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City Clerk's Office

ONTARIO HERITAGE TRUST

APR 26 2012

RECEIVED

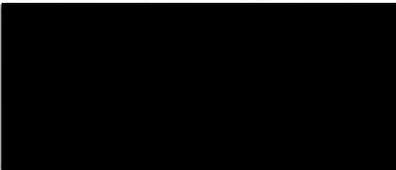
Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

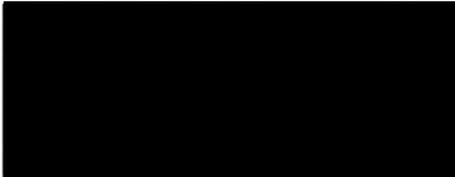
Tel: 416-392-7033
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Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
230 SHERBOURNE STREET (WILLIAM DINEEN HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

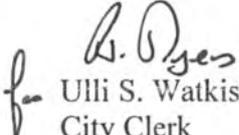


Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



Take notice that the Council of the City of Toronto has passed By-law No. 496-2012 to designate 230 Sherbourne Street (William Dineen House) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of April, 2012.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 10.10,
as adopted by City of Toronto Council on October 24 and 25, 2011
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 496-2012

To designate the property at 230 Sherbourne Street (William Dineen House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property municipally known as 230 Sherbourne Street (William Dineen 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 buildings and structures located 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 230 Sherbourne Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention 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 230 Sherbourne Street, 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 230 Sherbourne Street 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 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)**Description

The property at 230 Sherbourne Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria prescribed by the provincial government for municipal designation under the three categories of design, associative and contextual value. Located on the west side of Sherbourne Street, south of Dundas Street East, the William Dineen House (1872 and updated to 1895) is a 2½-storey detached house form building. The property was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The William Dineen House is a well-crafted example of a house form building that is typical of the style and type found in Toronto's upscale residential neighbourhoods in the late 19th century. The residence was updated with classical detailing as part of its conversion to a single detached residence.

The property at 230 Sherbourne Street is directly associated with William Dineen, co-founder of the W. and D. Dineen Company, furriers and clothiers. Dineen was a successful Toronto businessman and community leader who also served as a separate school board chairman and trustee and as the director of banks and insurance companies. He occupied the Sherbourne Street residence for nearly forty years.

Toronto architects Langley and Langley are associated with the William Dineen House, designing alterations to the original (1872) building in 1895. The father and son partnership was headed by Henry Langley, one of Toronto's most significant architects in the late 19th century. During a series of partnerships and in solo practice, Langley was renowned for his ecclesiastical designs, as well as residential projects in the city's upscale neighbourhoods. The commission for the William Dineen House was executed near the end of Langley's notable career.

The William Dineen House is historically linked to its surroundings in the Sherbourne Street neighbourhood where it stands as one of the few remaining 19th century buildings on the thoroughfare from the era when it was an exclusive residential enclave that housed the leaders of Toronto society.

Heritage Attributes

The heritage attributes of the property at 230 Sherbourne Street are:

- The scale, form and massing of the 2½-storey house form building
- The T-shaped plan where the main body of the house is extended to the west by a brick wing
- The materials, with brick cladding and brick, wood and terra cotta trim

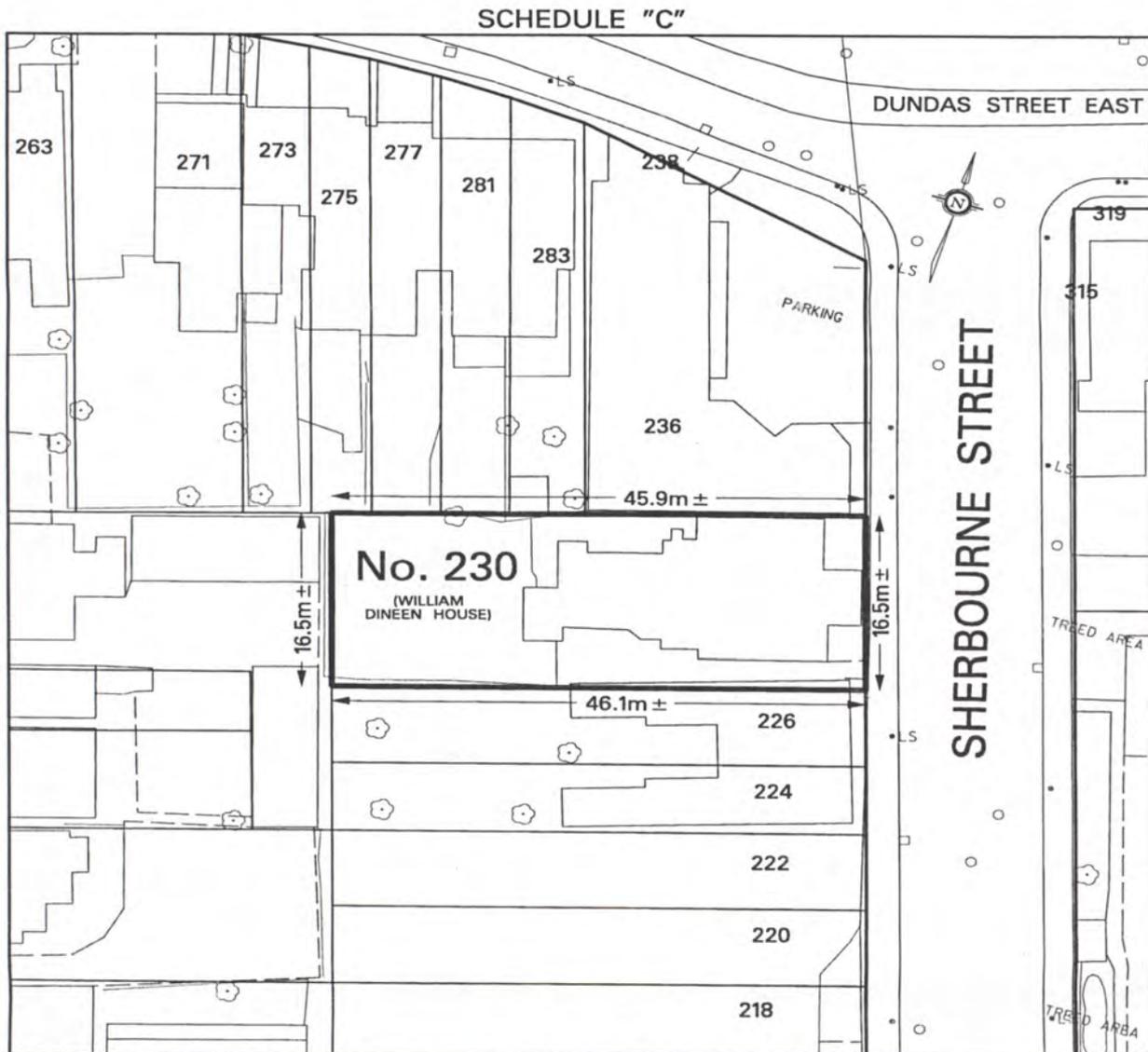
- The gable roof with extended and returned eaves, paired wood brackets, double brick chimneys at the four corners, and gabled dormers with wood detailing
- The principal (east) facade, which is symmetrically organized with a central frontispiece with classical detailing beneath a gabled roof with decorative wood trim
- The main (east) entrance, which is placed at the base of the frontispiece in an open and raised porch with terra cotta detailing
- The entry, which is inset in a round-arched surround with a fanlight and three-quarter-length side lights
- The fenestration on the east facade, with Tudor-arched openings with voussoirs and keystones, which are found in the single-storey bay windows and in pairs in the second storey
- On the north and south elevations, the segmental-arched and half-round window openings
- The 1½-storey brick-clad rear (west) wing with the mansard roof, tall brick chimneys, gabled dormers, and segmental-arched window openings

SCHEDULE "B"

PIN 21099-0098 (LT)
LT 17B PL D48 TORONTO; PT LT 18 PL D48 TORONTO
PT 3 TO 7 63R2265

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-2011-121 dated December 22, 2011, as set out in Schedule "C".



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

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.

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: DECEMBER 22, 2011

PROPERTY INFORMATION SHEET
NO. 230 SHERBOURNE STREET
(WILLIAM DINEEN HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

SKETCH No. PS-2011-121