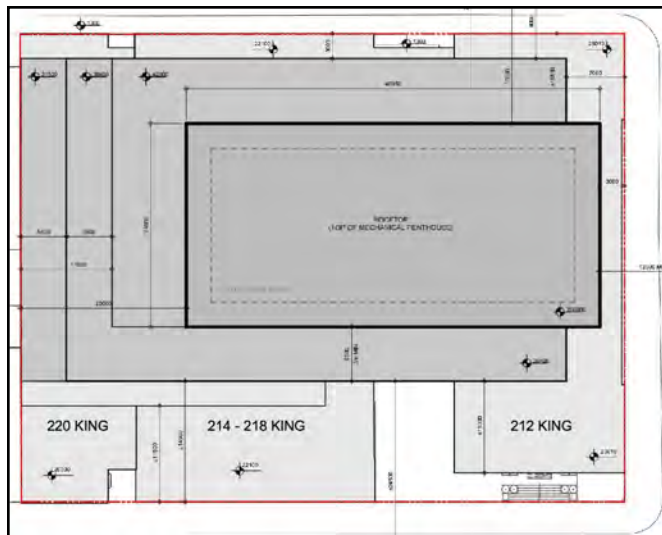


108. Plan at F7, a mechanical-residential floor, the top floor of the upper podium. Adamson

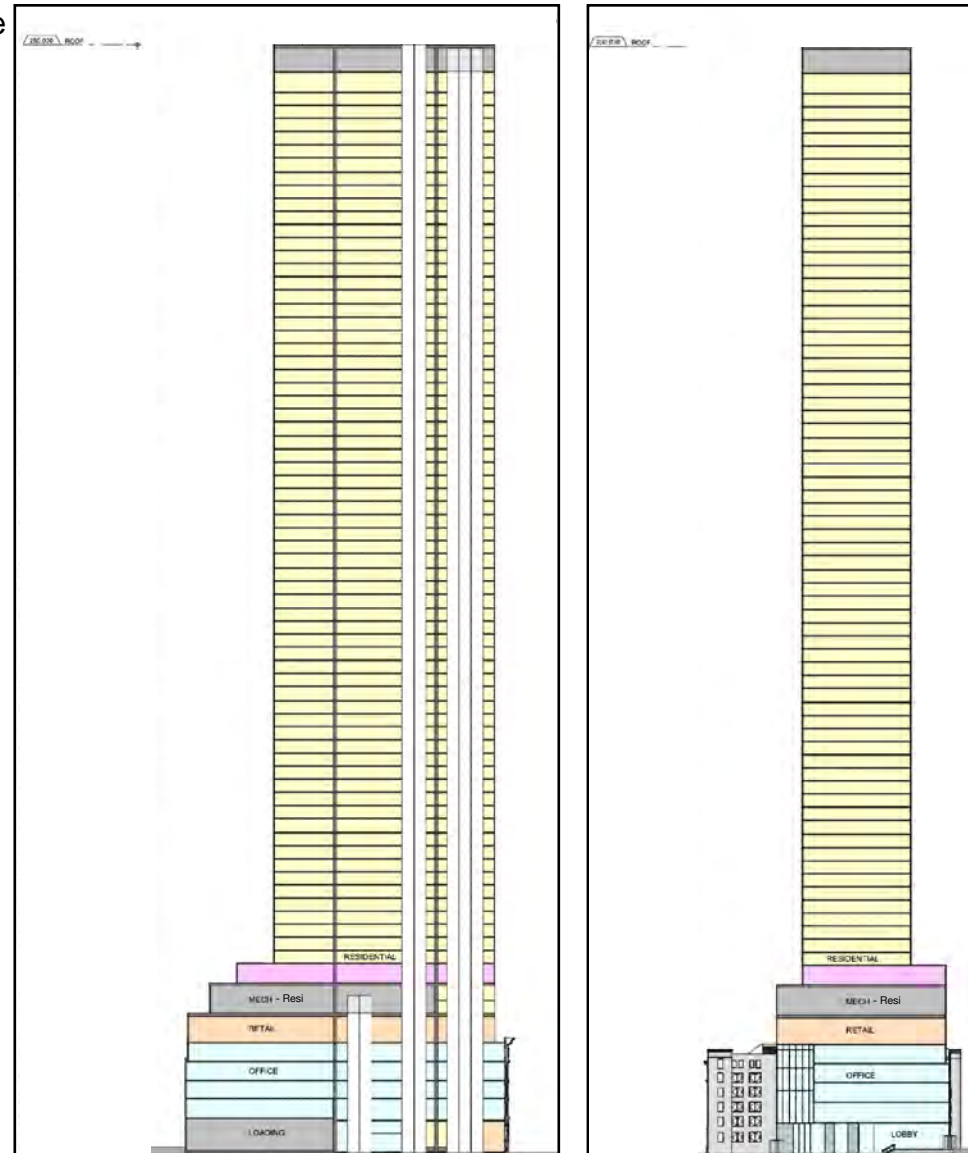
The tower steps back from all elevations and from the upper podium on the south, west and north sides but intersects with the form of the upper podium along Simcoe St.

Tower step backs are as follows;

- From 214, 218, 220 at King St c.20.0m
- From 212 at Simcoe St 3.0m
- From 220, 214 and 218 at Pearl St 10.8m



109. Site Plan, the floor plan of the residential tower with a considerably smaller footprint than the upper podium. Adamson



110. Overall building sections, E-W (left) and N-S (right). Added tone indicates the primary function distribution, yellow-residential with heritage buildings, blue commercial office, orange retail, grey service. Adamson



111. Model view of proposal looking north illustrating the dominance of the restored heritage buildings at the heritage podium levels which continue to form the north street wall of King St W in this area. Adamson



112. Model view of proposal looking north-west on King Street which illustrates the contribution the heritage buildings will continue to make to street life and character. Adamson

7.0 Impact of Development or Site Alteration

There are multiple impacts on these heritage buildings and the site from the proposed project. Some of these are mitigated as described in section 8.0 of this report, Considered Alternatives and Mitigation Strategies, are below. Some of the impacts relate to the site overall while others are impacts to the buildings. Generally there are limited impacts to the street elevations on all three streets for all 3 (4) buildings.

7.1 Property

Currently the site is fully developed with the only open space the open private service lane between 212 and 214 King W and a small service area to the rear of 220 King W. Each existing building is an independent free standing structure with each varying in height but all are between 5-6 storeys, low mid-rise buildings. This proposal retains this group of buildings as a heritage podium, interconnects them as a group and adds a high rise tower to the site. These changes:

- Change the skyline of the site. Buildings on the site change from 6 stories to 79 plus mechanical storeys. As the vertical addition is over part of the site this impacts the form and profile of the existing buildings and the skyline generally.
- Interconnect the buildings and infill the existing service lane so they are no longer independent structures but work collectively as one multi-level interior space, but in a manner the buildings can still be experienced independently.
- Add a rear addition to 220 King W at the current setback and bring a building facade to the Pearl St. property line.

7.2 212 King St West

The Heritage attributes below in *italic* are copied from the designation bylaw for reference. I have annotated each of the the attributes with a statement of approach and impact.

Designation Bylaw attribute	Impact of proposed development
<p>212 King Street West</p>	
<ul style="list-style-type: none"> <i>The original five-storey warehouse.</i> 	<p>The added 6th floor is removed and the design, form and scale of the original building is restored. The original building height is not altered at the street facades. Vertical additions have significant step backs visually preserving the six storey appearance</p>
<ul style="list-style-type: none"> <i>The scale, form and massing of the rectangular plan.</i> 	<p>The perceived “plan” is preserved through the preservation of the sw, south, east and north facades. New interior walls in a similar location to the existing walls define the 4th side</p>
<ul style="list-style-type: none"> <i>The brick cladding, and the brick, stone, terra cotta, metal and wood detailing.</i> 	<p>All material details of the exterior 3-1/2 walls are preserved and restored as required</p>
<ul style="list-style-type: none"> <i>The extended metal cornice with brackets and terra cotta marking the fifth-floor roofline (the sixth storey with the mansard roof is an addition).</i> 	<p>The 6th floor is removed and the substantial cornice is preserved and restored as required.</p>
<ul style="list-style-type: none"> <i>The cornices above the first floor and fourth storey.</i> 	<p>These exist on the SW, South, East and North walls and will be preserved and restored as required.</p>
<ul style="list-style-type: none"> <i>The classical organization of the principal (south) façade, with a base, three-storey shaft, and an attic.</i> 	<p>This organization is preserved and in part restored with the removal of an added stair at the south front to a SE corner retail unit.</p>
<ul style="list-style-type: none"> <i>The first floor, with the banded brickwork, the round-arched openings with hood moulds and keystones, and the raised centrally-placed entrance in a stone surround with sidelights (the doors are not original).</i> 	<p>The central entrance is on the south facade. All details of the elevation are preserved. There are two windows on the East facade that will be altered to new entrances.</p>
<ul style="list-style-type: none"> <i>Protecting the south entry, the stone portico with paired columns, an entablature with triglyphs, and an ornate cartouche.</i> 	<p>The south central 1.5 storey portico and associated stair will be preserved and restored as required.</p>
<ul style="list-style-type: none"> <i>Above the first storey, the division of the shaft into three bays where terra cotta surrounds organize the flat-headed window openings with spandrel panels.</i> 	<p>This describes the south front facade. This facade will be preserved and restored as required.</p>

Designation Bylaw attribute	Impact of proposed development
<ul style="list-style-type: none"> <i>The attic storey, with single and three-part window openings that are separated by banding and incised panels with classical detailing.</i> 	<p>The definition of an attic storey exists on the SW, South, East and North walls. All of these walls will be preserved and restored as required.</p>
<ul style="list-style-type: none"> <i>The continuation of the fenestration and classical detailing from the south façade to the long east elevation on Simcoe Street, where the first bay on the south end projects and incorporates terra cotta surrounds. On the west elevation, the first bay at the south end of the wall where the fenestration and classical treatment is repeated from the south façade.</i> 	<p>The windows throughout have been replaced in 1980 with new windows and include an upper transom that is blanked out or a mechanical grille. All existing window openings and surrounding materials will be preserved on the SW, South, East and North facades. New windows will be installed that will duplicate the original window layout, ie pairs of 1/1 double hung with a paired transom in a replacement window with aluminium exterior.</p>
<ul style="list-style-type: none"> <i>The plaque, dating to 1929 and commemorating the area as the original location of Upper Canada College, which is mounted at the south end of the east elevation.</i> 	<p>This plaque will be preserved and remain in place.</p>
<ul style="list-style-type: none"> <i>On the north (rear) wall on Pearl Street, the surviving classical pier.</i> 	<p>The classical pier with a CGE logo will be preserved and returned to a similar location.</p>
<p><i>The sixth floor with the mansard roof is an addition that is not identified as a heritage attribute.</i></p>	<p>This is removed and the design, form and scale of the original building is restored</p>

Additional notes;

- Removal of the 6th floor. This is a positive impact as the 6th floor was an addition and introduced a Mansard roof that was not an element of the original Edwardian Classical style.
- Relocate the at grade entrance to the internal atrium. This building has a substantial classical portico which frames and emphasizes the location of the existing principal entrance on King Street. The portico is preserved as an important decorative element and will continue to function as an entrance to a raised ground floor retail unit.
- Removal of the front side door entrance. This is a positive impact. Beside the portico a separate entrance, stair and doorway were added in the recent past. The doorway was created by lowering a front window sill. This entrance and associated stair will be removed and the original window restored.

- New entrances (2) added to the Simcoe St elevation through the lowering of existing window sills for commercial access to the ground floor and a new residential entrance.
- The internal structure of the building is replaced. Although a change internally this has little impact visually as the current structure is completely concealed behind layers of finish and fireproofing.
- The west side wall to the north of the first architectural bay is removed and replaced by a new atrium-lobby-passage side wall set close to the existing wall line visually extending the building to the interior of the atrium-lobby-passage.
- The historic NW elevator and stair “addition” occupying part of the service lane is removed and replaced by a new return wall. The historic pier will be reinstalled at the new return wall in a position close to existing.
- The the west wall alignment is altered to accommodate the new building core

7.3 214-218 King St West

Bylaw 1230-2007 does not identify the heritage attributes of the building nor does the Heritage Easement registered on this property. It is my opinion the heritage attributes are as set out in the table below

Designation Bylaw attribute	Impact of proposed development
214 King Street West	
<ul style="list-style-type: none"> • The six-storey height. 	<p>The building height is not altered at the street facade. Vertical additions have significant step backs visually preserving the six storey appearance</p>
<ul style="list-style-type: none"> • The scale, form and massing of the rectangular plan. 	<p>The perceived “plan” is preserved through the preservation of the SW, South, SE and NW, North and NE facades. At the South-East atrium-lobby a new interior wall in a similar location to the existing walls further define the east side of the original building. The interior of 220, 218 and 214 are proposed to be combined and the original interior rectangular plan is removed.</p>

Designation Bylaw attribute	Impact of proposed development
<ul style="list-style-type: none"> The brown-buff brick cladding, with stone dressings at pilaster (column) bases and capitals. 	<p>The full south wall is preserved and restored, the North wall is panellized, reinstalled on new foundations and restored. These details are preserved.</p>
<ul style="list-style-type: none"> The flat roofline 	<p>The flat roofline is preserved. Roof deck guardrails will be stepped back to not be visible from the adjacent street. Vertical additions have a substantial step back preserving the roof line.</p>
<ul style="list-style-type: none"> The roof level entablature with decorative brick fascia and projecting cornice (south). 	<p>All details of the preserved walls at the SW, South, SE NW, North and NE will be preserved and restored as required.</p>
<ul style="list-style-type: none"> Flat head window openings between pilasters across the facade and extending 1 bay north on the east and west side elevations. 	<p>Existing windows are 1980s replacements. Window openings will be preserved and restored as required. Replacement windows will be installed that duplicate the original layout, ie 1/1 double hung windows with an aluminium exterior.</p>
<ul style="list-style-type: none"> At the south elevation, The secondary entablature at the 4th floor between pilasters . 	<p>This and other details of the south elevation will be preserved and restored as required.</p>
<ul style="list-style-type: none"> At the south elevation, The classical organization of the principal (south) façade with a base, shaft emphasized by raised pilaster columns and attic. 	<p>These and other details of the south elevation will be preserved and restored as required</p>
<ul style="list-style-type: none"> At the south elevation, The one storey stone base with openings divided by stone piers. The stepped back ground 1/2 down 1/2 up storefront is not a heritage attribute 	<p>The stone storefront opening have survived 1980s renovations and alterations. The new recessed 1/2 up 1/2 down storefronts will be removed and the ground floor returned to grade. New storefronts will be installed in the original stone openings that duplicate the original storefront designs.</p>

Additional Notes:

- This historic building was altered in the 1980s with the removal of original storefronts and the creation of a new stepped back 1/2 up and 1/2 down entrance to commercial units at the upper ground and a new lower ground floor. This arrangement will be removed and a new ground floor returned to street level with restored accessible storefronts based on documentation. This is a positive impact.

- The internal structure of these buildings is replaced. This will remove the horizontal floor system as well as the internal masonry walls between 214 and 218 King Street West, originally the west sidewall of 214 King which was constructed first. This will have minimal impact as much of the internal structure is covered by finishes and fireproofing.
- The east side wall is preserved or reinstated 3 window bays to the north, north of which it is removed and replaced by a new atrium-lobby side wall set close to the existing wall line visually extending the building to the interior of the atrium-lobby.
- The the north part of the east wall is removed to accommodate the new building core and office lobby
- The NE 1 bay wall return is panelized removed and reinstated
- The NW 1 bay wall return is panelized removed and reinstated
- The SW 1 bay wall return is panelized removed and reinstated

7.4 220 King St West

The Heritage attributes below in italic are copied from the designation bylaw for reference. I have annotated each of the the attributes with a statement of approach and impact.

Designation Bylaw attribute	Impact of proposed development
220 King Street West	
<ul style="list-style-type: none"> • <i>The six-storey warehouse.</i> 	<p>The building height is not altered at the street facade. Vertical additions have significant step backs visually preserving the six storey appearance</p>
<ul style="list-style-type: none"> • <i>The scale, form and massing of the long rectangular plan.</i> 	<p>The perceived “plan” is preserved through the preservation of the West (reconstructed), South, SE facades. The north facade does not extend to Pearl Street, is shorter than 214-218 King and is substantially set back from Pearl St and does not form part of the street wall. A new north “addition” is constructed as infill at Pearl St. that is contemporary and does not pretend to be the rear of historic 220 King. The interior of 220, 218 and 214 are proposed to be combined and the original interior rectangular plan is removed.</p>

Designation Bylaw attribute	Impact of proposed development
<ul style="list-style-type: none"> <i>The red brick cladding, with textured and smooth stone applied to the base and for the decorative detailing.</i> 	<p>This is an attribute of the South facade. The entire south facade is preserved and restored as required</p>
<ul style="list-style-type: none"> <i>The flat roofline, where the cornice has been altered.</i> 	<p>The flat roofline is preserved. Roof deck guardrails will be stepped back to not be visible from the adjacent street and a roof deck will be located behind the high parapet.. Vertical additions have a substantial step back preserving the roof line. The entire entablature of the building is missing, a significant feature of this style. A new entablature with cornice will be restored based on photographs and on site witnesses.</p>
<ul style="list-style-type: none"> <i>The cornices extending above the first floor and fourth storey.</i> 	<p>This is an attribute of the South facade. The entire south facade is preserved and restored as required. These intermediate secondary cornices included</p>
<ul style="list-style-type: none"> <i>The classical organization of the principal (south) façade with a base, shaft and attic.</i> 	<p>The entire south facade is preserved and restored as required</p>
<ul style="list-style-type: none"> <i>The two-storey three-bay base, where segmental-arched door and window openings are divided by stone piers and the main entry is inset in the left (west) bay.</i> 	<p>The base of the south facade will be preserved and restored as required. This involves restoring altered basement windows. An inset entrance will remain but be altered to be at grade for accessibility within the existing stone entrance surround.</p>
<ul style="list-style-type: none"> <i>On the three-storey shaft, the red brick piers that organize the flat-headed window openings with stone lintels in the second and third floors, including the recessed bay windows in the west bay, the segmental-arched window openings with hood moulds and keystones in the fourth storey, and the spandrels.</i> 	<p>These are attributes of the South facade. The entire south facade is preserved and restored as required.</p>
<ul style="list-style-type: none"> <i>In the attic level, the round-arched openings with stone voussoirs that are placed between panelled pilasters with classical decoration.</i> 	<p>This is an attribute of the South facade. The entire south facade is preserved and restored as required. The attic storey is between the extant secondary cornice and a restored primary entablature and cornice at the roof line</p>
<ul style="list-style-type: none"> <i>On the east elevation, the four-storey oriel window with a decorated base at the south end of the wall, and the placement of the segmental-arched window openings with stone lintels and spandrels.</i> 	<p>The South East wall will be panelized and reinstalled in the same location on a new foundation required to construct the new below grade facilities, preserving all of its attributes and patina.</p>

Additional Notes:

- This historic building was altered somewhat in the past to create a separate new exterior entrance to the basement. This resulted in the loss of basement windows and the basement wall being recessed to allow for a new stair down. This arrangement will be removed and windows restored in the window openings. This is a positive impact.
- The historic entrance door is up 1/2 level accessed by stairs from the street through a 1-1/2 storey doorway. The stairs will be removed and a new entrance at grade fitted in the existing doorway opening.
- The internal structure of this building is replaced. This will remove the horizontal floor system as well as the internal masonry walls between 220 and 218 King Street West. This will remove the exposed wood heavy timber structure currently exposed to view.
- The rear wall of the building is removed for a new rear addition.
- The west wall, on the west property line of the site, will be removed and reconstructed to match the existing with the addition of new punched windows in an area of this wall that is currently a plain brick wall.
- The SE corner wall return with the oriel window will be panelized removed and reinstalled.

7.5 Adjacent Properties

There are no recognized heritage properties directly contiguous to this site, however, there are heritage properties nearby to 212-220 King St. These include St Andrews Church, Designated, and Roy Thompson Hall, Designated, on the South side of King Street, the Royal Alexander Theatre, Designated, one property removed to the west on the north side of King St and 100 Simcoe St, Listed, opposite on the north side of Pearl St.

I do not anticipate any direct physical impacts on these heritage properties from the proposed development. Impacts to these properties will be:

- A change in the context of the area through the addition of a new tall building
- Limited short term shadowing on heritage properties at a distance in an arc from NW to NE and particularly shadowing on 100 Simcoe street to the immediate north (see Shadowing part 9.0 below)

8.0 Considered Alternatives and Mitigation Strategies

This is a complex site with three existing buildings which occupy most of the site. As a consequence the design process included the study of number of alternatives for this project with a view to incorporating all three heritage buildings into the project and mitigating the impact of the site redevelopment as much as possible. Design alternatives considered included:

- Consideration of several forms and locations for positioning of the tower on the site.
- The architectural approach to the design of the tower with the intention of finding an architectural language for the work that did not compete with the sophisticated Edwardian Classical style of the three buildings and yet reflected the story of the historic use of the site by General Electric.
- The scale of the new internal atrium was studied to consider if it was possible to retain the internalized side walls of 212 and 214 King St W. This resulted in a small awkward space that did not serve the new project well and was insufficient in size to connect to the core required for a project of this magnitude.
- A number of approaches to the internal needs of the project were considered. Basements necessary to provide for underground services, some mechanical and electrical equipment and parking, as well as structural considerations related to the new tower and tower core required that a new internal structure be designed. Above grade, the need to interconnect space, allow for accessibility, provide for street related retail, and to create internal space with appropriate floor to floor dimensions while working to preserve the primary historic exteriors with all of the identified heritage attributes required many versions to resolve.
- Constructibility was studied to determine if the project could be built retaining in situ the entire north wall of of 214-218 King St W. As almost no access to the site would result it was determined this wall should be panelized, removed and reinstalled.
- Plans were studied and altered to provide a through block connection at the location of the existing lane.
- A previous design was presented to the City as part of a rezoning application. This was discussed at length and revised accordingly to be the proposal represented in this version of the HIA.

As noted above, the resolution of the project leading to the proposed design does have impacts on the property. The impact of these changes is mitigated in the following manner:

8.1 Property

- Each of the interconnections between buildings are deeply stepped back from the property line. This conserves the independent appearance of the buildings as individual structures from the public realm as well as their architectural heritage attributes seen from the public realm.
- There are substantial step backs from the property line to the vertical additions, upper podium floors and tower. To the tower these are, c.20.0m on King St, 3.0m on Simcoe St with and 10.8m on Pearl St. To the upper podium 3-4 floor(s) these are c.14.5m from King Street, 7.0m from Simcoe St and 3.0m on Pearl St. Although the form of the buildings is altered this preserves a clear understanding of the historic three dimensional form of the three heritage buildings.
- The primary step backs are thoughtfully located at the south and SE corner of the site. This is a gateway view to King St W at Simcoe St as you enter the King Spadina area and as the view opens up to the south for Roy Thompson Hall and David Pecaut Square. With a large step back the heritage building at 212 King continues to dominate the corner and its scale and form remain legible.
- The front wall of the Atrium is stepped back from the face of 212 King 11.0m to a position at the terminus of the detailed Edwardian historic west facade and 14.5m from the face of 214 King preserving all of the significant architectural features.
- The private service lane space, currently used only for mechanical units, garbage and delivery service is conserved as an interior atrium-lobby, office lobby and through block passage, between 212 King W and 214 King W. Although altered, the new internal walls reconnect with the preserved exterior walls to continue to present the buildings to visitors and users as independent structures. The through block passage extends north from the atrium-lobby between elevator cores to a north office lobby and new north entrance on Pearl Street completing the separation of 212 from 214 and achieving a HCD objective.
- Between 218 and 220 King W there is only a narrow separation. This too is infilled, however, there is a setback to the new wall to a point beyond the oriel window and architectural detail of the west wall 1 bay return of 220 King St
- Infill floor area at the gap between 218 and 220 King St is accessed through the historic main doorway of 220 King modified to become an accessible lobby for street related retail.
- The new rear “addition” to 220 King is limited to 5 storeys, the height of the existing building, the tower does not overlap the property of 220 King W. The new upper podium and an exterior “amphitheatre partially overlaps 220 King St W but are stepped back to avoid a visual alteration of the current scale and form.

8.2 212 King St West

- The entirety of 3 sides of the building, south, east and north, and a portion of the fourth side, west, are preserved retaining in situ all of the identified heritage attributes of the property.
- The removal of the 6th floor returns the street elevations of the building to their original appearance.
- The removal of recent alterations adjacent to the front portico restore the original relationship between portico and building.
- Floor levels of the new internal structure will continue to work logically with existing window openings and will not cross in front of any windows.
- At the ground floor the existing floor level is maintained at the south half of the building in order to relate to and reuse the existing entrance doorway through the exterior portico. The south hall is accessed from the atrium-lobby via a new set of stairs. A mid-floor landing beside the elevator core allows for middle access from Simcoe St. and at the north end of the ground floor is set at grade for accessibility to the residential lobby and a north commercial unit.
- 2 new doorways are created on Simcoe St to access both retail and the residential lobby and an existing entrance is maintained. Both new entrances are located at large existing windows which are modified by the lowering of window sills into doorways. All other existing window openings are preserved as is. This approach strictly limits the impact on the east facade and generally preserves the original design.

8.3 214-218 King St West

- The south front and a portion of the east and west side walls of the building are preserved in situ retaining all of the identified Heritage Attributes of the property.
- The front elevation of the building on King Street, previously altered with the removal of the street related storefronts, will be restored returning the building to its original design.
- Floor levels of the new internal structure vary from the original levels but are positioned to work logically with existing window openings. In very limited location at the rear, on the north side of the building, of necessity floors do pass behind a window, they are stepped back to avoid any change in appearance from the exterior.
- The north rear wall and other wall areas and returns are panelized removed and reinstalled as large elements which preserves the original wall and all patina of age while making the new work constructible.

8.4 220 King St West

- All of the identified heritage attributes of the property are located on the front and the south-east facades and are preserved to view by setting back the infill between 220 and 218 King St W.
- The south front wall is preserved in situ
- The east 1 bay return including the oriel window is panelized removed and reinstalled as large elements which preserves the original wall and all patina of age while making the new work constructible.
- The west wall, a former party wall, will be removed and reconstructed to match the existing wall, excepting the addition of windows in the presently blank portion to the south.
- The front of the building on King Street, previously altered through the removal of basement windows to create a new recessed lower entrance will be restored with windows to its original appearance.
- A large projecting entablature-cornice visible in early photos of the property was removed over the years dramatically altering the appearance of the building. This will be reconstructed, further restoring the building more closely to its original appearance.
- New floor levels above the ground floor at the south end front of the building vary from the original levels but are positioned to work logically with existing window openings, requiring a stepped floor. Windows in the rear north side addition are positioned in a normal relationship to the new floors of 214-218 King.
- A new at grade entrance to ground floor commercial unit and the new lobby for 220-218 King W is located within the existing front entrance stair and doorway 1-1/2 storey opening avoiding any alteration of the facade except for the removal of the stairs.

9.0 Shadowing

The development of an 76 storey plus mechanical mixed use commercial-residential tower and podium on the site will introduce only a modest amount of new shadowing to the area. This HIA considers whether such shadowing will impact the heritage resources of the site, or in the immediate context. Impacts would include a lack of sun reducing the solar heating and drying of

historic materials, increased freezing of materials and the loss of lighting and contrast in the sculptural nature of historic stylistic details.

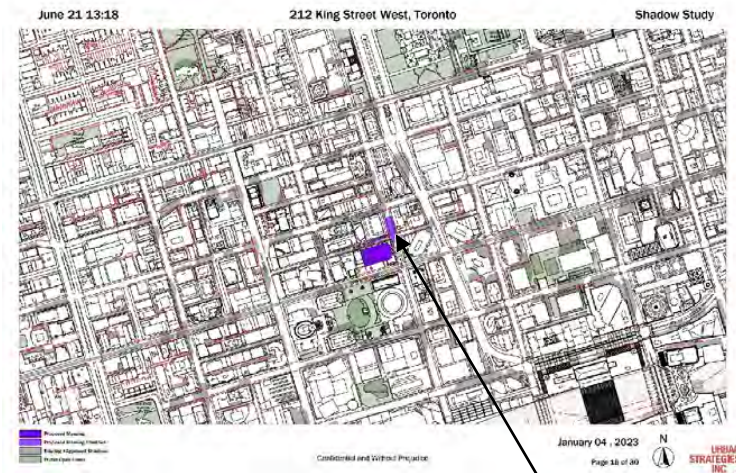
There are a number of Heritage Buildings in an arc to the north of this proposal. There is to the immediate north on Pearl Street, 100 Simcoe St. On Adelaide Street there are a number of heritage building from the NE to the NW, these include 192, 200-224, 244 and 118. North of Adelaide is the Queen Street West HCD which includes multiple closely spaced heritage properties. To the west of this property is the Royal Alexander Theatre, a National Historic Site, to the SE of this property is St Andrews Church across King Street and to the south is Roy Thompson Hall.

On site the proposal does not add any shadowing to the existing heritage building facades at any time of year as their primary exterior walls with identified architectural Heritage Attributes are to the south and east of the proposed tower and the north walls of the existing buildings on Pearl Street shade themselves.

The tower of this proposed development is situated to the north of King Street by c.20.0m. and it is important to note that King Street is slightly SW to NE in orientation and not precisely east west.

In the summer (June 21st) it is only in the evening that there could be any shadowing over buildings on King Street. At these times of day, after 4:30pm, the south facades of building on the north side of King St shade themselves. On the south side of King St no additional shadowing reaches Roy Thompson Hall or St. Andrews Church.

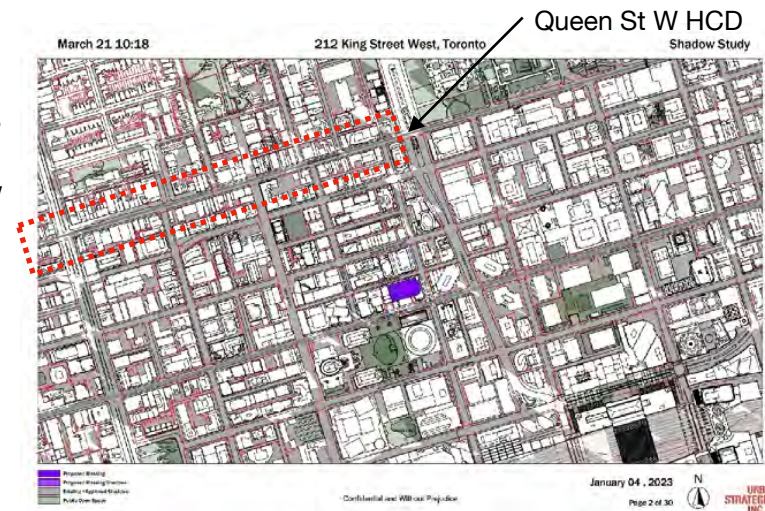
During the day shadows from the tower will both diminish in length and swing across an area to the north from north west to north



113. Shadowing 1:18pm June 21st. A new shadow is briefly added to the designated Bishop's Block building for approx. 1 hr. and to 100 Simcoe St. for 4.5 hr.

east. At grade there is very little, almost no shadowing during much of the day added to the shadows of existing buildings. At higher levels-roofs of existing buildings a shadow of about 1 hour will pass over, including the heritage buildings on Adelaide Street. The exception is 188 University / 192 Adelaide, the Bishop's Block. New Shadow is added to this site for one hour a day between c 1:15pm and 2:15pm and 100 Simcoe St where shadowing is added to the upper wall of the south elevation from c10am to c2:30pm.

In the spring (March 21st) and the fall (Sept 21st) shadows are longer and the sun rises south of east and sets south of west. Shadows will pass in a larger arc over the buildings to the north but not extending to the Queen Street West Heritage Conservation District and just to around Adelaide Street for the middle part of the day. As in the Summer, at grade there is very little, almost no shadowing during much of the day added to the shadows of existing buildings. At higher levels-roofs of existing buildings a shadow of about 1 hour will pass over, including the heritage buildings on south Adelaide Street. The exceptions are, 188 University / 192 Adelaide, the BiSHoPs Block, has new shadow added to this site for one hour a day between c 1:15pm and 2:15pm and 100 Simcoe has added shadow on the upper south wall from c11:00am to c3:00pm



114. No additional shadowing is added to the Queen Street West HCD area in March, or September when shadows are longer.



115. Shadowing 1:18pm March 21st. New shadowing is added to the designated Bishop's Block c 1hr and 100 Simcoe c 4 hr

10.0 Conservation Strategy-Conservation Plan

Although the property is impacted as set out above, the proposed project will conserve the majority of the exterior street walls in situ and with wall returns, both preserved and panelized, setbacks and stepbacks, the 3D form and appearance of the three heritage buildings on the development site is preserved. The exterior walls preserved for these three buildings include all of the identified architectural heritage attributes of each of the buildings.

It is also part of this project to undertake all required repair and restoration work to all heritage fabric. The proposal provides for repairs of conditions outlined above in section 4.0 Assessment of Existing Condition. In addition, missing elements such as the storefronts at 214 218 King W and the large cornice at 220 King W. will be restored based on period photographs and witnesses in the building fabric.

As noted above some of the walls to be preserved, most notably the north wall, the Pearl St. facade, of 214-218 King W are proposed to be panelized. This approach was reviewed on site by Clifford Masonry, experts in this approach, and the proposal here is based on their assessment. In panelization the wall is divided into large elements at locations where joints are not visible, inside corners and horizontally between openings at joints. Each panel is numbered then removed as a large element. When returned each panel is reinstalled in its original location, on new foundations and the joint repaired. The result is the original wall in appearance including original material fabric, locations and patina, essentially preserving the original wall.

As a future step a full Conservation Plan (CP) should be developed to more clearly describe this work and identify associated costs. A CP should include the following information in keeping with the Ontario Heritage Act and as explained in the Ontario Heritage Tool Kit and City of Toronto requirements:



116. Rendering of proposal from SE, illustrating the street wall of the podium of the complex which includes all three of the preserved heritage buildings. The strategy of arranging building elements to preserve the visible form of the historic buildings to the public realm is apparent in this view. SHoP/Norm Li

- Identification of the Heritage Principles to be applied to the work
- An analysis of the resource, as a follow up to the HIA and with some of the information from the HIA a CP will add more specific detail. This will include a more detailed building existing condition survey.
- Recommendations for conservation work based on the principles noted above, the anticipated impacts as set out in the HIA and work required in light of the existing condition of the building, implementation, maintenance, and qualifications of those undertaking the work.
- A cost estimate of the proposed restoration and repairs to the heritage buildings. This may form the basis for a surety to secure the implementation of the restoration / repair work.
- A schedule is required for the implementation of the work, short and long term maintenance, and any phasing proposed.
- A proposal for monitoring of the resource long term and reporting program.

11.0 General principles for work on heritage structures.

Provincial Standards and guidelines exist for the execution of work to heritage buildings. Work proposed on this building would be expected to meet these requirements. Expectations are set out in the Ontario Heritage Tool Kit. Other guidelines exist in the form of the OHT book Well Preserved, the booklet An Annotated Specification for the Conservation of Historic Masonry and Standards and the books in the set; Standards and Guidelines for the Preservation of Historic Places in Canada, Parks Canada which has been adopted by the City of Toronto for conservation work.

With regard to conservation of the preserved heritage fabric these principles include;

- Building conservation shall be undertaken on the basis of research into the historical and architectural aspects of the existing buildings sufficient to make responsible judgments.
- The condition, layout and design of the existing buildings and surroundings, shall be recorded before commencing work. Changes made in or to a building shall be documented in relation to, and to contribute to, the record of the building.
- Building repairs shall be designed and managed to preserve as much original building fabric as possible.

- Distinguishing original qualities, character and attributes of the buildings in themselves and their relationship to each other and the site should be preserved. The removal or alteration of any historic material, or distinctive architectural features should be avoided whenever possible.
- Alterations or additions should respect that the historic portions of the building are distinctive to their own time and not attempt to inappropriately copy, emulate or blur the distinctions between historic and new. New work should be distinguishable as such, not highly contrasting or dominant but recessive and derivative.
- Deteriorated architectural features shall be repaired rather than replaced if possible to ensure functionality and safety. If necessary replacement features and materials shall sensitively respect the original design, materiality and construction.
- Building cleaning shall be done by the gentlest means possible, avoiding aggressive methods which erode or otherwise deteriorate original fabric such as sandblasting. It is not necessary or desirable that a building be clean as new, as this removes valuable patina, part of the buildings' story.
- Work on the heritage building should be undertaken by trades skilled in and experienced with the restoration of heritage buildings.
- Maintain the building after restoration. Good ongoing maintenance with a preventative maintenance attitude should prevent future major restoration from being required.

For more detail in the preparation of the working drawings that guide the work reference should be made to the documents referred to above and represent best practices in conservation work.

12.0 Implementation and Monitoring

During the implementation stage a Heritage Consultant should be engaged on the development team to ensure the work of preservation, repairs and restoration to the heritage components of the proposed building complex are implemented on a Best Practice basis:

- Photographed prior to work commencing or any demolition interior or exterior to record existing conditions
- Photographed during interior demolition or partial demolition to create a record of construction for archival reference.
- Review or contribute to technical documents to ensure best practices are met in the implementation of repairs and restoration

- Be an active member of the site review team to monitor that move, repair and restoration best practices are followed and that protection of existing elements to remain is carried out
- Review submissions by contractors to monitor that the proposed trades have sufficient skill and experience to undertake the required repairs and restoration work.

13.0 Record Photographs

Prior to the issuance of the final building permit for the work and before any alterations from the present condition, a set of record photographs should be taken to City of Toronto Standards and submitted to the City of Toronto for archival purposes.

14.0 Summary Statement

Our assessment of the site and its context indicates that the heritage attributes of the buildings, development site and the area context will be impacted by the proposed development, although at different scales, with the most notable impacts summarized below. However, not only does the proposed design of the project mitigate many of these impacts, but also there are heritage benefits to the existing buildings in their repair and restoration and the placement of the new vertical additions which ensures these heritage buildings dominate the pedestrian streetscape experience.

The principal impact is that the massing form and context of the buildings will change with the construction of a new high rise tower behind the three existing heritage buildings. Generally, however, as the area context of the site includes many mid and high-rise buildings, and as the evolution and development of the east King Spadina area is in progress with many similar approved projects, this project fits with the emerging context. There will be a loss of sky view from the new tower and shadowing, however, the fronts and principal facades of the heritage buildings face south and east with the tower situated mid site. With this massing, there is no impact from new shadowing a result of tower construction on heritage resources on the site, and minimal incremental increase in shadowing to the area generally.

The second greatest impact will be the infill of open areas of the property which separate the heritage buildings. Currently the three buildings on the property are separate free standing buildings. Infilling the open spaces between the buildings alters their historic form and alters much of but not all of the private exterior service lane from exterior space to interior space. The effect of this infill is mitigated by providing a substantial setback of c.20.0m from the King St property line to the exterior walls of the infill, retaining from the public realm a visible separation of the existing buildings. This is further

reinforced through the introduction of an interior atrium-lobby and through block connection between 212 and 214 King St W. Similarly, there is an existing but narrow separation between between 218 and 220 King St W. Here as well the infill is set back which preserves an understanding of the heritage buildings as separate structures and design features on the side wall returns.

The third greatest impact is the removal and reconstruction of the interior structure, thus “whole buildings”, taken literally, will not be preserved. This is mitigated in part by the careful consideration of where to position the new interior structure and floors. These are designed to relate to the existing window openings in a logical manner while altering the floor heights for continuity, accessibility and appropriate ceiling heights. Where there is some limited interference, the new floor level will be stepped back and a part floor created to avoid interference at windows, so that the appearance of windows externally is not impacted.

These and other minor impacts as noted in the report are mitigated through the design of the new elements of the building complex. The vertical additions are positioned with substantial step backs to the upper podium and the new tower which are placed behind the heritage building facades.

The design of the new work is positioned so that the significant parts of the three heritage buildings with the identified Heritage Attributes, facing all three of the surrounding streets, King, Simcoe and Pearl and at the entrance court, the former private service lane, are preserved. This positioning ensures the heritage “buildings” dominate the streetscape forming the primary street wall as perceived from the street.

The new entrance to the atrium lobby for the entire project is situated between the heritage buildings, set back to reduce presence and largely maintain historic street separations between heritage buildings.

The site and servicing is accessed by a single driveway at the north-west corner of the property off Pearl St. into a rear addition of 220 King W. This avoids any alteration to preserved elements of the retained buildings.

In addition to mitigating strategies there are also other direct benefits that accrue in the propose project related to proposed conservation work.

At 212 King the 6th floor added in the 1980s which changed the building form and appearance and the second front entrance which impacts the historic portico will be removed and the wall restored, and all windows, previously replaced, will be replaced by ones that closely mirror the original windows.

At 214-218 King The building front, altered in c1986 with a recessed front and lower floor will be restored to an original condition, and all windows, previously replaced, will be replaced by ones that closely mirror the original windows.

At 220 King The building front will have its entablature and large projecting cornice, now missing, restored returning the building to its original appearance.

Finally, generally, all the required repairs will be made to the heritage buildings including repairs to brick and stone and all open joints pointed the pointing of all open masonry joints for the long term preservation of the portions of the buildings preserved as a component of this proposed project.

I believe this design approach to the project, which is proposed to take place in a changing urban context of intensification within a short walk to transit at Bay and King, balances objectives for intensification with the preservation of key heritage attributes and at street level, a preserved streetscape with significant portions of the heritage buildings preserved, the heritage buildings will be seen, understood and experienced much as they are today. The King Spadina HCD Plan is under appeal and not yet in force, nonetheless, the preservation of large areas of the existing heritage buildings on all three streets, the reuse of the area of the lane as an atrium, the setbacks to the upper podium which forms a base to the tower and separates the tower element from the historic podium and the care taken to preserve a 3 dimensional understanding of the 3 heritage buildings respects the objectives of the HCD Plan for a site such as this in the east precinct.

For these reasons, through the the assessment of impacts included in this report and mitigating measures in the design, it is my opinion the project is worthy of support.

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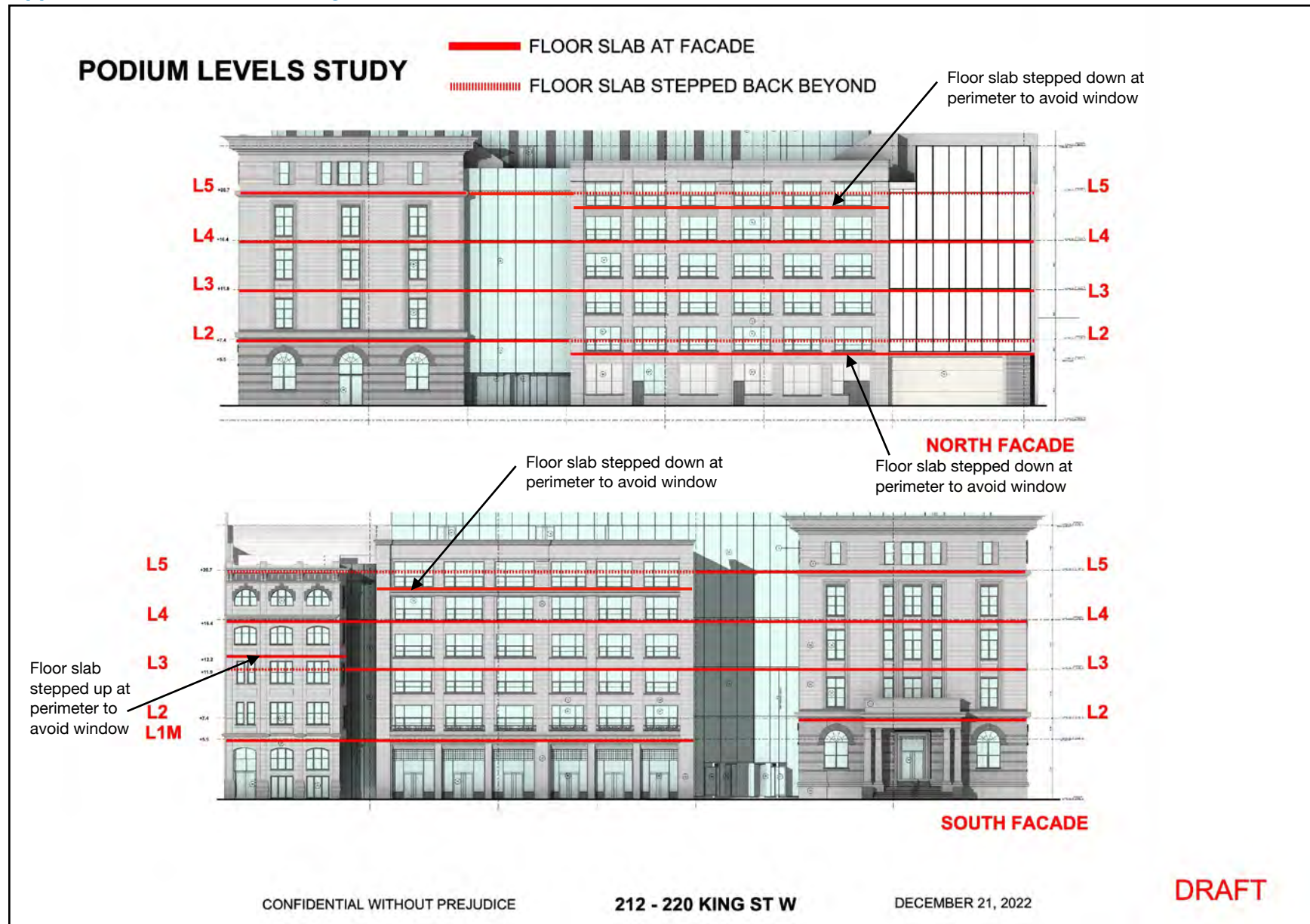
Research Materials

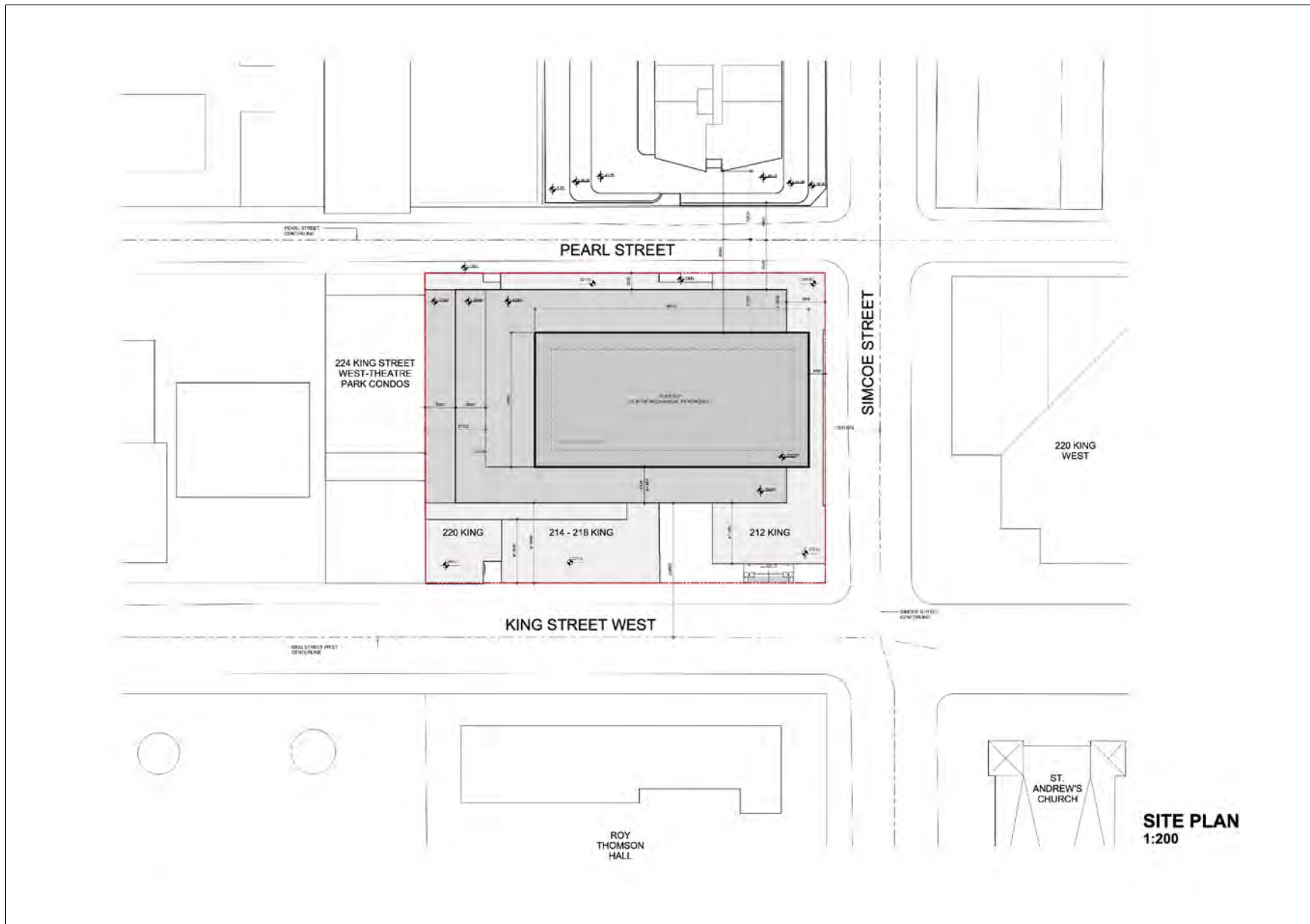
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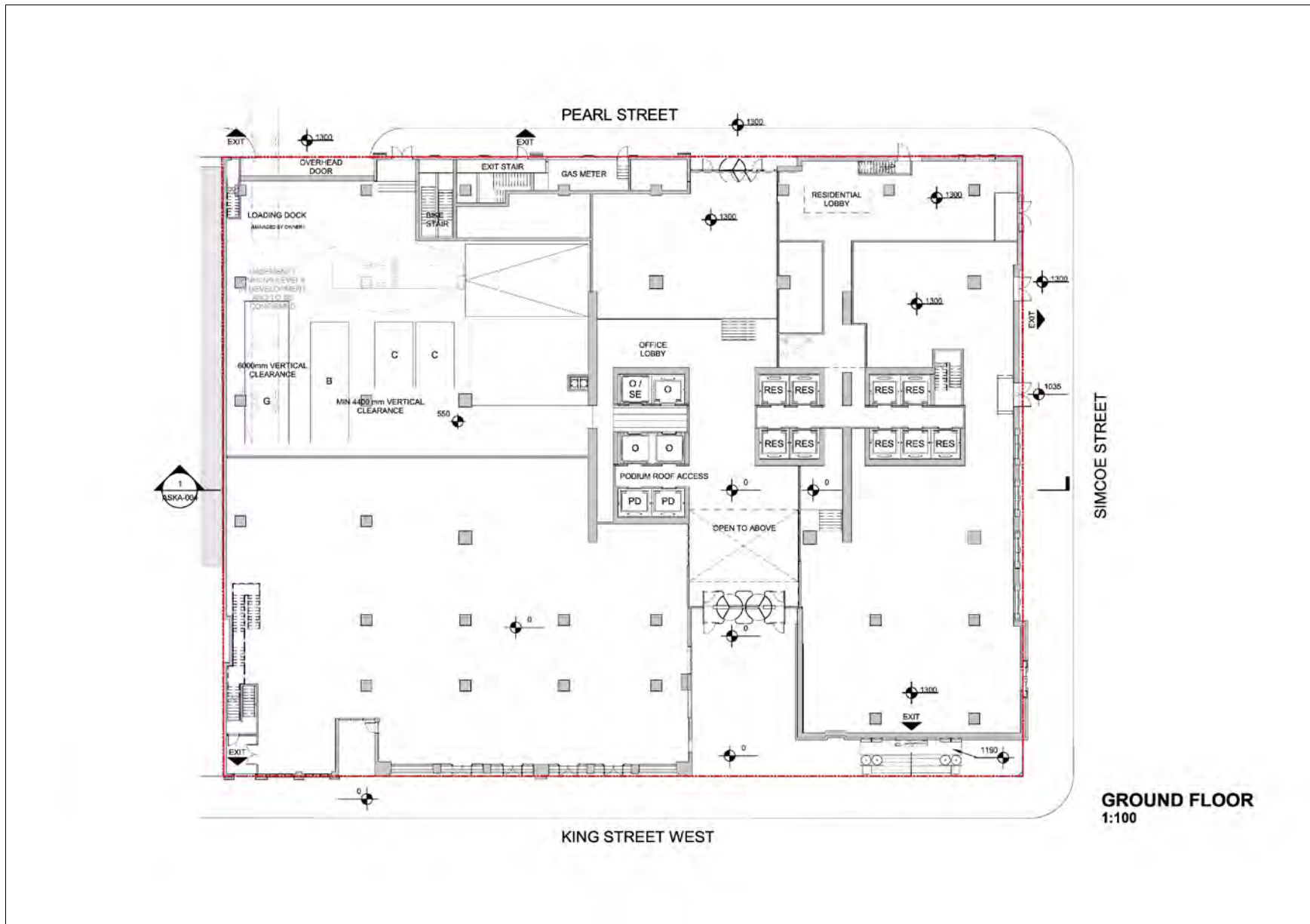
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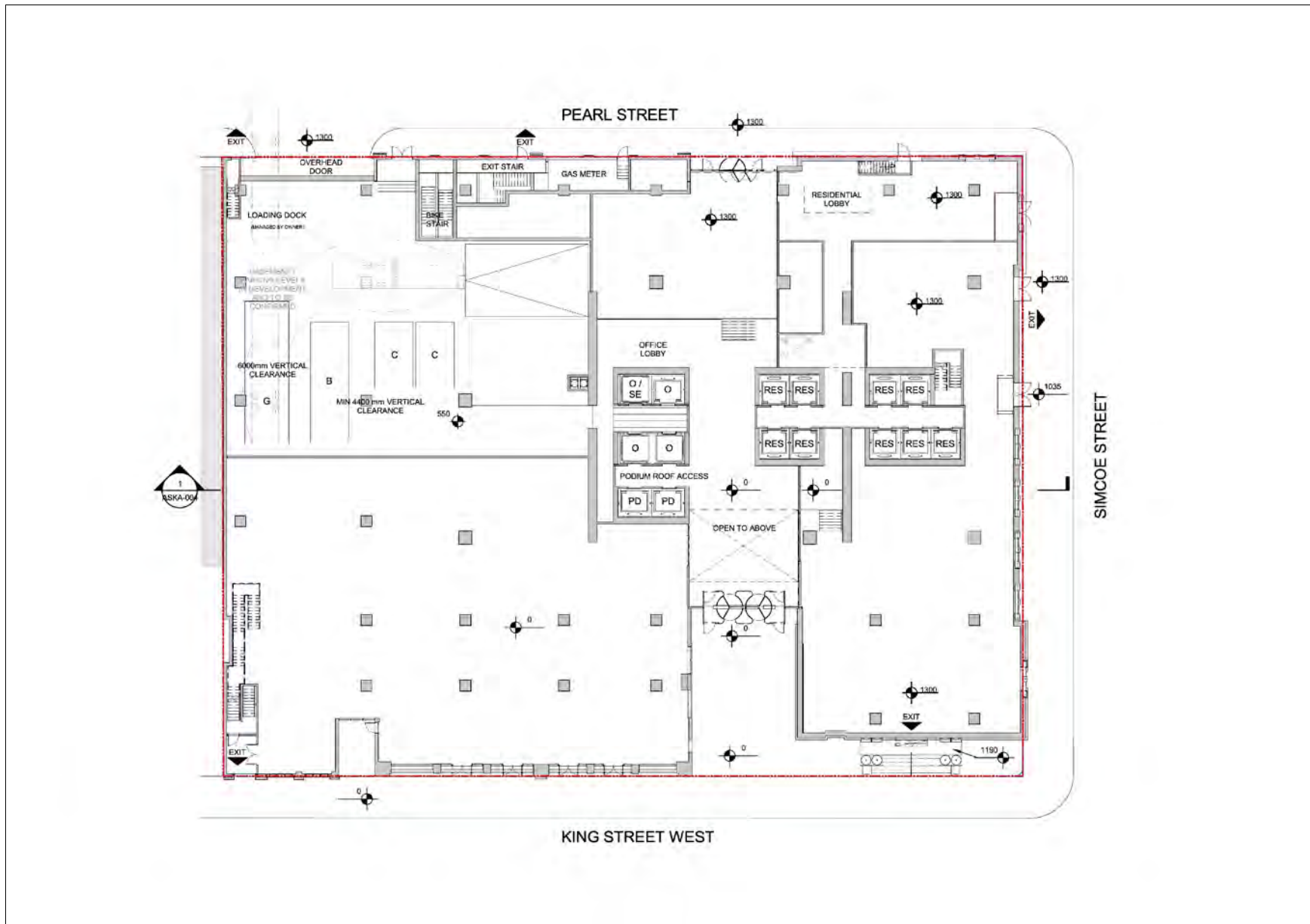
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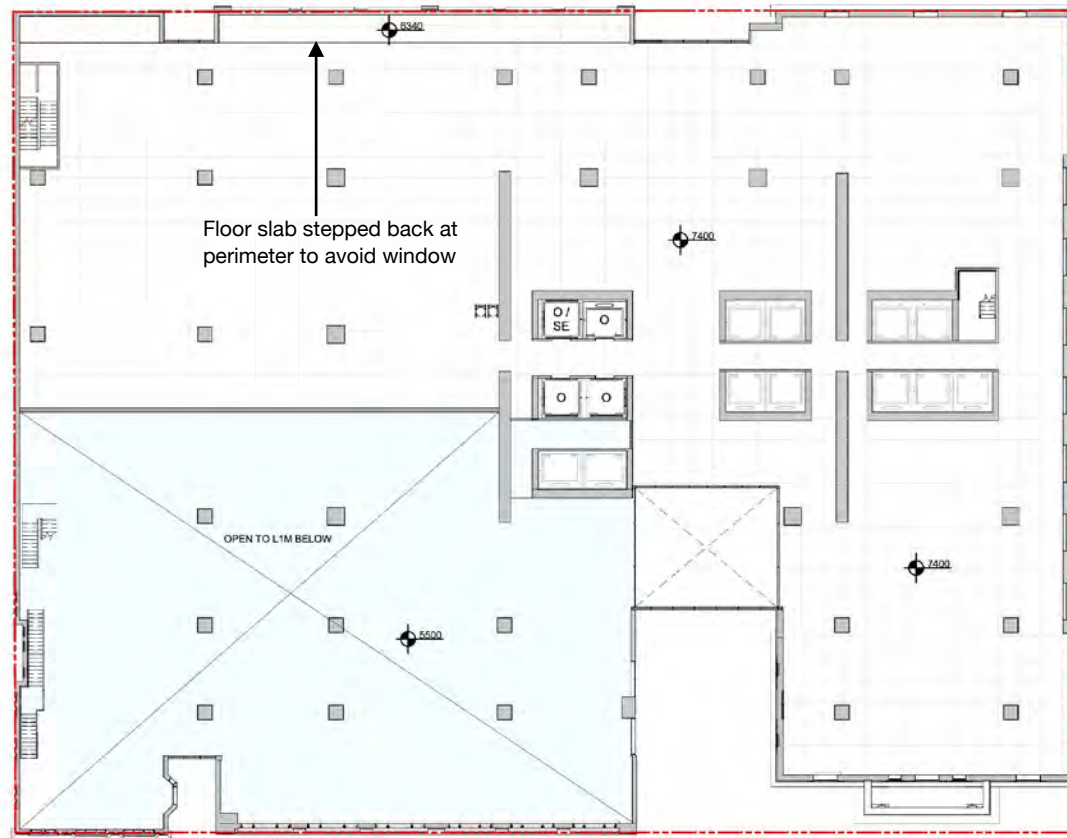
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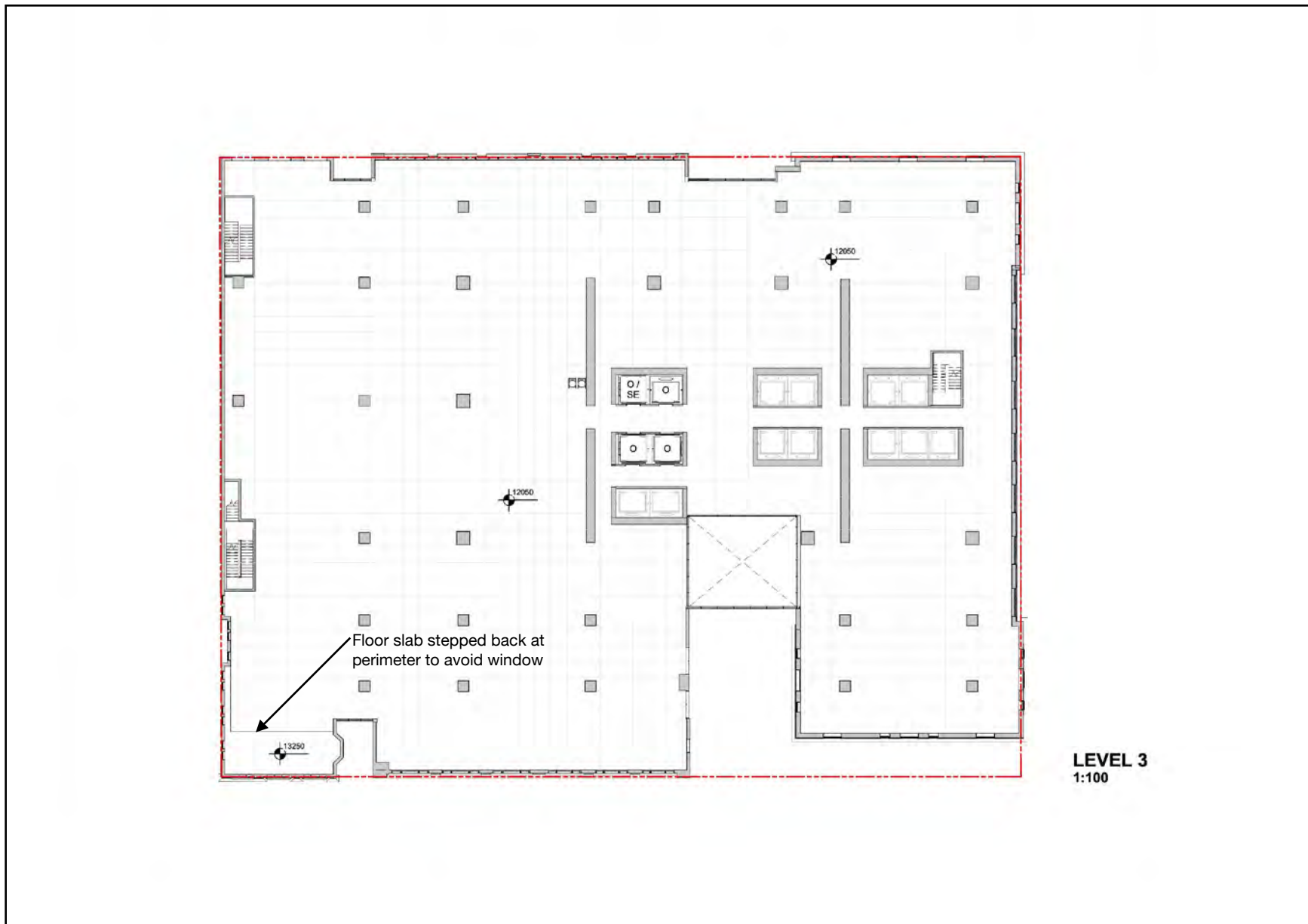


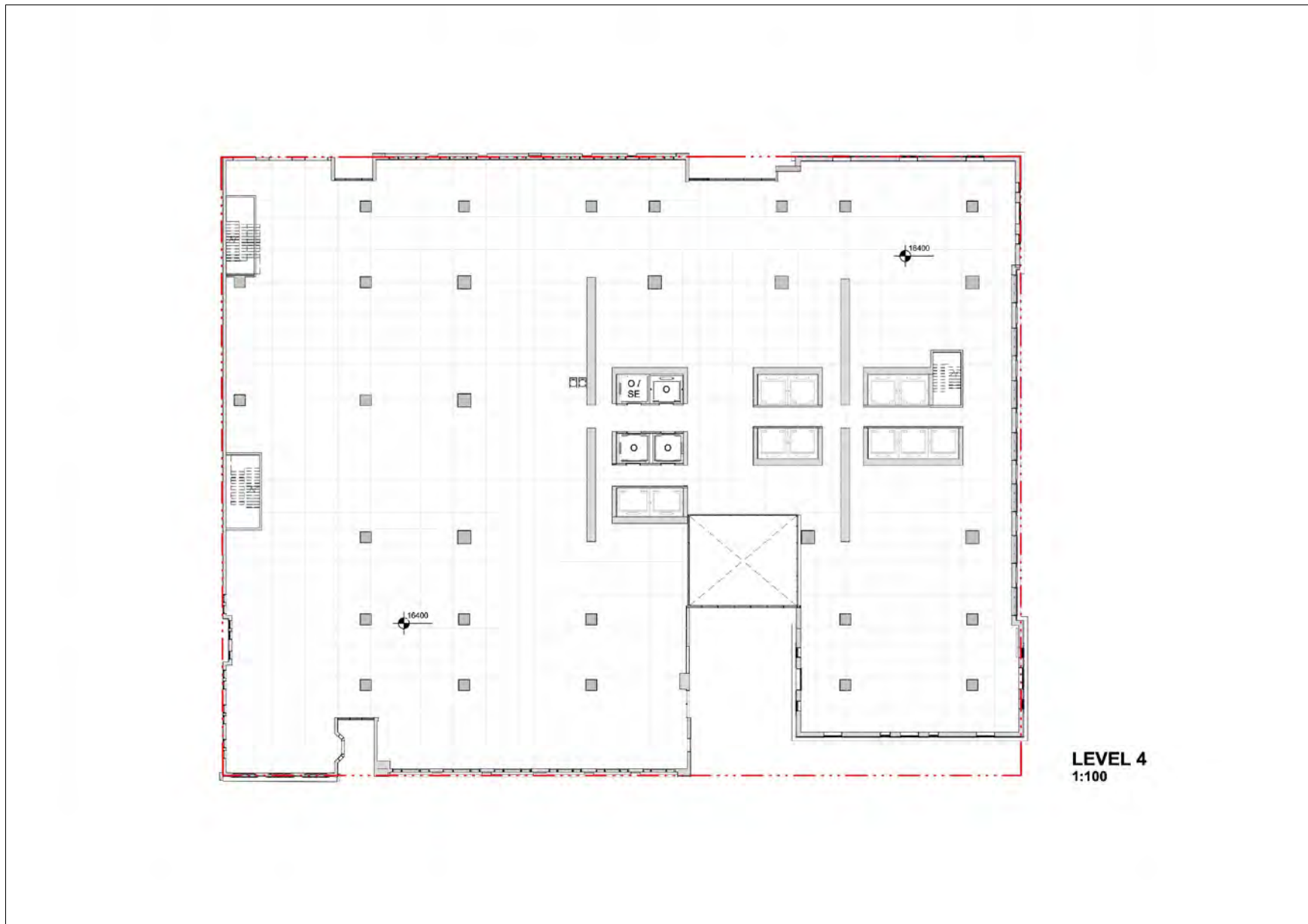


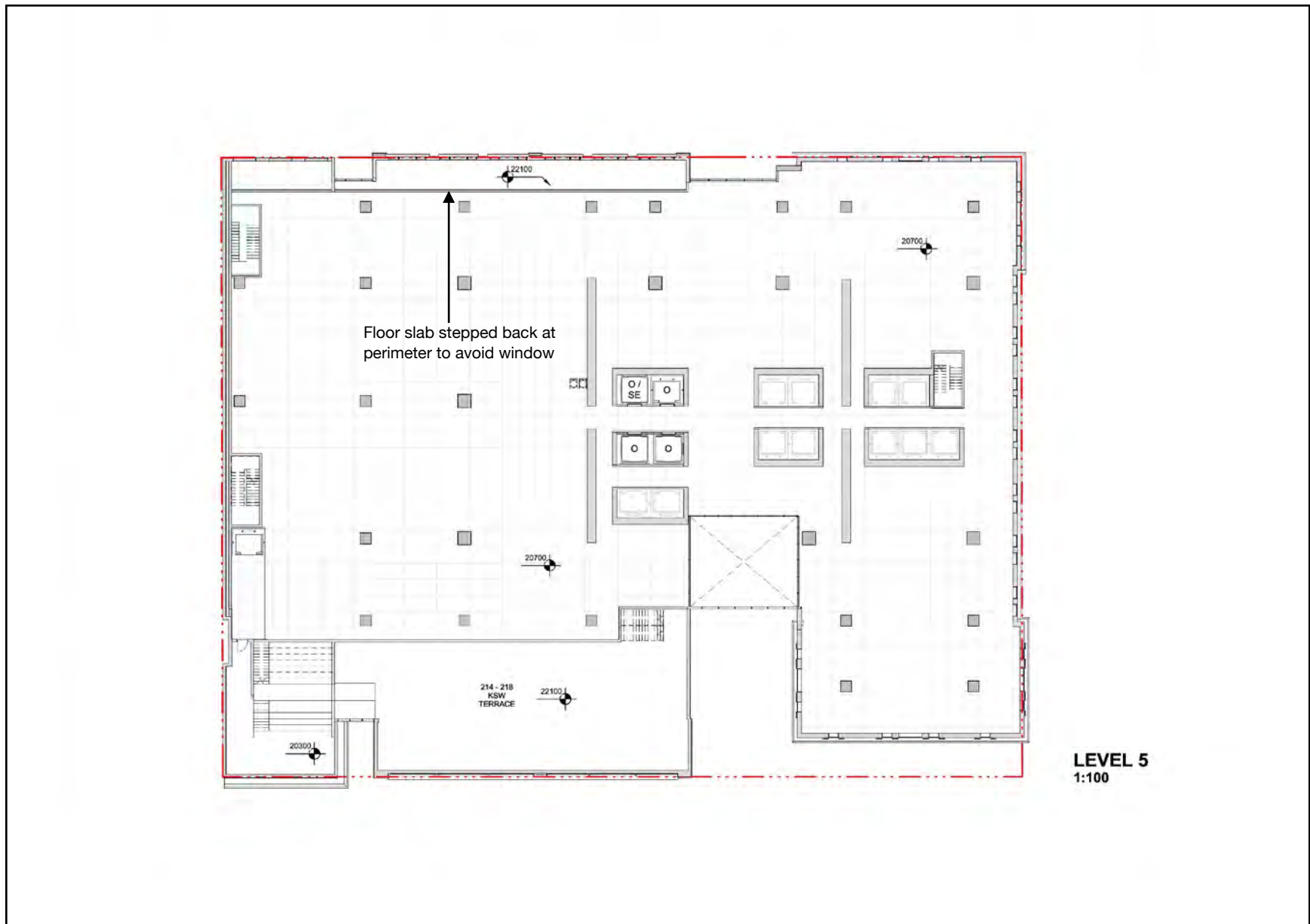


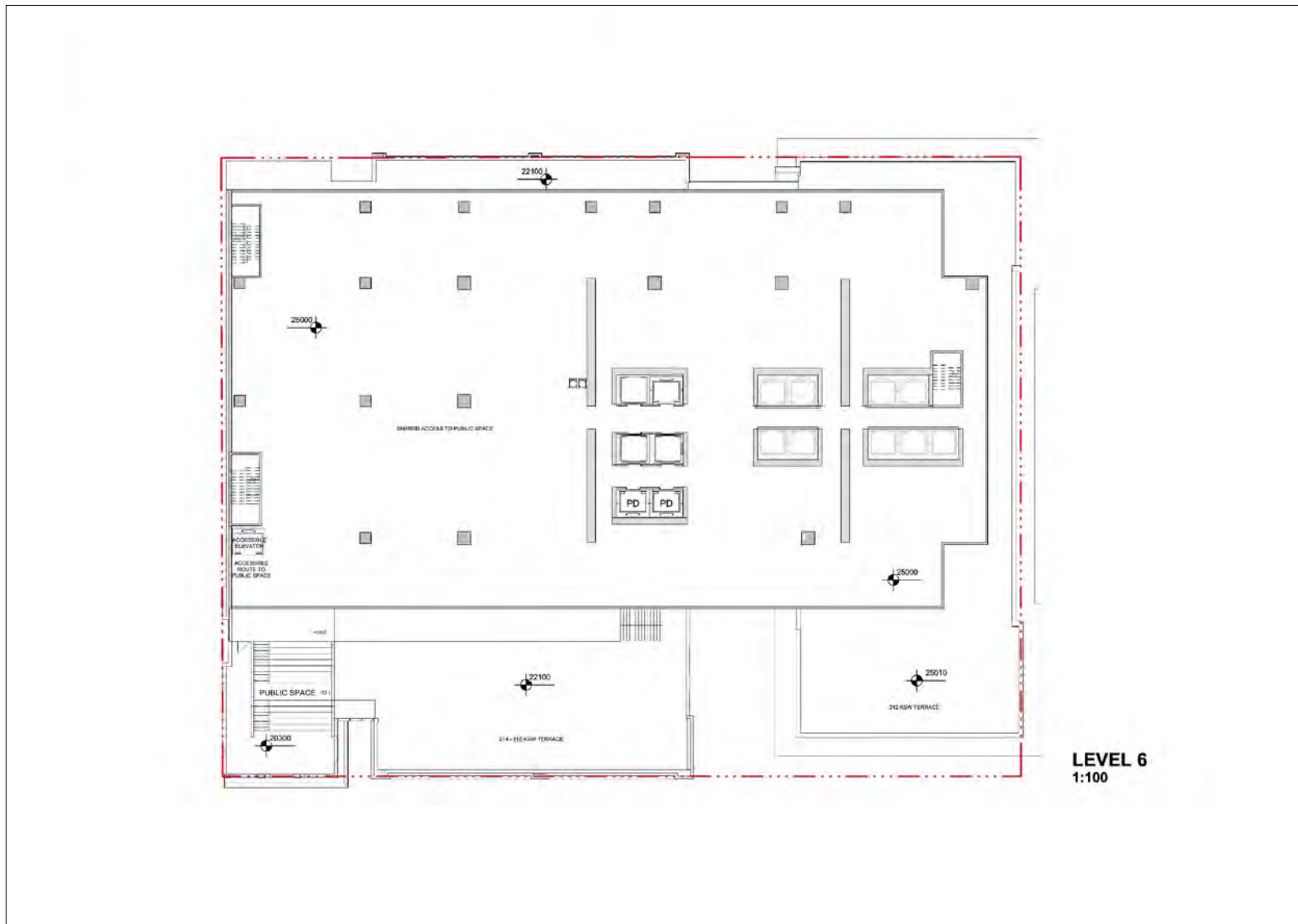


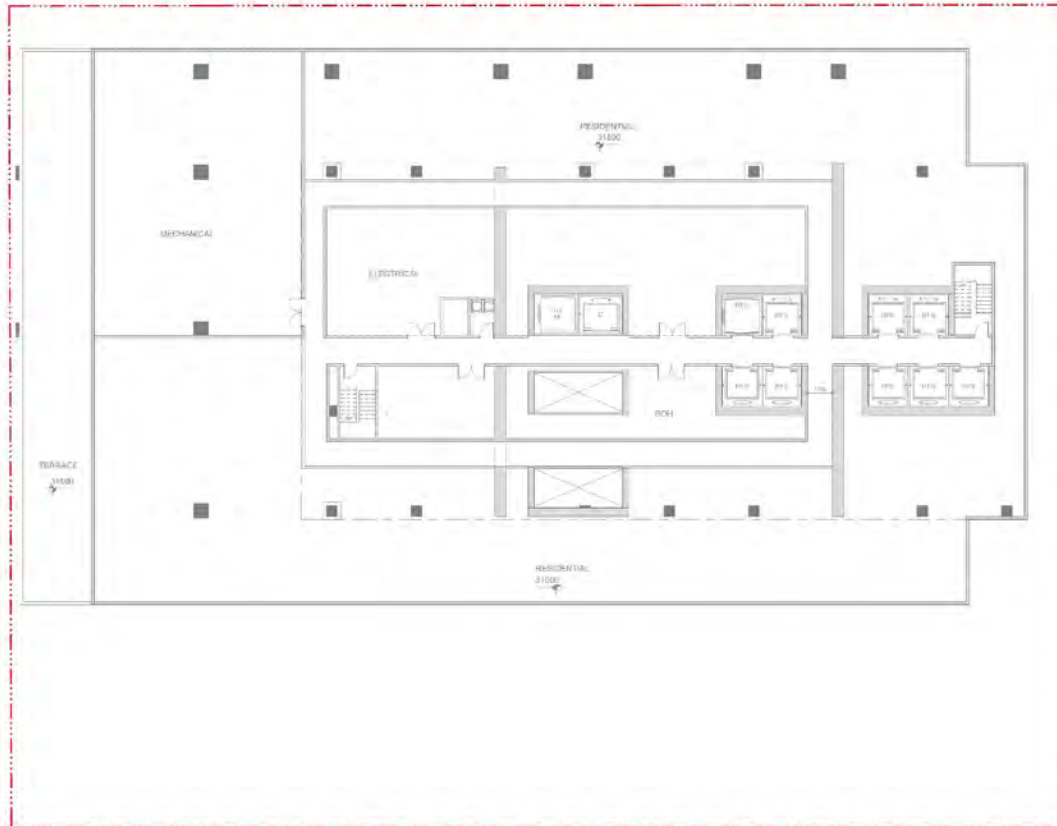
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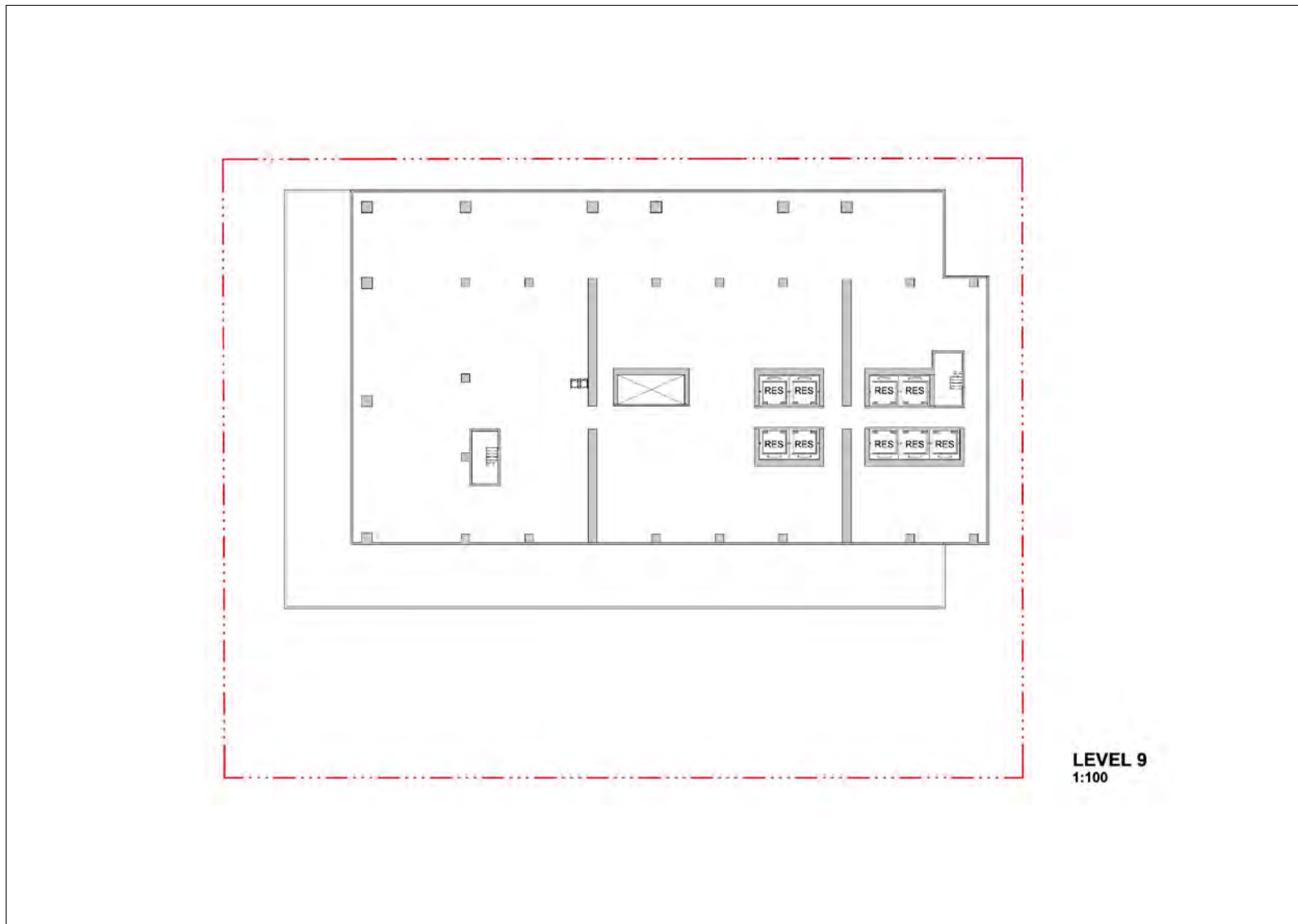


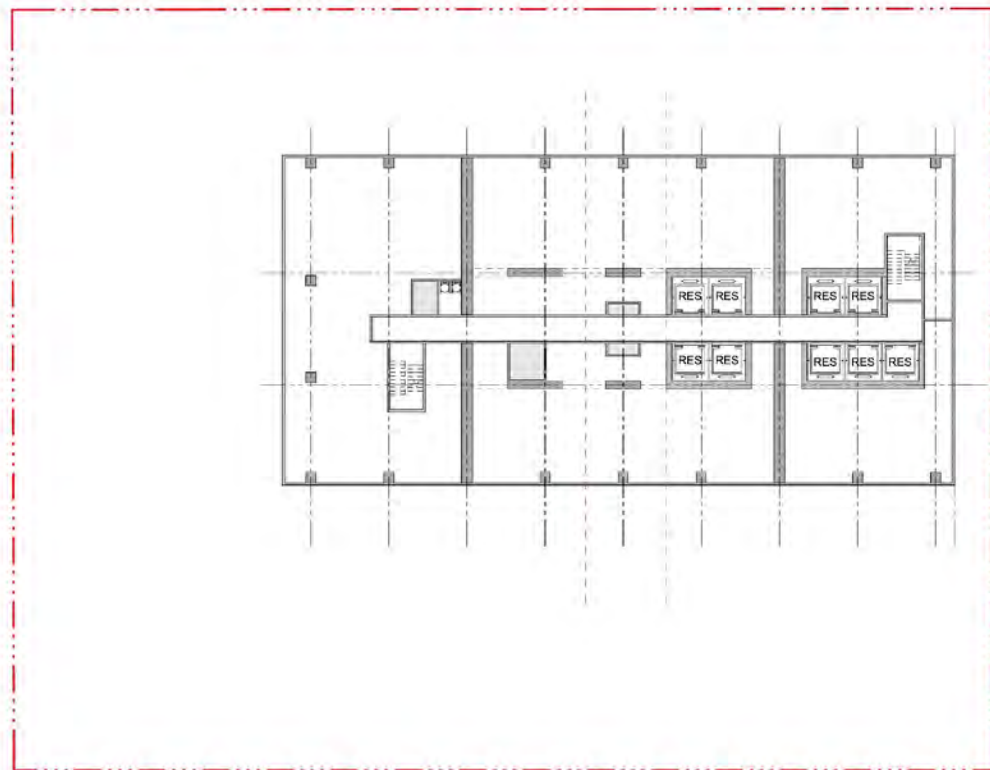




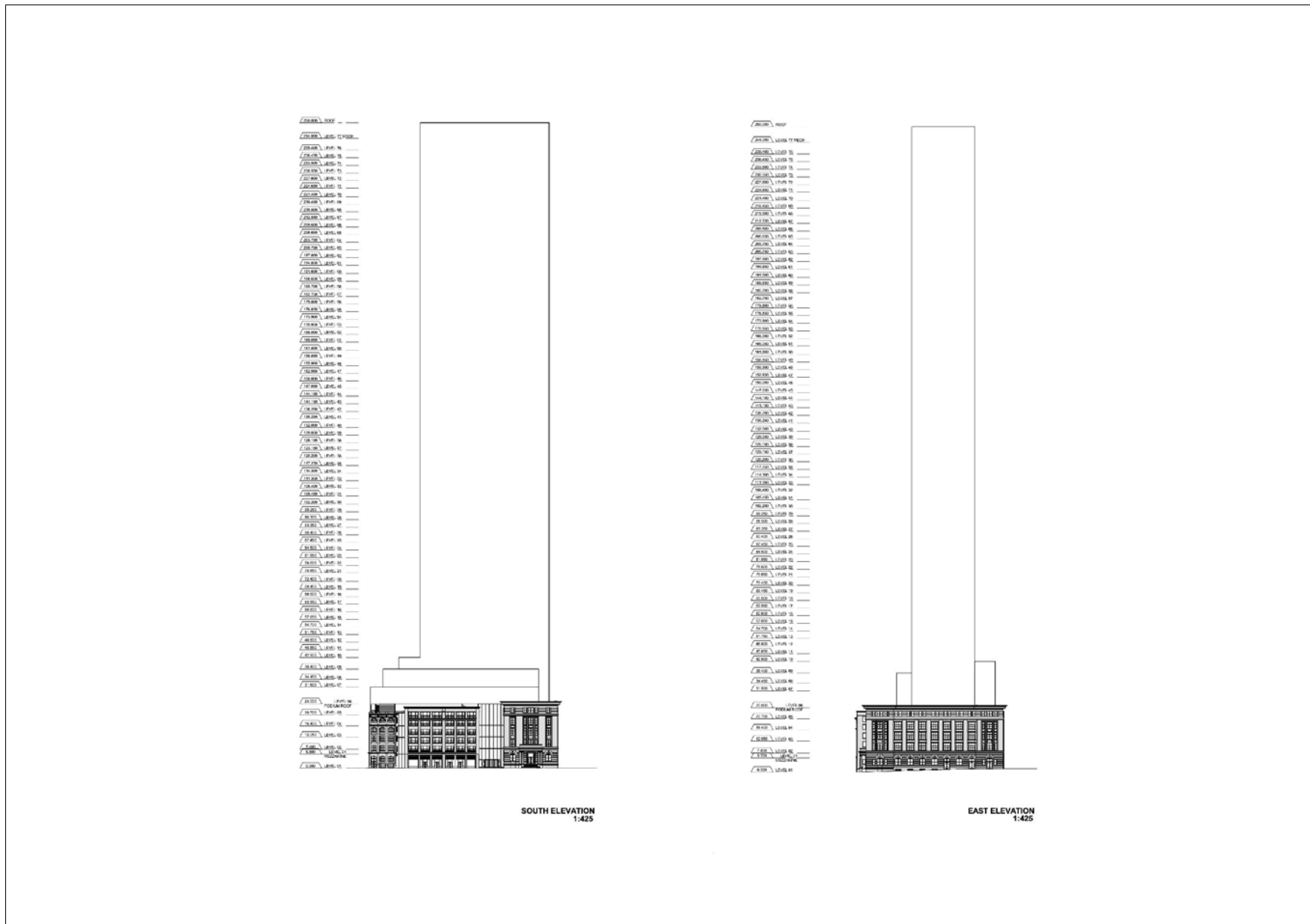


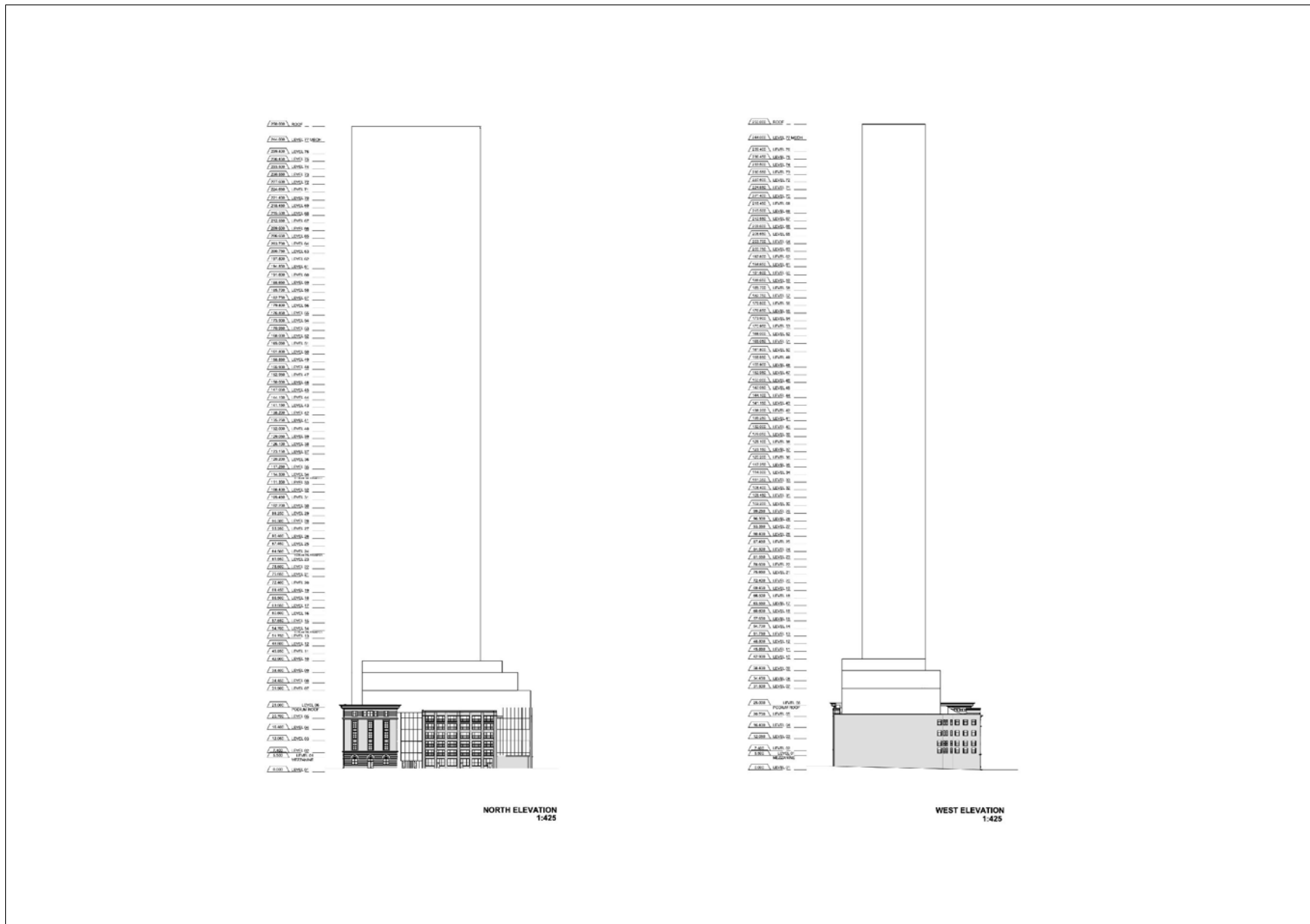
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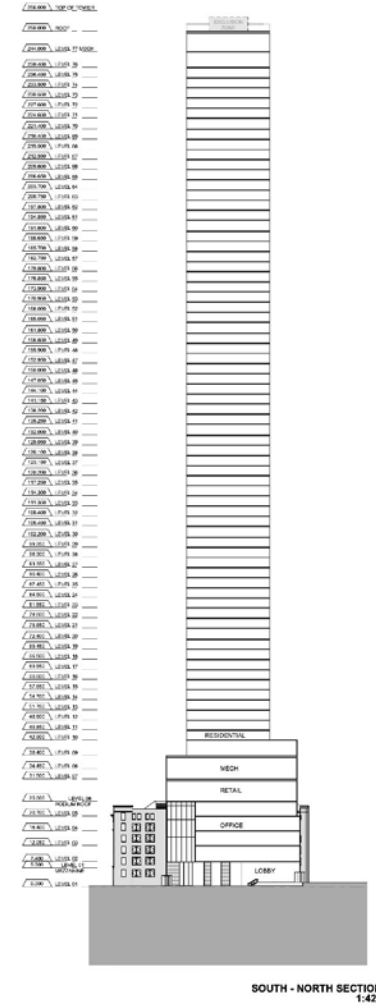
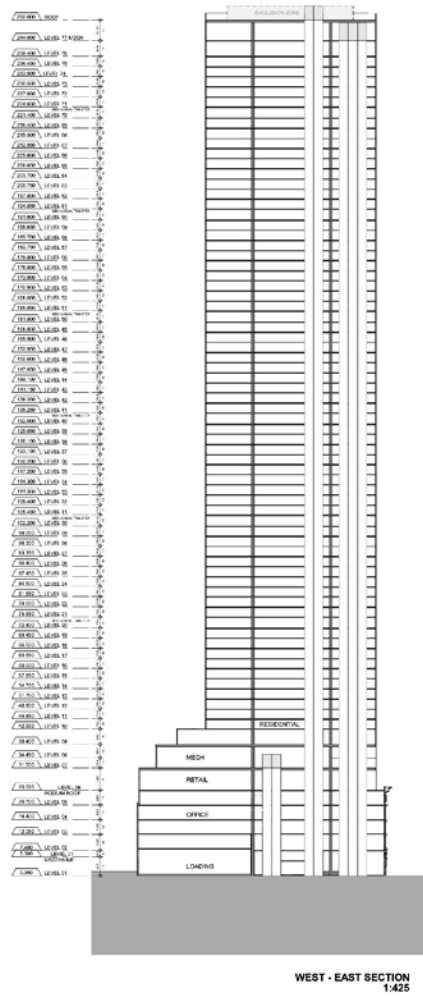


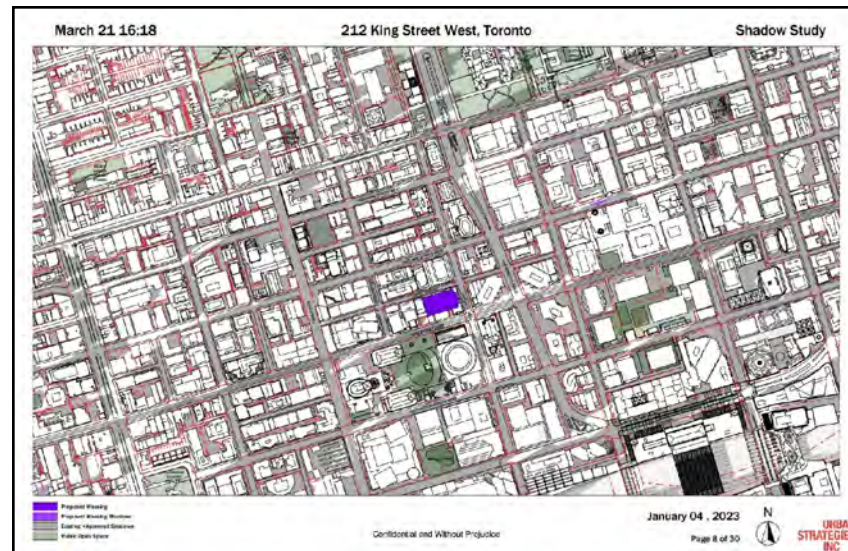
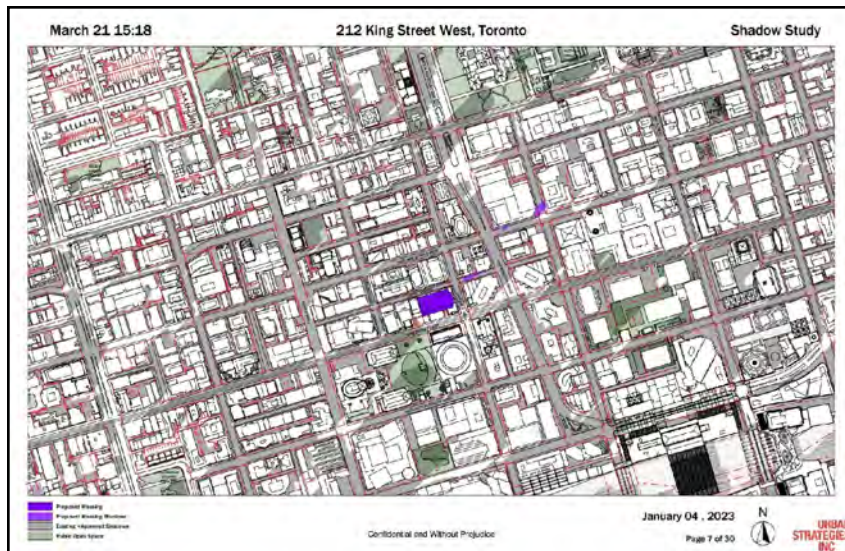
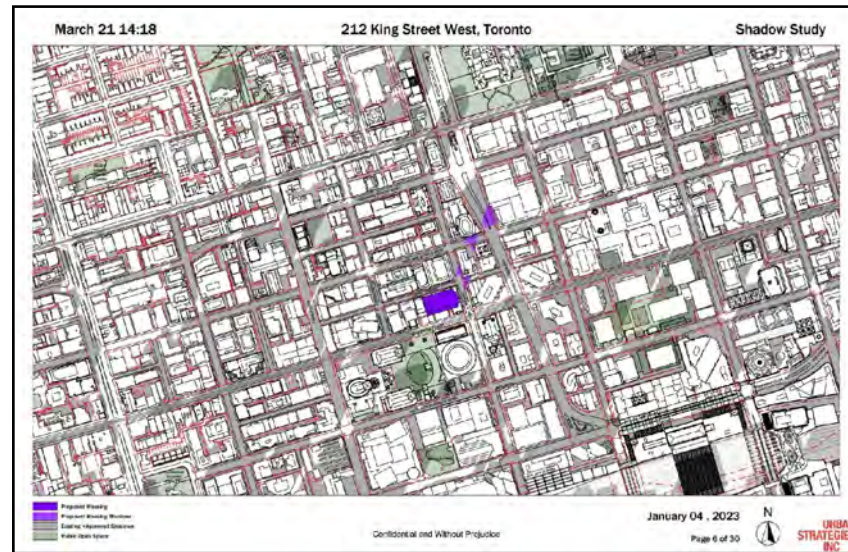
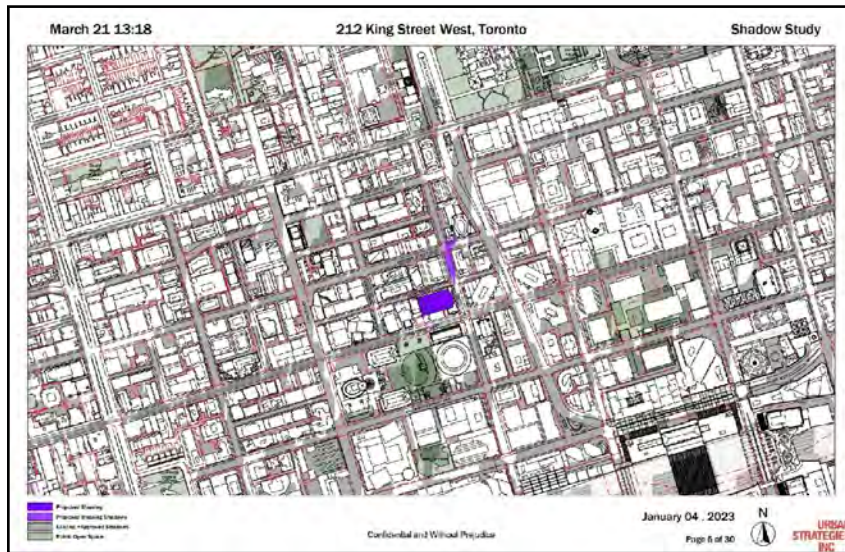
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Appendix 2, Shadow Study





Appendix 2, Shadow Study

