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MAR 13 2014

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City Clerk's Office

Ulli S. Watkiss
City Clerk**Secretariat**
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2**Tel:** 416-392-7033
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
68 WELLESLEY STREET EAST
NOTICE OF INTENTION TO DESIGNATE**

937627 Ontario Inc.
c/o T & Y Property Management Inc.
2 Steeles Avenue West, Unit 2
Vaughan, Ontario
L4J 1A1
Attention: Henry To

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

68 Wellesley Street East

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 68 Wellesley Street East (William McBean Terrace) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation**Description**

The property at 68 Wellesley Street East (including the convenience addresses of 70-78 Wellesley Street East and 505-509½ Church Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the northeast corner of Wellesley Street and Church Street, the William McBean Terrace (1878) was designed as a group of 2½-storey row houses that were later converted to commercial and residential uses. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The property at 68 Wellesley Street East has cultural heritage value as an early extant representative example in Toronto of the Second Empire style applied to a group of late 19th century row houses (which were afterward converted to mixed residential and commercial uses). The William McBean Terrace is distinguished for its design with surviving original detailing, including the distinctive mansard roofs with intricate dormers and the well-crafted decorative detailing applied to the fenestration in the second storey that are indicative of the Second Empire style.

Contextually, the William McBean Terrace is valued for the historical linkages to its surroundings in the Church and Wellesley community where the group stands as the only surviving original buildings adjoining the intersection. The property reflects the evolution of the Church and Wellesley neighbourhood from its origins in the 19th century as part of the Church Street residential corridor, through its transformation in the 20th century as an anchor for two important commercial arteries in Toronto and, beginning in the 1960s, to its position near the geographical cross-roads of the city's Gay Village that continues as the historic centre of the LGBTQ community.

Anchoring the northeast corner of an important city intersection, the William McBean Terrace at 68 Wellesley Street East has cultural heritage value as a long-standing local landmark in Toronto's Church and Wellesley neighbourhood.

Heritage Attributes

The heritage attributes of the property at 68 Wellesley Street East are:

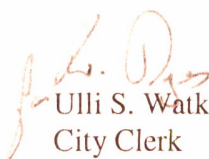
- The buildings known historically as the William McBean Terrace
- The setback, placement and orientation of the buildings on the northeast corner of Wellesley and Church Streets
- The scale, form and massing on 2½-storey plans with projecting bays on the west elevation
- The materials, with brick cladding (which has been painted) and brick, stone and wood detailing
- The mansard roof with the decorative shingles, the extended eaves with brackets, the dormers with decorative detailing and, on the south slope, the firebreaks
- On the south facade facing Wellesley Street East and the west elevation on Church Street, the fenestration in the second storey with round-arched openings with hood moulds, keystones and brackets
- The oriel window on the west elevation, which is part of the design evolution of the building

The first-floor storefronts (south and west) and the single-storey north wing on Church Street are additions that are not identified as heritage attributes.

Further information respecting the proposed designation is available for viewing from the City Clerk's Office.

Notice of an objection to the proposed designations 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 March 12, 2014, which is April 11, 2014. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 12th day of March, 2014.


Ulli S. Watkiss
City Clerk