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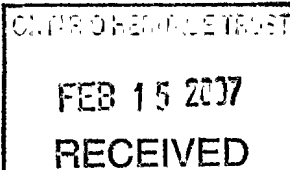
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City Clerk's Office



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
322 DUNDAS STREET WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

1571393 Ontario Inc.
2900 Warden Avenue
Toronto, Ontario
M1W 2S0

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. 97-2007 to designate 322 Dundas Street West (Inglis Lough House) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 12th day of February, 2007.

Ulli S. Watkiss
City Clerk

✓ RC

Authority: Toronto and East York Community Council Report 7, Clause 29,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: February 6, 2007

CITY OF TORONTO

Bill No. 88

BY-LAW No. 97-2007

To designate the property at 322 Dundas Street West (Inglis Lough House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 322 Dundas Street West (Inglis Lough House) 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 322 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a 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 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 322 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 322 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

Mayor

City Clerk

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

The property at 322 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, west of McCaul Street, the 2½-storey detached house form building was first recorded on the tax assessment rolls in September 1879 when it was shown as a vacant house owned by John MacMahan. The house was occupied by September 1881, with Dr. Inglis Lough as the tenant of the MacMahan Estate. The design of the house is virtually identical to its neighbours to the east at #318 Dundas (Joseph Adams House) and the west at #324 (James Goulding House). All three properties were listed on the City of Toronto Inventory of Heritage Properties in 1973, and the property at #318 Dundas was designated under Part IV of the *Ontario Heritage Act* in 1986 by By-law No. 36-86.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 322 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Second Empire style that displays a high degree of craftsmanship. Popular for residential housing in the late 1800s, the style is identified by the distinctive mansard (or double-sloped) roof with elaborate decorative detailing.

The cultural heritage value of the Inglis Lough House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Inglis Lough House related to its cultural heritage value as a representative example of late 19th century residential housing in the Second Empire style displaying a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base with a window opening.
- The application of buff brick (now painted) with buff brick, stone and wood detailing.
- The mansard roof with decorative shingles, extended eaves with dentils, and gabled dormers with pediments and wood detailing above a projecting wood cornice with moulding, dentils and trios of brackets.

- The organization of the south façade into two bays with the main entrance elevated in the right (east) bay; the segmental-arched entrance with a hood mould, stone keystone and transom (the original door has been replaced and the open wood porch with Classical detailing is not original); above the entry, the single segmental-arched window opening and, in the left (west) bay, the two-storey three-sided bay window; and, the brick hood moulds, carved stone keystones and stone sills on the window openings.

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21208-0302 (LT)

PT BLK 5 PL D168 AKA PL D247 TORONTO DESIGNATED AS PART 1 PLAN 66R20660

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-2007-008 dated January 17, 2007, as set out in Schedule "C".

SCHEDULE "C"

PUBLIC LANE	
DUNDAS STREET WEST	
<p>Toronto</p> <p>TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p> <p>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</p>	<p style="text-align: center;">PROPERTY INFORMATION SHEET</p> <p style="text-align: center;">No. 322 DUNDAS STREET WEST (INGLIS LOUGH HOUSE)</p> <p style="text-align: center;">LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE)</p> <p>WARD 20 - TRINITY-SPADINA DATE: JAN. 17, 2007</p> <p style="text-align: right;">SKETCH No. PS-2007-008</p>