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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
76 WYCHWOOD AVENUE (Wychwood Car Barns)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

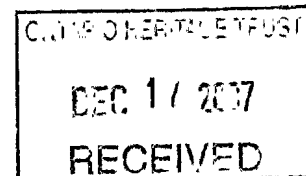
Randy Rason
Director of Design Construction and
Asset Preservation
Facilities and Teal Estate
City of Toronto
Metro Hall, 2nd Floor
Toronto, ON M5V 3C6

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

Take notice that the Council of the City of Toronto has passed By-law No. 1237-2007 to designate 76 Wychwood Avenue (Wychwood Car Barns) (St. Paul's Ward 21) as being of cultural heritage value or interest.

Dated at Toronto this 17th day of December, 2007.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1237-2007

To designate the property at 76 Wychwood Avenue (Wychwood Car Barns) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 76 Wychwood Avenue (Wychwood Car Barns) 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 has caused to be served upon the owners of the land and premises known as 76 Wychwood Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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*; and

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

WHEREAS no notice of objection was served upon the Clerk of the municipality;

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

1. The property at 76 Wychwood Avenue, 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 76 Wychwood Avenue 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 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 76 Wychwood Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the southwest corner of Wychwood Avenue and Benson Avenue, the complex of four car barns identified in the Reasons for Designation were constructed between 1913 and 1921 for the Toronto Civic Railways and its successor the Toronto Transportation Commission (the forerunner to today's Toronto Transit Commission or TTC). The property was listed on the City of Toronto Inventory of Heritage Properties in 1998, and authority has been granted for a Heritage Easement Agreement.

Statement of Cultural Heritage Value

The Wychwood Car Barns have design value as rare surviving examples of buildings associated with the origins of vehicular public transportation in the City of Toronto. Historically, the site contains what is purportedly the oldest surviving car barn (1913) built for the Toronto Civic Railway. The two earliest barns, dating to 1913 and 1916, are now located in the centre of the group where they are set back from Wychwood Avenue in relation to the adjoining structures that conceal their side walls (north and south). The 1921 car barns complement the earlier structures in their height and the use of parapets on the narrow end walls, and the northernmost barn extends closer to Wychwood Avenue. On the 1921 car barn that is located directly south of the 1916 car barn, the east facade is flush with those of the earlier structures, while the building extends further west.

Historically, the complex is associated with the expansion of transportation services in Toronto and innovations in transit equipment. The development of the site dates to 1911 when the City of Toronto formed the Toronto Civic Railways (TCR) to build and operate streetcar lines in annexed areas beyond the city core. The TCR's St. Clair line opened in August 1913, extending from Yonge Street to Station Street (now Caledonia Road). In 1921, the newly formed Toronto Transportation Commission absorbed the TCR along with all existing street railway systems.

In 1913, the City's Works Department began constructing a complex for the storage and repair of TCR streetcars on Wychwood Avenue, south of St. Clair Avenue West. Two car barns (also known as 'car houses') were constructed in 1913 and 1916. In 1921, two additional car barns were completed south of the 1916 section, while a fifth car barn was attached to the north side of the 1913 building (the southernmost barn, dating to 1921, is not included in the Reasons for Designation). The expanded facility housed 50 cars inside and another 110 outside, with nine tracks providing access through the yard.

The Wychwood Car Barns functioned as an operating division of the TTC until 1978. Obsolete PCC (Presidents' Conference Committee) cars, first introduced on the St. Clair line in 1938, were stored in the car barns, along with the only Prototype Articulated Light Rail Vehicle (ALRV) ordered by the TTC. The remainder of the property was leased to the Ontario (later Urban) Transportation Development Corporation for the testing and retrofitting of Canadian Light Rail Vehicles (CLRVs). Prior to the closure of the site in 1985, the linear induction-powered Intermediate Capacity Transit System cars for the Scarborough Rapid Transit Line were retrofitted here.

As a complex of buildings in a park-like setting, the Wychwood Car Barns are important neighbourhood landmarks. The site is located directly north of Wychwood Park, the residential neighbourhood that was the first Heritage Conservation District in the City of Toronto.

Heritage Attributes

The heritage attributes of the Wychwood Car Barns related to their design value as rare examples of buildings associated with the transportation history of the City are found on the exterior walls and roofs of the four northernmost car barns dating to 1913 (north centre), 1916 (south centre), and 1921 (north and south), consisting of:

- Rising the equivalent of two stories, the post and beam structures that are built of steel and concrete and clad with red brick.
- Above metal cornices, the roofs (some with metal trusses) that incorporate skylights extending the length of the buildings.
- The 1913 and 1916 barns, where the exposed east and west elevations have parapets surmounted by pediments containing datestones (marked "1913" and "1916", respectively) on the east and blank roundels on the west.
- Attached to the north side of the 1913 structure, the northernmost car barn (1921) with the trio of round-arched openings on the east façade, the organization of the west wall into two bays and, along the north elevation facing Benson Avenue, the flat-headed window openings separated by concrete piers with brick corbels.
- On the 1921 car barn that is located directly south of the 1916 car barn, the parapet end walls featuring pediments with a date stone (marked "1921") on the east and a blank roundel on the west, and the door openings with bifolding hinged wood doors on the east and west walls.

The fifth car barn (1921) at the south end of the group, the small single-storey addition at the southeast end of the northernmost car barn (1921), and the interiors apart from the skylights and roof trusses, are excluded from the heritage easement agreement and are not included in the Reasons for Designation.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66), being composed of:

FIRSTLY:

PART OF PIN 21261-0629 (LT)
FREEHOLD: PART OF LOTS 21, 22, 23, 24, 32, 33, 34 ON PLAN 119, ALL OF LOTS 31, 32, 33, 34, 35, 36, 37 AND 38, PARTS OF LOTS 1, 2, 3, 4, 5, 30 AND 39, PART OF MCKINLAY AVENUE CLOSED BY BY-LAW 8910 (CA570081) ON PLAN 945 AND PART OF MCKINLAY AVENUE CLOSED BY BY-LAW 8910 (CA570081) ON PLAN 638 DESIGNATED AS PARTS 1 TO 23, INCLUSIVE, 26 AND 27 ON PLAN 66R-22778.

SECONDLY:

PART OF PIN 21261-0008 (LT)
PARTS OF LOTS 1, 2, 3, 4, 5, AND 6 ON PLAN M144 DESIGNATED AS PART 25 ON PLAN 66R-22778

THIRDLY:

PIN 21261-0009 (LT)
PCL 1-2 SEC M144; PT LANE AS SHOWN ON PL M144 TORONTO LYING IN THE REAR OF LOTS 1, 2, 3, 4, 5 AND 6 AS CLOSED BY CITY OF TORONTO BY-LAW NO 8910

FOURTHLY:

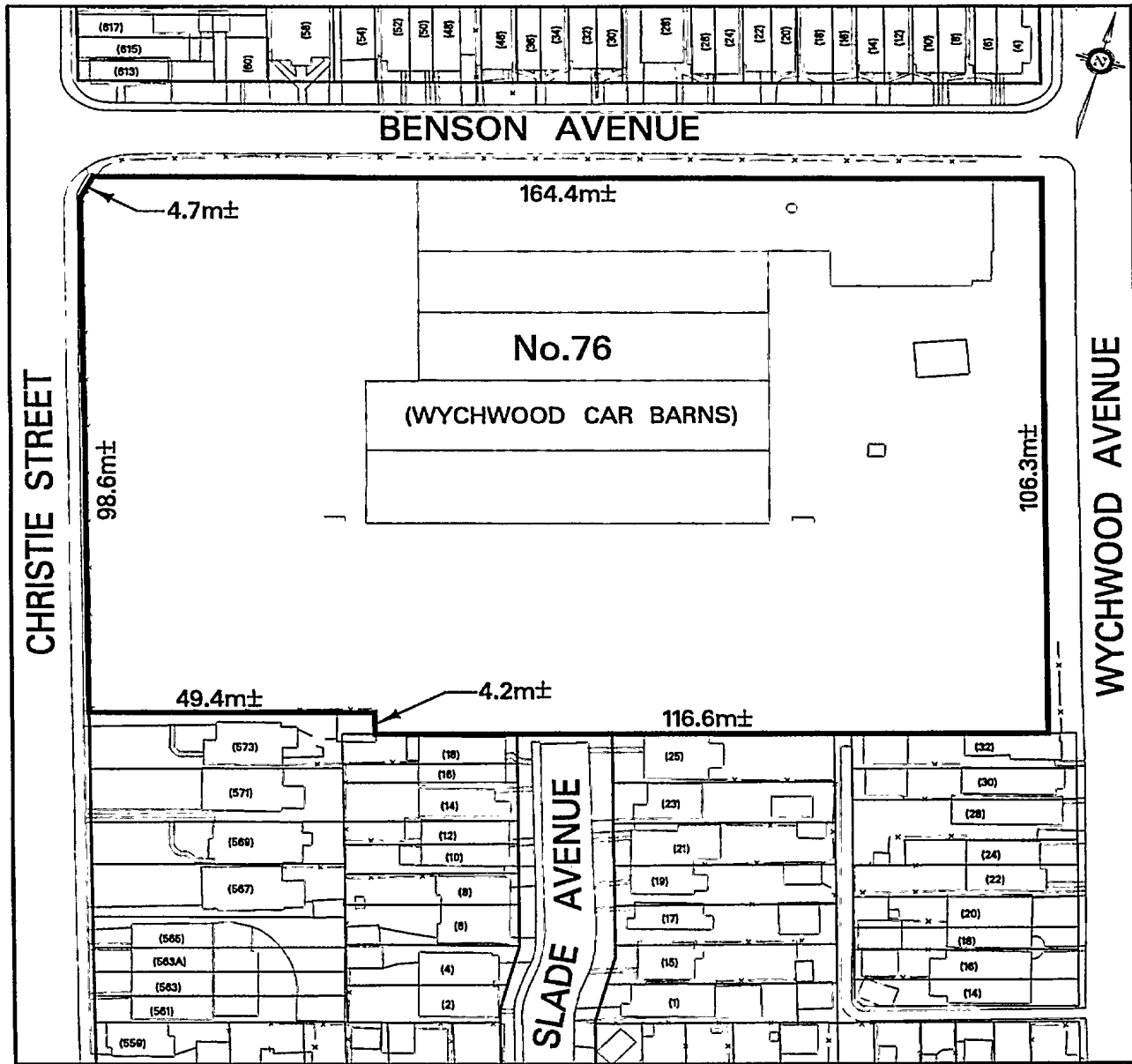
PIN 21261-0628 (LT)
LEASEHOLD: PART OF LOTS 21 & 34, PLAN 119; PART OF MCKINLAY AVE., PLAN 638 WYCHWOOD BRACONDALE DOVERCOURT CLOSED BY CA570081, DESIGNATED AS PARTS 1 & 2 ON PLAN 66R22778

FIFTHLY:

PIN 21261-0627 (LT)
LEASEHOLD: PART OF LOTS 21, 22, 23, 32, 33 & 34, PLAN 119; PART OF MCKINLAY AVE., PLAN 638 WYCHWOOD BRACONDALE DOVERCOURT CLOSED BY CA570081, DESIGNATED AS PARTS 3, 4, 5, 6, 7, 8 & 9 ON PLAN 66R22778

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-260 dated October 25, 2007, as set out in Schedule "C".

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

PROPERTY INFORMATION SHEET

No. 76 WYCHWOOD AVENUE
(WYCHWOOD CAR BARNs)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 21 - ST. PAUL'S
DATE: OCT. 25, 2007

SKETCH No. PS-2007-260