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

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

NOTICE OF PASSING OF DESIGNATION BY-LAW 106-2024

570 Sherbourne Street
Toronto, ON
M4X 1L3

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 106-2024 on February 7, 2024, which designates the lands, buildings and structures known municipally as 570 Sherbourne 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.

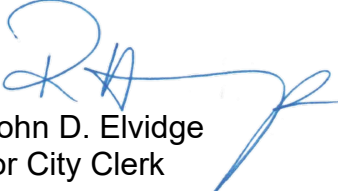
Getting Additional Information:

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.



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 106-2024

To designate the property at 570 Sherbourne 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 570 Sherbourne 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 570 Sherbourne 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 570 Sherbourne 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 570 Sherbourne 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 570 SHERBOURNE STREET

Reasons for Designation

The property at 570 Sherbourne 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 570 Sherbourne Street is the southern end unit of a continuous row of five grand rowhouses constructed together between 1888 and 1889 for City of Toronto Alderman and speculator Edward Hewitt at the southwest corner of Sherbourne and Linden Streets. Rising three-storeys over a raised basement, the design combines elements of the Richardson Romanesque and Queen Anne Revival styles, which were both popular choices for grand residences in late-Victorian Toronto.

The property at 570 Sherbourne Street is physically connected to the adjacent property to the north (572 Sherbourne) by a brick "tail" that is deeply recessed between the main entryways and contains a single light at the first and second storeys of each property.

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 570 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tail" near their rear or west end, is a rare example of a late nineteenth century rowhouse designed to appear like the neighbouring grand homes along Sherbourne Street. Further emphasizing this, instead of an identical façade, the property features a unique organization of a shared vocabulary of architectural elements among the adjacent four rowhouses.

The property is also a representative example of a late-Victorian residential structure, blending elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of its principal (east) elevation with defining features including its prominent cross-gable roof, deeply-recessed main entrance framed by a round-arched brick entryway below a second-storey balcony with wooden detailing, and combination of flatheaded, rounded and three-pointed arch fenestration.

Contextual Value

The subject property at 570 Sherbourne Street is important in defining, 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 today.

The property is physically, functionally, visually, and historically linked to its surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 570 Sherbourne Street as a rare and representative example of a late-nineteenth century rowhouse designed to appear a like the neighbouring grand homes along Sherbourne Street:

- The property's scale, form, and massing
- Red brick cladding with stone and wood trim
- Hipped roof with prominent cross-gable on the principal (east) elevation
- North elevation with deeply recessed brick "tail" connecting to the adjacent property to the north (572 Sherbourne)
- Recessed main entrance framed by a rounded-arch entryway surmounted by a second-storey balcony with wooden balustrade
- Principal (east) elevation fenestration including:
 - Three-centred arch window opening with tripartite fenestration and transoms at the first storey
 - Paired flat-headed openings and balcony entrance at the second storey
 - Paired round-arched openings at the third storey
- Decorative brickwork including:
 - Drip mouldings over the first and third-storey openings
 - Stringcourses delineating the storeys
 - Denticulated cornice line

- Scrolled brick apron below the windows on the first and second storey
- Rusticated stonework sills and basement level

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 570 Sherbourne Street as character-defining structure within a historic residential area:

- The property's siting and orientation on the west side of Sherbourne Street
- The property's scale, form, and massing as part of a row of five large late-nineteenth century rowhouses
- The material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- Hipped roofline with prominent cross gable on principal (east) elevation

SCHEDULE B
LEGAL DESCRIPTION

570 Sherbourne Street

PIN 21107-0021 (LT)

PART OF LOT 42 W/S SHERBOURNE ST REGISTERED PLAN 132A COMM AT A POINT ON THE W/S OF SHERBOURNE ST DISTANT SLY 100 FT 3 1/2 INCHES FROM THE INTERSECTION OF THE WLY SIDE OF SHERBOURNE ST WITH THE SLY LIMIT OF LINDEN ST, THE SAID POINT BEING THE POINT OF INTERSECTION OF THE W/S OF SHERBOURNE ST WITH THE PRODUCTION ELY IN A STRAIGHT LINE PARALLEL TO LINDEN ST OF THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THESE LANDS AND THE HOUSE ON THE LANDS IMMEDIATELY TO THE N THEREOF. THENCE WLY PARALLEL WITH LINDEN ST ALONG THE PRODUCTION ELY OF THE CENTRE LINE OF THE SAID PARTITION WALL ALONG THE SAID CENTRE LINE OF PARTITION WALL AND THE PRODUCTION THEREOF WLY PARALLEL WITH LINDEN ST 72 FT 6 1/4 INCHES. THENCE SLY PARALLEL WITH SHERBOURNE ST 5 FT. THENCE WLY PARALLEL WITH LINDEN ST 43 FT TO A POINT IN AN OLD FENCE. THENCE SLY PARALLEL WITH SHERBOURNE ST 19 FT. THENCE ELY PARALLEL WITH LINDEN ST AND ALONG THE N FACE OF A BRICK DWELLING ON THE LAND AT THE S, IN ALL 115 FT 8 1/4 INCHES MORE OR LESS TO A POINT ON THE W/S OF SHERBOURNE ST; THENCE NLY ALONG THE W/S OF SHERBOURNE ST 25 FT 5 INCHES MORE OR LESS TO THE POB

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)