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City Clerk's Office

JS
Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th 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
508 EASTERN AVENUE: SIMCOE HOTEL
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED

AUG 03 2007

NOTICE OF INTENTION TO DESIGNATE

1268738 Ontario Limited
7050 Weston Road, #400
Woodbridge, Ontario
L4L 8G7

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 508 Eastern Avenue: Simcoe Hotel under Part IV of the Ontario Heritage Act.

Reasons for Designation

Description

The property at 508 Eastern Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the northwest corner of Eastern Avenue and Morse Street, historical records indicate that the two-storey commercial building was completed in 1887. The property was included on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement in 2006.

Statement of Cultural Heritage Value

The Simcoe Hotel has design or physical value as a good example of a neighbourhood hotel that is distinguished by its pattern brickwork, bay windows and corner entrance. Historically, the hotel was completed in 1887 for Charles Ayre, who operated the facility until 1906. The hotel served the working class neighbourhood in the area then known as "Riverside" and later part of Leslieville. Following a series of owners and name changes, in 1936 the building was renamed the Simcoe Hotel. As one of the longest operating hotels in the city, the premises have been more recently associated with Toronto's gay community. With its position on a corner lot and decorative cladding, the Simcoe Hotel is a local feature that contributes to the character of the Leslieville neighbourhood.

Heritage Attributes

The heritage attributes of the Simcoe Hotel related to its cultural heritage value as a good example of a neighbourhood hotel distinguished by its exterior detailing are found on the east, south and west elevations and the roof above, consisting of:

- The two-storey plan under a flat roof with extended eaves and brick chimneys
- The red brick cladding highlighted with contrasting buff brickwork
- With the principal elevations facing Eastern Avenue (south) and Morse Street (east), the beveled southeast corner containing a raised entrance in a brick surround
- On the south and east facades, the placement of segmental-headed window openings with pattern brick voussoirs in both stories
- The buff brick belt courses that extend across the walls beneath the eaves and at the level of the window heads
- The buff brick string courses linking the window sills and marking the base of the building
- The two-storey bay windows with similar detailing that are placed on the south and east elevations
- The complementary treatment of the west wall

The rear (north) wing is not included in the Reasons for Designation.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 7th of August, 2007, **which is September 7th, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7th day of August, 2007.

Ulli S. Watkiss
City Clerk