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City Clerk's Office

ONTARIO HERITAGE TRUST

JUN 27 2013

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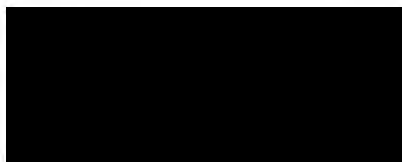
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2 AND 8 GLOUCESTER STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE



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

Notice of Amendment of Designating By-law

Take notice that Toronto City Council intends to amend former City of Toronto By-law No. 532-82, designating the property at 2 and 8 Gloucester Street (including the convenience addresses of 6 and 12 Gloucester Street and 601-613 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act. The amendment includes a description of the values and attributes of the Masonic Hall Buildings at 2 Gloucester Street, as well as the adjoining Charles Levey Houses at 8 (12) Gloucester Street, which were included in the legal description of By-law No. 532-82 but not described in the original Reasons for Designation.

Description

Masonic Hall Buildings (2 Gloucester Street)

The property at 2 Gloucester Street is designated 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 three categories of design, associative and contextual values. Located on the northeast corner of Yonge Street and Gloucester Street, the Masonic Hall Buildings (1888) were designed as a four-storey commercial block with stores, offices and a Masonic Hall.

Statement of Cultural Heritage Value

The Masonic Hall Buildings are one of the few surviving commercial blocks in Toronto that originally incorporated a Masonic Hall, reflecting the prominent role of freemasonry in the development of the city. Its design blends architectural features from a number of stylistic influences popularized during the Victorian period, which are executed with a high degree of detailing and capped by a landmark tower on the southwest corner.

For 30 years, the property at 2-8 Gloucester Street was associated with a branch of the Masonic order. The building was specifically designed to incorporate a Masonic Hall by Richard Ough, a Canadian architect who was recognized for his work in the United States. Ough received the commission for 2 Gloucester Street during his seven-year career in Toronto, and it stands as a rare surviving example of his work in the city.

Contextually, with its prominent location anchoring an intersection on Yonge Street near Bloor Street, the Masonic Hall Buildings at 2 Gloucester stand as a local landmark on Toronto's "Main Street". The complex forms part of an important surviving collection of 19th and early 20th century buildings at the northeast corner of Yonge and Gloucester that reflect the development and evolution of the neighbourhood.

Heritage Attributes

The heritage attributes of the property at 2 Gloucester Street are:

- The four-storey commercial building
- The scale, form and massing on the rectangular-shaped plan that extends seven bays on Yonge Street and five bays along Gloucester Street
- The materials, with red brick cladding, and brick, stone, metal and wood detailing
- The roof with parapets, extended eaves, cornices and brackets, the base for the northwest tower, and the monumental southwest tower with the octagonal-shaped roof with flared eaves and round windows
- On the principal (west) facade on Yonge Street and the south elevation on Gloucester Street, the historical pattern of the door and window openings that mix flat-headed, segmental-arched and round-arched windows with decorative detailing
- The first floor shop fronts, with the elaborate classical detailing in wood and metal
- The piers organizing the second- and third-floor window openings
- On the west face of the fourth storey, the nameplate reading "Masonic Hall Buildings 1888"
- The placement of the structure near the northeast corner of Yonge and Gloucester Streets

Description

Charles Levey Houses (8 Gloucester Street)

The property at 8 Gloucester Street (including the east portion identified for convenience purposes as 12 Gloucester Street) is designated 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 three categories of design, associative and contextual values. Located on the northwest corner of Gloucester Street and Gloucester Lane in the first block east of Yonge Street, the Charles Levey Houses (1868) comprise a pair of 2½-storey semi-detached house form buildings.

Statement of Cultural Heritage Value

The Charles Levey Houses have design significance as surviving examples of residential buildings from the Confederation era that display features from the Gothic Revival, Second Empire and Italianate styles popularized during the Victorian period. The structures retain their scale, form and massing, gable roofs, fenestration and decorative detailing, including the original brickwork on the south facades.

The property at 8 Gloucester Street is associated with Timothy Eaton (1834-1907), who relocated to Toronto in 1869 to open a dry goods business that evolved into one of the city's first department stores and the longest privately operated one in Canada. Eaton and his family resided at 12 Gloucester Street (the easterly portion of the semi-detached houses) following their arrival in Toronto, a period when the entrepreneur formulated novel retail concepts for Toronto consumers, including fixed prices and cash sales.

The Charles Levey Houses are visually and historically linked to their surroundings on Gloucester Street near Yonge Street where they form part of an enclave of mid- to late-19th century and early 20th century buildings of heritage interest adjoining the intersection. The house form buildings are visual reminders of the development of Gloucester Street as a residential neighbourhood, where their neighbour facing Yonge Street to the west is the iconic Masonic Hall Buildings, a local landmark on Toronto's "main street." The Charles Levey Houses are near the Richard Bustard Building at 615 Yonge Street and adjoin the Lionel Rawlinson Building at 18 Gloucester Lane, which are early 20th century commercial buildings that contribute to the heritage character of the area.

Heritage Attributes

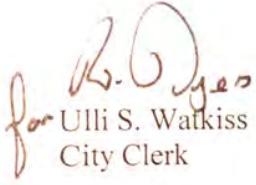
The heritage attributes of the property at 8 Gloucester Street (with the portion identified for convenience purposes as 12 Gloucester Street) are:

- The pair of 2½-storey semi-detached house form buildings
- The scale, form and massing of the structures beneath gabled roofs with a pair of gables on the south slope and returned eaves
- The materials, with the original buff brick cladding on the south facades, with buff and red brick, stone and wood detailing
- On the principal (south) facades, the arrangement of the openings as mirror images with the entries in the outside bays beside single-storey multi-sided bay windows with mansard roofs
- The segmental-arched window openings in the bay windows and second storey, the diminutive round-arched window openings in the attic levels and the detailing on the openings with hood moulds, keystones and red panels
- The placement of the semi-detached house form buildings on the north side of Gloucester Street on the northwest corner of Gloucester Lane

Further information respecting the amendment of the designating by-law is available for viewing at the City Clerk's Office.

Notice of an objection to the amendment of the designating by-law 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 June 26, 2013, which is July 26, 2013. The notice of objection must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 26th day of June, 2013.


for Ulli S. Watkiss
City Clerk