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City Clerk's Office

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Toronto and East York Community Council
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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
301(303) KING STREET WEST (GARDNER BOYD BUILDINGS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

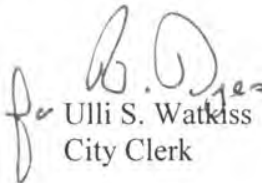
NOTICE OF PASSING OF BY-LAW



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. 1239-2012 to designate 301(303) King Street West (Ward 20, Trinity-Spadina) as being of cultural heritage value or interest.

Dated at Toronto this 5th day of November, 2012.


Ulli S. Watkiss
City Clerk

1 Authority: Toronto and East York Community Council Item 11.12,
as adopted by City of Toronto Council on November 29, 30 and December 1, 2011
Enacted by Council: October 4, 2012

CITY OF TORONTO

BY-LAW No. 1239-2012

**To designate the property at 301 (303) King Street West (Gardner Boyd Buildings) as
being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 301 King Street West (James McGee Buildings) with an entrance address of 303 King Street West 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 301 (303) King Street West 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 301 (303) King Street West, 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 301 (303) King Street West 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 4th day of October, A.D. 2012.

FRANCES NUNZIATA,
Speaker
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

301 (303) King Street West: Gardner Boyd Buildings

Description

The property at 301 King Street West (with an entrance address of 303 King Street West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under the categories of design and contextual values. The Gardner Boyd Buildings (1886) consists of a pair of three-storey commercial buildings that are located on the south side of King Street West in the block west of John Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gardner Boyd Buildings at 301 (303) King Street West have design significance as representative examples of late 19th century buildings that display architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this period and other fashionable styles of the era. The buildings are distinguished by red brick cladding with decorative stonework and Classical detailing. With their brickwork, scale and setback, the Gardner Boyd Buildings complement their neighbours, including the William Barber Building at #287 King, which is recognized on the City of Toronto Inventory of Heritage Properties. The Gardner Boyd Buildings were originally part of a trio of identical buildings, before the westernmost unit was demolished following a fire in the mid 20th century.

Contextually, the property at 301 (303) King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the Gardner Boyd Buildings, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The pair of near-identical three-storey commercial buildings
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing
- The unified front façade, with the two units appearing as one building
- The principal (north) two-bay façades under flat rooflines (the cornices have been altered)

- The first-floor storefronts, which have been remodelled as part of the evolution of the buildings, where entrances are currently found in the left (east) and right (west) bays
- The fenestration, with segmental-arched window openings in the second storey and flat-headed window openings in the third
- The decorative detailing, with brick piers with capitals dividing the bays in the third storey, string courses above and below the window openings in the upper floors, and voussoirs with keystones applied to the second-storey window openings

SCHEDULE "B"**Legal Description**

PIN 21413-0003 (LT)
PCL 2-1 SEC A537
LT 2 S/S KING ST PL 537

PIN 21413-0004 (LT)
PCL 1-1 SEC A537
LT 1 S/S KING ST PL 537

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The herein before described land being delineated by heavy outline on Sketch No. PS-2012-051 dated April 2, 2012, as set out in Schedule "C".

SCHEDULE "C"



Toronto
TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 20 - TRINITY-SPADINA
DATE: APRIL 02, 2012

PROPERTY INFORMATION SHEET

NO. 301 KING STREET WEST
(GARDNER BOYD BUILDINGS)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2012-051