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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
83 KING STREET EAST (JAMES McDONELL BUILDING)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF INTENTION TO DESIGNATE**

Emerald Valley Developments Inc.  
85 King Street East  
Toronto, Ontario  
M5C 1G3

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 83 King Street East (James McDonell Building) under Part IV, Section 29 of the Ontario Heritage Act.

**Description**

The property at 83 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 between Leader Lane (west) and Church Street (east), the McDonell Building (1843) is a four-storey commercial building.

**Statement of Cultural Heritage Value**

The James McDonell Building is an important representative example of a commercial building from the 1840s (with subsequent updates) that contributes through its vintage and scale to the group of extant structures that remain on the south side of King Street East between Church Street and Leader Lane. Predating the Great Fire of 1849, the James McDonell Building is one of the oldest extant structures in the city.

The property at 83 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 20<sup>th</sup> century before it was revitalized in the 1960s. The James McDonell Building pre-dates the Great Fire and, through its updating in the late 19<sup>th</sup> century and afterward, contributes to the continuing vitality of the city's oldest neighbourhood.

The James McDonell Building is associated with the career of the notable early Toronto architect John Howard, who undertook the project as a private commission while serving as the City of Toronto's official surveyor and engineer. This structure (although altered) stands with the neighbouring commercial buildings at 79 and 85 King Street East as important surviving examples of Howard's work.

Contextually, the property at 83 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 dating to the mid 1800s that was updated over time, the James McDonell Building remains an integral component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The James McDonell Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it stands as part of a collection of commercial and institutional buildings from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries that includes some of the oldest remaining structures in Toronto.

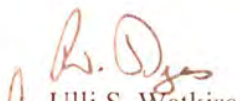
#### **Heritage Attributes**

The heritage attributes of the property at 83 King Street East are:

- The four-storey commercial building, which shares its scale, massing and setback with the neighbouring buildings to the west and east
- The materials, with brick cladding and stone trim on the principal (north) facade
- The roof detailing with decorative corbelling along the cornice that dates to the late 19<sup>th</sup> century when the structure was remodelled with Second Empire detailing
- The principal (north) facade, which is symmetrically organized into two bays above the first-floor storefront (which has been altered)
- The fenestration in the second through the fourth stories, where flat-headed window openings have stone lintels and sills

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, 2<sup>nd</sup> 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 7<sup>th</sup> day of November, 2012.

  
Ulli S. Watkiss  
City Clerk