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

NOTICE OF INTENTION TO DESIGNATE

Frances Danyliw
319 King Street West, Suite 200
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 319 and 321 King Street West (Hughes Terrace, 1856) under Part IV, Section 29 of the Ontario Heritage Act.

Description

The properties at 319 and 321 King Street West are worthy of designation under Part IV, Section 20 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the categories of design, associative and contextual value. Located on the south side of King Street West in the block west of John Street, the two eastern units of Hughes Terrace (1856) consist of 3½-storey row houses that were later converted for commercial and residential uses. The properties were listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value

The properties at 319 and 321 King Street West contain two of the original four units of Hughes Terrace (1855), which is a rare surviving example of urban row housing in Toronto and among the oldest building complexes in the city. The adjoining properties at #323 and 325 King contain the reconstructed portions of Hughes Terrace (1986), which were rebuilt to complement the surviving buildings in their scale, setback, cladding and decorative detailing.

The east units of Hughes Terrace (1856) are rare surviving examples of buildings designed by John Tully, one of Toronto's earliest architects.

Contextually, the properties at 319 and 321 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. Hughes Terrace, while constructed as a residential complex, housed commercial tenants on the main floor by the late 19th century. The block on King Street West, west of John Street, including Hughes Terrace, 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.

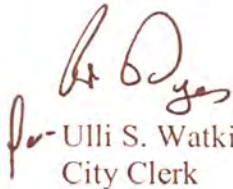
Heritage Attributes

The heritage attributes are:

- The pair of 3½-storey buildings
- The scale, form and massing
- The red brick cladding with brick and stone trim
- The sloped roofs with firebreak end walls, chimneys and, over each unit, a round-headed dormer
- On the principal (north) facades above the first-floor storefronts (which have been added and altered as part of the evolution of the buildings from residential to commercial uses), the division of each unit into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills
- The brick quoins and, at the roofline, the stone cornices and brick corbelling
- On #321 King, above the flat roofline, the stone nameplate reading "Hughes Terrace" that extends to the adjoining building at #323 King and dates to the construction of the original row house complex in 1855 and 1856

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