



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



City Clerk's Office

Secretariat
Brad Bartlett
Etobicoke Civic Centre
Main Floor, South Block
399 The West Mall
Toronto, Ontario M9C 2Y2

Ulli S. Watkiss
City Clerk

Tel: 416-394-5606
Fax: 416-394-5600
e-mail: bbartle@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
82 DANIELS STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

REGU/RECEIVED

27 -02- 2006

NOTICE OF PASSING OF BY-LAW

REGISTERED MAIL

Dupont Victorian Homes (Daniels) Ltd.
1112 Dundas Street West
Toronto ON M6J 1X2

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

Gregg Bettencourt
Bettencourt Designs Ltd.
1112 Dundas Street West
Toronto ON M6J 1X2

Take notice that the Council of the City of Toronto has passed By-law No. 15-2006 to designate 82 Daniels Street as being of cultural value or interest.

Dated at Toronto this 22 nd day of February, 2006.

Ulli S. Watkiss
City Clerk

✓ RC

Authority: Etobicoke York Community Council Report 7, Clause 1,
as adopted by City of Toronto Council on September 28, 29 and 30, 2005
Enacted by Council: February 2, 2006

CITY OF TORONTO

Bill No. 3

BY-LAW No. 15-2006

To designate the property at 82 Daniels Street (Francis Daniels House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 82 Daniels Street (Francis Daniels 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 82 Daniels Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality;

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

1. The property at 82 Daniels 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 82 Daniels Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 2nd day of February, A.D. 2006.

Mayor

City Clerk

SCHEDULE "A"**REASONS FOR DESIGNATION**

The property at 82 Daniels Street is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. The site is located on the north side of Daniels Street in the area northeast of The Queensway and Royal York Road. The property formed part of the Kingsmill Reserve along the Humber River until 1854, when the south portion was subdivided for the Mimico Estate. According to historical documents, the rear section of the house may have been in place by 1861 (when a frame structure was described in the census), shortly after farmer Thomas Ford acquired the lot. The property is more closely associated with Francis Daniels, who operated a market garden on the site from 1878 until 1913. The land was further subdivided in 1890 when structural evidence suggests that the front (south) part of the house was added and the entire building encased in brick. This is substantiated by a dramatic increase in the assessed value of the property in 1891. Beginning in 1951 and continuing for over half a century, Wilfred and Sarah J. Tomlinson operated a wholesale flower and vegetable business from greenhouses on the property.

The Francis Daniels House is architecturally significant as an early surviving farmhouse with the features of an Ontario House, the popular 19th century residential type that is distinguished by the central gable. Contextually, the site is among the few properties from the former Mimico Estate that are recognized on the City of Toronto Inventory of Heritage Properties.

The heritage attributes of the house consist of the exterior walls and the roofs covering the building. The structure is clad with red brick and trimmed with brick, stone and wood. Rising 2½ stories above a stone foundation with a door opening and windows, the building features an ell-shaped plan. Both sections of the plan are covered by hip roofs, with a central gable on the south end and an open gable with returned eaves on the east side. Two brick chimneys extend from the roofs. The principal (south) façade is symmetrically organized with the principal entrance centered in the first floor. The entry is placed in a wood doorcase with mouldings and a glass transom. The open porch with wood piers that protects the entrance has a flat roof that forms the base for a balcony, which is accessed via a door in the second storey. In both floors, the door and window openings are flat-headed, apart from a pointed-arched window with louvered shutters that marks the half-storey under the gable peak. The window openings on the south elevation are decorated with brick voussoirs.

On the east wall, two entrances flank the juncture of the "ell", where they are protected by a shed-roofed porch (now altered). Flat-headed window openings are placed on the east, west and north (rear) elevations. The single-storey shed-roofed kitchen wing (north), the adjoining barn (northwest) and the detached garage are not included in the Reasons for Designation.

SCHEDULE "B"

PIN 07505-0353 (LT).

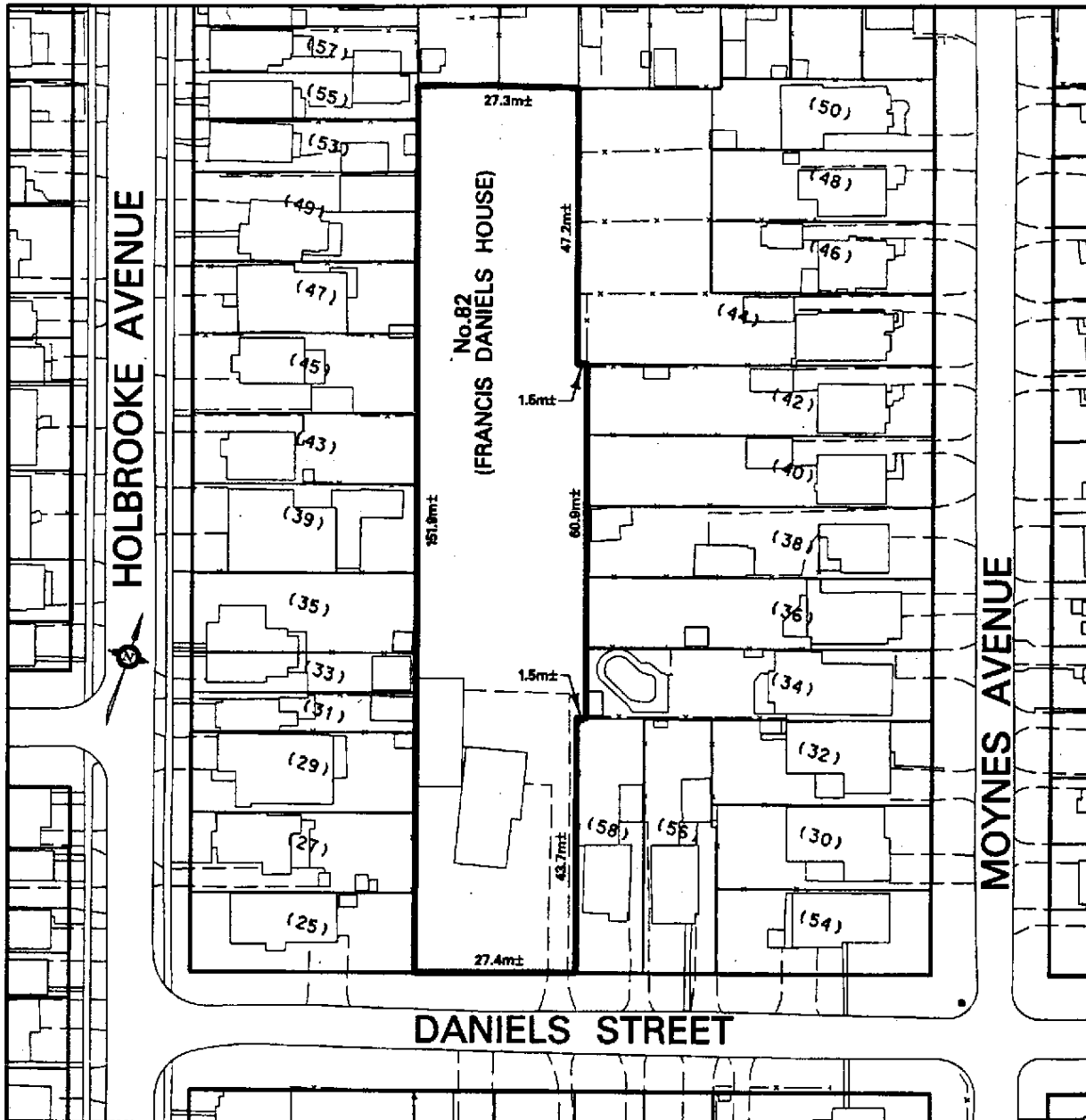
PART OF LOTS 42 TO 47 PLAN 3660; PART OF LOTS 26 AND 27 PLAN 83 (KNOWN AS BLOCK A PLAN 1008), DESIGNATED AS PART 1 ON PLAN 66R-21855

Land Titles Division of the Toronto Registry Office (No. 66)

City of Toronto (former City of Etobicoke) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2005-146 dated December 15, 2005, 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

PROPERTY INFORMATION SHEET

No. 82 DANIELS STREET
 (FRANCIS DANIELS HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

WARD 6 - ETOBICOKE-LAKESHORE
 DATE: DEC. 15, 2005

(NOT TO SCALE)

SKETCH No. PS-2005-146