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**ONTARIO HERITAGE TRUST**

OCT 12 2011

City Clerk's Office

**RECEIVED**

Secretariat  
Rosalind Dyers  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Ulli S. Watkiss  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
212 King Street West (Union Building)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

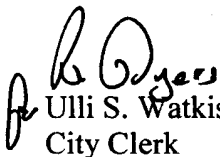
**NOTICE OF PASSING OF BY-LAW**

212 King Street West Holdings Inc.  
c/o Cambridge Mercantile Corp.  
25 Adelaide Street East, Suite 2000  
Toronto, Ontario

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1146-2011 to designate 212 King Street West (Union Building) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 7<sup>th</sup> day of October, 2011.

  
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 36.29,  
as adopted by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: September 22, 2011

**CITY OF TORONTO**

**BY-LAW No. 1146-2011**

**To designate the property at 212 King Street West (Union Building) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 212 King Street West (Union Building) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 212 King Street West and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 212 King Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 212 King Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 22nd day of September, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION**Description

The property at 212 King Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northwest corner of King Street West and Simcoe Street, the Union Building (1908) is a six-storey warehouse that was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage 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.

#### 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.

**SCHEDULE "B"**

PIN 21411-0175 (LT)

PT BLK D PL 223E TORONTO AS IN CA693932

City of Toronto Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2010-080 dated November 4, 2010, as set out in Schedule "C"

SCHEDULE "C"



**TORONTO**

TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICES

NOTE:  
THIS SKETCH IS NOT  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
OFFICE RECORDS, IT SHALL  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 212 KING STREET WEST (UNION BUILDING)  
LAND DESIGNATED AS BEING OF CULTURAL  
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 20 - TRINITY-SPADINA  
DATE: NOVEMBER 04, 2010

SKETCH No. PS-2010-080