

302 King Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 30, 2026

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 302 King Street East under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1. A location map and current photograph of the heritage property are included in Attachment 2.

The subject property at 302 King Street East, known historically as the Garibaldi House, is located on the north-east corner of King Street East and Berkeley Street, within the Corktown neighbourhood, inside the bounds of the King-Parliament Secondary Plan Area. Constructed c. 1858, the property contains a two-storey, front-gable wood-frame structure built in a vernacular Georgian style, that originally operated as a hotel and tavern, together with later one- and two-storey additions extending from the rear (east) façade. Situated at what was then the eastern edge of central Toronto, the building reflects the early commercial development of the King-Parliament Area and has accommodated a succession of commercial uses through the 19th and 20th centuries.

302 King Street East was listed on the City of Toronto's Heritage Register on June 20, 1973 and was noted as a property of value in the King-Parliament Secondary Plan Review (2019) and related King-Parliament Cultural Heritage Resource Assessment (CHRA).

This property is one of eighteen pre-1870 listed properties citywide that have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and its ongoing prioritization strategy for listed properties that must be designated or removed from the Heritage Register by January 1, 2027.

Part of the strategy for the review of listed properties on the Heritage Register includes the procurement of qualified heritage consultants to research, evaluate, and prepare

heritage evaluation reports for a subset of listed properties prioritized for designation. City Planning retained the services of Alex Corey Heritage Consulting ("the Consultant") to research and evaluate a citywide group of eighteen pre-1870 listed properties which includes the subject property at 302 King Street East. The Consultant evaluated the subject property and determined that it meets the provincial criteria.

The Consultant's research on the subject property is included in Attachment 3 of this report. The research, analysis, and evaluation contained within Attachment 3 reflect the Consultant's professional expertise and opinion. Staff have independently reviewed the Consultant's research and heritage evaluation and concur with the determination that the property at 302 King Street East has cultural heritage value and meets four of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 302 King Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 302 King Street East (Reasons for Designation) attached as Attachment 1 to the report (June 30, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 302 King Street East on the City of Toronto's Heritage Register on June 20, 1973.

At its meeting of October 23, 2019, City Council adopted item TE9.32: King-Parliament Secondary Plan Review - Proposed Secondary Plan containing the King-Parliament Cultural Heritage Resource Assessment (CHRA). The CHRA identified over 275 properties of potential cultural heritage value, including the subject property at 302 King Street East.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE9.32>

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200. This report outlined the citywide prioritization framework developed to prioritize subsets of listed properties located within areas where growth is anticipated for designation under the Act and described the proactive strategy under development that will be used to monitor the listed properties that are deemed removed from the Register after January 1, 2027.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](https://www.ontario.ca/laws/statute/90p13)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted by the Consultant on the property at 302 King Street East (Attachment 3). The research and heritage evaluation was reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provides the rationale for the recommendations found in this report.

The property at 302 King Street East meets the following four out of nine criteria:

- **Criterion 1:** The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- **Criterion 5:** The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- **Criterion 7:** The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- **Criterion 8:** The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

For more detailed explanations of how each criterion is met, see Attachments 1-3 of this report for the Statement of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 302 King Street East, as these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have independently reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that the property at 302 King Street East has cultural heritage value and meets four of the nine criteria as outlined by Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, the property merits designation and staff recommend that Council designate this property.

The Statement of Significance: 302 King Street East (Reasons for Designation) included as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

Mary L. MacDonald, MA,CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

GARIBALDI HOUSE**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The subject property at 302 King Street East is located on the north-east corner of King Street East and Berkeley Street, within the King-Parliament Secondary Plan Area of downtown Toronto. Constructed between 1858 and 1860, the property contains a two-storey, front-gable wood-frame building known as the Garibaldi House, built in a vernacular Georgian style and originally operated as a hotel and tavern, together with later one- and two-storey additions extending from the rear (east) façade. Situated at what was then the eastern edge of the built-up City of Toronto, the building reflects the early commercial development of the King-Parliament area and has accommodated a succession of commercial uses through the 19th and 20th centuries.

Statement of Cultural Heritage Value**Design and Physical Value**

The property at 302 King Street East has design and physical value as a representative example of a mid-19th century vernacular Georgian building, and as a rare surviving wood-frame building of the pre-Confederation era in the King-Parliament area. Constructed c. 1858 as a hotel and tavern, the two-storey building displays the restrained symmetry and simple detailing characteristic of the vernacular Georgian style, expressed through its front-gable form, regular rectangular fenestration, and modest detailing. The primary (west) façade fronting Berkeley Street is symmetrically composed around a central entrance set within an elliptical opening, while a chamfered corner storefront wraps the primary (west) and side (south) façades, referencing the building's long-standing commercial use at this intersection. As one of the few wood-frame buildings of its period to survive in an area otherwise transformed by industrial and commercial redevelopment, the Garibaldi House is a rare and representative example of the modest vernacular building stock that characterized the eastern edge of the City of Toronto in the mid-19th century.

Historical and Associative Value

The property at 302 King Street East yields, and has the potential to yield, information that contributes to an understanding of the development of the King-Parliament area and the social and commercial life of the eastern edge of the 19th-century city. Constructed c. 1858 at the eastern limit of the then built-up city, on King Street East just before it turns north to meet Queen Street East, the building occupied a strategic location that was particularly well-suited to a hotel and tavern serving vendors and travellers moving along the former Kingston Road. First recorded in the 1861 General Directory as the "Garibaldi House" under the proprietor J. Matthews, the establishment's name — an homage to the Italian general and revolutionary Giuseppe Maria Garibaldi (1807–1882) — reflects the popular sympathies of the surrounding working-class district during a period of widespread interest in the unification of Italy and nationalist uprisings. The building subsequently operated under a succession of names and proprietors,

including the Somersetshire Hotel until around 1890. Through the late 19th and 20th centuries, the building accommodated a range of modest commercial uses, among them a tobacconist, barbershop, grocer and diner. As a rare surviving mid-19th century hotel and tavern, the property documents the commercial origins and evolving working-class character of the King-Parliament area.

Contextual Value

The property at 302 King Street East has contextual value as it is important in defining, maintaining and supporting the historic character of the King-Parliament area and the King Street East and Berkeley Street intersection. As a modest two-storey wood-frame building dating to the mid-19th century, the Garibaldi House contributes to the legibility of the area's layered history, recalling the earlier mixed-use and residential character of the district that preceded its later industrial development. Together with the surrounding cluster of surviving 19th-century buildings at this intersection, the property helps maintain the historic scale, grain, and character of this part of the King-Parliament area as it transitions from the industrial character of Old Town to the west towards the residential character of Corktown to the east.

The property at 302 King Street East also has contextual value as it is physically, visually, and historically linked to its surroundings. The building anchors the north-east corner of King Street East and Berkeley Street, where King Street angles north-east toward Queen Street East and River Street, and forms the southern terminus of the block-long terrace of historic row houses stretching all the way to Adelaide Street East on the east side of Berkeley Street (55-79 Berkeley Street, 1872). The property is further linked, visually and historically, to the neighbouring 19th-century buildings at the intersection, including the Charles Coxwell Small House at 298 King Street East (1845) on the north-west corner and the Reid Lumber Company building (1891–92) to the south-west, with which it collectively conveys the evolution of the local area from a mixed-use, early-Victorian residential landscape through its later industrial and commercial development.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the design and physical value of the property at 302 King Street East as a representative example of a mid-19th century vernacular Georgian building, and as a rare surviving wood-frame building of its period, include:

- The scale, form, and massing of the two-storey, front-gable detached building
- The front-gable roof
- The symmetrical composition of the primary (west) façade fronting Berkeley Street, including the main entrance with transom window and the three rectangular window openings on the second floor
- The rectangular window openings on the primary (west) and side (south) façades
- The chamfered corner storefront wrapping the primary (west) and side (south) façades, comprising two large windows flanking the chamfered corner window opening, all set on wooden bulkheads with wood beams above

Historical and Associative Value

Attributes that contribute to the historical and associative value of the property at 302 King Street East as a rare surviving mid-19th century hotel and tavern that documents the early commercial development of the King-Parliament area include:

- The location of the building at the north-east corner of King Street East and Berkeley Street
- The placement and orientation of the building addressing both King Street East and Berkeley Street
- The surviving mid-19th century wood-frame building

Contextual Value

Attributes that contribute to the contextual value of the property at 302 King Street East as a building that is visually and historically linked to its surroundings include:

- The placement and siting of the building on the prominent north-east corner of King Street East and Berkeley Street
- The two-storey scale, rectangular form, and massing of the building, which forms the southern terminus of the street wall of similarly-scaled 19th-century row houses at 55-79 Berkeley Street
- The orientation of the building addressing both King Street East and Berkeley Street
- The visual and historical relationship of the building to the surrounding cluster of 19th-century buildings at the north-east corner of King Street East and Berkeley Street, including 298 King Street East (Charles Coxwell Small House, 1845) and 55–79 Berkeley Street (1872)

LOCATION MAP AND CURRENT PHOTOGRAPH 302 KING STREET EAST

ATTACHMENT 2

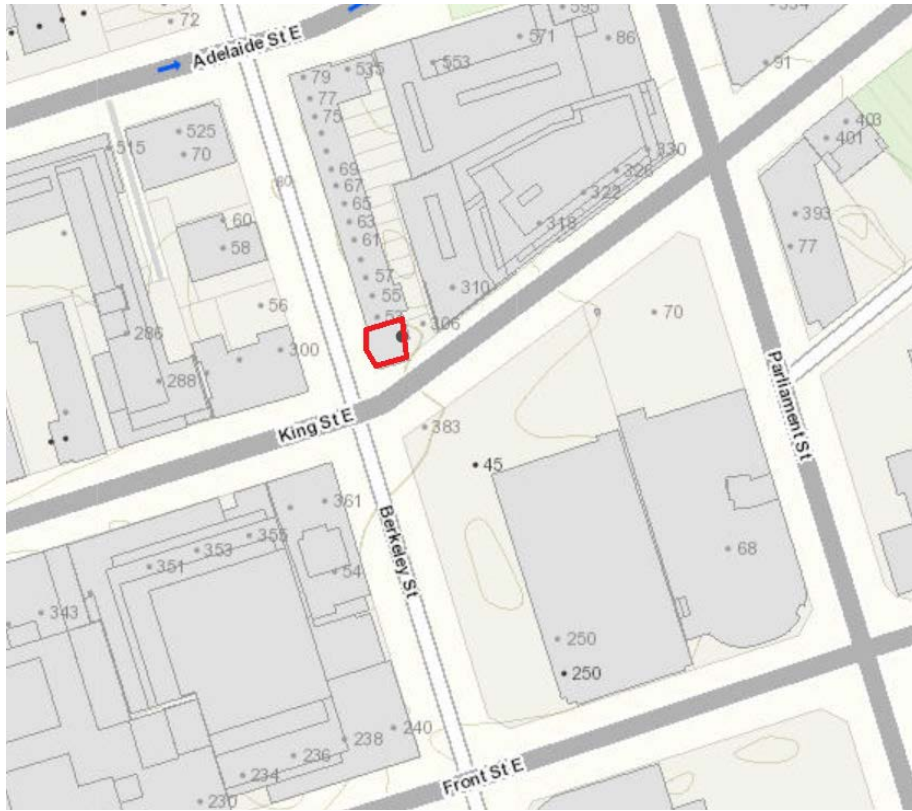


Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2026).



Figure 2: 302 King Street East, south-west elevations (Alex Corey, June 2026).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
302 KING STREET EAST**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.

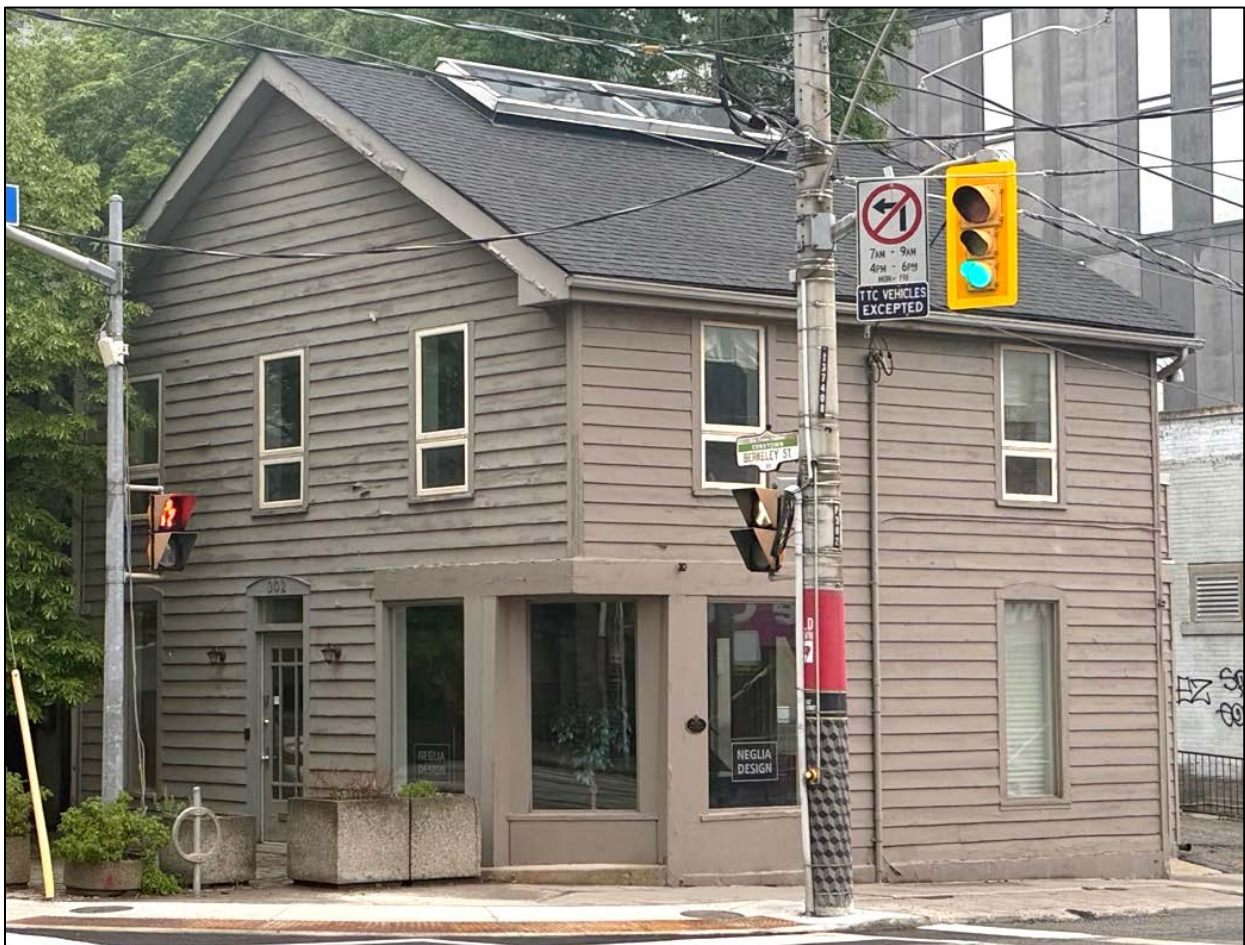


Figure 3: 302 King Street East, south-west elevations (Alex Corey, June 2026).

1. DESCRIPTION

302 KING STREET EAST - GARIBALDI HOUSE	
ADDRESS	302 King Street East
WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Corktown
CONSTRUCTION DATE	c. 1858
ORIGINAL USE	Commercial, Tavern

CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Commercial, Retail
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	Re-cladding (1981); Addition (1985)
LISTING DATE	June 20, 1973

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 302 King Street East for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

302 King Street East

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

³ Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

King-Parliament Secondary Plan Area

The property at 302 King Street East, located at the north-east corner of King Street East and Berkeley Street, is part of a neighbourhood that was connected with the earliest history of the town of York following its establishment as the capital of Upper Canada in 1793, and is now included within the boundaries of the historic King-Parliament area identified in the King-Parliament Secondary Plan. The property is adjacent to and occupies an interstitial space bound by Old Town to the west, the St. Lawrence Neighbourhood Heritage Conservation District to the south, Moss Park to the north, and Corktown to the east.

Berkeley Street, originally known as Parliament Street, was the eastern boundary of the ten-block grid established with the laying out of the Town of York in 1793. The first parliament buildings, completed in 1796-7, were located at the foot of Berkeley Street. These buildings were burnt down in 1813, replaced in 1820, and then burnt down again in 1824. After the construction of the new parliament buildings on Front Street West, the street was populated by other civic institutions including a courthouse and jail.

The character of the surrounding area evolved through the mid-19th century to become more commercial and industrial, alongside residential properties. Many of these historic buildings survive today and include the shops at the north-east corner of King and Berkeley (1845), the row houses on the east side of Berkeley between King and Adelaide (55-79 Berkeley Street; 1872), and the Consumers Gas Company (1882).

The King-Parliament area was transformed into the urban landscape that we recognize today primarily during the period of significance known as Urban and Industrial Expansion (1850-1914).⁴ While access to shipping would continue to draw industry to the area, the introduction of railways in the 1850s had a far greater impact. The Grand Trunk railway was the first to cross the Don River and was laid out along the Esplanade in 1855.⁵ The railways dramatically changed the local landscape, filling the harbour for their tracks and yards over successive periods, and extending the shoreline south from Front Street. The railways also encouraged economies of scale through quick access to much larger markets than was previously imaginable in an era of poor roads and laborious travel. Toronto industries could now compete and overtake smaller industries in towns connected to it by rail all over Ontario.⁶ The result was a concentration of large-scale industrial power in the King-Parliament and, to the west, the King-Spadina areas.

Initially, the dramatic expansion of industry in the area caused an increase and change in housing. The wealthy left the area, their homes either demolished or converted for other purposes, and denser working-class housing proliferated. In fact, demand for worker's housing was strong enough by the 1880s that the Wilkins family developed a business redeveloping lots by inserting narrow lanes off King Street with row houses that survive today, including several along Wilkins Avenue, Percy Street, and Ashby Place. Residential occupation reached its peak in the larger area by about 1900.

4 City of Toronto. Inclusion on the City's Heritage Register: King-Parliament Area Properties, 2020.

5 Historica Research Limited. A Heritage Study of Toronto's Railways, 1983, 9 & 22.

6 James M. S. Careless. Toronto to 1918: An Illustrated History, 1984, 83.

After the expansion of industry fueled a growth in housing, it was then responsible for shrinking it.⁷ In the early 20th century, the continued growth of industry resulted in the redevelopment of residential streets and housing with factories and warehouses. Much of the Old Town was slowly transformed by the consolidation of residential or commercial lots and redevelopment for industry. The resulting factories and warehouses, interspersed with a few surviving houses, continue to define the area west of Berkeley Street, and north of King Street East. Today, Berkeley Street continues to include significant collections and groupings of late-19th century house-form buildings between King and Richmond Streets, most of which are included on the City's Heritage Register.

The Old Town neighbourhood began to experience an industrial decline in the 1960s because of demographic shifts and changes in land use planning and urban development. Many manufacturing firms vacated the downtown core and relocated to newer suburban locations. The decline of Old Town Toronto paralleled that of the King-Spadina neighbourhood, formerly the centre of the city's garment manufacturing industry. In both locations, as larger industries moved out, smaller industries took shape in the neighbourhood; however, overall employment declined. The adoption of the King-Parliament Secondary Plan in 1996 lifted the restrictive industrial zoning, encouraging the adaptive reuse of factories and warehouses and spurred the reinvestment that has led to the streetscape we see today.

Today, the King-Parliament area includes some of Toronto's oldest neighbourhoods and commercial and industrial areas. Within its boundaries are cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeology that reflect the long evolution of the area, from ancient Indigenous habitation through the late-18th century founding of the Town of York, to the present day. The contemporary road network and built form of the area reflects its evolution from a primarily residential and commercial area in the first half of the 19th century, to a commercial and industrial area with pockets of working-class housing by the end of the 20th century.

302 King Street East

Located on the eastern edge of the Original Ten Blocks of York, the present-day address of 302 King Street East occupies a site that was first patented in 1798 by D. W. Smith. It was subsequently acquired by Thomas Stoyell, who subdivided the property in 1830 creating what is referred to as "Stoyell's Block" and which included the subject property.⁸ Lot 11 of Stoyell's Block was the westernmost lot on the block bound by King Street East, Berkeley Street, Duke Street (Adelaide Street East) and Parliament Street. The subject property at 302 King Street East, known as the Garibaldi House, is believed to have been constructed c.1858 as a hotel and tavern.⁹ At the time this location was the eastern edge of the built-up area of the City of Toronto, beyond which the present-day neighbourhood of Corktown was just beginning to be subdivided for housing and industrial development. The location, on King Street East just before it jogs north to

⁷ City of Toronto Planning Board, "Housing in King-Parliament," 1974, 4.

⁸ Ontario Land Registry

⁹ Patricia McHugh. Toronto Architecture, 2017, 36.

meet Queen Street East, was a strategic one for a hotel and tavern as it benefitted from vendors and travellers as they travelled the former Kingston Road.

A building on the northeast corner of King Street East and Berkeley Street first appears on the Fleming Topographical Plan of the City of Toronto in 1851 (Fig. 4). The W.S. Boulton's Atlas of the City of Toronto and Vicinity map of 1858 provides greater specificity and likely shows the current structure soon after construction, which illustrates a wood frame building roughly square in shape on the site (Fig. 5).

The 1861 General Directory lists "Matthews, J, Garibaldi House" at the north-east corner of King Street East and Berkeley Street. The name was likely an homage to the Italian general and revolutionary Giuseppe Maria Garibaldi (1807-1882), a nationalist and republican who led uprisings throughout present-day Italy and South America, and who is credited with contributing to the unification of Italy. The namesake inspired at least two similarly named hotels – Garibaldi Hotel, operated by Elina Rogers, in Port Hoover (1865) and the well-known Garibaldi Hotel (1880s) in San Francisco.

By 1867, the property (then 294 King Street East) was occupied by James Bishop who by 1870 was listed as the proprietor of the Somersetshire Hotel.¹⁰ By 1880, the address was recorded as 302 King Street East, operating as an unnamed hotel by William Irwin.

By 1890, 302 King Street East no longer operated as a hotel, and had a wide variety of uses through the late 19th and early 20th century. Various, the building operated as a tobacconist, barbershop, grocer and diner.¹¹

In 1958, the City of Toronto received applications to repair the subject property, listed as a restaurant and dwelling, arising from a fire. The owner at the time was listed as L. H. Rice of 576 Danforth Avenue.¹²

In 1980, an application to demolish the building was submitted by the owner of 302 King Street East. Following conversations with City staff, the application was withdrawn.¹³ A revised application was submitted to renovate and construct the existing addition on the east façade of the property (Fig. 15), designed by LZA Architects Inc. for Baumann Fabrics Ltd. The drawings show the alterations were primarily associated with the rear addition and interior, converting the property from an eating establishment to a showroom. The plans called for the restoration of the exterior storefront trim, new bevel (clapboard) siding, and new frame and sash windows. By 1982, the building housed Setadel Fine Arts, a gallery space in the emerging King East Design District.

In 1989, a permit application was submitted to construct a one-storey addition on the east side of the subject property below an existing 2nd-storey bay (Fig. 16) The design of the addition was credited to Roth-Knibb Architect of 886 Queen Street West. The permit was revoked in August 1991 due to non-commencement of construction.

¹⁰ Robertson & Cook's Toronto City Directory for 1870, 197.

¹¹ Toronto City Directories, various years (1870 – 1950).

¹² City of Toronto Building Records.

¹³ City of Toronto Heritage Planning Property Records

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The subject property at 302 King Street East contains a two-storey, front gable vernacular detached building constructed c. 1858 in a vernacular Georgian architectural style. The front (west) façade fronting on Berkeley Street is symmetrically composed, save for the former corner storefront, with the primary entrance on the ground level containing a single door with a rectangular transom window. A rectangular window opening to the north of the entrance balances the large storefront window on the south, while three rectangular window openings on the second floor complete the façade.

The south (side) façade fronting on King Street East features two rectangular window openings on the second floor, with a single rectangular window opening at ground level. The storefront detail on the corner wrapping both façades is a reference to the historic storefront at this location and is composed of two large windows on either side of a chamfered corner window; all three windows are set above bulkheads with wood beams above alluding to the former storefront cornice and sign band. The building is clad in wood horizontal clapboard that has been painted, with simple wood trim around the window and door openings. The front gable roof is clad in asphalt shingle.

The rear (east) façade's massing has been altered and features a one-storey addition on the King Street East frontage with a balcony atop, and a two-storey metal and glass addition behind. The remainder of the subject property has been paved.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 302 King Street East.

The subject property anchors the north-east corner of King Street East and Berkeley Street, east of which King Street East cuts a diagonal path northeast towards the intersection of Queen Street East and River Street. The subject property forms the southern terminus of a block-long street wall of historic row houses (comprising 55-79 Berkeley Street) located on the east side of Berkeley Street and which were built in 1872, with restorative alterations in 1969 by Toronto architect and heritage preservation advocate, Joan Burt, being responsible for their present-day cohesive appearance.

Immediately across the street, on the north-west corner of King Street East and Berkeley Street, is 298 King Street East, known as the Charles Coxwell Small House, which was built in 1845 as a Georgian style townhouse later converted for commercial use. To the south on the south-west corner of the intersection is the Reid Lumber

Company building, built in 1891-92, while the south-east corner is the site of the future Ontario Line Distillery District Station.

Contextually, the subject property at 302 King Street East is located within an evolved historic landscape, in close visual proximity to buildings constructed during the same period of growth, as well as more recent and future developments. Collectively, these properties convey the evolution of the local area from a mixed-use, early Victorian residential landscape, through a period of industrial development and residential decline, and up to the current urbanized landscape we see today.

4. VISUAL RESOURCES



Figure 4: Fleming Topographical Plan of the City of Toronto, 1851. University of Toronto.

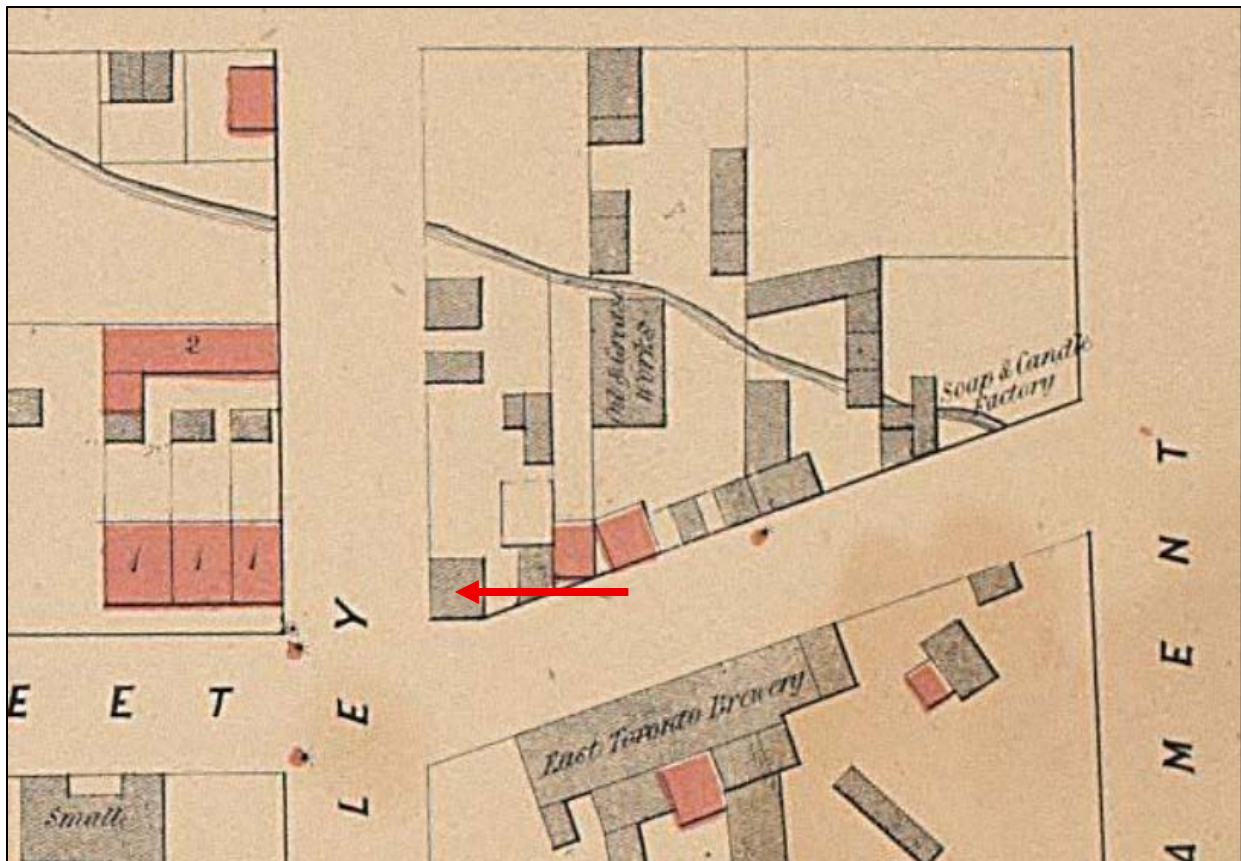


Figure 5: W.S. Boulton Atlas showing the subject property and building, 1858. University of Toronto.

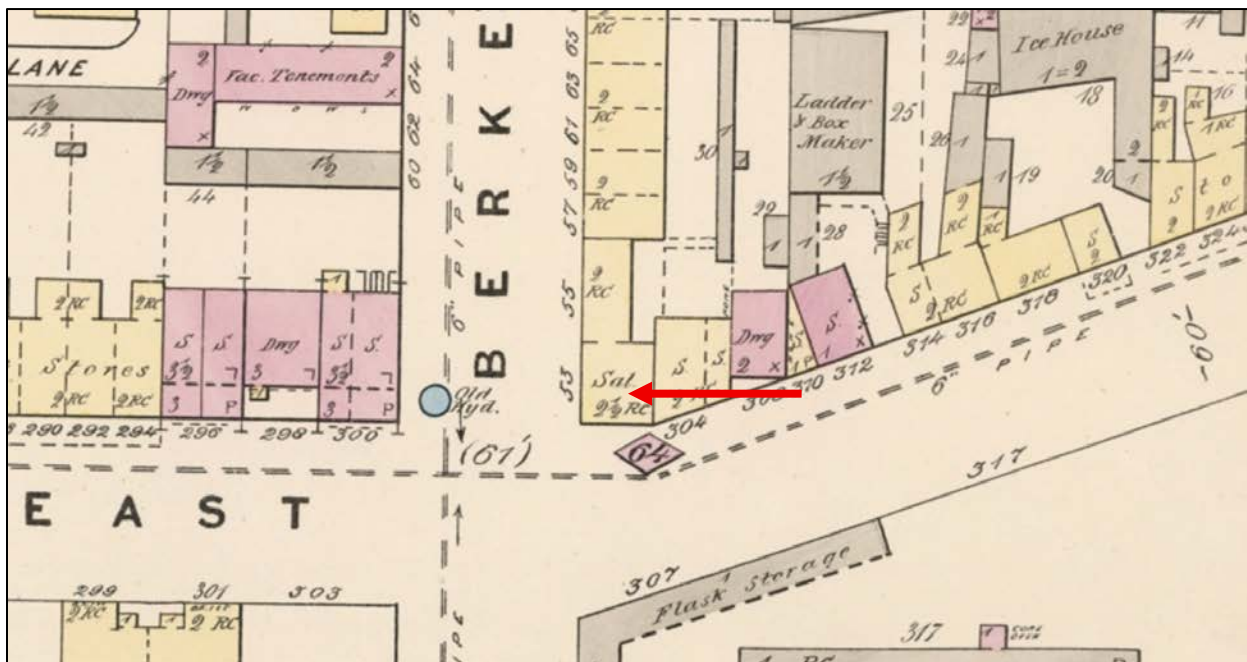


Figure 6: 1880 Insurance Plan of the City of Toronto. City of Toronto Archives.



Figure 7: Berkeley Street, east side, north of King Street East with the subject property in the foreground and the restored rowhouses behind, 1971. City of Toronto Archives.



Figure 8: North-east corner of King Street East and Berkeley Street, 1972. City of Toronto Archives.



Figure 9: North-east corner of King Street East and Berkeley Street, 1975. City of Toronto Archives.



Figure 10: 302 King Street East, prior to 1981 renovations, showing former storefront, windows with casing and stucco cladding, 1979. City of Toronto Archives.

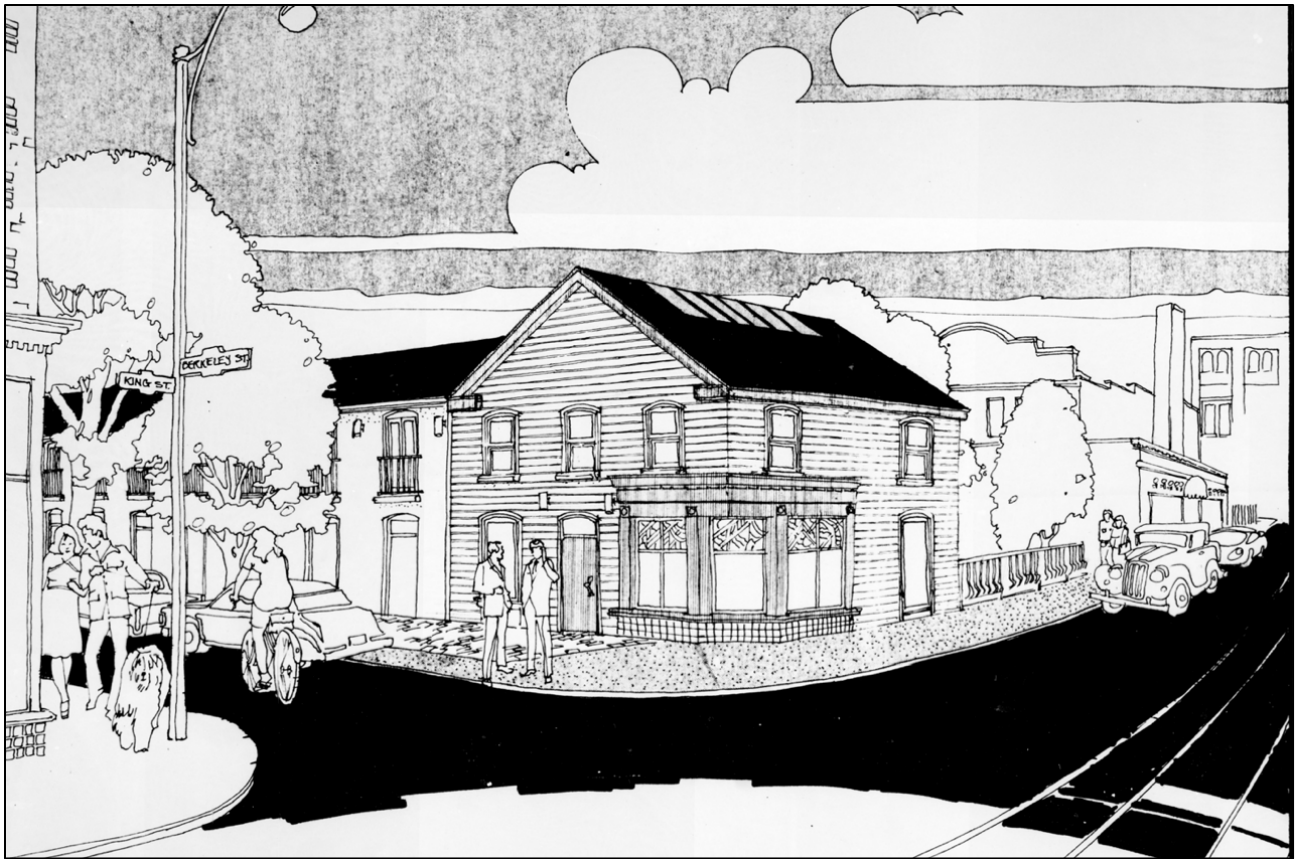


Figure 11: Perspective drawing of 302 King Street East from the 1980 application to renovate by LZA Architects. Toronto Building Records.



Figure 12: 302 King Street East during renovations, 1981. City of Toronto Archives.



Figure 13: South-east corner of 302 King Street East showing the construction of the rear addition, 1981. City of Toronto Archives.



Figure 14: 302 King Street East following renovations, 1981. City of Toronto Archives.

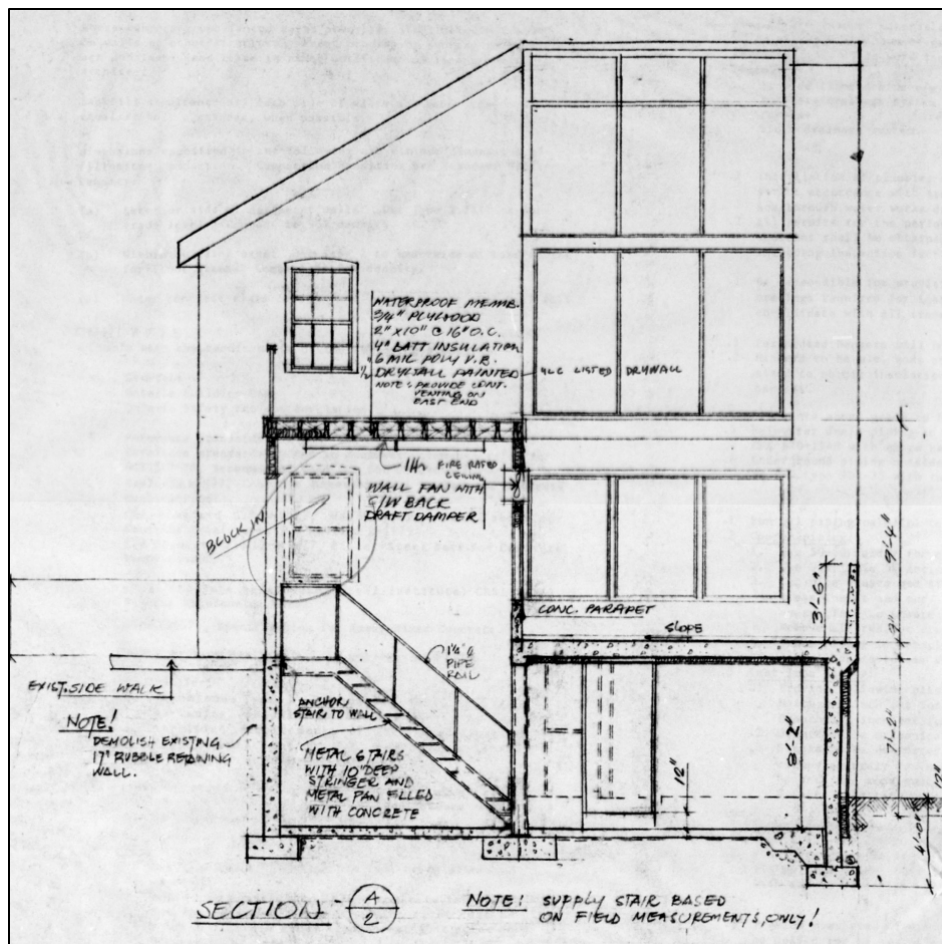


Figure 15: East (rear) elevation drawing by LZA Architects showing two storey rear addition. Toronto Building Records.

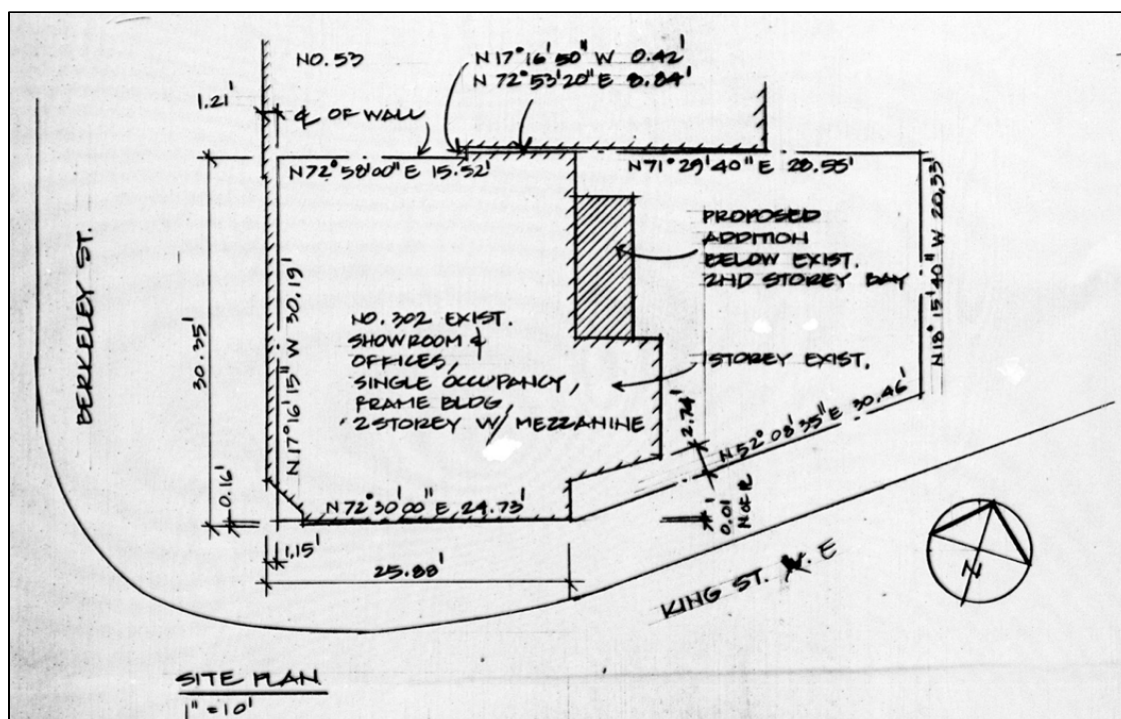


Figure 16: Site plan, proposed 1989 one-storey addition at east facade. Toronto Building Records.



Figure 17: Primary (west) facade of 302 King Street East (June 2026, Alex Corey).



Figure 18: Corner storefront detail of 302 King Street East (June 2026, Alex Corey).



Figure 19: South-east facades of 302 King Street East showing one storey addition with two storey addition behind (May 2026, Alex Corey).



Figure 20: North-west corner of King Street East and Berkeley Street (June 2026, Alex Corey).



Figure 21: North side of King Street East looking east towards Parliament Street (June 2026. Alex Corey).



Figure 22: East side of Berkeley Street looking north from King Street East (Google Streetview, 2016).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Archival maps and atlases
- Archival photographs, City of Toronto Archives
- City of Toronto Building Records.
- City of Toronto Heritage Planning Property Records
- Ontario Land Registry
- Robertson & Cook's Toronto City Directory for 1870. Toronto: Robertson & Cook, 1870.
- Toronto City Directories

SECONDARY SOURCES

- Careless, James M.S. Toronto to 1918: An Illustrated History. Toronto: James Lorimer & Co., 1984.
- City of Toronto. Inclusion on the City's Heritage Register: King-Parliament Area Properties. 2020.
- City of Toronto Planning Board, "Housing in King-Parliament." 1974.
- Historica Research Limited. A Heritage Study of Toronto's Railways. 1983.
- McHugh, Patricia, and Alex Bozikovic. Toronto Architecture: A City Guide. Penguin Random House Canada, 2017.