

Authority: Toronto and East York Community Council Item 9.14,
as adopted by City of Toronto Council on September 21 and 22, 2011
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 499-2012

To designate the property at 399 - 403 King Street East (Francis Beale Buildings) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 399 - 403 King Street East (Francis Beale Buildings) 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 399 - 403 King Street East 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 399 - 403 King Street East 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 399 - 403 King Street East 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 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**

Statement of Significance

Description

The properties at 399 - 403 King Street East are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the south side of King Street East between Parliament Street (west) and Trinity Street (east), the Francis Beale Buildings are two-storey buildings constructed for commercial and residential use that were completed in 1852 (#399 -401 King) and circa 1860 (#403 King), which were included on the City of Toronto Inventory of Heritage Properties in 1983.

Statement of Cultural Heritage Value

The properties at 399 - 403 King Street East have design value as rare surviving mid-19th century buildings in Corktown that display the simplicity, symmetry and modest materials and detailing identified with the Georgian style.

The properties at 399 - 403 King Street East are directly associated with Little Trinity Church, an institution of significance in Corktown, which originated as a working class neighbourhood for Irish immigrants in the early 19th century. The church, with its contemporary rectory and Enoch Turner Schoolhouse (which also served as the Sunday School) became the institutional heart of this community, and the Francis Beale Buildings were constructed on the adjoining church lands. The Francis Beale Buildings, along with Little Trinity Church, the institutional buildings associated with the church, and the earliest structures at the Gooderham and Worts Distillery complex directly south, all date to the mid 1800s and contribute to the understanding of the Corktown community as it developed during that period.

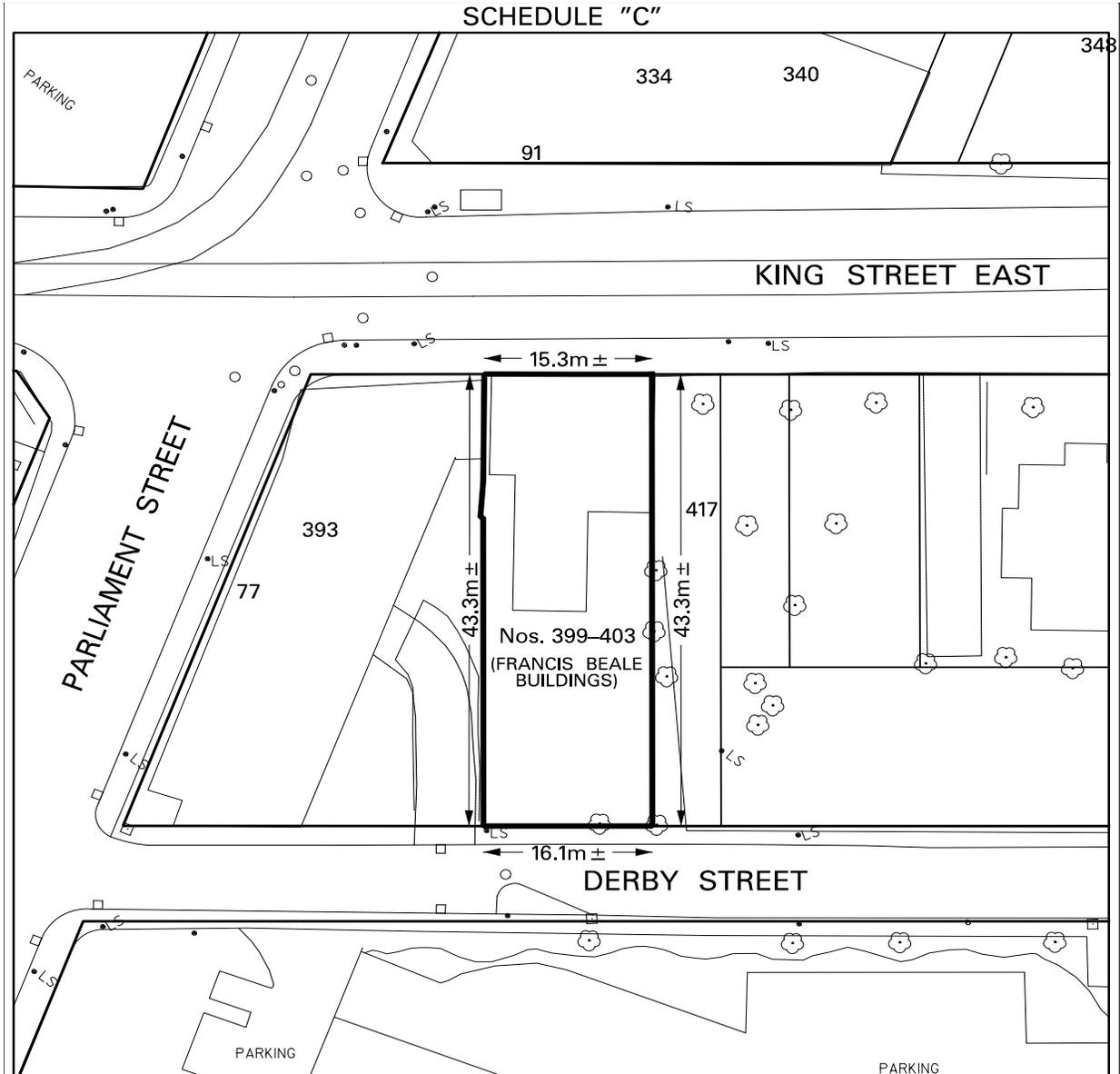
The Francis Beale Buildings have contextual significance as they are visually and historically connected to Little Trinity Church on King Street East in Corktown. The commercial and residential buildings stand at the west end of the institutional precinct on the south side of King Street East, between Parliament and Trinity Streets, which contains the church, its rectory and Enoch Turner Schoolhouse. The Francis Beale Buildings and the other mid 19th century structures beside them create a cohesive group of early buildings that represent the historic Corktown neighbourhood.

SCHEDULE "B"

Part of PIN 21079-0070 (LT)
Lot D on Plan 263E

City of Toronto and 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-2011-124 dated January 6, 2012, as set out in Schedule "C".



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: JANUARY 06, 2012

PROPERTY INFORMATION SHEET
NO. 399-403 KING STREET EAST
(FRANCIS BEALE BUILDINGS)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2011-124