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City Clerk's Office

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Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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

NOTICE OF PASSING OF BY-LAW 204-2016

Pyxis Real Estate Equities Inc.
c/o Edgecombe Property Management Inc.
95 King Street East, Suite 201
Toronto, Ontario
M5C 1G4

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

Take notice that the Council of the City of Toronto has passed By-law No. 204-2016 to designate 95 King Street East (Tyrrell Building) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of March, 2016.

for Ulli S. Watkiss
City Clerk

Authority: CC9.6, as adopted by City of Toronto Council on September 30, October 1 and 2, 2015 and Toronto and East York Community Council Item TE18.19, as adopted by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 204-2016

To designate the property at 95 King Street East (Tyrrell Building) as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 95 King Street East (Tyrrell Building) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known 95 King Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas a notice of objection to the designation dated December 7, 2012 was served upon the Clerk of the municipality; and

Whereas the objection has been withdrawn; and

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

The Council of the City of Toronto enacts:

1. The property at 95 King Street East, 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 95 King Street East 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 95 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, west of Church Street, the Tyrrell Building (1912) is a five-storey commercial building.

Statement of Cultural Heritage Value

The Tyrrell Building is a fine representative example of a commercial building with Edwardian Classical styling from the pre-World War I era. It displays the classical detailing and the tripartite arrangement of the stories that are hallmarks of the style, yet its design is set apart by the oriel windows and roof detailing. The Tyrrell Building contributes through its vintage and setback to the group of commercial and institutional buildings that mark the south side of King Street East between Church Street and Leader Lane.

The property at 95 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 20th century before it was revitalized in the 1960s. Dating to the early 20th century, the Tyrrell Building contributes to the continuing vitality of the City's oldest neighbourhood.

Contextually, the property at 95 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 introduced to the block in the World War I era, the Tyrrell Building stands as a significant component in a streetscape of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The Tyrrell Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it anchors the east end of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest surviving edifices in Toronto.

Heritage Attributes

The heritage attributes of the property at 95 King Street East are:

- The five-storey commercial building, which relates its scale, setback and massing to the neighbouring buildings on the west
- The materials, with brick cladding and stone trim on the principal (north) façade

- The classical organization of the principal (north) façade, with a base, three-storey shaft and attic, and a cornice at each level
- Centered in the first floor (where the storefronts have been altered), the main entrance that is placed in a round-arched surround with classical detailing in brick and stone
- The symmetrical organization of the second through the fourth stories into three bays by stone piers with classical detailing
- The fenestration in the second through the fourth floors, where oriel windows with decorative detailing are inset in the centre bay, with large flat-headed tripartite windows in the outer bays
- The stone detailing on all of the window openings, including those in the attic level that display keystones

SCHEDULE "B"
LEGAL DESCRIPTION

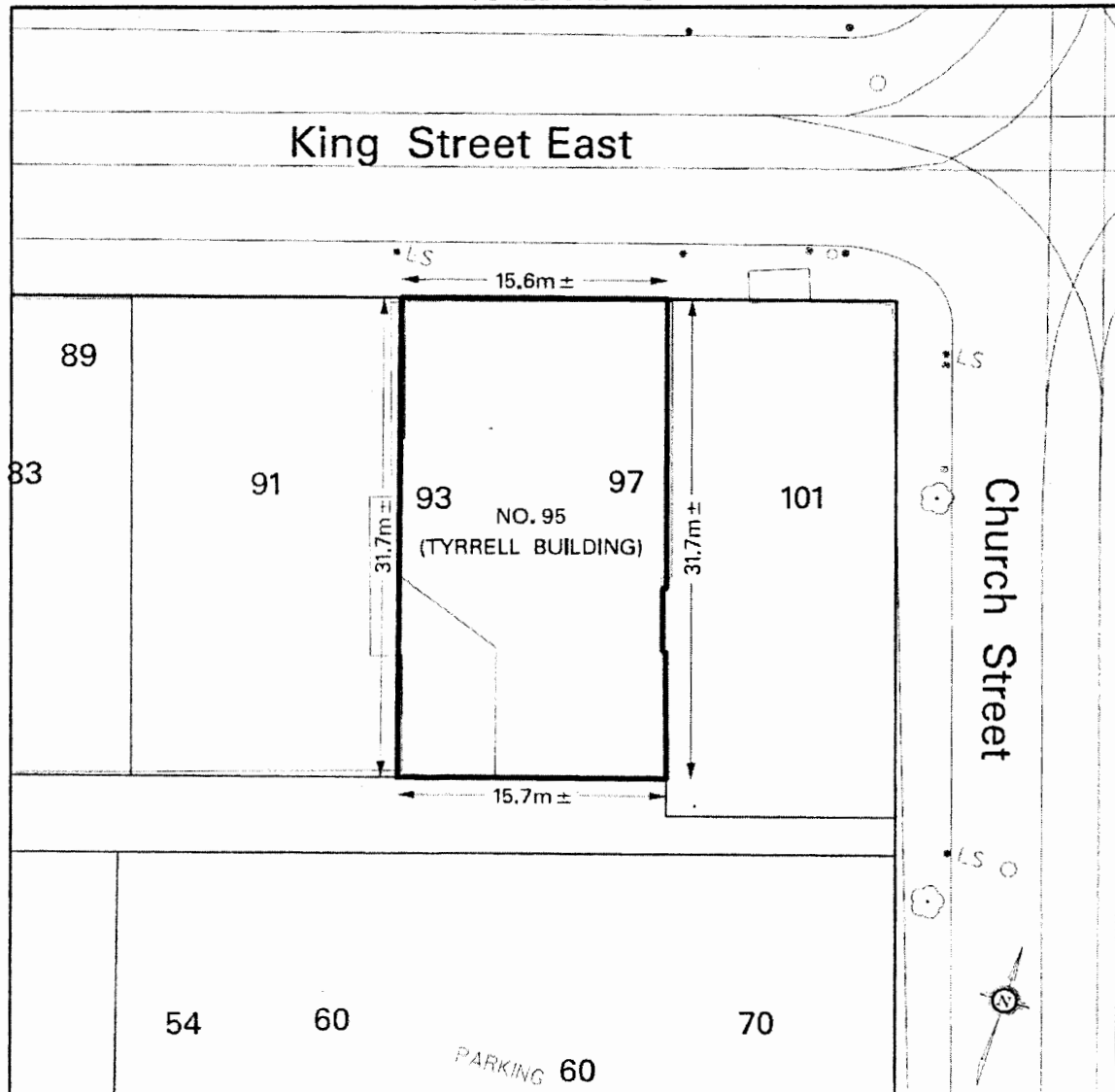
PIN 21401-0100(LT)

PT TOWNLT A S/S KING ST PL TOWN OF YORK TORONTO DESIGNATED AS PARTS 1
AND 2 ON PLN 66R25951

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-2015-154
dated December 3, 2015, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 PLANNING & CONSTRUCTION SERVICES
 ENGINEERING, SURVEY SERVICES
 LAND & PROPERTY 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

 CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

 NO. 95 KING STREET EAST
 (TYRRELL BUILDING)

 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: DECEMBER 03, 2015

SKETCH No. PS-2015-154