

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. 500-2015

To designate the property at 327 (333) King Street West (Gardner Boyd 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 327 (333) King Street West, the westernmost portion of the property having an entrance address of 333 King Street West, (Gardner Boyd 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 327 (333) 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Whereas all objections to the notice of intention to designate have been withdrawn; and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; and

The Council of the City of Toronto enacts:

1. The property at 327 (333) 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 327 (333) 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)

Gardner Boyd Buildings

The property at 327 King Street West (the westernmost portion of the property with an entrance address of 333 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 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 Gardner Boyd Buildings (1885) were constructed as a pair of three-storey commercial buildings. Following a fire, the buildings were reduced to two stories and are now combined under a single street address. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gardner Boyd Buildings at 327 (333) King Street West have design significance as representative examples of late 19th century buildings that display architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this era. The buildings are distinguished by red brick cladding with decorative stonework and classical detailing. The Gardner Boyd Buildings were originally three stories in height before a fire in the mid 20th century. While the scale of the structures has been reduced with the removal of the third stories, by retaining their setback and late 19th century appearance, the Gardner Boyd Buildings complement their neighbours in the block between John Street and Blue Jays Way.

Contextually, the surviving two stories of the Gardner Boyd Buildings support the character and continuous scale and rhythm of the grouping of mid-19th century properties on the south side of King Street West, west of John Street.

The property at 327 (333) 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. The block on the south side of King Street West, west of John Street, including the Gardner Boyd Buildings, 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 two-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing
- The principal (north) two-bay façades under flat rooflines with stone cornices (with the removal of the third storey and original flat roofline)
- The first-floor storefronts, which have been remodelled as part of the evolution of the buildings, where the main entrance is currently found in the right (west) bay
- The fenestration in the second storey, where the segmental-arched window openings with brick flat arches are organized by brick piers with stone capitals
- The decorative detailing, with pattern brickwork beneath the cornice line

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21413-0166 (LT)

PT LT 10 S/S KING ST PL 57 TORONTO; LT 11 S/S KING ST PL 57 TORONTO PT 1,
66R 22178

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-2013-077 dated August 14, 2013, as set out in Schedule "C".

SCHEDULE "C"

