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City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
83 KING STREET EAST (JAMES MCDONNELL BUILDING) AND 85 KING STREET
EAST (VICTORIA ROW)
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW 215-2016

Emerald Valley Developments Inc.
85 King Street East
Toronto, Ontario
M5C 1G3

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

Take notice that the Council of the City of Toronto has passed By-law No. 215-2016 to designate 83 King Street East (James McDonnell Building) and 85 King Street East (Victoria Row) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of March, 2016.


 Ulli S. Watkiss
City Clerk

Authority: CC9.6, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015 and Toronto and East York Community Council Item TE18.19, as adopted by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 215-2016

To designate the property at 83 King Street East (James McDonell Building) and 85 King Street East (Victoria Row) 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 83 King Street East (James McDonell Building) and 85 King Street East (Victoria Row) 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 83 and 85 King Street East 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 a notice of objection to the designation dated December 7, 2012 was served upon the Clerk of the municipality; and

Whereas the objection has been withdrawn; and

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

The Council of the City of Toronto enacts:

1. The property at 83 and 85 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 83 and 85 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

83 King Street East

Description

The property at 83 King 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 categories of design, associative and contextual values. Located on the south side of King Street East between Leader Lane (west) and Church Street (east), the McDonell Building (1843) is a four-storey commercial building.

Statement of Cultural Heritage Value

The James McDonell Building is an important representative example of a commercial building from the 1840s (with subsequent updates) that contributes through its vintage and scale to the group of extant structures that remain on the south side of King Street East between Church Street and Leader Lane. Predating the Great Fire of 1849, the James McDonell Building is one of the oldest extant structures in the City.

The property at 83 King Street East contributes to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town", survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. The James McDonell Building pre-dates the Great Fire and, through its updating in the late 19th century and afterward, contributes to the continuing vitality of the City's oldest neighbourhood.

The James McDonell Building is associated with the career of the notable early Toronto architect John Howard, who undertook the project as a private commission while serving as the City of Toronto's official surveyor and engineer. This structure (although altered) stands with the neighbouring commercial buildings at 79 and 85 King Street East as important surviving examples of Howard's work.

Contextually, the property at 83 King Street East is significant in defining, maintaining and supporting the historic character of King Street in the St. Lawrence Neighbourhood, which is identified by the low scale and appearance of the surviving stores, banks, hotels, warehouses, and institutional edifices. As a commercial building dating to the mid-1800s that was updated over time, the James McDonell Building remains an integral component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The James McDonell Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it stands as part of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest remaining structures in Toronto.

Heritage Attributes

The heritage attributes of the property at 83 King Street East are:

- The four-storey commercial building, which shares its scale, massing and setback with the neighbouring buildings to the west and east
- The materials, with brick cladding and stone trim on the principal (north) façade
- The roof detailing with decorative corbelling along the cornice that dates to the late 19th century when the structure was remodelled with Second Empire detailing
- The principal (north) façade, which is symmetrically organized into two bays above the first-floor storefront (which has been altered)
- The fenestration in the second through the fourth stories, where flat-headed window openings have stone lintels and sills

83 King Street East

The property at 85 King Street East (which is a convenience address) 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, associative and contextual values. Located on the south side of King Street East between Leader Lane (west) and Church Street (east), Victoria Row (1842) is a 3½-storey commercial building.

Statement of Cultural Heritage Value

Victoria Row is an important representative example of a commercial building from the 1840s that was updated later in the 19th century and continues to contribute through its vintage and scale to the group of commercial buildings that remain on the south side of King Street East between Church Street and Leader Lane. Predating the Great Fire of 1849, Victoria Row is among the oldest extant structures in the City.

The property at 85 King Street East contributes to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. Victoria Row pre-dates the Great Fire and, through its updating in the late 19th century and afterward, contributes to the continuing vitality of the City's oldest neighbourhood.

Victoria Row is linked to the career of the important early Toronto architect John Howard, who undertook the project as a private commission while serving as the City of Toronto's official surveyor and architect. The surviving unit of Victoria Row (although altered) remains an important surviving example Howard's work.

Contextually, the property at 85 King Street East is significant in defining, maintaining and supporting the historic character of King Street in the St. Lawrence Neighbourhood, which is identified by the low scale and appearance of the surviving stores, hotels, banks, warehouses and institutional edifices. As a commercial building dating to the mid-1800s, Victoria Row remains a significant component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The Victoria Row is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it stands as part of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest surviving structures in Toronto.

Heritage Attributes

The heritage attributes of the property at 85 King Street East are:

- The 3½ storey commercial building, which shares its scale, massing and setback with the neighbouring buildings to the west and east
- The materials, with brick cladding and stone trim on the principal (north) façade
- The mansard roof (which was a late-19th century alteration) with a pair of round-arched dormers
- The principal (north) façade, which is symmetrically organized into three bays above the first-floor store front (which has been altered)
- The fenestration in the second through the fourth stories, where flat-headed window openings have stone lintels and sills

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21401-0102(LT)


PT TOWNLT A S/S KING ST PL TOWN OF YORK TORONTO AS IN CT305937

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-2015-156 dated March 2, 2016 as set out in Schedule "C".

SCHEDULE "C"

King Street East	
•LS	•LS
← 13.6m ± →	
71 73 75 77	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> 79 31.7m ± NOS. 83 AND 85 (JAMES MCDONELL BUILDING AND VICTORIA ROW) </div> <div style="text-align: center;"> 31.7m ± 91 93 95 97 93A </div> </div>
	← 13.7m ± →
PARKING	54 60 PARKING 60
 <small>ENGINEERING & CONSTRUCTION SERVICES ENGINEERING, SURVEYING, DESIGN AND A SUPPORT SERVICES</small>	<p style="text-align: center;">PROPERTY INFORMATION SHEET</p> <p style="text-align: center;">NOS. 83 AND 85 KING STREET EAST (JAMES MCDONELL BUILDING AND VICTORIA ROW)</p> <p style="text-align: center;">LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST</p> <p style="text-align: center;">(NOT TO SCALE)</p>
<small>NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS. IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK</small>	<p>WARD 28 - TORONTO CENTRE-ROSEDALE</p> <p>DATE: MARCH 02, 2016</p>
<p>CHECKED BY: JOHN HOUSE</p> <p>PREPARED BY: DWAYNE PITT</p>	<p>SKETCH No. PS-2015-156</p>