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City Clerk's Office

ONTARIO HERITAGE TRUST

JUN 07 2019

RECEIVED

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Toronto and East York Community Council
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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**

154-158 PEARL STREET

CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW 786-2019

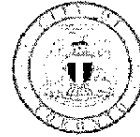
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5H 1J3

Take notice that the Council of the City of Toronto has passed By-law 786-2019 to designate 154-158 Pearl Street (Spadina-Fort York, Ward 10) as being of cultural heritage value or interest.

Dated at Toronto this 5th day of June, 2019.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council
Item TE3.10, as adopted by City of Toronto Council on
February 26, 2019



CERTIFIED TRUE COPY
Ulli S. Watkiss, City Clerk

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2019-05-28

CITY OF TORONTO

BY-LAW 786-2019

To designate the property at 154-158 Pearl Street as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 154-158 Pearl Street as being 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 lands and premises known as 154-158 Pearl Street and upon the Ontario Heritage Trust, 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, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 154-158 Pearl Street, more particularly described in Schedule B 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 154-158 Pearl Street 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, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The property at 158 Pearl Street (which includes the address at 154 Pearl Street) is worthy of identification for its cultural heritage value.

Description

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

Statement of Cultural Heritage Value

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

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

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

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

buildings that anchor the northeast corner of Duncan and Pearl streets, south of Adelaide Street West.

Heritage Attributes

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

- The placement, setback and orientation of the building on the north side of Pearl Street, east of Duncan Street
- The scale, form and massing of the three-storey building above the raised base with the window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The roofline, which is anchored at the east and west ends of the principal (south) elevation by segmental-arched pediments
- The organization of the principal (south) elevation into seven bays by brick pilasters that extend to a stone band course
- Between the pilasters on the principal (south) elevation, the pairs of flat-headed window openings with stone lintels and sills
- The principal (south) entrance, which is placed in the first (ground) floor in the westernmost bay in a round-arched surround (the entrance was relocated from the centre bay)
- The east side elevation of the original building, which is viewed from Pearl Street and continues the cladding, fenestration and detailing from the principal (south) elevation

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

SCHEDULE B

LEGAL DESCRIPTION

154-158 Pearl Street

PIN 21411-0154(LT)

PART OF BLOCK C, PLAN 223E TORONTO AS IN CA705851; CITY OF TORONTO