



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

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

**NOTICE OF INTENTION TO DESIGNATE**

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 Toronto City Council intends to designate the lands and buildings known municipally as 85 King Street East (Victoria Row) under Part IV, Section 29 of the Ontario Heritage Act.

**Description**

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 19<sup>th</sup> 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 20<sup>th</sup> century before it was revitalized in the 1960s. Victoria Row pre-dates the Great Fire and, through its updating in the late 19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> centuries that includes some of the oldest surviving structures in Toronto.

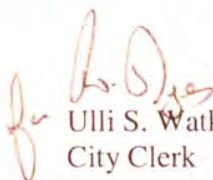
#### **Heritage Attributes**

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) facade
- The mansard roof (which was a late-19<sup>th</sup> century alteration) with a pair of round-arched dormers
- The principal (north) facade, 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

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2<sup>nd</sup> Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of November 7, 2012, which is December 7, 2012. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7<sup>th</sup> day of November, 2012.

  
Ulli S. Watkiss  
City Clerk