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City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd 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
95 KING STREET EAST (TYRRELL BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Pyxis Real Estate Equities Inc.
c/o Edgecombe Property Management Inc.
95 King Street East, Suite 201
Toronto, Ontario
M5C 1G4

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 95 King Street East (Tyrrell Building) under Part IV, Section 29 of the Ontario Heritage Act.

Description

The property at 95 King Street East 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, west of Church Street, the Tyrrell Building (1912) is a five-storey commercial building.

Statement of Cultural Heritage Value

The Tyrrell Building is a fine representative example of a commercial building with Edwardian Classical styling from the pre-World War I era. It displays the classical detailing and the tripartite arrangement of the storeys that are hallmarks of the style, yet its design is set apart by the oriel windows and roof detailing. The Tyrrell Building contributes through its vintage and setback to the group of commercial and institutional buildings that mark the south side of King Street East between Church Street and Leader Lane.

The property at 95 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 20th century before it was revitalized in the 1960s. Dating to the early 20th century, the Tyrrell Building contributes to the continuing vitality of the city's oldest neighbourhood

Contextually, the property at 95 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, banks, hotels, warehouses and institutional edifices. As a commercial building introduced to the block in the World War I era, the Tyrrell Building stands as a significant component in a streetscape of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The Tyrrell Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it anchors the east end of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest surviving edifices in Toronto.

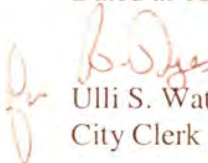
Heritage Attributes

The heritage attributes of the property at 95 King Street East are:

- The five-storey commercial building, which relates its scale, setback and massing to the neighbouring buildings on the west
- The materials, with brick cladding and stone trim on the principal (north) facade
- The classical organization of the principal (north) façade, with a base, three-storey shaft and attic, and a cornice at each level
- Centered in the first floor (where the storefronts have been altered), the main entrance that is placed in a round-arched surround with classical detailing in brick and stone
- The symmetrical organization of the second through the fourth storeys into three bays by stone piers with classical detailing
- The fenestration in the second through the fourth floors, where oriel windows with decorative detailing are inset in the centre bay, with large flat-headed tripartite windows in the outer bays
- The stone detailing on all of the window openings, including those in the attic level that display keystones

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 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 7th day of November, 2012.


Ulli S. Watkiss
City Clerk