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APR 26 2012

RECEIVED



City Clerk's Office

Ulli S. Watkiss
City Clerk

Secretariat
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Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

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

NOTICE OF PASSING OF BY-LAW

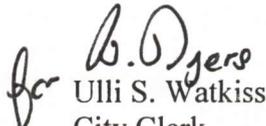
306 Sherbourne Inc.
c/o Don Lee
306 Sherbourne Street
Toronto, Ontario
M5A 2S1

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

Trend Custom Tailors
tailors@trendtailors.com

Take notice that the Council of the City of Toronto has passed By-law No. 497-2012 to designate 306 Sherbourne Street (Harriet Brown 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 10.4,
as adopted by City of Toronto Council on November 19 and 20, 2007
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 497-2012

To designate the property at 306 Sherbourne Street (Harriet Brown House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property municipally known as 306 Sherbourne Street (Harriet Brown 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 306 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 306 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 306 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 306 Sherbourne Street is worthy of designation under Part IV of Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southwest corner of Sherbourne Street and Gerrard Street East, the 2½-storey house form building was built in 1871 and altered to its present appearance in 1890. The property was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The Harriett Brown House has design value as an excellent example of a house form building updated in the Queen Anne Revival style. As one of the popular architectural styles introduced at the close of the 19th century, the Queen Anne Revival took medieval and classical motifs from 16th and 17th century British architecture and reinterpreted them in response to local materials and needs. The highly elaborate style is recognized by its picturesque compositions, mixture of materials, and variety of design elements that often featured a distinctive corner tower.

The property is associated with the historical development of the neighbourhood around Allan Gardens. In 1819, William Allan (1770-1853), a prominent politician and the first postmaster of the Town of York, acquired one of the 100-acre park lots north of the community as the location of his country estate named "Moss Park." In the mid 19th century, Allan engaged the noted Toronto architect John Howard to lay out a residential subdivision on part of his lands with access along "Allan's Lane", later renamed Sherbourne Street. Allan reserved the area near the northeast corner of Sherbourne Street and Gerrard Street East for a horticultural garden. After Allan donated this site to the Toronto Horticultural Society in 1858, the City acquired and expanded the property as a municipal park that was officially named Allan Gardens in 1901. A landmark in Toronto, Allan Gardens is designated under Part IV of the *Ontario Heritage Act*.

Following Allan's death, his son and heir slowly divested the remainder of the Moss Park estate, beginning with the section between present-day Dundas and Gerrard Streets. John Brown, a stationer, purchased the vacant lot on the southwest corner of the latter intersection. The tax assessment rolls dated April 1871 indicate that a detached house was under construction on the site. Following Brown's death, his widow retained the property. Extensive alterations were underway in September 1890 that resulted in the division of the existing structure into a pair of semi-detached houses with separate entrances on Sherbourne Street and Gerrard Street East. Harriett Brown occupied the section facing Sherbourne Street and rented the half known as 193 Gerrard Street East to a series of tenants.

Contextually, the Harriett Brown House anchors the southwest corner of Sherbourne Street and Gerrard Street East, across from Allan Gardens. The adjoining properties at 189 and 191 Gerrard

Street East are also recognized on the City's heritage inventory, as well as those at 205 and 207 Gerrard, east of Sherbourne. The Harriett Brown House is an important surviving reminder of the grandeur of the residential buildings that characterized the neighbourhood as it developed in the late 19th century.

Heritage Attributes

The heritage attributes of the Harriett Brown House related to its design value as an excellent example of the Queen Anne Revival style are:

- The scale, form and massing of the 2½-storey irregularly-shaped plan
- The buff brick cladding, with brick, stone, wood and terra cotta trim
- The cross-gable roof with tall brick chimneys, gabled dormers, and cross-gables with extended eaves, bargeboard and paired brackets
- On the north and east facades, the wood cornices with brackets that divide the first and second stories
- At the northeast corner, the two-storey tower with flat-headed window openings under a polygonal roof
- The north façade on Gerrard Street East, where the central entrance is placed inside a brick arch and features a flat-headed door opening with a transom and sidelights
- On the north façade, at the west end, the two-storey bay window with the segmental-arched window openings, voussoirs, vermiculated keystones, stone sills and decorative ironwork
- The east elevation on Sherbourne Street, where a section of the wall is angled for the placement of a round-arched door opening
- The fenestration on the east elevation facing Sherbourne Street, with the combination of oval, round-arched, flat-headed and segmental-arched openings featuring brick voussoirs and corbelled sills or stone labels and sills
- On the east wall, the treatment of the flat-headed window openings at the south end of the second storey with stone hoods, brick piers with terra cotta capitals, and ogee brackets
- The west elevation with no openings that faces the neighbouring property at #191 Sherbourne
- The rear (south) wall, which is visible from Sherbourne Street, with the flat-headed openings with brick and stone trim

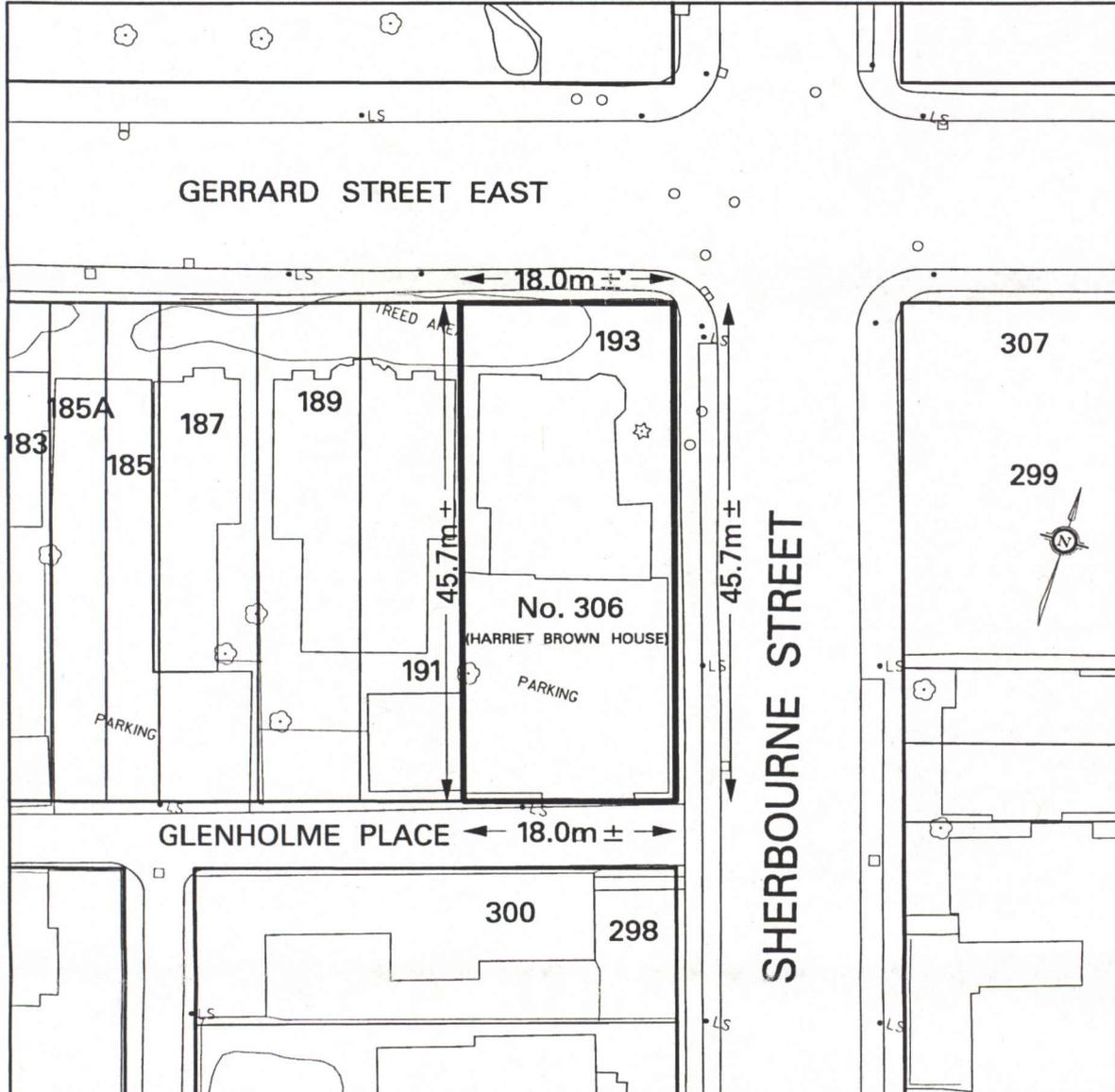
SCHEDULE "B"

PIN 21100-0145 (LT)
LT 51 PL 150 TORONTO

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-2011-2011 dated December 23, 2011, as set out in Schedule "C".

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 23, 2011

PROPERTY INFORMATION SHEET

NO. 306 SHERBOURNE STREET
 (HARRIET BROWN HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2011-122