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City Clerk's Office

John D. Elvidge
City Clerk

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RECEIVED

2023/01/12

(YYYY/MM/DD)

Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER O.18 AND
505 BALLIOL STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW 72-2023

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

Take notice that the Council of the City of Toronto has passed By-law 72-2023 to designate 505 Balliol Street (Don Valley West, Ward 15) as being of cultural heritage value or interest.

Dated at Toronto on January 12 , 2023.

John D. Elvidge
City Clerk

Authority: MM36.26, by Councillor Josh Matlow,
seconded by Councillor Kristyn Wong-Tam, as adopted by
City of Toronto Council on January 31 and February 1,
2018

City Council voted in favour of this by-law on
December 15, 2022

Written approval of this by-law was given by Mayoral
Decision 10-2022 dated December 15, 2022

CITY OF TORONTO

BY-LAW 72-2023

To designate the property at 505 Balliol 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 505 Balliol 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 505 Balliol 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 and such objection was referred to the Conservation Review Board (now called the Ontario Land Tribunal) for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and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 505 Balliol 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 505 Balliol 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 December 15, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

Reasons for Designation

The property at 505 Balliol 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 all three categories of design, associative and contextual value.

Description

Located on the south side of the street between Mount Pleasant Road and Bayview Avenue in the Davisville neighbourhood, the property at 505 Balliol Street contains the Page House and Grocery Store, a one-and-a-half storey, gable-roofed structure completed by 1889 and adapted to function as a neighbourhood store from 1924-1951. The property at 505 Balliol Street was identified as having potential heritage value in the "Midtown in Focus: Cultural Heritage Resource Assessment (2017)."

Statement of Cultural Heritage Value

The Page House and Grocery Store has design value as a representative example of the classic 19th century Ontario house which comprised a one-and-a-half storey gable-roofed building with a dormer gable and entrance centred on the principle elevation. It is also valued for the adaptation of the house to include a local neighbourhood grocery store at ground floor which is indicated by the later addition of the two large bay windows on the principal elevation.

As one of the earliest and rare surviving 1880s houses on Balliol Street, the Page House and Grocery Store has historical value for its association with the Page family who occupied the house for over 75 years. It is valued for its association with the Davis family, the historic evolution of the Davisville neighbourhood and the late 19th century subdivision which included the creation of Balliol and Merton streets. It is also valued as it represents a pattern of urban living which evolved in the late 19th century and continued beyond the mid-20th century that relied on the small neighbourhood grocery store on a residential side street, accessible by foot, a common type across the City of Toronto, now increasingly rare.

Contextually the property at 505 Balliol Street supports the remaining historic character of Balliol Street as it developed as a residential street in the late 19th century. In its scale, form and details, the building maintains the link with the original 19th century character of the first houses on the street, the majority of which have been demolished and replaced. In its transformation as a local convenience store, serving the adjacent community connected by the streets perpendicular to Balliol, Forsyth Road, Forman Avenue, Martin Road and Cleveland Street, it is historically and functionally linked to the final development of the Davisville neighbourhood in the early 20th century. As a local community amenity, with its distinctive form and proximity to the street edge, the property is a local landmark.

Heritage Attributes

The heritage attributes of the building at 505 Balliol Street are:

- The setback, placement and orientation of the building on the south side of Balliol Street between Mount Pleasant Road and Bayview Avenue
- The scale, form and massing of the one-and-a-half storey house-form building with its gable roof and gable dormer – this includes the front gable-roofed volume of the house
- The principal (north) elevation with its central door flanked by two symmetrical windows with a central gable dormer above
- The windows on the principal (north) elevation including the two bay windows and their upper lights and the round-headed dormer window with its one-over-one double-hung sash
- The projecting hipped roof which links the two bay windows together
- The two-over-two double-hung sash window on the second floor of the side (west) elevation
- The two-over-two double-hung sash window on the second floor of the side (east) elevation
- Original exterior building cladding
- The brick chimney on the east elevation

Note: The rear south elevation and the rear wing, all porches and decks are not included in the attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21125-0130 (LT)
PART OF LOT 75 S/S BALLIOL ST
REGISTERED PLAN M5 (TORONTO) THE WEST HALF
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)