

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. 499-2015

To designate the property at 323 and 325 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 323 and 325 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 323 and 325 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Whereas all objections to the notice of intention to designate have been withdrawn; and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 323 and 325 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 323 and 325 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)

Hughes Terrace (1985)

The properties at 323 and 325 King Street West are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and contextual values.

Description

Located on the south side of King Street West in the block west of John Street, the two western units of Hughes Terrace (originally built in 1855), consisting of 3½-storey brick-clad buildings, were reconstructed in 1985 following the removal of the original structures for public safety reasons. Hughes Terrace at 319-325 King Street West was listed on the City of Toronto Inventory of Heritage Properties in 1973 and City Council stated its intention to designate the sites under Part IV, Section 29 of the *Ontario Heritage Act* in 2011.

Statement of Cultural Heritage Value

The properties at 323 and 325 King Street West have contextual value as their scale, setback and mid-19th century appearance are visually and physically linked to the King-Spadina neighbourhood where they support the original units of Hughes Terrace, directly east, and complement in their scale and setback the remainder of the surviving mid-19th to early-20th century buildings between John Street and Blue Jays Way. This block is of special significance in the area as it contains the most intact group of commercial buildings that reflect the evolution of King-Spadina from an institutional and residential enclave to a commercial and industrial sector that is more recently recognized for its surviving collection of recognized heritage buildings in close proximity to the theatres in the Entertainment District.

Contextually, the reconstruction supports the character and continuous scale and rhythm of the grouping of mid-19th century properties at this location.

From a design perspective, the reconstructed units of Hughes Terrace are important because they support the surviving portions of the complex, which are among the oldest surviving buildings in Toronto and rare extant examples of urban row houses in the City. Identified on the inaugural City of Toronto Inventory of Heritage Properties in 1973, Hughes Terrace was considered so significant that, when the westerly two units were demolished for public safety reasons, the City of Toronto supported their reconstruction according to the mid-19th century designs and incorporating parts of the original stone detailing.

Heritage Attributes

The heritage attributes are:

- The pair of 3½-storey buildings

- The scale, form and massing
- The red brick cladding with brick and stone trim
- The sloped roofs with firebreak end walls, chimneys and, over each unit, a round-headed dormer
- On the principal (north) facades above the first-floor storefronts, the division of each building into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills that were reinstated from the 1855 buildings
- The brick quoins dividing the two units and, at the roofline, the stone cornices and brick corbelling
- On 323 King, above the flat roofline, the stone nameplate reading "Hughes Terrace" that extends from the adjoining building at 321 King and dates to the construction of the original row house complex in 1855 and 1856

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21413-0091 (LT)

PT LT 12 S/S KING ST PL 57 TORONTO, 13 S/S KING ST PL 57 TORONTO PT 1 & 4,
63R 3150

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-2013-076 dated August 12, 2013, as set out in Schedule "C".

