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City Clerk's Office

Secretary
Rosaleen Dyars
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

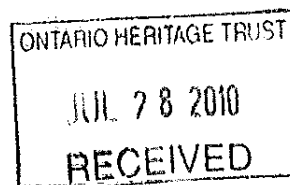
Ulli S. Watkies
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
335 YONGE STREET**

CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE



2160943 Ontario Limited
[REDACTED]

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 335 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

Description

The property at 335 Yonge Street 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 and contextual value. Located on the southeast corner of Yonge Street and Gould Street, the Empress Hotel (1888) is a three-storey commercial building. The property was included on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The Empress Hotel has design value as a well-crafted example of a late 19th century commercial building that blends elements of the popular Second Empire and Romanesque Revival styles of the era. The distinctive corner tower with a classically-detailed mansard roof from Second Empire styling is combined with the monumental round-arched openings that typify the Romanesque Revival style in a carefully crafted composition designed to enhance the presence of the building on Toronto's most prominent commercial street.

Contextually, the Empress Hotel is a local landmark on the southeast corner of Yonge Street and Gould Street, where it is the only surviving 19th century commercial building along the east side of Yonge Street in the block between Dundas Street East and Gould Street. With its position on a corner lot and visible tower, the Empress Hotel stands as a reminder of the grandeur of Yonge Street as it developed in the late 19th and early 20th centuries as Toronto's "main street."

Heritage Attributes

The heritage attributes of the property at 335 Yonge Street are:

- The scale, form and massing of the structure with the three-storey rectangular plan
- The red brick cladding with brick and stone trim
- The distinctive corner (northwest) tower with a mansard roof and classically-detailed dormers on the north and west faces
- On the Yonge Street (west) and Gould Street (north) façades, the cornices (with brackets on the west elevation) and corbelled brickwork along the rooflines
- The organization of the fenestration in the upper floors, where brick piers separate the round-arched openings on the west façade and the combination of round-arched, segmental-arched and flat-headed openings on the east elevation, many of which contain original wood sash windows
- In the round-arched openings on the tower and west façade, the original wood windows with brick and stone detailing, mullions and decorative glass
- On the north elevation, the decorative brick and stone detailing on the window openings, with brick string courses linking the window heads
- The position of the building on a corner lot at Yonge Street and Gould Street

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, Toronto, ON M5H 2N2, within thirty days of July 27, 2010, which is August 26, 2010. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 27th day of July, 2010

Ulli S. Watkiss
City Clerk