

Authority: CC9.6, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015 and Toronto and East York Community Council Item TE18.19, as adopted by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 201-2016

To designate the property at 71 and 75 King Street East (E. Harris Company and John F. Smith Buildings) 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 71 and 75 King Street East (E. Harris Company and John F. Smith Buildings) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 71 and 75 King Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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 notices of objection to the designation dated December 6 and December 7, 2012, were served upon the Clerk of the municipality; and

Whereas all objections have been withdrawn and Council has agreed to revised reasons for designation; and

Whereas the revised 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 71 and 75 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 71 and 75 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

71 King Street East

Description

The property at 71 King Street East (with a convenience address of 73 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, east of Leader Lane, the E. Harris Company Building (1839, with a new façade added c. 1900) is a three-storey commercial building.

Statement of Cultural Heritage Value

The E. Harris Company Building is a fine representative example of a commercial edifice updated in the 20th century with an Edwardian Classical design. While it shares its scale and setback along King Street with the neighbouring commercial buildings and the Albany Club at #91 King, the E. Harris Company Building is distinguished by its elaborate classical detailing that is also applied to the oriel windows with glass transoms that highlight the upper stories.

The property at 71 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. The E. Harris Company Building pre-dates the Great Fire and, through its remodelling in the 20th century, contributes to the continuing vitality of the City's oldest neighbourhood.

Contextually, the E. Harris Company 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, hotels, banks, warehouses and institutional edifices. As a commercial building dating to the mid-1800s that was undated at the turn of the 20th century, the E. Harris Company Building remains a significant component of a group of surviving commercial and institutional edifices that represent the evolution of King Street East as the Town of York's original "main street".

The E. Harris Company Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it anchors 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 71 King Street East are:

- The three-storey commercial building that shares its scale, massing and setback with the adjoining buildings to the east
- The materials on the principal (north) façade
- Along the north roofline, the cornice that extends above the roof
- The symmetrical organization of the three-bay north façade above the first-floor store front (which has been altered)
- The fenestration in the second and third floors, with oriel windows with decorative detailing in the centre bay and, in the outer bays, single flat-headed openings that are organized by piers with capitals and surmounted by decorative panels
- The Edwardian Classical detailing

75 King Street East

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 the firebreaks extending above the roofline
- 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

SCHEDULE "B"
LEGAL DESCRIPTION

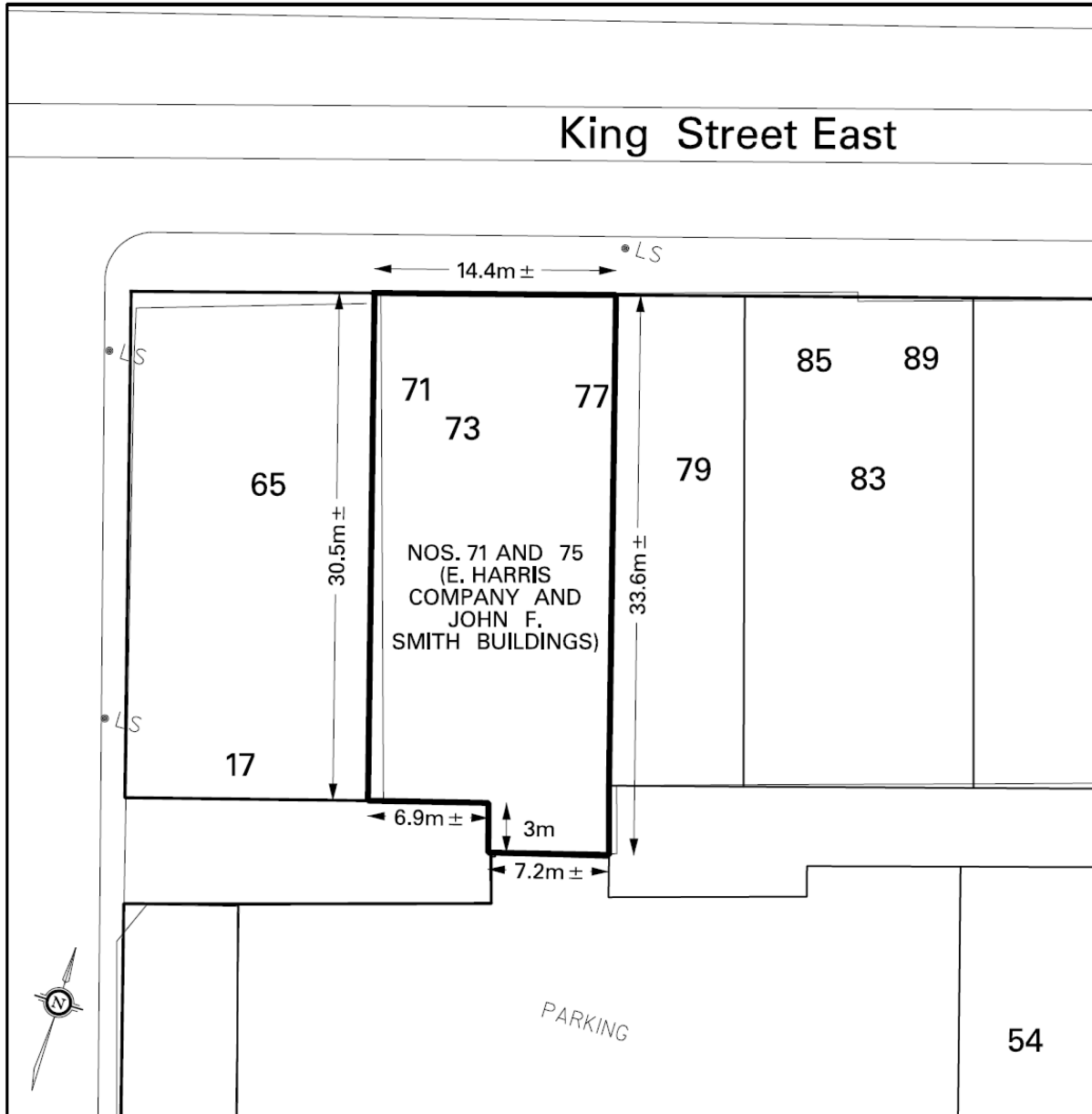
PIN 21401-0094(R)

Lot 7, part of Lot 8 and part of the Right of Way on Plan D151 designated as PART 1 on Plan 66R-27839

City of Toronto and Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS 2015-158 dated December 4, 2015, as set out in Schedule "C".

SCHEDULE "C"



ENGINEERING & CONSTRUCTION SERVICES
 ENGINEERING SUPPORT SERVICES
 LAND & PROPERTY SURVEYS

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

PROPERTY INFORMATION SHEET

NOS. 71 AND 75 KING STREET EAST
 (E. HARRIS COMPANY AND
 JOHN F. SMITH BUILDINGS)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 – TORONTO CENTRE-ROSEDALE
 DATE: DECEMBER 04, 2015

SKETCH No. PS-2015-158