



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

Toronto

RECEIVED  
MAY 28 2007  
CONSERVATION REVIEW  
BOARD

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
14, 16, 18, 20, 22 AND 24 SOHO STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0669 to designate 14, 16, 18, 20, 22 and 24 Soho Street as being of architectural and historical value or interest.

Dated at Toronto this 19th day of December, 1997.



Sydney K. Baxter  
City Clerk

No. 1997-0669. A BY-LAW

*To designate the properties at 14, 16, 18, 20, 22 and 24 Soho Street as  
being of architectural and historical value or interest.*

(Passed December 8, 1997.)

WHEREAS by Clause 7 of Executive Committee Report No. 25, adopted by Council at its meeting held on December 8, 1997, authority was granted to designate the properties at Nos. 14, 16, 18, 20, 22 and 24 Soho Street as being of architectural and historical value or interest;

AND WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as Nos. 14, 16, 18, 20, 22 and 24 Soho Street and upon the Ontario Heritage Foundation Notice of Intention to designate the properties and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" to this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The properties at Nos. 14, 16, 18, 20, 22 and 24 Soho Street, more particularly described and shown on Schedule "A" to this by-law, are being designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the properties described in Schedules "A" and "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 owners of the properties at Nos. 14, 16, 18, 20, 22 and 24 Soho Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,  
Mayor.

SYDNEY K. BAXTER  
City Clerk.

Council Chamber,  
Toronto, December 8, 1997.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY: (Premises 14 Soho Street)

Part of Lot 11 on the west side of Maria Street, now Soho Street, on Plan D-10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at the south-easterly angle of the said Lot 11;

Thence northerly along the westerly limit of Soho Street, 5.26 mètres to the production easterly of the centre line of the party wall between the house on the hereindescribed property and that to the north thereof;

Thence westerly along said production along said centre line of wall and along a fence line in rear thereof in all 21.01 metres;

Thence southerly parallel with Soho Street, 4.90 metres to the northerly limit of Bulwer Street;

Thence easterly along said limit 21.01 metres to the point of commencement ;

The westerly limit of Soho Street and the northerly limit of Bulwer Street as confirmed under the Boundaries Act by Plan BA-734 (CT149004).

SECONDLY: (Premises 16 Soho Street)

Part of Lot 11 on the west side of Maria Street, now Soho Street, on Plan D-10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at a point in the westerly limit of Soho Street where it is intersected by the production easterly of the centre line of the party wall between the house on the hereindescribed property and that to the south thereof, said point being distant 5.26 metres northerly from the northerly limit of Bulwer Street;

Thence northerly along the westerly limit of Soho Street 5.09 metres to the production easterly of the centre line of the party wall between the house on the land hereindescribed and that to the north thereof;

Thence westerly along said production along the said centre line of wall and along the fence line in rear thereof, in all 21.01 metres to a fence line;

Thence southerly along said fence line 5.49 metres to a fence line, said point being distant 4.90 metres northerly from the northerly limit of Bulwer Street;

Thence easterly along last mentioned fence line along the centre line of the party wall first mentioned and the production easterly thereof, in all 21.01 metres to the point of commencement;

The westerly limit of Soho Street as confirmed under the Boundaries Act by Plan BA-734 (CT149004).

THIRDLY: (Premises 18 Soho Street)

Part of Lot 11 on the west side of Maria Street, now Soho Street, on Plan D-10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at a point in the westerly limit of Soho Street where it is intersected by the production easterly of the centre line of the party wall between the house on hereindescribed property and that to the south thereof, said point being distant 10.35 metres northerly from the northerly limit of Bulwer Street;

Thence northerly along the westerly limit of Soho Street 5.09 metres to the production easterly of the centre line of the party wall between the house on land hereindescribed and that to the north thereof;

Thence westerly along said production, along said centre line of party wall along the fence in rear thereof in all 21.01 metres to a fence line;

Thence southerly along said fence line 4.75 metres to a fence line, said point being distant 10.39 metres northerly limit of Bulwer Street;

Thence easterly along last mentioned fence line, along the centre line of party wall first mentioned and the production easterly thereof in all 21.01 metres to the point of commencement;

The westerly limit of Soho Street as confirmed under the Boundaries Act by Plan BA-734 (CT149004).

FOURTHLY: (Premises 20 Soho Street)

Parts of Lots 10 and 11 on the west side of Maria Street, now Soho Street, on Plan D-10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at a point in the westerly limit of Soho Street where it is intersected by the production easterly of the centre line of the party wall between the house on hereindescribed property and that to the south thereof, said point being distant 15.44 metres northerly from the northerly limit of Bulwer Street;

Thence northerly along the westerly limit of Soho Street 4.95 metres to the production easterly of the centre line of the party wall between the house on land hereindescribed and that to the north thereof;

Thence westerly along said production, along said centre line of party wall along the fence in rear thereof in all 21.01 metres to a fence line;

Thence southerly along said fence line 5.00 metres to a fence line, said point being distant 15.14 metres north from the northerly limit of Bulwer Street;

Thence easterly along last mentioned fence line, along the centre line of party wall first mentioned and the production easterly thereof in all 21.01 metres to the point of commencement;

The westerly limit of Soho Street as confirmed under the Boundaries Act by Plan BA-734 (CT149004).

FIFTHLY: (Premises 22 Soho Street)

Part of Lot 10 on the west side of Maria Street, now Soho Street, on Plan D-10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at a point in the westerly limit of Soho Street where it is intersected by the production easterly of the centre line of the party wall between the house on hereindescribed property and that to the south thereof, said point being distant 20.40 metres northerly from the northerly limit of Bulwer Street;

Thence northerly along the westerly limit of Soho Street 4.98 metres to the production easterly of the centre line of the party wall between the house on the land hereindescribed and that to the north thereof;

Thence westerly along said production, along said centre line of party wall along the fence in rear thereof and continuing westerly in all 21.01 metres to a fence line;

Thence southerly along said fence line 4.93 metres to a fence line and said point being distant 20.14 metres north from northerly limit of Bulwer Street;

Thence easterly along last mentioned fence line, along the centre line of party wall first mentioned and the production easterly thereof in all 21.01 metres to the point of commencement;

The westerly limit of Soho Street as confirmed under the Boundaries Act by Plan BA-734 (CT149004).

SIXTHLY: (Premises 24 Soho Street)

Part of Lot 10 on the west side of Maria Street, now Soho Street, on Plan D-10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at a point in the westerly limit of Soho Street where it is intersected by the production easterly of the centre line of the party wall between the house on the hereindescribed property and that to the south thereof, said point being distant 25.37 metres northerly from the northerly limit of Bulwer Street;

Thence northerly along the westerly limit of Soho Street 5.05 metres to the production easterly of the centre line of the party wall between the house on land hereindescribed and that to the north thereof;

Thence westerly along said production, along said centre line of party wall along the fence in rear thereof and continuing westerly in all 21.01 metres to a fence line;

Thence southerly along said fence line 5.16 metres to a fence line and said point being distant 25.07 metres north from northerly limit of Bulwer Street;

Thence easterly along last mentioned fence line, along the centre line of party wall first mentioned and the production easterly thereof in all 21.01 metres to the point of commencement;

The westerly limit of Soho Street as confirmed under the Boundaries Act by Plan BA-734 (CT149004).

The hereinbefore FIRSTLY to SIXTHLY described lands being delineated by heavy outline on Plan SYE2878 dated December 3, 1997, as set out in Schedule C.

## SCHEDULE "B"

## Heritage Property Report

Address:	14-24 Soho Street
Ward:	05
Current Name:	Not Applicable
Historical Name:	Not Applicable
Construction Date:	1889
Architect:	None Found
Contractor/Builder:	None Found
Additions/Alterations:	Demolish front porches at number 22 and 24, 1981; Enlarge window openings, numbers 22 and 24; Alter original porch at number 18; Window sashes altered in all units; Numbers 14-16 are painted.
Original Owner:	William Simpson
Original Use:	Residential (row)
Current Use:	Residential (row)
Category:	C (Neighbourhood Heritage Property)
Recording Date:	April 3, 1997
Recorder:	HPD:jc

## History

The lands on which the properties at 14-24 Soho Street stand were first described by Lieutenant Governor John Graves Simcoe's surveyors as Park Lot 14 in the First Concession from the Bay. This 100 acre lot was one of 30 tracts of land which ran from Queen Street to Bloor Street that were granted to government officials as sites for large estates intended to enhance the new colonial capital. In 1794, the Crown granted Park Lot 14 to William Warren Baldwin, a lawyer and one of the Town of York's first doctors.



In the late 1820's William Baldwin began dividing up his Park Lot in order to create a residential district south of Bloor Street. Spadina Avenue was laid out as a central double-width thoroughfare with an ornamental garden circle at College Street. Queen Street West, where it ran east of Spadina Avenue, was similarly widened. Baldwin gave many of the streets British names, such as Kensington and Soho, or named many of the streets after members of his family, such as Phoebe and Willcocks.

In 1885, William Simpson, a lumber merchant who specialized in scroll sawing and turning, purchased the lots on the west side of Soho Street, north of Bulwer Street, from Diana Moffat. In the following year, he purchased the lots south of Bulwer Street from Jane Dunn. By 1887, he had constructed a row of four houses (numbers 6-12 Soho Street) south of Bulwer Street and, two years later, had completed a row of six houses to the north of Bulwer Street. The row south of Bulwer Street is no longer standing.

### Architecture

The properties at 14-24 Soho Street were erected in 1889 for owner William Simpson. The verandahs at 22 and 24 Soho Street were demolished in 1981 and window openings have been enlarged. The verandah was altered at 18 Soho Street and the window sashes have been replaced in all of the properties. Numbers 14, 16 and 18 Soho Street have been painted.

The 2½-storey red brick buildings feature elements of the Queen Anne style. The row consists of six units in an ABAB arrangement. The main (Soho Street) elevation of each unit features a raised rock-faced basement, and a raised entrance with a side-hall plan. The entrances of the units at 14, 16 and 20 all retain their original porches, highlighted by turned wooden posts and decorative wood detailing. Above, a projecting bay contains a pair of flat-headed sash windows and features decorative wooden panelling and detailing.

The entrance is flanked by a polygonal bay which terminates at the roof level in a steeply pitched gable. The bays contain, at the first and second storeys, flat-headed window openings with projecting stone sills and lintels. The first, second and attic storeys are separated by a small horizontal band of decorative brickwork. The gable end contains three small lights and a projecting stone sill and features ornate bargeboard and decorative wooden detailing. A gabled roof covers the row.

### Context

The properties at 14-24 Soho Street are situated on the west side of Soho Street, north of Bulwar Street. In terms of materials, scale and architectural style, this row influenced the later development at Soho Square. Situated across the street from a listed church and north of a number of listed properties on Queen Street West, the row is an important reminder of the late 19th Century residential development of this Queen Street West neighbourhood.

### Summary

The properties at 14-24 Soho Street are identified for designation for architectural reasons. The row of six units were erected in 1889 for owner William Smith, a lumber merchant.

Featuring elements of the Queen Anne style, the 2½-storey red brick row features six units. The main (Soho Street) elevation of each unit features a raised basement, a side-hall plan, original porches (at 14, 16 and 20) with turned wooden posts and decorative wooden detailing. The entrance is flanked by a polygonal bay which terminates in a gabled roof above the cornice level. The ground, second and third storeys are

separated from each other by a decorative horizontal panel of brickwork. The gable end features ornate bargeboard and decorative wooden detailing, while a gabled roof covers the row.

The properties at 14-24 Soho Street are situated on the west side of Soho Street, north of Bulwar Street. Influencing the scale, materials and architectural style of the development at Soho Square, the buildings are a significant reminder of the late 19th Century residential development in the Spadina and Queen Street West neighbourhood.

#### Sources Consulted

Assessment Rolls: St. Patrick's Ward 1884-1891

City of Toronto Directories: 1884-1891

Goad's Atlas: 1880-1924

McHugh, Patricia. Toronto Architecture: A City Guide. McClelland and Stewart Inc., Toronto, 1989

MAP AREA 5082

