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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
28 HALTON STREET**

RECEIVED
2025/02/28
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF PASSING OF DESIGNATION BY-LAW 86-2025

ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5H 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 86-2025 on February 5, 2025, which designates the lands, buildings and structures known municipally as 28 Halton 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 February 28, 2025, which is March 31, 2025.

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.

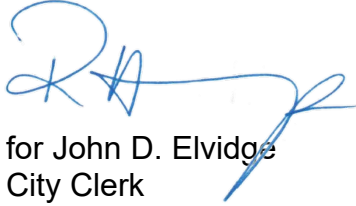
Getting Additional Information:

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=2024.PH16.10>.

Dated at the City of Toronto on February 28, 2025.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', is written over the typed name and title.

for John D. Elvidge
City Clerk

Authority: Planning and Housing Committee Item
PH16.10, as adopted by City of Toronto Council on
November 13 and 14, 2024
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 86-2025

To designate the property at 28 Halton 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 28 Halton 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 28 Halton 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 28 Halton 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 28 Halton Street 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 February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 28 HALTON STREET

Reasons for Designation

Located in the Trinity Bellwoods neighbourhood on the north side of Halton Street at its junction with Givins Street, southeast of Ossington Avenue and Dundas Street, the property at 28 Halton Street contains a prominent, three-storey house-form building constructed in 1892 according to the designs of Toronto architect Francis R. Heakes, the Chief Architect for Ontario's Public Works Department from 1896 to 1930. With its grand architectural massing and skillful combination of Richardsonian Romanesque and Queen Anne stylist elements, the property was constructed for William Levack, an international cattle dealer and an instrumental investor in the Union Stockyard Company (later known as the Ontario Stockyards), whose business acumen in the industry had its start on Givens Street in the late 19th century. The baronial estate replaced the nearly 100-year-old 'Pine Grove', the homestead of Colonel James Givins (1759-1846). Since 1963, the property at 28 Halton Street has been adaptively reused as the Maynard Nursing Home, a privately-owned long-term care home, ensconced in a residential neighbourhood in Trinity-Bellwood's 'Little Portugal'. As it is the terminal point of the vista looking north on Givins Street, the property is also an important landmark in the neighbourhood. The property at 28 Halton Street was listed on the City of Toronto's Heritage Register in 1981.

Statement of Cultural Heritage Value

Design or Physical Value

Constructed c. 1892, the Levack House is a fine representative of grand late-Victorian residential architecture in Toronto, skillfully combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles. Characteristic of the Richardsonian Romanesque style is its large, impressive massing and strong masonry features including the rusticated Credit Valley stone - rough cut to emphasize its texture, stone detailing including flat stone lintels, stone banding, and the large segmental masonry arch of the recessed front entrance with short granite columns. Other identifying features of the style include its asymmetrical principal façade and corner tower with a conical roof. Architectural elements and decorative detailing of the Queen Anne Revival style include the picturesque composition of the asymmetrical building elevations including the principal (south) elevation with its emphasis on verticality with its corner tower and two-storey bay, and the double offset gables, the two-storey bay and windowed gable on the west elevation and the two-storey, square bay on the east elevation, with a side porch with spindle work ornamentation and (now enclosed) conservatory. The use of brick, terracotta, stone and wood providing variation in materiality, the carved ornamentation with floral motifs, classicist architectural elements, and complex rooflines are also characteristic of the style. 28 Halton Street - Notice of Intention to Designate Page 8 of 29 The stylistic character of the exterior of the house is reflected in the interior design of the long entrance hall and stairways, extending to the third storey, which feature extensive and ornate architectural elements in oak, stained glass windows, and plasterwork with floral motifs

Historical or Associative Value

The property has historic value for its direct association with William Levack (1848- 1907), a prominent figure at the turn of the 20th century in Toronto's livestock industry and export trade and was one of the largest cattle dealers in North America. He was an instrumental investor in the Union Stockyard Company, which was established in 1902 and later became the Ontario Stockyards, one of the largest in North America. In 1890, Levack commissioned Francis R. Heakes to design his new residence at 28 Halton Street as well as a late-Victorian commercial block at 88-94 Ossington Avenue (known as the LeVack Block), listed on the City of Toronto's Heritage Register in 2005. Levack's rising success in the meat-packing industry had its origins in the Trinity Bellwoods neighbourhood, an area historically associated with both small-scale abattoirs and the Western Cattle Market, the central municipal abattoir. Designed in 1890, the building demonstrates the work of Francis R. Heakes (1858- 1930), an accomplished architect of provincial renown. As the Chief Architect of Ontario from 1896 to 1926, his exceptional public architecture throughout the province has been designated under the Ontario Heritage Act. Heakes demonstrated his deft versatility designing many provincial buildings including courthouses, schools, hospitals, amongst others, mastering a wide range of architectural styles. His most notable provincial commissions included the Whitney Block, the Province's first purpose-built government office building, located within the Queen's Park Precinct and designed in the Late Gothic Revival style (1925-1927), as well as the Government House at Chorley Park in Toronto (1911-1915), the residence of the Lieutenant Governor of Ontario. The property at 28 Halton Street reflects Heakes' skillful approach applied to an upper-class, private residential architectural project, a departure from his known portfolio of public works and commissioned while he was the assistant architect to Kivas Tully (1820-1905), the former and esteemed Chief Architect for the Province.

Contextual Value

The property is physically, visually, and historically linked to its context in the Trinity Bellwoods neighbourhood, where it sits on the north side of Halton Street, east of Ossington Avenue. Contemporaneous with the surrounding area, the property contributes to a layer of built fabric reflecting the area's significant period of growth and urbanization in the late 19th century. Constructed in 1892, it is historically linked to surrounding structures, including the John Ward House at 14 Halton Street, constructed in c.1883, and the commercial block at 199 to 223 Ossington Avenue anchoring the corner at Halton Street, constructed between 1890 and 1894, which are listed on the City of Toronto's Heritage Register. Both the property at 28 Halton Street and the commercial corner block known as the 'LeVack Block' at 88-94 Ossington Avenue are historically linked as late-19th-century structures designed by Francis R. Heakes for William Levack. 28 Halton Street - Notice of Intention to Designate Page 9 of 29 The adaptation of 28 Halton Street from a residential to an institutional function as a privately owned long-term care facility has continued the residential nature of the property, ensconced in a residential neighbourhood in Trinity-Bellwoods. Prominently sited at the terminus of Givins Street on Halton Street, where in 1890 it replaced the nearly 100-year-old 'Pine Grove' (c.1802) homestead of Colonel Givins, the property at 28 Halton Street has been a community landmark for over 100 years.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 28 Halton Street as a fine representative example of grand late-Victorian residential architecture in Toronto, skillfully combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles:

Exterior Attributes:

- The setback, placement, and orientation of the prominent three-storey building on its large, rectilinear lot on the north side of Halton Street at its juncture with Givins Street
- The three-storey scale, form, and asymmetrical massing
- The complex roofscape with its cross-gabled roof punctuated by a dormer window on the west elevation, extended corbelled brick chimneys, and the conical roof of the three-storey tower
- The asymmetrical composition of the south, west, and east elevations:
 - On the south elevation, the three-storey corner tower with a conical roof, and double gables with two-storey bays;
 - On the west and east elevations, the two-and-a-half-storey bays with a wood porch and enclosed (former) conservatory characteristic of the Queen Anne Revival style on the west elevation
- The exterior material palette with the rusticated Credit Valley stone, red brick, terracotta, wood, and granite
- On the south elevation, the recessed main entrance with its round-arched, stone entryway, flat voussoirs with an enriched stone impost with carved floral motifs, engaged granite columns, and the rough-hewn wide stone stairs leading up to a coloured mosaic entryway floor
- The set of double doors and transom on the main entrance with their etched glazing and carved woodwork
- On the south, west, and east elevations, the existing type and arrangement of window openings (flat-headed, eyebrow and arched) with their rusticated stone or brick lintels and sills
- Additional architectural details including wood brackets, carved wood pilasters and columns, denticulated gables, decorative brick and terracotta banding; corner stone voussoirs and splayed window surround above rounded-arched entryway on the south

elevation; decorative terracotta medallions on gable tops; and wood detailing on side porch

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- Along the southern perimeter of the property, the low rusticated stone wall and iron fencing

Interior Attributes:

- The foyer with its long central hall and open stairway leading to the third floor
- The foyer materiality and detailing:
 - Ornate oak woodwork with the extant door surrounds and doors of the long central hall, wainscoting and cornice along the central hall and stairways, the stairs to the third floor including balustrades and coffered undersides of the stairs
 - Stained glass transom and sidelights of the vestibule doors
 - Stained glass windows on the second and third-storey stair landings
 - Decorative plaster frieze along the central hall

Historical or Associative Value

The following heritage attribute contributes to the cultural heritage value of the property at 28 Halton Street as an example of the work of the architect Francis R. Heakes and his skillful approach applied to an exclusive, residential architectural commission, a departure from his known portfolio; and for William Levack, a prominent figure at the turn of the 20th century in Toronto's meat-packing industry: • The grand scale, form and massing of the three-storey building combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles.

Contextual Value

Attributes that contribute to the cultural heritage value of the property at 28 Halton Street as being historically, visually, functionally, and physically linked to its setting:

- The setback, placement, and orientation of the building, mid-block on the north side of Halton Street, immediately east of Ossington Avenue
- The property's location within the Trinity-Bellwoods neighbourhood, where it contributes to a collection of late-Victorian commercial and residential structures

Attribute that contributes to the cultural heritage value of the property at 28 Halton Street as a landmark:

- The setback, placement, and orientation of the building with its prominent siting on the north side of Halton Street at its juncture with Givins Street

SCHEDULE B
LEGAL DESCRIPTION

28 Halton Street

PIN 21274-0083 (LT)
PART OF LOT 17, REGISTERED PLAN 371 CITY WEST
PART OF PARKLOT 24, CONCESSION 1 FTB,
GEOGRAPHIC TOWNSHIP OF YORK AS IN WB212394
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)