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

NOTICE OF INTENTION TO DESIGNATE

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 Toronto City Council intends to designate the lands and buildings known municipally as 295, 297 and 299 King Street West (James McGee Buildings) under Part IV, Section 29 of the Ontario Heritage Act.

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

297 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 brick has been painted)
- The principal (north) three- two-bay façade, with a cornice with dentils along the flat roofline
- 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 left (east) bay
- The fenestration, with segmental-arched window openings with brick detailing
- The decorative detailing, with brick piers dividing the bays and corbelled brickwork beneath the cornice

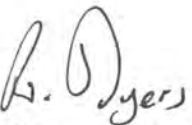
299 King Street West

- The three-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing (the brick has been painted)
- The principal (north) three- two-bay façade, with a cornice with dentils along the flat roofline 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 left (east) bay
- The fenestration, with segmental-arched window openings with brick detailing

- The decorative detailing, with brick piers dividing the bays and corbelled brickwork beneath the cornice

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


for Ulli S. Watkiss
City Clerk