

Authority: Toronto and East York Community Council Item TE11.12, as adopted by City of Toronto Council on November 29, 30 and December 1, 2011

**CITY OF TORONTO**

**BY-LAW No. 498-2015**

**To designate the property at 319 and 321 King Street West (Hughes Terrace) 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 319 and 321 King Street West (Hughes Terrace) 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 319 and 321 King Street West 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Whereas all objections to the notice of intention to designate have been withdrawn; and

Whereas the 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 319 and 321 King Street West, 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 319 and 321 King Street West 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 May 7, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

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

**319 King Street West - Hughes Terrace (1856)**

The property at 319 King Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

Description

Located on the south side of King Street West in the block west of John Street, the eastern unit of Hughes Terrace (1856) consists of a 3½-storey row house that was later converted for commercial and residential uses. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973 and City Council stated its intention to designate the site under Part IV, Section 29 of the *Ontario Heritage Act* in 2011.

Statement of Cultural Heritage Value

The property at 319 King Street West, with the adjoining property at 321 King Street West contain two of the original four units of Hughes Terrace (1856), which is a rare surviving example of urban row housing in Toronto and among the oldest building complexes in the City. The neighbouring properties at 323 and 325 King contain the reconstructed portions of Hughes Terrace (1986), which were rebuilt to complement the surviving buildings in their scale, setback, cladding and decorative detailing.

The east unit of Hughes Terrace (1856) at 319 King Street West is a rare surviving example of a building designed by John Tully, one of Toronto's earliest architects.

Contextually, the property at 319 King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. Hughes Terrace, while constructed as a residential complex, housed commercial tenants on the main floor by the late 19th century. The block on the south side of King Street West, west of John Street, including Hughes Terrace, is of special interest for its surviving collection of recognized heritage buildings in close proximity to the theatres in the City's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The 3½-storey building

- The scale, form and massing
- The red brick cladding with brick and stone trim
- The sloped roof with firebreak end walls, chimneys and a round-headed dormer
- On the principal (north) facade above the first-floor storefront (which has been added and altered as part of the evolution of the buildings from residential to commercial uses), the division into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills
- The brick quoins and, at the roofline, the stone cornices and brick corbelling

The rear (south) additions are not identified as heritage attributes.

### **321 King Street West - Hughes Terrace (1856)**

The property at 321 King Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

#### Description

Located on the south side of King Street West in the block west of John Street, the west unit of the pair of buildings known historically as Hughes Terrace (1856) consists of a 3½-storey row house that was later converted for commercial and residential uses. The property at 321 King Street West was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973 and City Council stated its intention to designate the site under Part IV, Section 29 of the *Ontario Heritage Act* in 2011.

#### Statement of Cultural Heritage Value

The property at 321 King Street West contains the west portion of the pair of surviving original row houses known as Hughes Terrace (1856) and remains a rare surviving example of urban row housing in Toronto and among the oldest buildings in the City. The adjoining properties at 323 and 325 King contain the reconstructed portions of Hughes Terrace (1986), which were rebuilt to complement the scale, setback, cladding and decorative detailing of the original buildings.

The west unit of Hughes Terrace (1856) at 321 King Street West is historically significant as one of the few surviving buildings in the City that was designed by John Tully, one of Toronto's earliest architects.

Contextually, the property at 321 King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. Hughes Terrace, while constructed as a residential complex, housed commercial tenants on the main floor by the late 19th century. The block on the south side of King Street West, west of John Street, including the west unit of Hughes Terrace (1856), is of special interest

for its surviving collection of recognized heritage buildings in close proximity to the theatres in the City's Entertainment District.

#### Heritage Attributes

The heritage attributes are:

- The 3½-storey building
- The scale, form and massing
- The red brick cladding with brick and stone trim
- The sloped roof with firebreak end walls, chimneys, and round-headed dormer
- On the principal (north) facade above the first-floor storefront (which has been added and altered as part of the evolution of the buildings from residential to commercial uses), the division into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills
- The brick quoins and, at the roofline, the stone cornice and brick corbelling
- Above the flat roofline, the stone nameplate reading "Hughes Terrace" that extends to the adjoining building at 323 King and dates to the construction of the original row house complex in 1855 and 1856

**SCHEDULE "B"**  
LEGAL DESCRIPTION

**PIN 21413-0092 (LT)**

PT LT 14 S/S KING ST PL 57 TORONTO, PT 2, 63R3326

**PIN 21413-0093 (LT)**

PT LT 14 S/S KING ST PL 57 TORONTO, PT 4, 63R2638

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-2014-034 dated April 3, 2014, as set out in Schedule "C".

SCHEDULE "C"

