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City Clerk's Office

ONTARIO HERITAGE TRUST

APR 27 2012

RECEIVED

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

Ulli S. Watkiss
City Clerk

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Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
584 CHURCH STREET (CATHERINE COLLARD HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

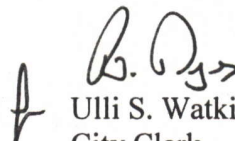
NOTICE OF PASSING OF BY-LAW

Clement Court Limited
638A Sheppard Avenue West, Suite 222
Toronto, Ontario
M3H 2S1

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. 495-2012 to designate 584 Church Street (Catherine Collard House) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 30th day of April, 2012.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 10.9,
as adopted by City of Toronto Council on October 24 and 25, 2011
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 495-2012

To designate the property at 584 Church Street (Catherine Collard House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 584 Church Street (Catherine Collard 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 buildings and structures located 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 584 Church Street and upon the Ontario Heritage Trust, a 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 584 Church 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 584 Church 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 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)**Description

The property at 584 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria prescribed by the provincial government for municipal designation under the category of contextual value. Located on the west side of Church Street between Dundonald Street and Gloucester Street, the Catherine Collard House (1909) is a 2½-storey detached house form building.

Statement of Cultural Heritage Value

The property at 584 Church Street is historically linked to its surroundings as part of the surviving group of residential buildings located on the former Dundonald Estate. After its extension north of Queen Street East in the mid 1800s, Church Street was among the most desirable residential neighbourhoods in Toronto where the Wallace Millichamp Houses (1875 and 1876) were completed near the southwest corner of Church and Gloucester Streets. The latter dwellings were converted to apartment units after Dundonald Street was opened, coinciding with the relocation of the William St. Croix Houses (1878) to the northwest corner of Church and Dundonald Streets, the introduction of small-scale apartment buildings (1910 and 1912) on Church and Gloucester Streets, and the construction of the Catherine Collard House (1909). Through its placement, setback and form, the Catherine Collard House contributes to the group of low-rise buildings that reflect the development of the block on the west side of Church Street between Dundonald and Gloucester Streets in the late 19th and early 20th centuries.

Heritage Attributes

The heritage attributes of the property at 584 Church Street are:

- The 2½-storey house form building
- The scale, form and massing
- The materials, with brick cladding and brick, stone and wood trim
- The modified gambrel roof with extended and returned eaves and, on the east slope, a gabled dormer with decorative detailing
- The principal (east) facade, which is symmetrically organized into two bays with the main entrance placed in the right (north) bay
- The fenestration on the east facade and south elevation, consisting of segmental-arched window openings with brick and stone trim, and the two-storey bay window on the east wall
- The setback of the Catherine Collard House on the west side of Church Street, north of Dundonald Street

SCHEDULE "B"

PIN 21106-0095 (LT)

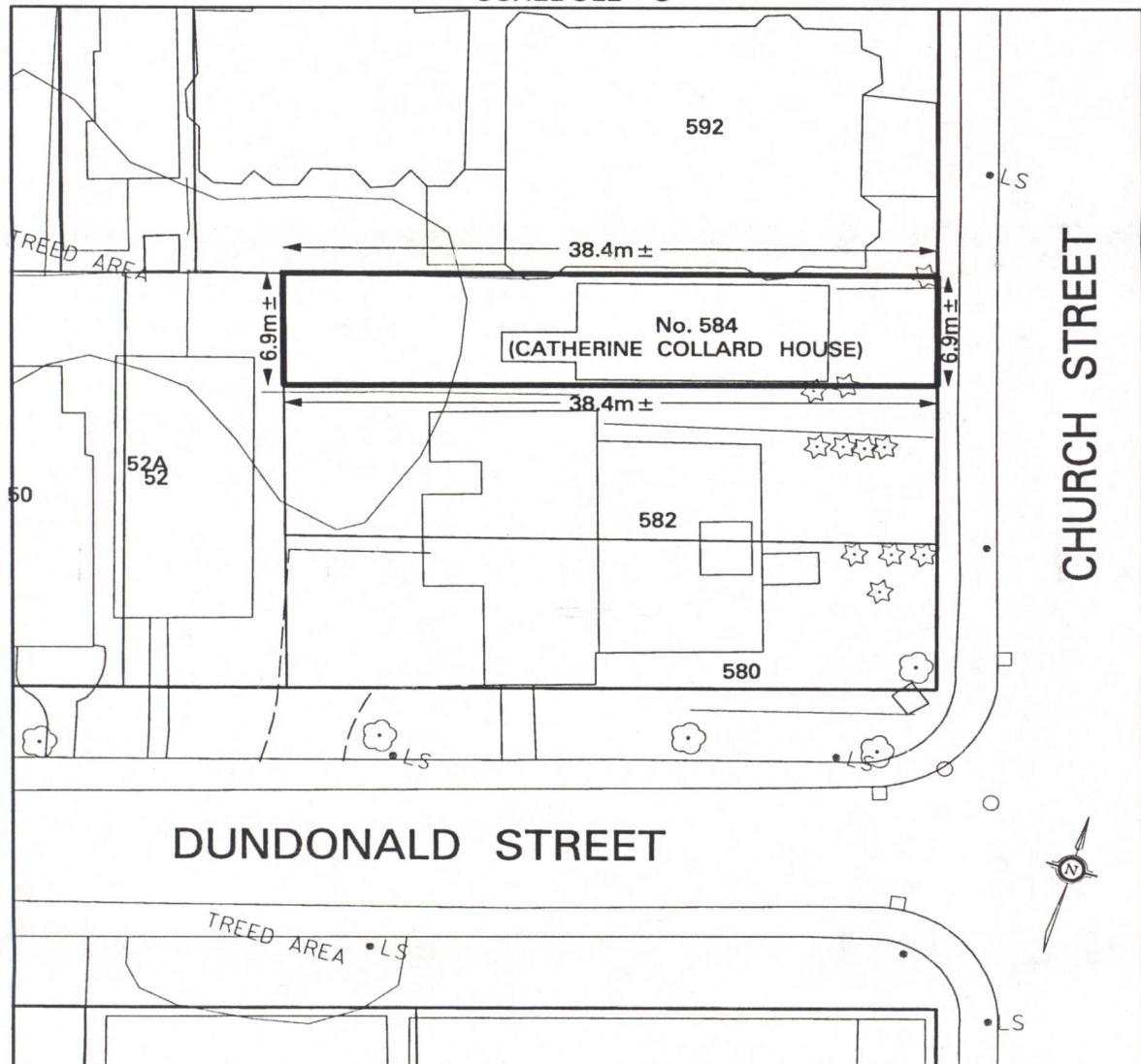
PT BLK C PL 250E TORONTO AS IN CA668836

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-2011-127 dated January 12, 2012, as set out in Schedule "C".

SCHEDULE "C"



Toronto
TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: JANUARY 12, 2012

PROPERTY INFORMATION SHEET

NO. 584 CHURCH STREET
(CATHERINE COLLARD HOUSE)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

SKETCH No. PS-2011-127