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City Clerk's Office

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City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
12 GLEN ROAD (Glen Road Houses)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Bleeman Holdings Limited
Grossman Holdings Limited
400 Esna Park Drive, #6
Markham, Ontario
L3R 3K2

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

742686 Ontario Limited
400 Esna Park Drive, #6
Markham, Ontario
L3R 3K2

Rose Park Howard Investments Limited
400 Esna Park Drive, #6
Markham, Ontario
L3R 3K2

Rose Park Wellesley Investments Limited
400 Esna Park Drive, #6
Markham, Ontario
L3R 3K2

Take notice that the Council of the City of Toronto has passed By-law No. 40-2011 to designate 12 Glen Road (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 14th day of January, 2011.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 10.5, as adopted by City of Toronto Council on November 19 and 20, 2007 and Toronto and East York Community Council Item 36.30, as adopted by City of Toronto Council on August 25, 26 and 27, 2010

Enacted by Council: December 16, 2010

CITY OF TORONTO

BY-LAW No. 40-2011

To designate the property at 12 Glen Road (Glen Road Houses) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 12 Glen Road (Glen Road Houses) 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 caused to be served upon the owners of the land and premises known as 12 Glen Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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 a notice of objection dated January 4, 2008 was served upon the Clerk of the municipality; and

WHEREAS the objectors have withdrawn their objection and Council has agreed to revised reasons for designation; and

WHEREAS the revised reasons for designation are set out in Schedule "A" to this by-law;

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

1. The property at 12 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 12 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 16th day of December, A.D. 2010.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****Glen Road Houses**Description

The properties at 10 and 12 Glen Road are worthy of designation under Part IV of the *Ontario Heritage Act*, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The pair of semi-detached 2½-storey house form buildings are located on the west side of Glen Road, north of Howard Street. Constructed on land formerly owned by Edgar Jarvis whose family developed the Rosedale neighbourhood, the Glen Road Houses were part of a group of six semi-detached houses at 6-16 Glen Road that were place by September 1884 according to the tax assessment rolls. At that time, all but one of the units remained vacant and in the ownership of William Muir and Arthur Coleman, who developed the sites. The occupants in 1885 included merchants, an estate agent, and the owner of a livery stable. The properties at 10 and 12 Glen Road were listed on the City of Toronto Inventory of Heritage Properties in 1974, along with other remaining buildings along this short stretch of Glen Road.

Statement of Cultural Heritage Value

The Glen Road Houses have design value as a pair of surviving late 19th century house form buildings with patterned brickwork that are indicative of the style of residential buildings that were once prominent on Sherbourne Street and in the adjoining neighbourhood. The pair of dwellings at 10 and 12 Glen Road are almost identical to their neighbours at 6 and 8 Glen Road, excluding the detailing on the verandahs. Photographs in the collection of the City of Toronto Archives dating to 1913 reveal that the buildings retain most of their original features.

Historically, the Glen Road Houses are integral parts of the collection of late 19th and early 20th century residential buildings along the street. The similar semi-detached houses at 18-20 and 22-24 Glen Road were demolished with other buildings for the eastward extension of Bloor Street East and the widening of the Glen Road Bridge to Rosedale, making the survival of the Glen Road Houses more significant.

The pair of semi-detached houses at 10 and 12 Glen Road are important in context with the other surviving buildings on Glen Road, where the Roslyn Apartments at #1 and #7 and the house form building designed by Eden Smith at #9 are also identified on the City's heritage inventory. Directly east, St. Simon's Anglican Church at 40 Howard Street (now known as 525 Bloor Street East) is designated under Part IV of the *Ontario Heritage Act*, while a number of single and semi-detached houses on Howard Street are also recognized heritage properties.

Heritage Attributes

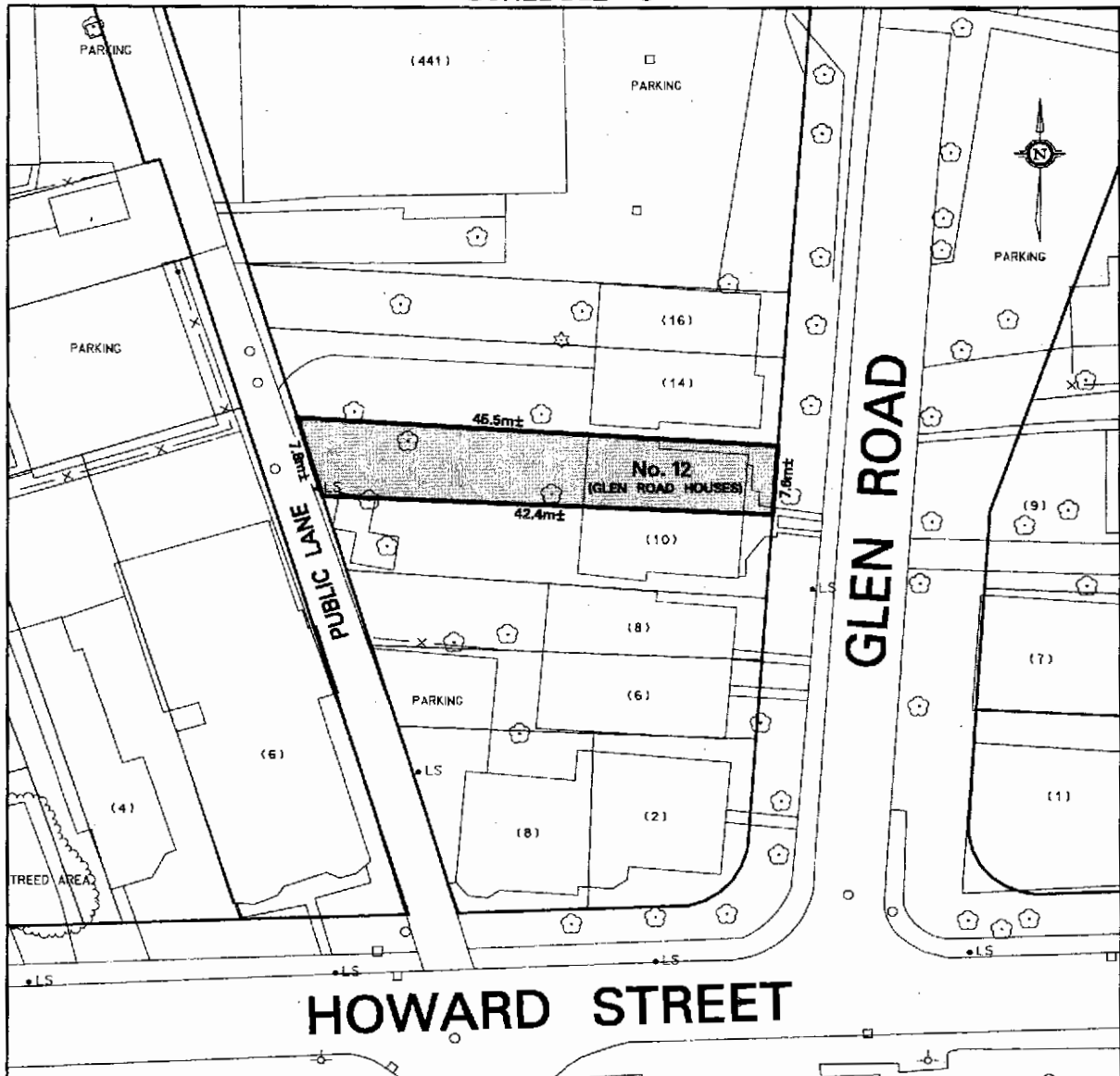
The heritage attributes of the properties at 10 and 12 Glen Road are:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables with bargeboard on the east slopes.
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim (the east façades have been painted).
- The organization of the principal (east) façades as mirror images, with the main entrances placed in the centre and protected by an open single-storey wood verandah with brick piers and wood columns supporting a cornice (the wood balustrade has been removed from #10).
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has bay windows with cornices and segmental-arched window openings with brick voussoirs.
- The segmental-arched window openings with brick voussoirs across the second storey, where the openings above the entries are slightly wider in size.
- The diminutive round-arched window openings in the attic level.

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 10 and 12 Glen Road are not identified as heritage attributes in the Reasons for Designation.

(Revised July 2010)

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

CHECKED BY: JOHN HOUSE
PREPARED BY: FRANK FURFARO

PROPERTY INFORMATION SHEET

No. 12 GLEN ROAD
(GLEN ROAD HOUSES)

LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: JAN. 7, 2007

SKETCH No. PS-2008-007

SCHEDULE "B"

PIN 21086-0070 (LT)

PT LT 9 PL 360 CITY EAST PT 15 & 16, 64R15499

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-2008-006 dated
January 7, 2008, as set out in Schedule "C".