



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**.

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

NOTICE OF INTENTION TO DESIGNATE

Holdings Incorporated
301 King Street West
Toronto, Ontario
M5V 1J5

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 301 (303) King Street West (Gardner Boyd Buildings) under Part IV, Section 29 of the Ontario Heritage Act.

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

Notice of an objection to the proposed designation 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 9, 2012, which is February 8, 2012. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 9th day of January, 2012


 Ulli S. Watkiss
 City Clerk