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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
214 KING STREET WEST (Canadian General Electric Building)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

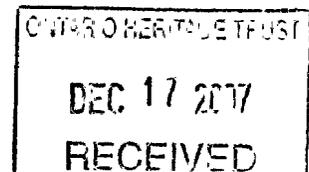
214 King Holdings Limited  
1120 Finch Avenue West, #100  
Toronto, Ontario  
M3J 3H7

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. 1230-2007 to designate 214 King Street West (Canadian General Electric Building) (Trinity-Spadina Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 17<sup>th</sup> day of December, 2007.

Ulli S. Watkiss  
City Clerk



Authority: Toronto and East York Community Council Item 7.14,  
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007  
Enacted by Council: November 20, 2007

**CITY OF TORONTO**

**BY-LAW No. 1230-2007**

**To designate the property at 214 King Street West (Canadian General Electric Building)  
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 214 King Street West (Canadian General Electric 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 the buildings and structures 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 214 King Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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*; 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 214 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 214 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 20th day of November, A.D. 2007.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

The property at 214 King Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the north side of King Street West in the first block west of Simcoe Street, the six-storey warehouse was constructed in two sections in 1917 (east) and 1919 (west). 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.

Statement of Cultural Heritage 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.

**SCHEDULE "B"**

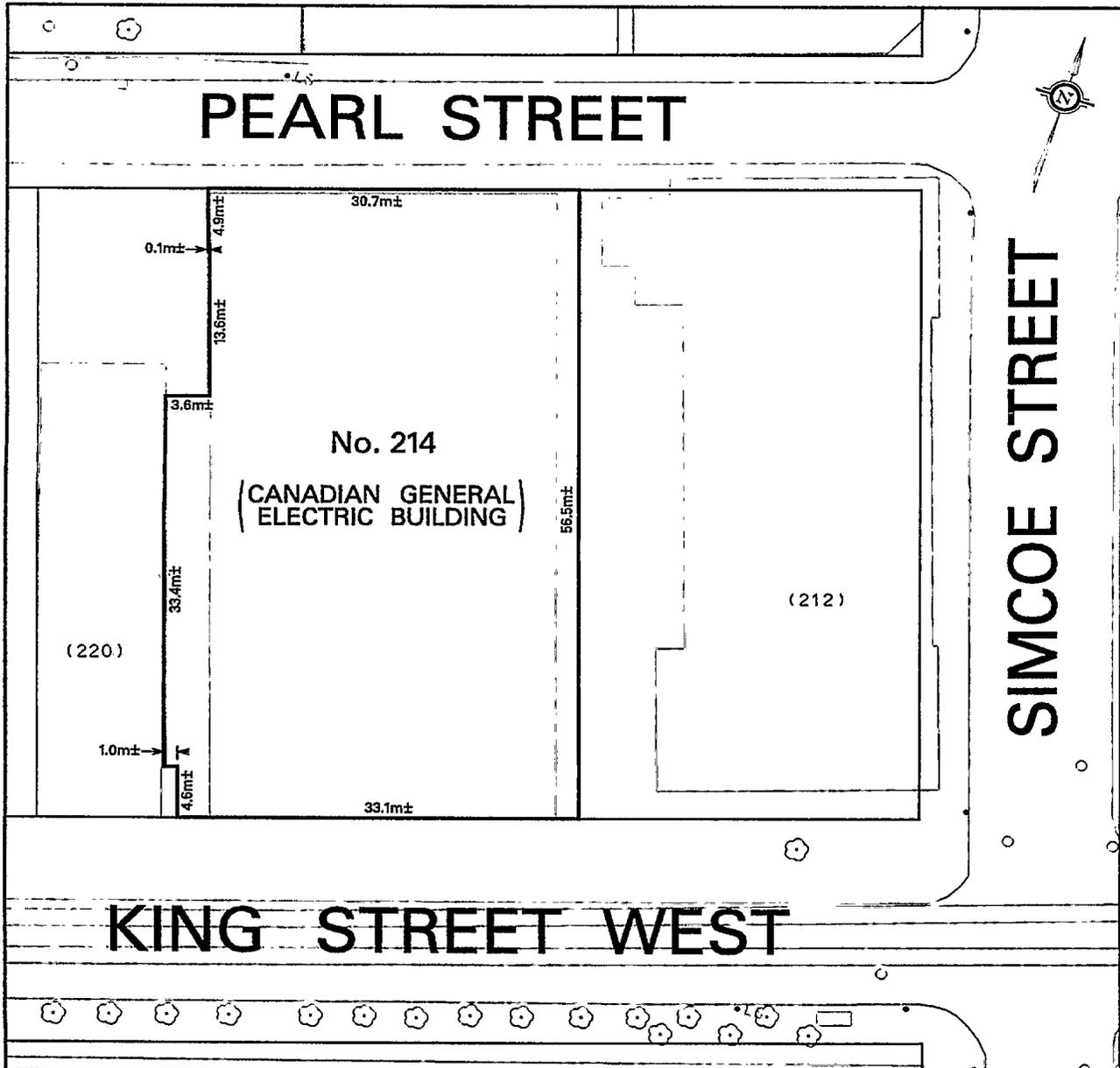
PIN 21411-0174 (LT)

PT BLK D PL 223E TORONTO PT 2, 3, 7, 8, 12 & 13 63R973; S/T & T/W CA752421

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-274 dated November 6, 2007, as set out in Schedule "C".

SCHEDULE "C"



<p><b>Toronto</b> TECHNICAL SERVICES DIVISION SURVEY &amp; MAPPING SERVICES</p>	<p>PROPERTY INFORMATION SHEET</p>
<p>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</p>	<p style="text-align: center;">No. 214 KING STREET WEST (CANADIAN GENERAL ELECTRIC BUILDING) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE)</p> <p>WARD 20 - TRINITY-SPADINA DATE: NOV. 6, 2007</p> <p style="text-align: right;">SKETCH No. PS-2007-274</p>