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City Clerk's Office

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City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

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City Clerk

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RECEIVED
2022/10/27
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
63 AND 65 HUNTLEY STREET (ENTRANCE ADDRESSES AT 1A-1B SELBY
STREET)**

NOTICE OF PASSING OF DESIGNATION BY-LAW 1239-2022

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 1239-2022 on September 28, 2022, which designates the lands, buildings and structures known municipally as 63 and 65 Huntley Street (entrance addresses at 1A-1B Selby Street), under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on September 28, 2022. Refer to Item CC50.1

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of October 27, 2022, which is November 28, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC50.1>

Dated at the City of Toronto on October 27, 2022.



John D. Elvidge
City Clerk

Authority: Item CC50.1, as adopted by City of Toronto
Council on September 28, 2022

CITY OF TORONTO

BY-LAW 1239-2022

To designate the properties at 63 and 65 Huntley Street (entrance addresses at 1A-1B Selby Street) 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 properties at 63 and 65 Huntley Street (entrance addresses at 1A-1B Selby Street) as being 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 lands and premises known as 63 and 65 Huntley Street (entrance addresses at 1A-1B Selby Street) and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

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

The Council of the City of Toronto enacts:

1. The properties at 63 and 65 Huntley Street (entrance addresses at 1A-1B Selby Street), more particularly described in Schedule B 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 properties 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 properties at 63-65 Huntley Street (entrance addresses at 1A-1B Selby Street) and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 September 28, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION****63 AND 65 HUNTLEY STREET (ENTRANCE ADDRESSES AT 1A-1B SELBY STREET)****Reasons for Designation**

The properties at 63-65 Huntley Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical, historical/associative, and contextual values.

Description

The subject properties at 63-65 Huntley Street are comprised of a pair of semi-detached, Victorian-era, Italianate-influenced, Bay and Gable Style homes. The pair primarily fronts onto Huntley Street with additional side frontage along Selby Street for 65 Huntley Street and its two rear additions (1A-1B Selby Street). The subject properties were built in 1877 by local builder and architect A.H. Rundle (who occupied 63 Huntley Street), and includes two later additions to the rear of 65 Huntley Street. These additions consist of a 1926 apartment addition/conversion overtop the original rear wing of the house (adding a second storey and side entrances), as well as a later, 1949-built, two-storey, detached garage with upper-floor apartment.

Statement of Cultural Heritage ValueDesign and Physical Value

The subject properties at 63-65 Huntley Street hold significant design/physical value as a fine, representative pair of semi-detached, Victorian-era, Italianate-influenced, Bay and Gable style homes. The high degree of integrity shared by the pair is demonstrated by the many original details present along the principal (front) elevation. These details include: dichromatic masonry with a yellow-brick base layer accented with decorative red-brick courses and arches around doorways, window openings, roofline, and corner quoining, original wooden doorways/doors and window openings, and wooden soffit and fascia supported by wooden brackets and a common, centre gable with intricate bargeboard detailing.

Historical and Associative Value

The subject property at 63 Huntley Street holds significant historical/associative value as the home of local builder and architect Arkless Harris Rundle (1847-1909) who built this and several other properties within the Upper Jarvis neighbourhood. Rundle built and occupied the property between its construction in 1877 until his departure in 1884-1885. During this time, Arkless and his brother Charles bought up and developed several nearby lots, including a row of three contiguous homes at 7-11 Selby Street. Eventually, after having profited from the development the Upper Jarvis neighbourhood which he called home, A.H. Rundle commissioned a new, much

grander home for he and his family at 15 Selby Street - the A.H. Rundle House (1888) by notable Toronto architect E.J. Lennox a testament to the enterprising Rundle brothers' success.

Contextual Value

The subject properties at 63-65 Huntley Street hold significant contextual value as they define, maintain, and support the character of the surrounding streetscape and are physically, functionally, visually, and historically linked to the development of the Upper Jarvis neighbourhood. The high degree of architectural integrity and materiality of the semi-detached home, connects the property contextually to its neighbours along Huntley Street, with its intricate masonry façade, delicate brickwork, and wooden bargeboard detailing forming a physical link to the nearby, contiguous row of Bay and Gable style homes at 47-59 Huntley Street which were all built in the same period.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties at 63-65 Huntley Street as a fine example of Toronto's late nineteenth-century, Italianate-influenced, Bay and Gable typology include:

- The symmetrical primary façade (front elevation) with its twin entryways, opposing pair of first-storey bay windows, and central gable
- The dichromatic masonry façade with a yellow-brick base layer accented with decorative red-brick courses and arches around doorways, window openings, roofline, and corner quoining
- The original wooden doorways/doors and window openings, and wooden soffit and fascia supported by wooden brackets and a common, centre gable with intricate bargeboard detailing

Historical and Associative Value

- Historical connection to original architect and owner A.H. Rundle (1847-1909) who along with his brother Charles bought and developed several nearby plots in the area including 7-11 Selby Street
- A.H Rundle occupied 63 Huntley Street between 1876-1877 and 1884-1886 before moving into two successive new homes designed by E.J. Lennox at 9 Selby Street then 15 Selby Street (1888)

Contextual Value

Attributes that contribute to the contextual value of the properties at 63-65 Huntley Street as defining, supporting, and maintaining the historic character of the area:

- The high degree of architectural integrity and materiality of the semi-detached home, connects the property contextually to its neighbours along Huntley Street

- The intricate masonry façade, delicate brickwork, and wooden bargeboard detailing forming a physical link to the nearby, contiguous row of Bay and Gable style homes at 47-59 Huntley Street which were all built in the same period

Note: The detached garage addition to the property at 65 Huntley Street known municipally as 1B Selby Street is not considered a heritage attribute.

1A SELBY STREET (ENTRANCE ADDRESS AT 65 HUNTLEY STREET)

Reasons for Designation

The property at 1A Selby Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical and contextual values.

Description

Built overtop what was once a one-storey, light industrial structure attached to the rear of the main house, the 1926-built, Arts and Crafts style apartment conversion and addition is primarily confined to the second storey, albeit with a reconfigured side entrance which helps transition the addition to the original structure along the Selby Street elevation. The 1926-era, second-storey (and side entrance) portion of the apartment addition features stucco cladding with Tudor Revival half-timbering. The largely wooden, double side entrance is protected with a small portico roof with exposed rafter tails, which features two symmetrical pairs of wooden, intricately-composed, bracket-ended supports which frame each of the two identical doorways (one into 1A Selby Street, the other into the rear of 65 Huntley Street). Between these side doors stands an original, fixed, multi-light window pane.

Statement of Cultural Heritage Value

Design and Physical Value

The 1926-built, rear, two-storey apartment addition at the back of 65 Huntley Street holds design/physical value as a rare, unique example (within the area) of an Arts and Crafts-influenced piece of domestic architecture within what is predominantly a late nineteenth-century neighbourhood. Prominent design features include: the second floor apartment addition with stucco and Tudor Revival half-timbering and the ground-floor double side entrance with portico roof (supported by wooden brackets) with exposed rafter tails and a large, original, fixed-pane, multi-light window between the entryways. The ground floor is largely comprised of the original rear wing of the main house, and features many of the same masonry details: yellow-brick and corner quoining.

Contextual Value

An early twentieth-century addition to Upper Jarvis neighbourhood, 1A Selby is representative of the second major phase of development in the area, part of the same period of intensification which includes the 1910-built, three-storey apartment addition to the rear of 47 Huntley Street (2 Linden Street) and the construction of the adjacent, 1919-built, three-storey apartment next

door at 8A Linden Street. The rear addition at 1A Selby also holds significant contextual value for its physical and functional connection to its surroundings - namely to 65 Huntley Street to which it is attached. Converted from a former malting house into an apartment, 1A Selby Street is indicative of a neighbourhood in transition.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 1A Selby Street as a fine example of an Arts and Crafts-influenced rear apartment addition include:

- The scale and massing of the second-floor apartment addition/expansion which was created sympathetically atop the former light industrial rear addition to the home
- The high degree of integrity present among the property's extant original materials and architectural details - brick masonry with corner quoining detail (ground floor), stucco and half-timbering (second floor), and Arts and Crafts-influenced double side entrance with multi-light window and intricate portico roof with exposed rafter tails and wooden support brackets

Contextual Value

Attributes that contribute to the contextual value of the property at 1A Selby Street as defining, supporting, and maintaining the historic character of the area:

- The apartment conversion/expansion to the rear of 65 Huntley Street is contextually linked to the second major phase of intensification within the Upper Jarvis neighbourhood as evidenced by the 1910 apartment addition (2 Linden Street) at 47 Huntley Street and the adjacent 1919-built apartment block at 8A Linden Street

**SCHEDULE B
LEGAL DESCRIPTION**

PIN 21107-0069 (LT)

PART OF LOT 17, REGISTERED PLAN 132A, AS IN CA791757 EXCEPT THE EASEMENT THEREIN

City of Toronto and Province of Ontario

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

PIN 21107-0068 (LT)

PART OF LOT 17, REGISTERED PLAN 132A, AS IN CA651692 EXCEPT THE EASEMENT THEREIN

City of Toronto and Province of Ontario

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