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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

Tel: 416-394-8101
Fax: 416-392-2980
Email: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

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

RECEIVED
2024/03/01
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF PASSING OF DESIGNATION BY-LAW 105-2024

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 105-2024 on February 7, 2024, which designates the lands, buildings and structures known municipally as 29 Linden 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 did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

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: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of March 1, 2024, which is April 2, 2024.

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.

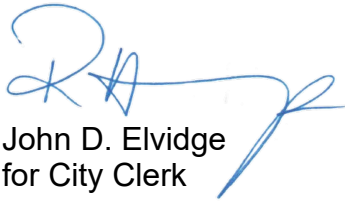
Getting Additional Information:

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:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH7.12>.

Dated at the City of Toronto on March 1, 2024.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', with a long horizontal flourish extending to the right.

John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH7.12,
as adopted by City of Toronto Council on November 8 and
9, 2023
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 105-2024

To designate the property at 29 Linden 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 29 Linden 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 29 Linden Street 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 29 Linden Street, 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 at 29 Linden Street 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 February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 29 LINDEN STREET

Reasons for Designation

The property at 29 Linden Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical and contextual value.

Description

The property at 29 Linden Street is located mid-block on the south side of Linden Street between Sherbourne and Huntley streets. The 2.5-storey house-form building was completed in 1882 for carpenter and speculator, James Bond.

The property was listed on the City's Heritage Register on February 7, 2023.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 29 Linden Street has design value as a representative example of a Second Empire style house-form building. The red brick-clad dwelling maintains a high degree of integrity, retaining many intact features that are typical of Victorian architectural design. The property features a Mansard roof with dormer windows and principal (north) elevation with segmentally arched windows, front entryway with rounded arch transom, and projecting bay of windows at the first storey. Additional details of note include the slate shingling of the roof and contrasting decorative buff brickwork on the principal (north) elevation, including the quoining, triple stringer course between the first and second storeys, and voussoirs with stone keystones above the openings.

Contextual Value

The subject property at 29 Linden Street is important in supporting and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape.

Constructed in 1882, the high degree of architectural integrity and materiality of the Second Empire style dwelling is physically, functionally and historically linked to the surrounding area which developed as an upper middle class and upper-class neighbourhood in the 1880s.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 29 Linden Street as a representative example of a Second Empire style house-form building:

- The property's scale, form, and massing
- Steeply pitched Mansard roof with slate shingling
- Two gabled wooden roof dormers containing flat-headed openings on the south elevation
- Deeply profiled cornice at roofline
- Projecting shallow two-storey east bay with further projecting three-window half bay with flat roof at the first storey
- Segmental-arch window openings
- Main entrance with round-arched opening and transom
- Red brick cladding with decorative buff brickwork on the principal (north) elevation including quoining, triple stringer course between the first and second storeys, and voussoirs
- Stone keystones, windowsills, and first storey windowsill brackets on the principal (south) façade

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 29 Linden Street as a character-defining structure within a historic residential area:

- The property's siting and orientation on the south side of Linden Street
- The property's scale, form, and massing
- The properties legibility as a single detached residential structure
- The material palette typical of the Second Empire style, including slate roof, dichromatic brickwork, and stone and wood detailing.
- Mansard roof with dormers on the principal (south) elevation

SCHEDULE B
LEGAL DESCRIPTION

29 Linden Street

PIN 21107-0105 (LT)
PART OF LOTS 41 & 42, REGISTERED PLAN 132A AS IN CT461901
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)