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City Clerk's Office

Ulli S. Watkiss
City Clerk

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

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JAN 21 2014

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
263-265 QUEEN STREET EAST
NOTICE OF INTENTION TO DESIGNATE**

2235434 Ontario Limited
170 Rimrock Road
Toronto, Ontario
M3J 3A6

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

263-265 Queen Street East

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 263-265 Queen Street East (Christina Lauder Buildings) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

The property at 263-265 Queen Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the south side of Queen Street East between Sherbourne and Ontario Streets, the Christina Lauder Buildings (1875) are two-storey two-part commercial storefronts.

Statement of Cultural Heritage Value

The property at 263-265 Queen Street East contains the Christina Lauder Buildings, which have value as representative examples of commercial buildings from the late 19th century with the scale and gable roof identified with the first generation of stores in the area, as well as the detailing of the storefront and the decorative brickwork associated with period design.

The Christina Lauder Buildings demonstrate contextual value for their historical relationship to Queen Street East, east of Sherbourne Street as it developed in the late 19th century and where they stand as important surviving examples of the type of commercial buildings that characterized the block prior to the removal of the other period storefronts. They remain historically and visually related to their surroundings on Queen Street East opposite the commercial blocks at 216-242

Queen, which are listed on the City's heritage inventory as other surviving examples of late 19th century buildings in the vicinity.


The heritage attributes of the property at 263-265 Queen Street East:

- The buildings historically known as the Christina Lauder Buildings
- The placement, setback and orientation of the structures on the south side of Queen Street East in the block between Sherbourne Street (west) and Ontario Street (east)
- The scale, form and massing on the two-storey plan under a gable roof
- The materials, with brick cladding and brick and wood detailing
- On the principal (north) façade, the organization of the first-floor storefronts that reflect period detailing
- The fenestration in the second storey with pairs of segmental-arched window openings with brick detailing
- The corbelled brickwork beneath the cornice

The side elevations (east and west), the rear wall (south) and the south additions are not identified as heritage attributes.

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, 2nd Floor West, Toronto, Ontario, M5H 2N2, within thirty days of January 21, 2014, which is February 20, 2014. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 21st day of January, 2014.


Ulli S. Watkiss
City Clerk