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City Clerk's Office

ONTARIO HERITAGE TRUST

OCT 11 2011

RECEIVED

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2 Glen Road (William Muir House)
CITY OF TORONTO, PROVINCE OF ONTARIO**

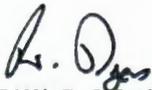
NOTICE OF PASSING OF BY-LAW



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. 1152-2011 to designate 2 Glen Road (William Muir House) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 7th day of October, 2011.

per 
Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 36.31, adopted as amended,
by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: September 22, 2011

CITY OF TORONTO

BY-LAW No. 1152-2011

To designate the property at 2 Glen Road (William Muir House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 2 Glen Road (William Muir 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 2 Glen Road 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 2 Glen Road, 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 2 Glen Road 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 22nd day of September, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

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

The property at 2 Glen Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, 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 (1884) is located on the northwest corner of Glen Road and Howard Street.

Statement of Cultural Heritage Value

The William Muir House at 2 Glen Road contributes to the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Anchoring the northwest corner of Glen Road and Howard Street, the house form building is visually and historically linked to its neighbourhood surroundings, particularly the adjoining William Muir House (1884) at 8 Howard Street, the complementary Glen Road Houses directly north at #6-16 Glen and the low-scale residential and commercial buildings on the opposite sides of the streets.

The design value of the William Muir House as a late 19th century house form building includes the application of bay windows beneath gable roofs that is indicative of the distinctive Toronto Bay-n-Gable style. The building is associated through its provenance, set back and design aesthetic with the other William Muir House (1884) at 8 Howard Street and the adjoining semi-detached houses at 6-16 Glen Road. While altered, the integrity of the William Muir House at 2 Glen Road remains, including the scale, form and massing of the original facades.

Heritage Attributes

The heritage attributes of the property at 2 Glen Road are:

- The house form building with an entrance address on Glen Road.
- The scale, form and massing of the 2½-storey L-shaped plan.
- The cross-gable roof with a brick chimney (the roof has been altered).
- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick detailing.

- The organization of the principal (east) façade into two bays, with the entrance in the north (right) bay and a single-storey bay window in the left (south) bay beneath the gable.
- The fenestration, with the combination of segmental- and round-arched openings and, on the south elevation, the two-storey bay window (some of the openings on the south wall have been altered).
- The placement of the building on the west side of Glen Road, where it adjoins the east end of the house form building at 8 Howard Street.

The north addition, dating to 1978, is not identified as a heritage attribute.

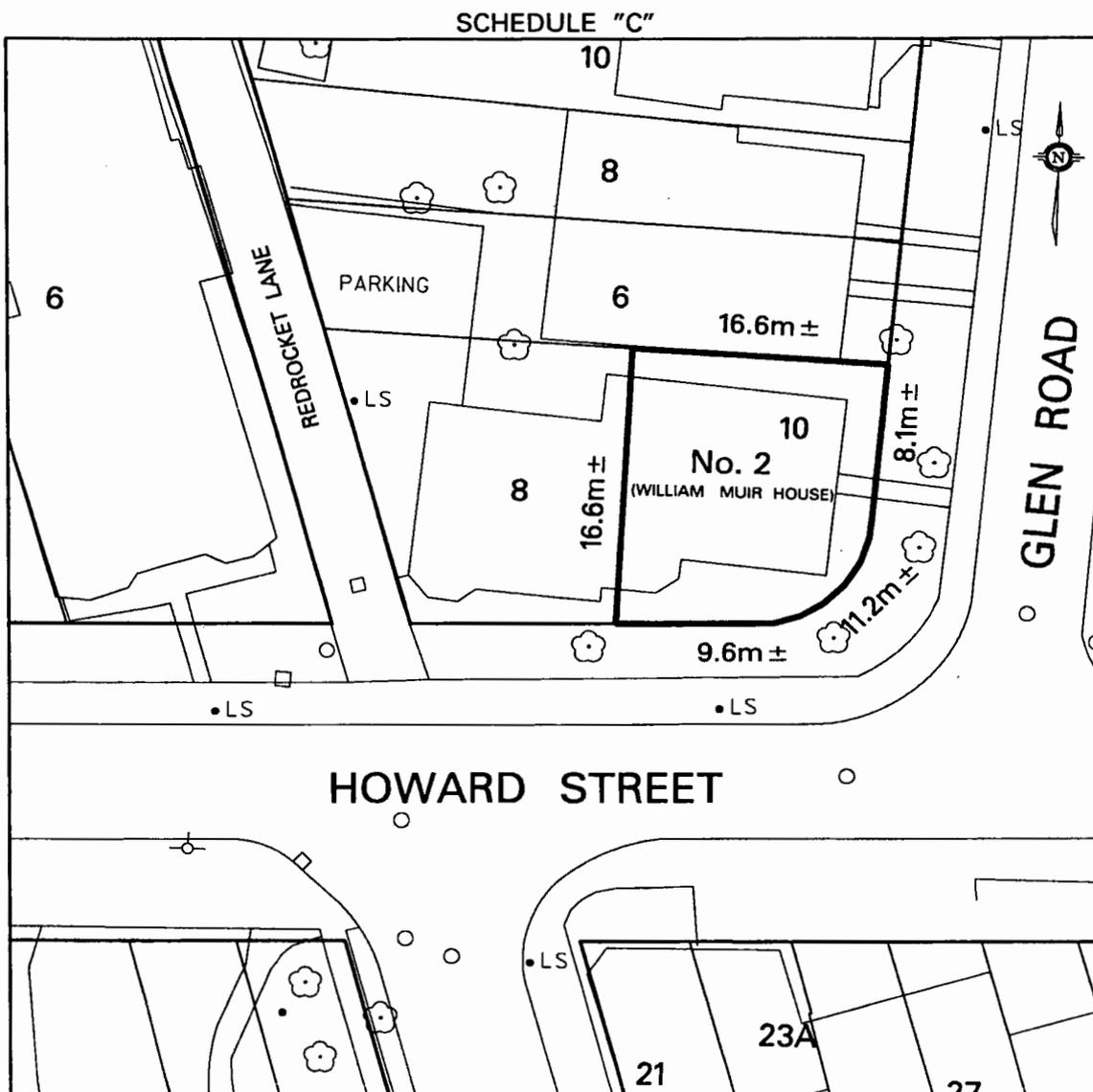
SCHEDULE "B"

PIN 21086-0083 (LT)

PT LT 7-8 PL 360 CITY EAST AS IN CA755170

City of Toronto 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-2010-101 dated November 19, 2010, as set out in Schedule "C".



HOWARD STREET

<p>Toronto TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p> <p><small>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</small></p> <p><small>CHECKED BY: JOHN HOUSE PREPARED BY: DWAYNE PITT</small></p>	<p>PROPERTY INFORMATION SHEET</p> <p>NO. 2 GLEN ROAD (WILLIAM MUIR HOUSE) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST</p> <p>(NOT TO SCALE)</p>	<p>WARD 28 - TORONTO CENTRE-ROSEDALE DATE: NOVEMBER 19TH, 2010</p> <p>SKETCH No. PS-2010-101</p>
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