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City Clerk's Office

ONTARIO HERITAGE TRUST

MAY 02 2014

RECEIVED

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Secretariat

Rosalind Dyers

Toronto and East York Community Council

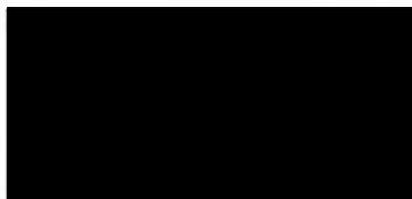
City Hall, 2nd Floor, West

100 Queen Street West

Toronto, Ontario M5H 2N2

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2 GLOUCESTER STREET (MASONIC HALL BUILDINGS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW



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. 281-2014 to amend former City of Toronto By-law No. 532-82 being a by-law to designate 2 Gloucester Street (Masonic Hall Buildings) under Part IV of the Ontario Heritage Act, by amending the reasons for designation.

Dated at Toronto this 2nd day of May, 2014.

for Ulli S. Watkiss
Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 23.13,
as adopted by City of Toronto Council on May 7, 8, 9 and 10, 2013

CITY OF TORONTO

BY-LAW No. 281-2014

To amend former City of Toronto By-law No. 532-82 being a by-law to designate 2 Gloucester Street (Masonic Hall Buildings) under Part IV of the *Ontario Heritage Act*, by amending the reasons for designation.

Whereas By-law No. 532-82 designated the property known municipally as 2 Gloucester Street (Masonic Hall Buildings) including the adjoining Charles Levey Houses at 8 Gloucester Street, which were included in the legal description of By-law No. 532-82 but not described in the original reasons for designation, under Part IV of the *Ontario Heritage Act*; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws; and

Whereas authority was granted by Council to amend By-law No. 532-82 to revise the reasons for designation to explain the cultural heritage value or interest of the property at 2 Gloucester Street, including the adjoining Charles Levey Houses, at 8 Gloucester Street and to describe the heritage value; and

Whereas the Council of the City of Toronto has caused to be served upon the owner of the lands and premises known municipally as 2 Gloucester Street, which address includes the adjoining Charles Levey Houses at 8 Gloucester Street, and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 532-82; and

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

Whereas a notice of objection to the proposed amendments dated August 7, 2013 was served upon the Clerk of the municipality; and

Whereas the notice of objection has been withdrawn;

The Council of the City of Toronto enacts:

1. By-law No. 532-82 is amended by deleting the reasons for designation set out in Schedule "B" and substituting the reasons for designation set out in Schedule "A" attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" and shown on Schedule "C" 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 owner of the property at 2 Gloucester Street, which address includes the adjoining Charles Levey Houses, at 8 Gloucester Street and upon the Ontario Heritage Trust.

Enacted and passed on April 3, 2014.

John Parker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

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

Former City of Toronto By-law No. 532-82, designating the property at 2 and 8 Gloucester Street under Part IV, Section 29 of the *Ontario Heritage Act* is amended 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 Gloucester Street, which were included in the legal description of By-law No. 532-82 but not described in the original Reasons for Designation.

Masonic Hall Buildings (2 Gloucester Street)

Description

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 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 known historically as the Masonic Hall Buildings (1888)
- 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

The rear (east) additions to the Masonic Temple Buildings at 6 Gloucester Street (separating the 1888 structure from the neighbouring Charles Levey Houses at 8 Gloucester Street), which were added for the Gloucester Mews, are not included in the Reasons for Designation.

Charles Levey Houses (8 Gloucester Street)

Description

The property at 8 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 in 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 recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the property at 8 Gloucester Street are:

- The pair of 2½-storey semi-detached house form buildings known historically as the Charles Levey Houses
- 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 openings with louvres 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

SCHEDULE "B"
LEGAL DESCRIPTION

2 Gloucester Street

All Units and Common Elements comprising the property included in Toronto Standard Condominium Plan No. 1894, being Property Identifier Numbers 12894-0001 (LT) to 12894-0056 (LT)

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-2013-087 dated September 30, 2013, as set out in Schedule "C".

8 Gloucester Street

Part of PIN 21108-0107 (LT)
Parts of Lots 2, 3 and 4 on Plan 81 Toronto designated as PARTS 4, 5, 6 and 8 on Plan 64R-15132

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-2013-088 dated October 1, 2013, as set out in Schedule "C".

SCHEDULE "C"



ENGINEERING AND CONSTRUCTION SERVICES
 ENGINEERING SERVICES
 LAND AND PROPERTY SURVEYS

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

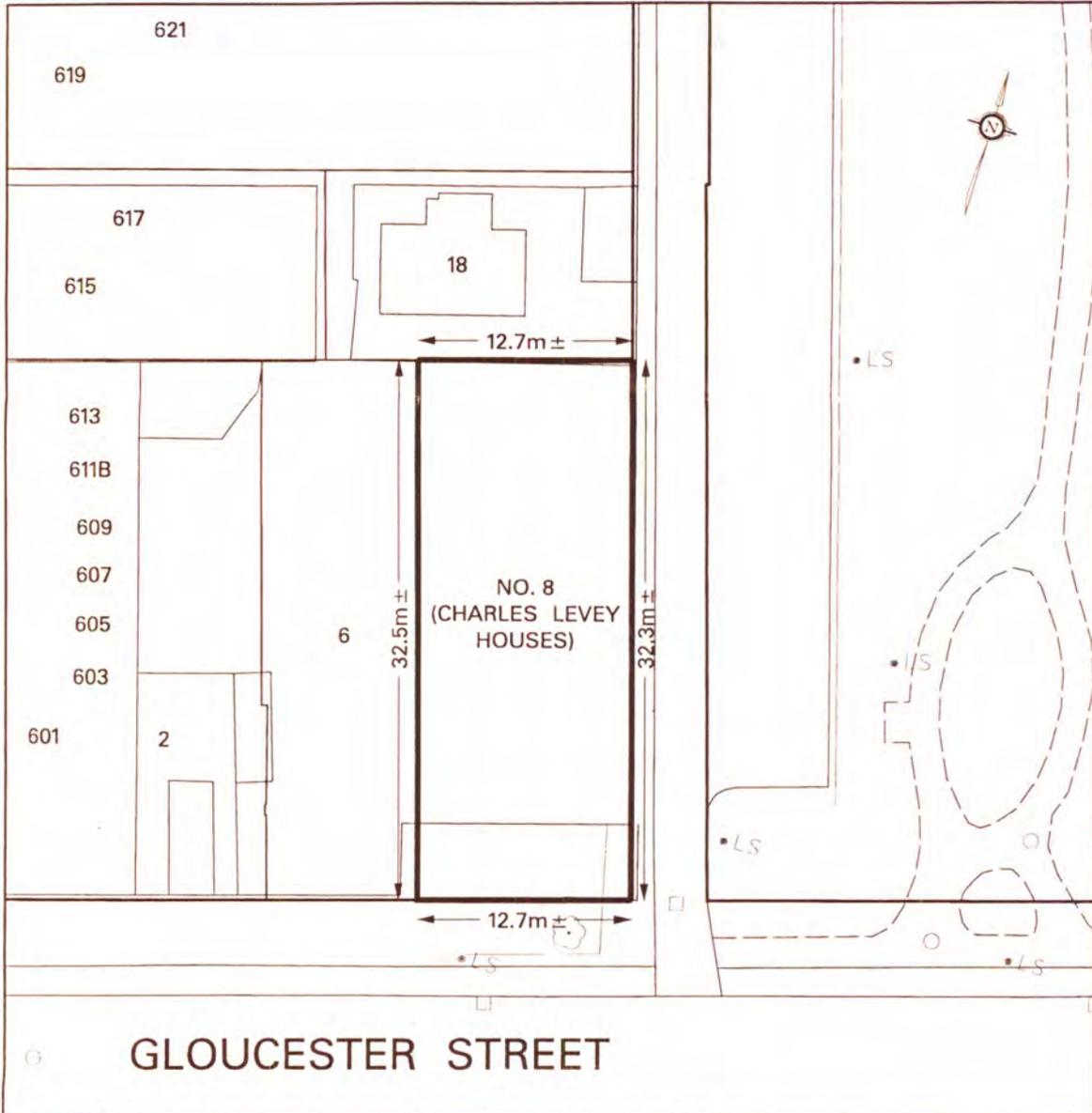
PROPERTY INFORMATION SHEET

NO. 2 GLOUCESTER STREET
 (MASONIC HALL BUILDINGS)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: SEPTEMBER 30, 2013

SKETCH No. PS-2013-087

SCHEDULE "C"



GLOUCESTER STREET



NOTE:
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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. 8 GLOUCESTER STREET
(CHARLES LEVEY HOUSES)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: OCTOBER 01, 2013

SKETCH No. PS-2013-088