



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**.

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**.



City Clerk's Office

Ulli S. Watkiss
City Clerk

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

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

ONTARIO HERITAGE TRUST

SEP 04 2012

SEP 04 2012

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
295 KING STREET WEST (JAMES McGEE BUILDINGS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

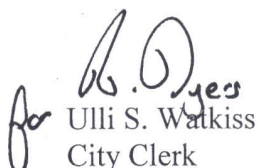
NOTICE OF PASSING OF BY-LAW

Orion Capital Incorporated
293 King Street West
Toronto, Ontario
M5V 1J5

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. 945-2012 to designate 295 King Street West (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 4th day of September, 2012.


for Ulli S. Watkiss
City Clerk

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: July 13, 2012

CITY OF TORONTO

BY-LAW No. 945-2012

To designate the property at 295 King Street West (James McGee Buildings) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 295 King Street West (James McGee Building) 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 295 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 295 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 295 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 13th day of July, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION STATEMENT OF SIGNIFICANCE

Description

The properties at 295, 297 and 299 King Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. The James McGee Buildings (1876) consists of a trio of three-storey commercial buildings that are located on the south side of King Street West in the block west of John Street. The properties were listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The James McGee Buildings 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 era. The buildings are distinguished by their continuous cornice line, repetition of fenestration, and uniform red brick cladding, with contrasting buff brick (the brickwork on #297 and 299 King has been painted). With these features, the James McGee Buildings complement their neighbours, including the George Garden Buildings at #291 and 293 King and the William Barber Building at #287 King, with the latter designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextually, the properties at 295, 297 and 299 King Street West are 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, is of special interest for its collection of surviving commercial buildings that includes the James McGee 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:

295 King Street West

- The three-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing
- The principal (north) three- two-bay façade, with a cornice with dentils along the flat rooflines and single brackets
- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the right (west) bay

- The fenestration, with segmental-arched window openings and contrasting buff brick detailing
- The decorative detailing, with brick piers dividing the bay and corbelled brickwork beneath the cornice

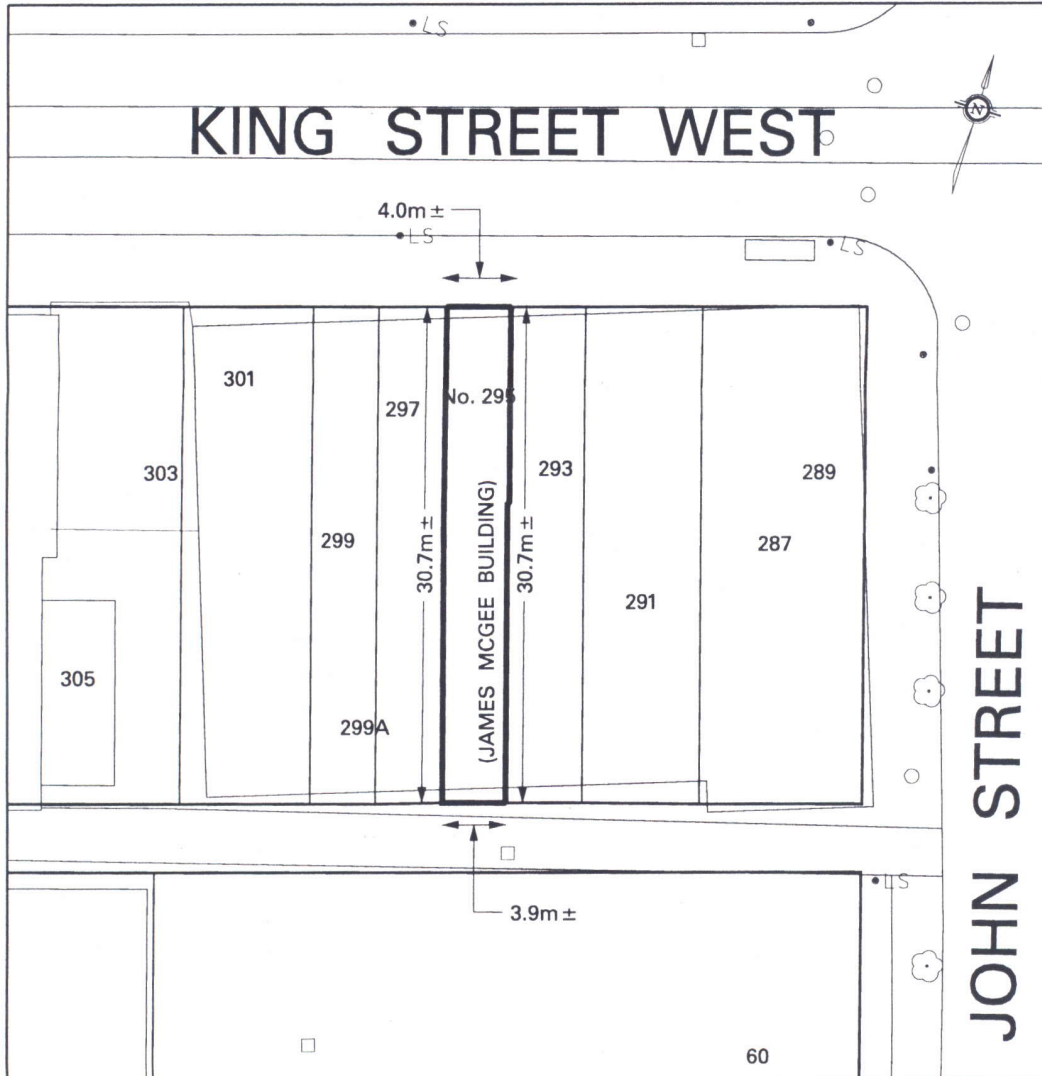
SCHEDULE "B"
Legal Description

Part of PIN 21413-0098 (LT)
Part of Lot D on Plan D142 designated as
PART 1 on Plan 64R-14681

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-2012-048 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

PROPERTY INFORMATION SHEET

NO. 295 KING STREET WEST

(JAMES MCGEE BUILDING)

LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

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

SKETCH No. PS-2012-048