

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. 202-2016

To designate the property at 79 King Street East (James McDonell Building) 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 79 King Street East (James McDonell Building) 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 79 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 a notice of objection to the designation dated December 7, 2012 was served upon the Clerk of the municipality; and

Whereas the objection has been withdrawn and Council has agreed to revised reasons for designation; and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 79 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 79 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)

Description

The property at 79 King Street East (which includes the property with a convenience address of 81 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 McDonell Building (1843) is a four-storey commercial building.

Statement of Cultural Heritage Value

The James McDonell Building is an important representative example of a commercial building from the early 1840s (with subsequent updates) that contributes through its vintage and scale to the group of extant structures that remain on the south side of King Street East between Church Street and Leader Lane. Predating the Great Fire of 1849, the James McDonell Building is one of the oldest extant structures in the city.

The property at 79 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 James McDonell Building pre-dates the Great Fire and, through its updating in the late 19th century and afterward, contributes to the continuing vitality of the City's oldest neighbourhood.

The James McDonell Building is associated with the career of the notable early Toronto architect John Howard, who undertook the project as a private commission while serving as the City of Toronto's official surveyor and engineer. This structure (although altered) stands with the neighbouring commercial buildings at 83 and 85 King Street East as important surviving examples of Howard's work.

Contextually, the property at 79 King Street East 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 buildings. As a commercial building dating to the mid-1800s that was updated over time, the James McDonell Building remains an integral 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 James McDonell Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it stands as part of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest remaining structures in Toronto.

Heritage Attributes

The heritage attributes of the property at 79 King Street East are:

- The four-storey commercial building, which shares its scale, massing and setback with the neighbouring buildings to the west and east
- The materials, with brick cladding and stone trim on the principal (north) façade
- The roof detailing with decorative corbelling along the cornice that dates to the late 19th century when the structure was remodelled with Second Empire detailing
- The principal (north) façade, which is symmetrically organized into three bays above the first-floor store front (which has been altered)
- The fenestration in the second through the fourth stories, where flat-headed window openings have stone lintels and sills (some of the openings in the second storey have been altered)

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21401-0103(LT)

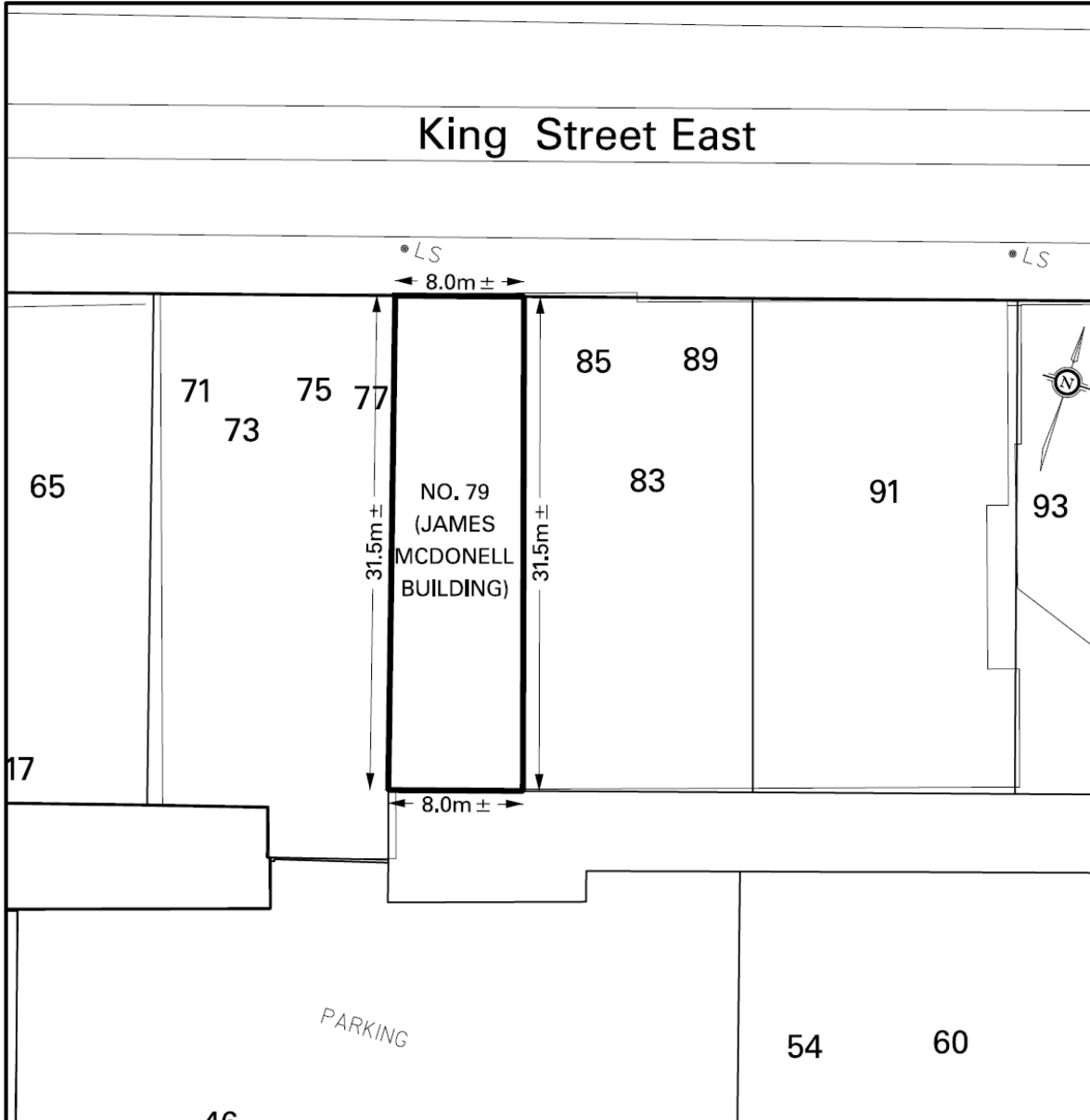
PT TOWNLT A S/S KING ST PL TOWN OF YORK TORONTO AS IN CA344625

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-2015-157 dated December 4, 2015, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 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

46

PROPERTY INFORMATION SHEET

NO. 79 KING STREET EAST
 (JAMES MCDONELL BUILDING)
 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-2015-157