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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
75 KING STREET EAST (JOHN F. SMITH BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Peter Colomvakos in Trust
75 King Street East
Toronto, Ontario
M5C 1G3

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 75 King Street East (John F. Smith Building) under Part IV, Section 29 of the Ontario Heritage Act.

Description

The property at 75 King Street East (with a convenience address of 77 King Street East) 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 categories of design, associative and contextual values. Located on the south side of King Street East between Leader Lane (west) and Church Street (east), the John F. Smith Building (1839) is a 3½-storey commercial building.

Statement of Cultural Heritage Value

The John F. Smith Building is a representative example of a commercial building that is related through its provenance, scale and setback to the group of extant structures on the south side of King Street East between Church Street and Leader Lane. Although altered, it stands as one of the earliest surviving buildings in the neighbourhood and the city with the pattern of fenestration in the upper stories and the gable roof with firebreaks identifying its early 19th century vintage.

The property at 75 King Street East contributes to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. Predating the Great Fire, the John F. Smith Building contributes to the continued vitality of the city's oldest neighbourhood.

Contextually, the John F. Smith Building is significant in defining, maintaining and supporting the historic character of King Street in the St. Lawrence Neighbourhood, which is identified by the low scale and appearance of the surviving stores, banks, hotels, warehouses and institutional edifices. As a commercial building dating to 1839, the John F. Smith Building remains a significant component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The John F. Smith Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it is placed near the west end of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest surviving structures in Toronto.

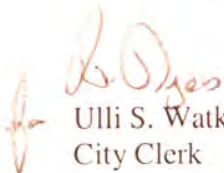
Heritage Attributes

The heritage attributes of the property at 75 King Street East are:

- The 3½-storey commercial building that shares its scale, massing and setback with the adjoining buildings on the east and west
- The surviving detailing on the gable roof with firebreaks
- The symmetrical organization of the three-bay north façade above the first-floor storefront (which has been altered), where the original pattern of the fenestration has flat-headed window openings organized by piers with capitals

Notice of an objection to the proposed designations 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 November 7, 2012, which is December 7, 2012. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7th day of November, 2012.


Ulli S. Watkiss
City Clerk