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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
596 CHURCH STREET (GLOUCESTER MANSIONS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Gloucester-Church Mansions
250 Consumers Road, #809
Toronto, Ontario
M4Y 1L8

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 596 Church Street under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

The property at 596 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 for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the southwest corner of Church Street and Gloucester Street, the Gloucester Mansions (1910) are a three-storey apartment building. The property was included on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gloucester Mansions have design value as a well-crafted example of Edwardian Classicism applied to an early 20th century apartment building. It is typical of the small-scaled apartment houses constructed in the World War I era when designers turned away from the excesses of the Victorian period. Instead, the Gloucester Mansions display the dignified brick cladding, symmetrical placement of openings, and subtle classical detailing identified with Edwardian Classicism, including the extended and detailed classical cornice and the distinctive recessed two-sided oriel windows that enhance the building's presence on Church Street.

Contextually, the property at 596 Church Street is historically linked to its surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.


Heritage Attributes

The heritage attributes of the property at 596 Church Street are:

- The three-storey apartment building
- The scale, form and massing of the L-shaped plan
- The materials, with red brick cladding and brick, stone and wood trim
- Along the roofline, the cornice with extended eaves, modillion blocks, dentils, and a moulded frieze
- The fenestration, which mixes inset oriel windows with wood trim and flat-headed window openings with stone lintels and sills
- On the principal (east) façade on Church Street, the centrally placed entrance where double doors are set beneath a triangular pediment in a flat-headed surround with a glazed transom labelled "Gloucester Mansions"
- On the north and south elevations, the wood balconies with brackets and, on the west wall, the verandahs with Classical columns
- The setback of the building on the southwest corner of Church and Gloucester Streets

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, West, Toronto, Ontario, M5H 2N2, within thirty days of August 16, 2011, which is September 15, 2011. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 16th day of August, 2011


 Ulli S. Watkiss
 City Clerk

Copy to: Interested Parties
 Mary L. MacDonald, Acting Manager, Heritage Preservation Services
 Jasmine Stein, Municipal Law Unit, Legal Division
 Deputy Chief Building Official and Director, Building Division Toronto & East York