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City Clerk's Office

Ulli S. Watkiss
City Clerk

Secretariat
Rosalind Dyers
Toronto and East York Community Council
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
67 GLOUCESTER 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 67 Gloucester Street under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

Description

The property at 67 Gloucester 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 three categories of design, associative and contextual values. Gloucester Mansions are a 3½-storey apartment building (1912) that is located on the south side of Gloucester Street, west of Church Street. 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. The Gloucester Mansions are typical of the small-scaled apartment houses constructed in the pre-World War I period when designers rejected the excesses of the Victorian era. Instead, the apartment house applies Edwardian Classical elements in the symmetry, restrained brick cladding, and classical detailing that are typical of the style. The placement of the 3½-storey bay windows to balance the north façade, as well as the elegant stone detailing, are features of Edwardian Classicism that enable the Gloucester Mansions to stand out on Gloucester Street.

The apartment building is identified with the career of Toronto architect J. M. Cowan, who prepared the plans. As Cowan spent most of his practice designing schools, churches and related buildings

for the Roman Catholic Archdiocese of Toronto, the Gloucester Mansions are a rare example of his residential work.

Contextually, the property at 67 Gloucester 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 67 Gloucester Street are:

- The 3½-storey apartment building
- The scale, form and massing of the I-shaped plan
- The materials, with red brick cladding and stone and wood trim
- The flat roofline with stone coping
- On the principal (west) façade, the elevated centrally placed main entrance where paired wood doors with glazing are placed in a wood surround with columns, an entablature and a name band reading "Gloucester Mansions"
- The fenestration, with flat-headed window openings with lintels, corbelled sills and, on the openings above the north entry, quoins
- On the north façade, the three-storey bay windows in the outer bays with stone surrounds, and the brick panels with stone detailing
- The six-over-one sash windows found in many of the openings
- The setback of the building on the south side of Gloucester Street

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