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City Clerk's Office

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City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
508 EASTERN AVENUE (SIMCOE HOTEL)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

[REDACTED]
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[REDACTED]

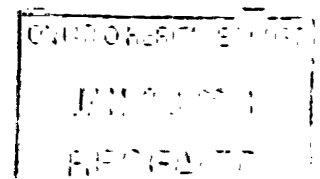
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

[REDACTED]
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Take notice that the Council of the City of Toronto has passed By-law No. 1361-2007 to designate 508 Eastern Avenue (Simcoe Hotel) (Toronto-Danforth, Ward 30) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of January, 2008.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 7.13,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: December 13, 2007

CITY OF TORONTO

BY-LAW No. 1361-2007

To designate the property at 508 Eastern Avenue (Simcoe Hotel) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 508 Eastern Avenue (Simcoe Hotel) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 508 Eastern Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 508 Eastern Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 508 Eastern Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 508 Eastern Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the northwest corner of Eastern Avenue and Morse Street, historical records indicate that the two-storey commercial building was completed in 1887. The property was included on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement in 2006.

Statement of Cultural Heritage Value

The Simcoe Hotel has design or physical value as a good example of a neighbourhood hotel that is distinguished by its pattern brickwork, bay windows and corner entrance. Historically, the hotel was completed in 1887 for Charles Ayre, who operated the facility until 1906. The hotel served the working class neighbourhood in the area then known as "Riverside" and later part of Leslieville. Following a series of owners and name changes, in 1936 the building was renamed the Simcoe Hotel. As one of the longest operating hotels in the city, the premises have been more recently associated with Toronto's gay community. With its position on a corner lot and decorative cladding, the Simcoe Hotel is a local feature that contributes to the character of the Leslieville neighbourhood.

Heritage Attributes

The heritage attributes of the Simcoe Hotel related to its cultural heritage value as a good example of a neighbourhood hotel distinguished by its exterior detailing are found on the east, south and west elevations and the roof above; consisting of:

- The two-storey plan under a flat roof with extended eaves and brick chimneys.
- The red brick cladding highlighted with contrasting buff brickwork.
- With the principal elevations facing Eastern Avenue (south) and Morse Street (east), the beveled southeast corner containing a raised entrance in a brick surround.
- On the south and east facades, the placement of segmental-headed window openings with pattern brick voussoirs in both stories.
- The buff brick belt courses that extend across the walls beneath the eaves and at the level of the window heads.
- The buff brick string courses linking the window sills and marking the base of the building.

- The two-storey bay windows with similar detailing that are placed on the south and east elevations.
- The complementary treatment of the west wall.

The rear (north) wing is not included in the Reasons for Designation.

SCHEDULE "B"

Part of PIN 21055-0339 (LT)

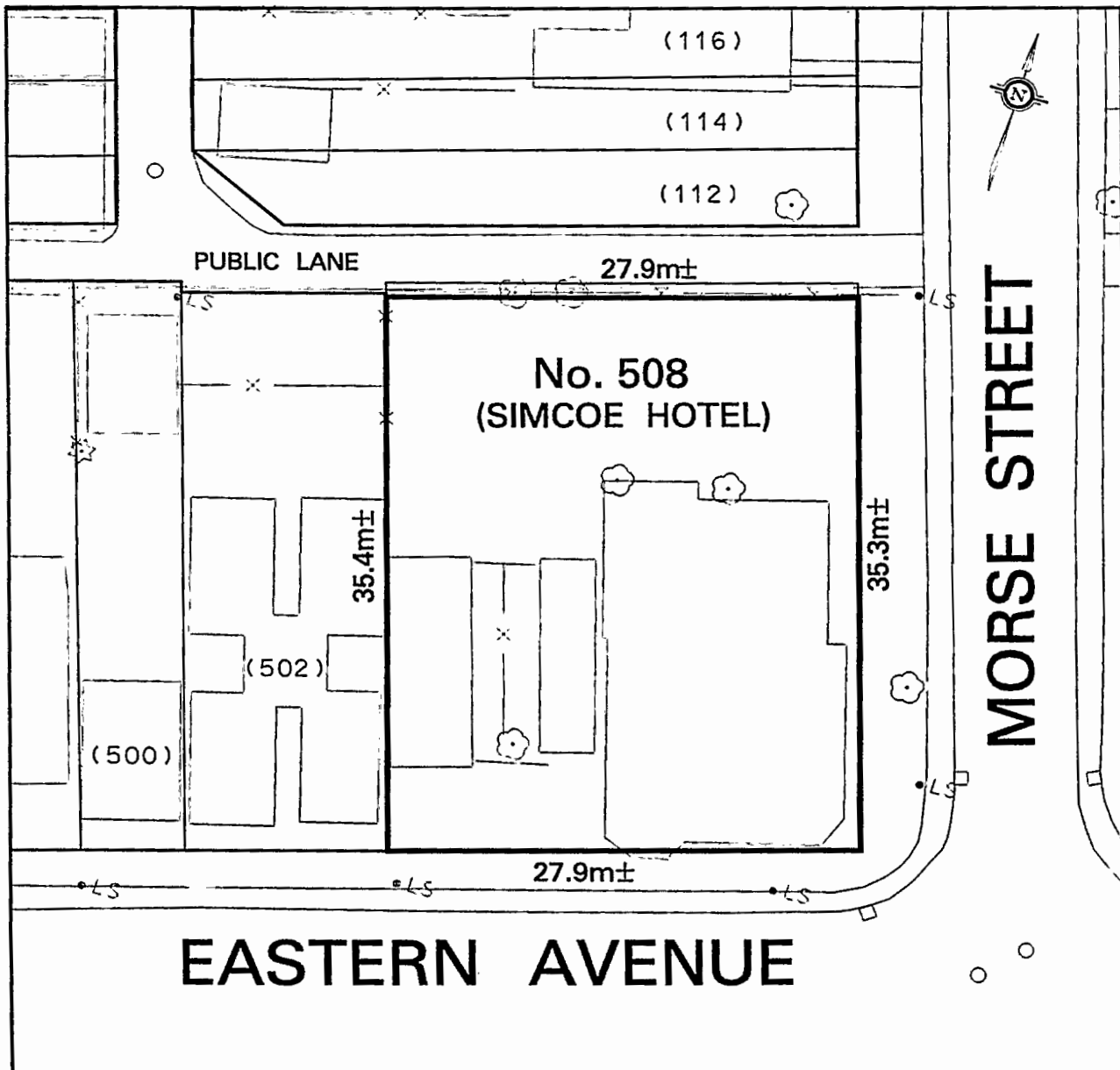
Parts of Lots 63, 64 and 65 on Plan 416 City East designated as PART 1 on Plan 66R-23277.

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-288 dated November 22, 2007, as set out in Schedule "C".

SCHEDULE "C"

**Toronto**TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 508 EASTERN AVENUE
(SIMCOE HOTEL)LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 30 - TORONTO-DANFORTH
DATE: NOV. 22, 2007

SKETCH No. PS-2007-288