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City Clerk's Office

ONTARIO HERITAGE TRUST

FEB 27 2008

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
1617 DUNDAS STREET WEST (BROCKTON TOWN HALL)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

[REDACTED]
[REDACTED]
1617 Dundas Street West
Toronto, ON M6K 1V2

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

Take notice that the Council of the City of Toronto has passed By-law No. 78-2008 to designate 1617 Dundas Street West (Brockton Town Hall) (Davenport Ward 18) as being of cultural heritage value or interest.

Dated at Toronto this 29th day of February, 2008.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Clause 12, Report 1,
as adopted by City of Toronto Council on February 1, 2 and 3, 2005
Enacted by Council: January 30, 2008

CITY OF TORONTO
BY-LAW No. 78-2008

To designate the property at 1617 Dundas Street West (Brockton Town Hall) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 1617 Dundas Street West (Brockton Town Hall) 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 caused to be served upon the owners of the land and premises known as 1617 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS a notice of objection was served upon the Clerk of the municipality; and

WHEREAS the objection has now been withdrawn;

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

1. The property at 1617 Dundas Street West, 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 1617 Dundas Street West 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 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**

The property at 1617 Dundas Street West is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Brockton Town Hall (1884) was designed as the municipal offices for the Village of Brockton, which was incorporated in 1880 and encompassed the area southwest of Bloor Street West and Dufferin Street. Following the annexation of Brockton by the City of Toronto in 1884, the building was completed according to the plans of Toronto architect J. Ades Fowler. With its characteristic late 19th century architectural features and its prominent position on the southwest corner of Dundas Street West and Brock Avenue, Brocktown Town Hall is an important historical reminder of the Brockton community.

The heritage attributes of the property are found on the exterior walls and roof. Featuring a long rectangular plan, Brockton Town Hall is clad with brick (currently painted) with brick detailing. The building rises two extended stories as it slopes to follow the grade southward along Brock Avenue. The flat roof is delineated by a moulded cornice with paired brackets and, on the east face, a segmental-arched pediment with chimneys (the pediment has been removed from the north side). On Dundas Street West, brick piers mark the corners of the north façade. The first floor displays recessed entrances and commercial windows with cornices that extend around the corner of Brock Avenue. The remaining fenestration consists of round-arched window openings with voussoirs, keystones and corbelled sills. On the east wall, brick piers with corbelled detailing organize the openings, while brick band courses extend across the first and second floors to add a horizontal influence. The rear (south) wall has segmental-arched openings, while the west elevation abuts the adjoining buildings along Dundas Street to the west.

SCHEDULE "B"

PIN 21307-0280 (LT)

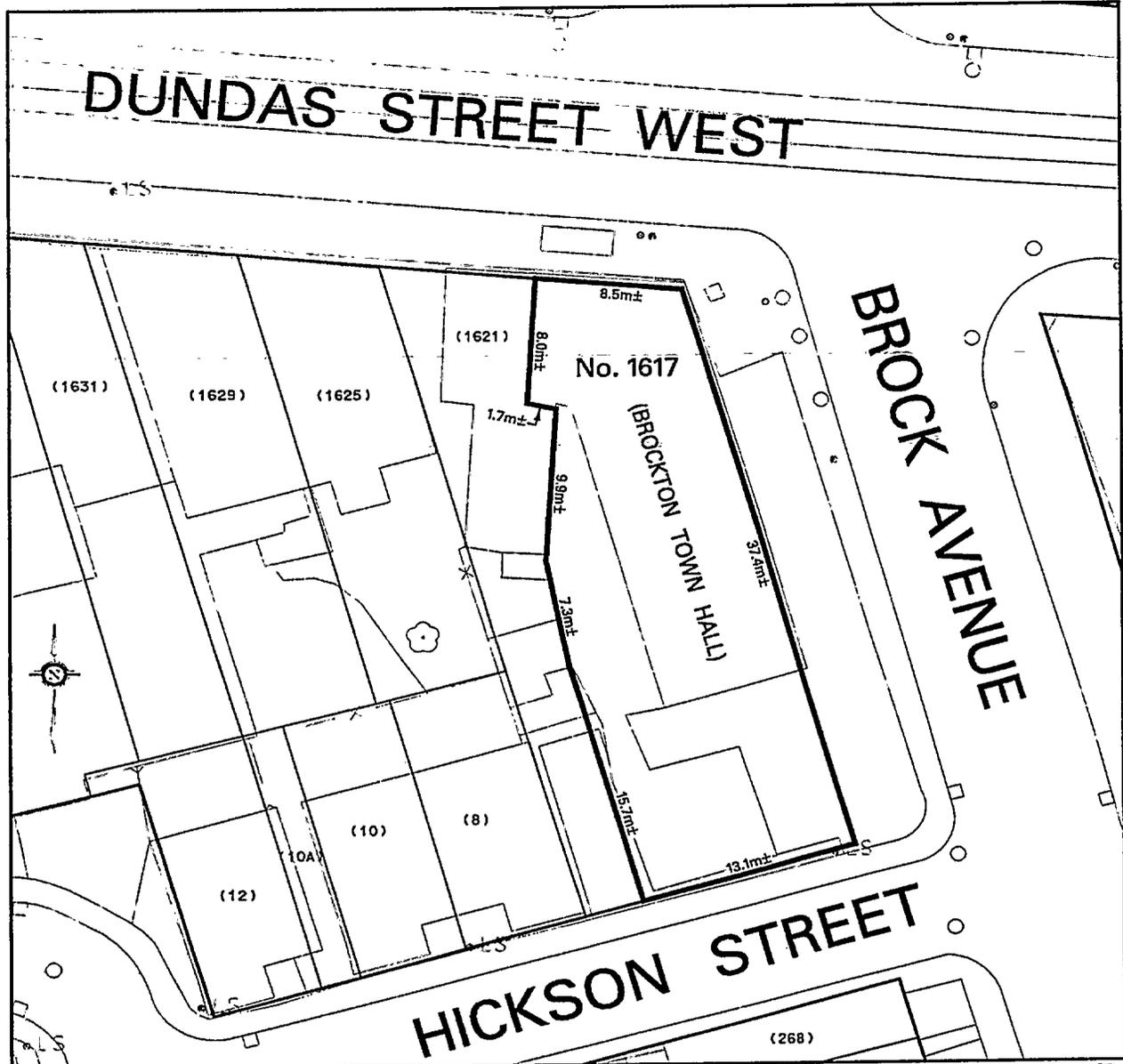
PT LT 3 PL 450 TORONTO AS IN CA381201

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-2007-316 dated December 19, 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. 1617 DUNDAS STREET WEST
(BROCKTON TOWN HALL)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 18 - DAVENPORT
DATE: DEC. 19, 2007

SKETCH No. PS-2007-316