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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
293 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 293 King Street West (George Garden Building, 1875) under Part IV, Section 29 of the Ontario Heritage Act.

Description

The property at 293 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 George Garden Building (1875) is a three-storey commercial building that is 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 George Garden Building at 293 King Street West has design significance as a representative example of a late 19th century building that displays architectural features derived from the Italianate and Renaissance Revival designs popularized for commercial edifices during this era. The building is distinguished by its mixture of flat-headed and round-arched window shapes, and the Classically-inspired cornice. With these features, the George Garden Building complements its neighbours, including similar George Garden Building directly east at #291 King and, further east, the William Barber Building at #287 King, with the latter property designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextually, the property at 293 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 George Garden Building, 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.

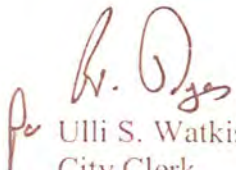
Heritage Attributes

The heritage attributes are:

- The three-storey commercial building
- The scale, form and massing
- Its materials, with brick cladding and brick and stone detailing (the pattern brickwork has been painted)
- The principal (north) two-bay façade, with a cornice 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 a pair of round-arched window openings with brick flat arches in the third storey (the large four-part window opening in the second floor is not original)

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