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AUG 28 2014



City Clerk's Office

Secretariat

Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
704 QUEEN STREET EAST (DINGMAN'S HALL)
NOTICE OF INTENTION TO DESIGNATE**

626365 Ontario Inc.
Attn: 64499 Ontario Inc.
27 Carlton Street, Suite 205
Toronto, Ontario
M5B 1L2

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

626365 Ontario Inc.
c/o Lalonde and Eisen,
70 Bond Street, Suite 200
Toronto, Ontario
M5B 1X2

626365 Ontario Inc.
c/o Goldman Sloan Nash & Harber LLP
480 University Avenue, Suite 1600,
Toronto, Ontario
M5G 1V2
Attention: Murray Hart

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 704 Queen Street East (Dingman's Hall) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation**Description**

The property at 704 Queen Street East 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 three categories of design, associative and contextual values. Dingman's Hall (1891-2) is located at the north-west corner of Queen Street East and Broadview Avenue. The site was listed on the City of Toronto Inventory of Heritage Properties in 1975.

Statement of Cultural Heritage Value

Dingman's Hall is valued for its historic association with Archibald Wayne Dingman (1850-1936) an entrepreneur who was amongst other things a photographer, a principal in Pugsley Dingman and Co., Toronto-based soap manufacturers, as well as a partner in the Calgary Natural Gas Company (1905), and subsequently the Calgary Petroleum Products Company (1912) whose first well, Dingman No.1 of 1914 is credited with initiating the first Alberta oil boom. He became an honoured member of the Canadian Petroleum Hall of Fame in 2005. In creating Dingman's Hall at the corner of Queen Street East and Broadview Avenue (1891-2), Archibald Dingman provided a commercial, social and cultural heart for the Riverdale community just after its annexation with the City of Toronto.

Dingman's Hall is an excellent example of the Richardsonian Romanesque Style which is rare within the Don Mount/Riverside neighbourhood. In its architectural form and massing, including its tower, in its variety of materials: sandstone, brick and terracotta and in its composition of elements as well as the high quality and richness of its detailing, the building displays a high degree of craftsmanship and artistic merit. Following the annexation of Riverdale into the City of Toronto in 1884, the use of the Romanesque architectural style which matched the designs for the new City Hall (1885-1899) provided a local prominence and civic importance to the building while also symbolically linking the community with the City.

Dingman's Hall is physically, functionally, visually and historically related to its surroundings in the Riverside neighbourhood. Located at the north-west corner of Queen Street East and Broadview Avenue it is a significant late 19th century building in a precinct of historic buildings whose period spans from c 1870 – 1930, which are currently under study for their potential designation as a Heritage Conservation District. Located at the corner of Queen Street East and Broadview Avenue the building with its tower is a prominent landmark marking the heart of the historic Don Mount village and the current area identified as Riverside. Its historic character, richly detailed façades and long-standing presence at this intersection make it an imposing and memorable landmark within the neighbourhood.

Heritage Attributes

The heritage attributes on the exterior of Dingman's Hall are:

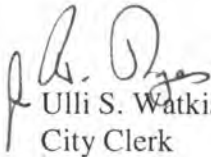
- The location of the building at the north-west corner of Queen Street East and Broadview Avenue
- The scale, form and massing of the building including its four storey height and corner tower
- The east and south façades
- On the tower, all four façades
- The materials, including the sandstone, brick and terracotta
- Stone details and their surface finish whether rusticated or smooth ashlar including the base on the ground floor as well as the sills and string courses, lintels, cornices and stone columns in window frames and carved bosses
- Brick cladding with its original mortar and mortar colour, and brick details including canted brick panels under the windows at ground floor, brick columns and colonettes with curved

bricks, moulded brick elements including those with decorative relief patterns, string courses and corbelling details.

- Terracotta panels with decorative reliefs
- The pyramidal roof of the tower with its capping detail and paired dormer windows on four sides
- On the east and south façades the pattern of windows and the shape of window openings including arched and flat-headed

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 West, Toronto, Ontario, M5H 2N2, within thirty days of August 27, 2014, which is September 26, 2014. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 27th day of August, 2014.


Ulli S. Watkiss
City Clerk