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City Clerk's Office

Secretariat  
Rosalind Dyers  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Ulli S. Watkiss  
City Clerk

Tel: 416-392-7033  
Fax: 416-397-0111  
e-mail: teycc@toronto.ca  
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
93 GLOUCESTER STREET (JOSEPH SPARROW HOUSE)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**RECEIVED**

**MAR 18 2009**

**NOTICE OF PASSING OF BY-LAW**

93 Gloucester Street, #2  
Toronto, Ontario  
M4Y 1M2

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 214-2009 to designate 93 Gloucester Street (Joseph Sparrow House) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 16<sup>th</sup> day of March, 2009.

*B. Henderson*

Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 20.4,  
as adopted by City of Toronto Council on December 1, 2 and 3, 2008  
Enacted by Council: February 25, 2009

**CITY OF TORONTO**

**BY-LAW No. 214-2009**

**To designate the property at 93 Gloucester Street (Joseph Sparrow House) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 93 Gloucester Street (Joseph Sparrow House) as being of cultural heritage 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 cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 93 Gloucester 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 web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 93 Gloucester Street more particularly described in Schedule "B" and shown on Schedule "C" 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 93 Gloucester Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 25th day of February, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION**Description

The property at 93 Gloucester Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. The 2½-storey house form building is located on the south side of Gloucester Street, between Church Street (west) and Jarvis Street (east). Archival sources indicate that the dwelling was under construction in September 1888 for Joseph W. Sparrow, a merchant who resided on-site until 1892. The property was listed on the City of Toronto Inventory of Heritage Properties in 1979.

Statement of Cultural Heritage Value

The Joseph Sparrow House has design value as a well-crafted example of residential architecture from the late 19th century. Its design borrows elements from the most popular styles of the late Victorian era, particularly the roof and window shapes associated with the Gothic Revival and Italianate styles. The house form building retains most of its original features, including the stained glass transoms, wood porch, and slate roof with bargeboard trim.

Contextually, the Joseph Sparrow House is an integral part of Gloucester Street in one of the City's oldest residential neighbourhoods. Through its setback, scale and detailing, it supports the residential character of Gloucester Street where many of the surviving house form buildings are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Joseph Sparrow House related to its design and contextual value as a representative example of a late 19th century house form building that supports the residential character of Gloucester Street are:

- The scale, form and massing.
- The 2½-storey rectangular plan above a stone foundation.
- The red brick cladding with brick, stone, wood and stained glass detailing.
- The steeply-pitched cross-gable roof, which has slate cladding, decorative woodwork and, at the east end, a brick chimney.
- On the north and east facades, the segmental-arched window openings, including the 2½-storey bay windows, with voussoirs and hood moulds.
- The main entrance, which is placed in the west (right) bay on the north façade and contains double wood doors with inserts beneath a transom.

- The stained glass displayed in the window transoms and door, much of which is original.
- Protecting the entrance, the open single-storey wood porch with Classical detailing, brackets and spoolwork.

The west elevation is concealed by the neighbouring house form building, and the rear (south) elevation is not visible from Gloucester Street.

**SCHEDULE "B"**

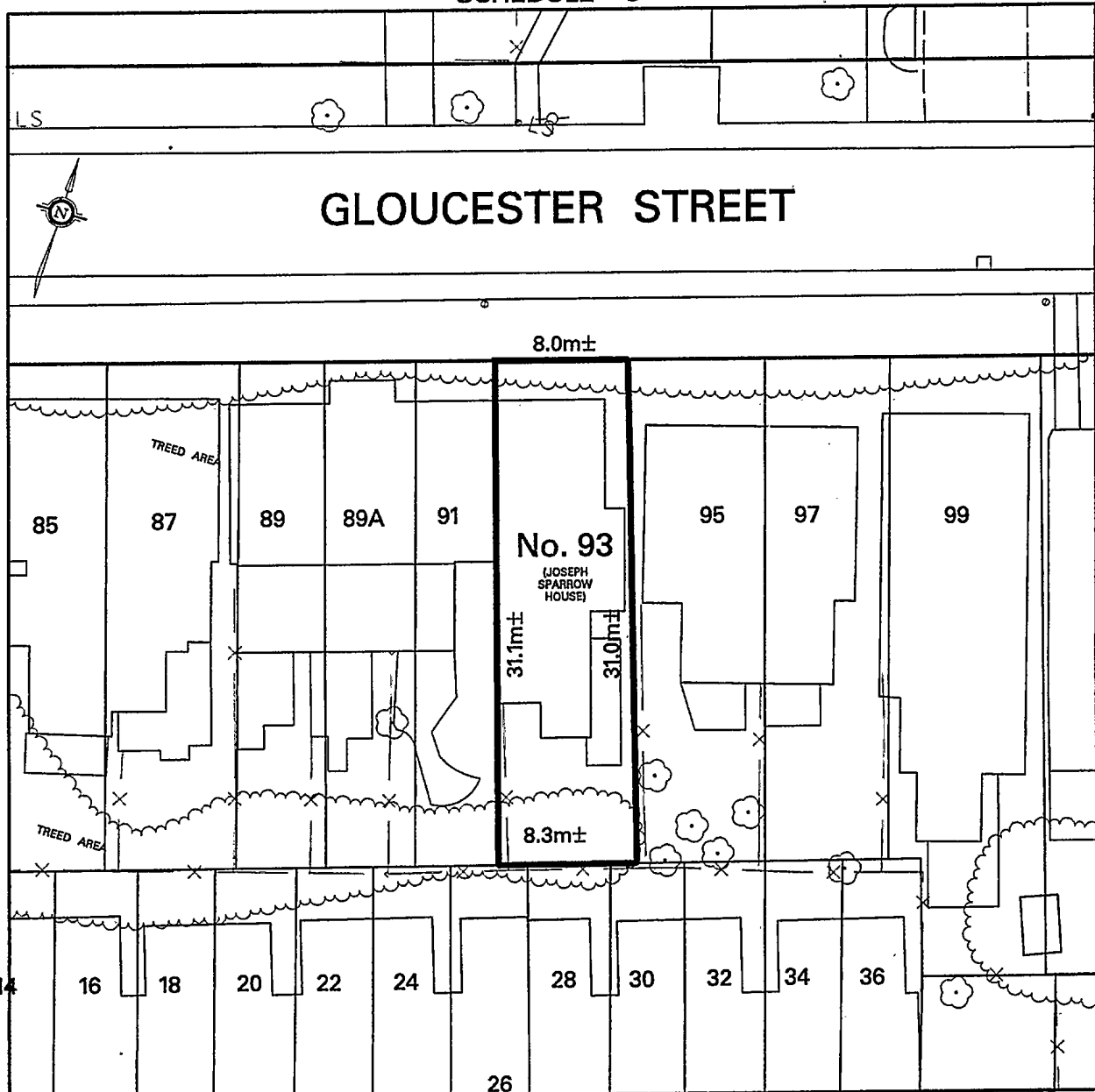
PIN 21106-0002 (LT)

PCL 44-1 SEC A63;  
LT 44 PL 63 TORONTO PT 1 66R16065

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2009-022 dated February 09, 2009, as set out in Schedule "C".

SCHEDULE "C"



**Toronto**  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICES

NOTE:  
THIS SKETCH IS NOT  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
OFFICE RECORDS. IT SHALL  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 93 GLOUCESTER STREET  
(JOSEPH SPARROW HOUSE)  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST  
(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE  
DATE: FEBRUARY 09, 2009

SKETCH No. PS-2009-022