



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

John D. Elvidge
City Clerk

Tel: 416-394-8101
Fax: 416-392-2980
Email: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

RECEIVED
2023/06/13
(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
74 and 76 HENRY STREET**

NOTICE OF PASSING OF DESIGNATION BY-LAW 434-2023

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 434-2023 on May 10, 11 and 12, 2023, which designates the lands, buildings and structures known municipally as 74 and 76 Henry 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 did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

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 June 13, 2023, which is July 13, 2023.

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.

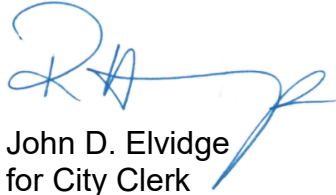
Getting Additional Information:

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:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.13>

Dated at the City of Toronto on June 13, 2023.



John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH2.13,
as adopted by City of Toronto Council on March 29, 30 and
31, 2023
City Council voted in favour of this by-law on May 12,
2023



CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

Digitally signed document
Use PDF reader to verify

2023-05-31

CITY OF TORONTO

BY-LAW 434-2023

To designate the property at 74 and 76 Henry 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 property at 74 and 76 Henry 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 74 and 76 Henry 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 property at 74 and 76 Henry 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 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 74 and 76 Henry 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 May 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

74 and 76 HENRY STREET

Reasons for Designation

The properties at 74-76 Henry 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 categories of design/physical and contextual value.

Description

Located on the west side of the street between Cecil and College streets, the properties at 74-76 Henry Street comprise a pair of semi-detached house form buildings that were first recorded in 1887 in the City Directory.

Statement of Cultural Heritage Value

The properties at 74-76 Henry Street have design value as a surviving example of a pair of late-19th century house form buildings on Henry Street, south of College Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing.

Contextually, the properties at 74-76 Henry Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood.

The semi-detached buildings at 74-76 Henry Street are historically, visually and physically linked to their setting in the block on the west side of Henry Street where they are part of a series of complementary late-19th century house form buildings.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 74-76 Henry Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the west side of Henry street, south of College Street

- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roof on the front portion of the buildings, with the ridgeline parallel to Henry Street
- The materials, with the red brick cladding and wood, brick and stone detailing (the masonry on 76 Henry has been painted)
- The rough-faced cut-stone bases on the street-facing elevations
- The principal (east) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes and eave brackets
 - A single gabled dormer with half timbering, a decorative spindlework frieze and brackets on the east roof slope fronting Henry Street
 - Flat-headed window openings, with stone sills, brick voussoirs, label mouldings, and band courses, and leaded glass transoms
 - Front entrances with wood frames and transoms (the transom of 74 Henry Street is leaded glass)
 - The north and south side elevations, which are viewed from Henry Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the properties at 74-76 Henry Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the west side of Henry Street between Cecil and College streets
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

SCHEDULE B
LEGAL DESCRIPTION

PIN 21208-0075 (LT)
LOT 8, REGISTERED PLAN 552 CITY EAST
PIN 21208-0074 (LT)
LOT 7, REGISTERED PLAN 552 CITY EAST
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)