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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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RECEIVED
2022/10/27
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
79 AND 81 GRANBY STREET**

NOTICE OF PASSING OF DESIGNATION BY-LAW 1240-2022

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 1240-2022 on September 28, 2022, which designates the lands, buildings and structures known municipally as 79 and 81 Granby Street, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on September 28, 2022. Refer to Item CC50.3

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of October 27, 2022, which is November 28, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC50.3>

Dated at the City of Toronto on October 27, 2022.



 John D. Elvidge
City Clerk

Authority: Item CC50.3, as adopted by City of Toronto
Council on September 28, 2022

CITY OF TORONTO

BY-LAW 1240-2022

To designate the property at 79 and 81 Granby Street 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 79 and 81 Granby Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 79 and 81 Granby and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; 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 79 and 81 Granby, more particularly described in Schedule B 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 79 and 81 Granby at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 September 28, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION****Reasons for Designation**

The properties at 79 and 81 Granby Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south side of Granby Street, between Church and Yonge streets in the McGill-Granby Village community, the two semi-detached residential properties at 79 and 81 Granby Street were built together in 1891.

The properties were included together on the City of Toronto's Heritage Register on June 8, 2021.

Statement of Cultural Heritage ValueDesign and Physical Value

The pair are valued as a representative example of semi-detached Victorian-era dwellings whose design is typical of the Bay-n-Gable style with their 2.5-storey form and massing organized vertically on the principal (north) elevation into two bays, the outer one surmounted by a steep gable containing wooden detailing with the wide bargeboards and scalloped shingling. Richardsonian Romanesque design influence is evident in the surviving round-arched brick window opening on the first floor at 81 Granby and the (currently missing) round-arched, red brick entryway spanning the main entrance to both properties.

Historical and Associative Value

The pair are also valued for their historic association with local merchant and real estate developer, Robert Kidney, who was responsible for their construction and was their original owner as well as the three adjacent, mixed-use buildings at 414-418 Church Street that are already included on the City's Heritage Register. All five properties were purchased by Kidney in 1890 and the existing group of brick structures were completed the following year.

Contextual Value

The properties at 79 and 81 Granby Street (standing between the adjacent Heritage Register properties at 414-418 Church Street to the east and 77 Granby Street to the west), together anchor the southwest corner of Church and Granby streets visually, physically and historically, where they embody a surviving collection of late-19th century buildings representative of an early period of land development in the Granby-McGill community.

Heritage Attributes

The Heritage Attributes of the properties at 79 and 81 Granby Street are:

- The setback, placement and orientation of the semi-detached buildings on their lot on the south side of Granby Street west of Church Street
- The scale, form and massing of the 2.5-storey rectangular plan
- The materials, with the red brick cladding (currently stuccoed at 79 Granby Street) and the brick, stone and wood detailing
- The mirrored gable roofline with its decorative shingling and wooden bargeboards in the gables on the principal (north) elevation
- The principal (north) elevation of the semi-detached buildings, which is vertically organized into two mirrored bays with centred main entrances and roof gables in the outer bays
- The organization of the window openings on the principal (north) elevation (N.B. the original round-arched opening seen at 81 Granby Street is currently flat-headed at 79 Granby Street and would be preferable if returned to its original state)
- The brick and stone detailing with the raised brick string courses at the first and second storeys the corbelled hood moulds above the second storey window openings (at 81 Granby Street) and all existing rough-hewn stone sills. The organization of the main entrances, centred at the first-storey level (N.B. the shared, round-arched, brick entryway spanning the main entrances at 79-81 Granby Street has been replaced with a shared flat-headed opening and would be preferable if returned to its original state)

SCHEDULE B
LEGAL DESCRIPTION

PIN 21102-0146 (LT)
PART OF LOT 12, W/S CHURCH STREET
REGISTERED PLAN 203, AS IN CA170781

PIN 21102-0147 (LT)
PART OF LOT 12, W/S CHURCH STREET
REGISTERED PLAN 203, AS IN CA732110
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)