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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
325 KING STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

451019 Ontario Limited in Trust
7700 Keele Street, #10
Vaughan, Ontario
L4K 2A1
Attention: Dani Cohen

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

Jane Pepino
Aird & Berlis LLP
181 Bay Street, Suite 1800
Toronto, ON M5J 2T9

May Luong, Planner
Borden Ladner Gervais
Scotia Plaza, 44th Floor
40 King Street West
Toronto, ON M5H 3Y4

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 323 and 325 King Street West (Hughes Terrace, 1985) under Part IV, Section 29 of the Ontario Heritage Act.

Description

The properties at 323 and 325 King Street West are worthy of designation under Part IV, Section 20 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the category of contextual value. Located on the south side of King Street West in the block west of John Street, the two western units of Hughes Terrace (originally built in 1855), consisting of 3½-storey brick-clad buildings, were reconstructed in 1985 following the removal of the original structures for public safety reasons. Hughes Terrace at 319-325 King Street West was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value

The properties at 323 and 325 King Street West have contextual value as their scale, setback and mid-19th century appearance are visually and physically linked to the King-Spadina neighbourhood where they support the original units of Hughes Terrace, directly east, and complement in their scale and setback the remainder of the surviving mid-19th to early-20th century buildings between John Street and Blue Jays Way. This block is of special significance in the area as it contains the most intact group of commercial buildings that reflect the evolution of King-Spadina from an

institutional and residential enclave to a commercial and industrial sector that is more recently known as “Restaurant Row” for its proximity to the theatres in the Entertainment District.

Contextually, the reconstruction supports the character and continuous scale and rhythm of the grouping of mid-19th century properties at this location.

From a design perspective, the reconstructed units of Hughes Terrace are important because they support the surviving portions of the complex, which are among the oldest surviving buildings in Toronto and rare extant examples of urban row houses in the city. Identified on the inaugural City of Toronto Inventory of Heritage Properties in 1973, Hughes Terrace was considered so significant that, when the westerly two units were demolished for public safety reasons, the City of Toronto supported their reconstruction according to the mid-19th century designs and incorporating parts of the original stone detailing.

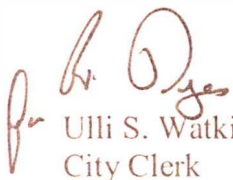
Heritage Attributes

The heritage attributes are:

- The pair of 3½-storey buildings
- The scale, form and massing
- The red brick cladding with brick and stone trim
- The sloped roofs with firebreak end walls, chimneys and, over each unit, a round-headed dormer
- On the principal (north) facades above the first-floor storefronts, the division of each building into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills that were reinstated from the 1855 buildings
- The brick quoins dividing the two units and, at the roofline, the stone cornices and brick corbelling
- On #323 King, above the flat roofline, the stone nameplate reading “Hughes Terrace” that extends from the adjoining building at #321 King and dates to the construction of the original row house complex in 1855 and 1856

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of January 9, 2012, which is February 8, 2012. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 9th day of January, 2012


Ulli S. Watkiss
City Clerk