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City Clerk's Office

Ulli S. Watkiss
City Clerk

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

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
251 KING STREET EAST (THE NATIONAL HOTEL)
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED

NOV 27 2009

NOTICE OF PASSING OF BY-LAW

Rams Head Development Inc.
251 King Street East
Toronto, Ontario
M5A 1K2

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

RECEIVED
DEC 02 2009
Culture Programs & Services Branch
Culture Services Unit

Aird & Berlis LLP
Brookfield Place, 181 Bay Street
Suite 1800, Box 754
Toronto, ON M5J 2T9
Attention: Ms. Kim Kovar

E. R. A Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario
M4Y 1P9

Take notice that the Council of the City of Toronto has passed By-law No. 1086-2009 to designate 251 King Street East (The National Hotel) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of November, 2009.

Ulli S. Watkiss
City Clerk

Authority: MM38.31, moved by Councillor Vaughan, seconded by Councillor Thompson,
as adopted by City of Toronto Council on August 5 and 6, 2009
Enacted by Council: October 27, 2009

CITY OF TORONTO

BY-LAW No. 1086-2009

To designate the property at 251 King Street East (the National Hotel) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 251 King Street East (the National Hotel) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 251 King Street East and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has 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, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 251 King Street East, 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 251 King Street East 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of October, A.D. 2009.

SANDRA BUSSIN,
Speaker

(Corporate Seal)

ULLI S. WATKISS
City Clerk

SCHEDULE "A"**REASONS FOR DESIGNATION****Description**

The property at 251 King Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southeast corner of King Street East and Sherbourne Street, the property contains a three-storey hotel. In 1973, the site was listed on the inaugural City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

Historically, the property has been associated with inn keeping since the mid 1800s, and the present building is purportedly the oldest surviving hotel in the original Town of York that is recognized on the City's heritage inventory. In the 1870s, William Burke operated the Grand Central Hotel on-site. By the close of the 19th century, the operation was known as the National Hotel, and continued in business under this name through the post-World War II era. In 1905, the building was extended by a rear (south) addition.

The National Hotel was updated with highly crafted elements of Edwardian Classicism, the most popular style of the era that was favoured particularly for commercial and residential buildings. The National Hotel displays key elements of the style in the extended and decorated cornice marking the facades along King Street East and Sherbourne Street, the oversized voussoirs and keystones highlighting the round-arched door and window openings, and the other Classical detailing.

With the Classical updates added after 1900, the National Hotel is linked to the practice of Toronto architect Henry Simpson, who was eulogized as "one of the best known of Toronto architects in the era of building expansion" (Obituary, Henry Simpson, Toronto Star, December 17, 1926). Simpson began his architectural career as an apprentice to the prominent Toronto architect, E. J. Lennox before receiving further training in New York City. Returning to Toronto in 1888, Simpson's designs included the landmark Metallic Roofing Company of Canada's Pressed Metal Showroom in Toronto. While Simpson embarked on short-term partnerships with other architects, most of his portfolio involved individual commissions, including the updates to the National Hotel. Simpson's name appears on the building permit for the addition to the 19th century building, and it is probable that this project included alterations to the original structure where the entrances complemented the classically detailed door surround introduced on the south wing.

The National Hotel also contributes to the existing historical character of the original Town of York neighbourhood. Following the founding of York (Toronto) in 1793, a 10-block townsite was established with King Street as the community's "Main Street". The street linked the government and military precincts adjoining the town, and divided the industrial sector to the south from the residential area to the north. King Street was the location of the Town's landmark commercial and institutional buildings, and continued as a financial and business sector through the 19th century. The prominent intersections of Jarvis and Sherbourne streets attracted banks and hotels, with the hostelry historically known as the National Hotel as a predominant anchor building on the southeast corner of Sherbourne Street.

Heritage Attributes

The heritage attributes associated with the property's cultural heritage value are:

- The scale, form and massing.
- The three-storey original building with the complementary three-storey rear (south) wing.
- The buff brick cladding with brick, stone, and metal detailing.
- The Classical detailing, with the first-storey round-arched openings with oversized voussoirs and keystones, the pilasters on the north façade, the Ionic half-columns on the north entrance, the chamfered band courses, the quoins, the cornice highlighting the first-floor storefront, and the extended cornice with brackets above the third storey.
- The flat-headed window openings with brick flat arches and stone sills.
- The placement of the building, anchoring the southeast corner of King Street East and Sherbourne Street.
- The situation of the building on the southward slope from King Street East.

SCHEDULE "B"

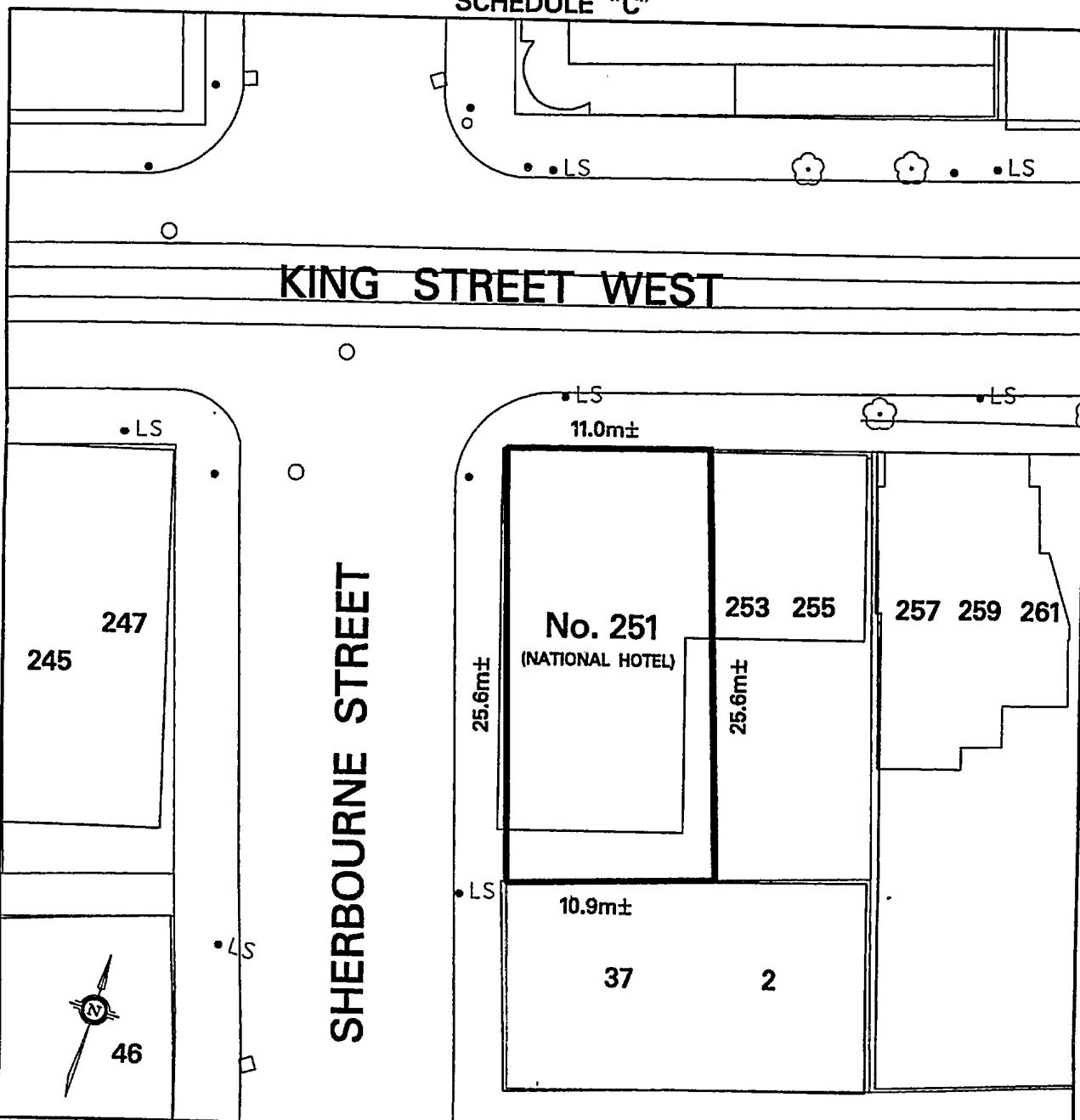
PIN 21091-0253 (LT)

PT TOWNLT 12 S/S KING ST E PL TOWN OF YORK TORONTO AS IN CA706055

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-2009-097 dated October 7, 2009, as set out in Schedule "C".

SCHEDULE "C"



PROPERTY INFORMATION SHEET

**NO. 251 KING STREET EAST (NATIONAL HOTEL)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST**

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: OCTOBER 07, 2009

SKETCH No. PS-2009-097