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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
489 KING STREET WEST**

NOTICE OF INTENTION TO DESIGNATE

489 King Street West Inc.
c/o Allied Properties Reit
520 King Street West, Suite 300
Toronto ON M5V 1L7
Attn: Hugh Clark

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

489 King Street West Inc.
c/o Allied Properties
255 Adelaide Street West
Toronto, Ontario
M5H 1X9

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 489 King Street West (The Hart Building) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

The property at 489 King Street West is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located mid-block on the south side of King Street West between Spadina Avenue and Portland Street, the site contains the building historically known as the Hart Building (1918). The building is a four-and-a-half storey, brick-clad warehouse.

Statement of Significance

The property at 489 King Street West contains the Hart Building which is valued as a rare example of a warehouse dating to 1918, within the significant collection of warehouses on King Street West between Spadina Avenue and Portland Street. The Hart Building is an excellent example of the warehouse type with its long, narrow, rectangular low-rise form and wide structural bays permitting large windows on the north, east and south façades. Although utilitarian in function the Hart Building displays the dignified embellishments often found on the

principal street façades of warehouses in this area. The building features an eclectic mix of Classical and Gothic stylistic elements, but in contrast to the more exuberant features of the adjacent Victorian and Edwardian warehouses, the later date of the Hart Building is indicated in the restrained quality of the details and especially by cladding its principal face in an orange shade of brick instead of the standard red.

The Hart Building is historically significant because its presence and location on this section of King Street West yield information about the evolution of this neighbourhood as an important commercial manufacturing area which contributed to the economic growth and development of the local community and the city as a whole. Constructed in 1918, it is one of the last in a series of warehouse buildings completed as early as 1872 as well as a distinctive addition to this section of King Street West whose character was transformed by the warehouses and factories following the arrival of the railways in the mid-nineteenth century.

Contextually, the value of the Hart Building comes from its role as a significant contributor to maintaining the consistent warehouse character and scale of this section of King Street West while providing variation in its details. The Hart Building's distinctive design and materials contributes to the urban and architectural quality of the area.

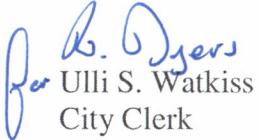
Heritage Attributes

The heritage attributes of the property at 489 King Street West are:

- The building known historically as the Hart Building
- The scale, form and massing of the building
- The four-and-a-half storey structure with a long, narrow, rectangular-shaped plan
- The principal (north) façade on King Street West and the east façade
- The materials including the orange-coloured brick on the north façade, mixed buff and red brick on the east, south and west façades and the stone details
- On the principal (north) façade on King Street West, the asymmetrical placement of the main entrance at the west corner
- The fenestration with its flat headed openings with stone lintels and sills on the main north façade and its shallow arched-headed openings with brick voussoirs on the east façades
- On the north façade the brick piers terminating in arches detailed with stone and adjacent stone shield motifs
- On the east façade the regular alternating pattern of stepped buttresses with stone caps and segmental-arched headed window openings
- The stone base of the front façade with its alternating height courses of smooth ashlar and the moulded belt courses
- The main entry with its stone surround, Classical shouldered architrave trim and pediment
- The windows on the north and façade with their stone lintels and sills and tripartite window glazing divisions with a wider central bay and narrow upper windows
- The location of the building on its lot with a narrow alleyway on the east adjacent to 485 King Street West (the Daniel Conboy Building, c1884)

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 October 22, 2014, which is **November 21, 2014**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 22nd day of October, 2014

 Ulli S. Watkiss
City Clerk