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City Clerk's Office

ONTARIO HERITAGE TRUST

AUG 21 2013

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
24 MERCER STREET (ALEXANDER JOHNSTON HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

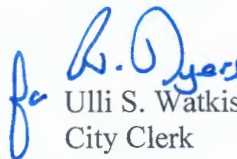
2071430 Ontario Inc.
24 Mercer Street
Toronto, Ontario
M5H 1H3

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J2

Deborah Scott
Scott Morris Architect
24 Mercer Street
Toronto, Ontario
M5H 1H3

Take notice that the Council of the City of Toronto has passed By-law No. 1061-2013 to designate the property at 24 Mercer Street (Alexander Johnston House) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of August, 2013.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 13.12, as adopted by City of Toronto Council on March 5, 6 and 7, 2012 and Toronto and East York Community Council Item 25.20, as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1061-2013

To designate the property at 24 Mercer Street (Alexander Johnston House) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 24 Mercer Street (Alexander Johnston House) as being 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 24 Mercer Street 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, § 162-4.1, Notice requirements under the *Ontario Heritage Act*; and

Whereas a notice of objection dated March 22, 2012, was served upon the Clerk of the municipality on April 10, 2012; and

Whereas a hearing was held before the Conservation Review Board; and

Whereas the Conservation Review Board recommended that City Council designate 24 Mercer Street but that only the first and second storeys of the south (street) façade be included in the description of heritage attributes; and

Whereas following consideration of the recommendations of the Conservation Review Board Council has determined that the reasons for designation adopted by Council on March 5, 6 and 7, 2012 should be revised to exclude the third storey, south (street) façade in the description of heritage attributes; and

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

The Council of the City of Toronto enacts:

1. The property at 24 Mercer 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 reasons for designation adopted by City Council on March 5, 6 and 7, 2012 are revised to remove reference to the east wall of the Alexander Johnston House as well as the third-storey addition to the house form building as set in Schedule "A" attached to this by-law.

3. 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.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 24 Mercer Street 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Description

The property at 24 Mercer 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. Located on the north side of Mercer Street between John Street and Blue Jays Way, the Alexander Johnston House (1858) was constructed as a two-storey town house that was expanded with a third-storey addition, as well as rear (north) wings for a factory. The site was listed on the City of Toronto Inventory of Heritage Properties in 1983.

Statement of Cultural Heritage Value

The property at 24 Mercer Street contains the Alexander Johnston House (1858), which is a rare surviving example of an urban town house in Toronto and among the oldest surviving buildings in the City. While altered for factory use in the early 20th century, the structure retains its appearance as a house form building from the mid 1800s. The design of the Alexander Johnston House is credited to early Toronto architect John Tully and remains one of the few extant examples of his work in the city. Contextually, the property at 24 Mercer Street is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. The Alexander Johnston House was converted to a hat block producing factory after the turn of the 20th century, a transformation that ensured its survival during the era when most of the original residential housing in King-Spadina was replaced by commercial buildings and industrial warehouses.

Heritage Attributes

The heritage attributes of the property at 24 Mercer Street are:

- The Alexander Johnston House on the north side of Mercer Street
- The scale, form and massing of the structure that rises two stories above a raised base with window openings
- On the principal (south) façade, the brick cladding, with brick and stone detailing, including the pattern brickwork with quoins
- The symmetrical organization of the principal (south) façade into three bays, with the main entrance elevated and recessed in the left (west) bay
- The flat-headed window openings in the first two stories, with stone lintels, six-oversix sash windows (that are characteristic of the 19th century) and sills

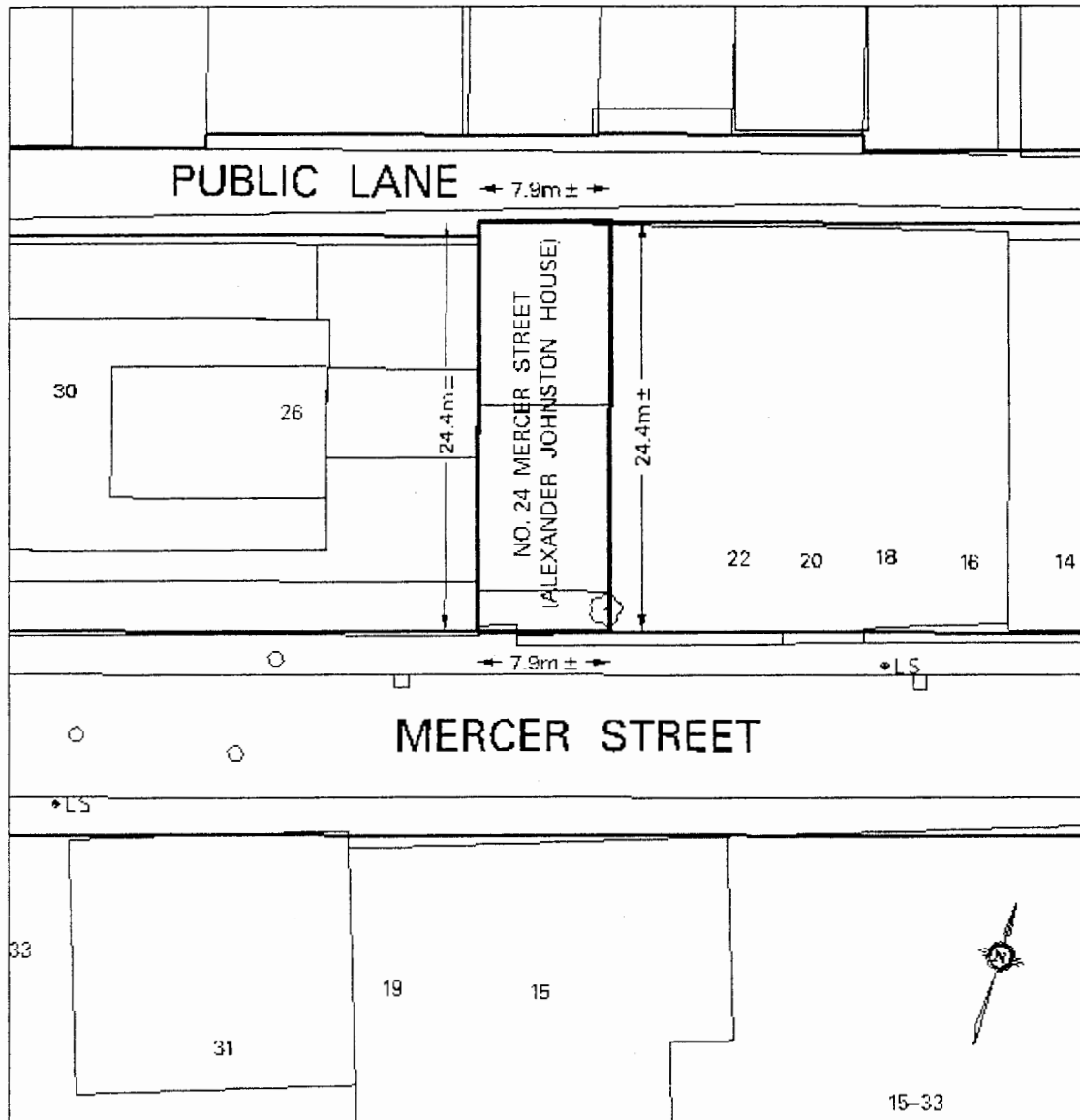
SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21413-0102 (LT)
LT 14 N/S MERCER ST PL 57 TORONTO

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-2012-060 dated May 10, 2012, as set out in Schedule "C".

SCHEDULE "C"


Toronto
 OFFICIAL STREET SKETCH
 MAP & CITY MAPS

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF A LOT
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OTHER PUBLIC RECORDS.
 IT IS NOT TO BE USED FOR
 THE PURPOSES OF A
 TITLE BLOCK

CHECKED BY: JOHN H. SC
 PREPARED BY: DAWSON R

WARD 20 TRINITY SPADINA
 DATE: MAY 10, 2012

PROPERTY INFORMATION SHEET
 NO. 24 MERCER STREET
 (ALEXANDER JOHNSTON HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS 2012 060