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City Clerk's Office

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Toronto and East York Community Council
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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
1 GLEN ROAD (ROSLYN APARTMENTS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

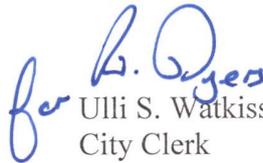
NOTICE OF PASSING OF BY-LAW

Howard Investments Phase III
400 Esna Park Drive, Unit 6
Markham, Ontario
L3R 3K2

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. 1110-2013 to designate the property at 1 Glen Road (Roslyn Apartments) (Ward 28, Toronto Centre-Rosedale) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of August, 2013.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 36.31,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010

CITY OF TORONTO

BY-LAW No. 1110-2013

To designate the property at 1 Glen Road (Roslyn Apartments) as being of cultural heritage value or interest.

Whereas authority was granted by Council to designate the property at 1 Glen Road (Roslyn Apartments) 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 1 Glen Road 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 1 Glen Road, 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 1 Glen Road 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Description

The property at 1 Glen Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Located on the northeast corner of Glen Road and Howard Street, the 3½ storey apartment building is known as the Roslyn Apartments (1912). The property was listed on the City of Toronto Inventory of Heritage Properties in 1991.

Statement of Cultural Heritage Value

Contextually, the apartment building dating to 1912 at 1 Glen Road is part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Anchoring the northeast corner of Glen Road and Howard Street, the Roslyn Apartments are visually and historically linked to the neighbourhood where, as the last of the surviving heritage buildings to be completed, they complement the adjoining low-rise housing stock. With the neighbouring Roslyn Apartments (1911) at 7 Glen Road, the buildings are the only remaining walk-up apartment houses in the Howard Street neighbourhood that date to the initial development of the area and stand as local landmarks.

The Roslyn Apartments comprise an early 20th century small-scaled apartment building that is distinguished by the exuberant Edwardian Classical styling that contributes to its architectural significance. The design of the Roslyn Apartments (1912) complements but is distinguished from the adjoining apartment house at #7 Glen, as the buildings share well-crafted classical detailing that is applied to different-shaped plans with distinctive fenestration. The Roslyn Apartments are rare surviving examples of their type in the Howard Street neighbourhood.

The Roslyn Apartments (1911), with the complementary apartment house at #7 Glen, reflects the practice of Toronto architect J. A. Harvey, who designed both buildings. While Harvey's practice included a range of commercial, institutional and residential projects, he is particularly associated with commissions for the first generation of low-rise apartment houses in the City, including the Roslyn Apartments at 1 Glen Road.

Heritage Attributes

The heritage attributes of the property at 1 Glen Road are:

- The apartment building at 1 Glen Road
- The scale, form and massing of the 3½ storey near-square plan, with a raised base with window openings
- The roof detailing with extended eaves and a parapet (the cornice has been removed)
- The red brick cladding, with brick, stone and wood trim

- On the principal (west) façade, the organization of the wall into three bays with a central entrance that is flanked by three-storey bay windows
- The classical detailing of the main entry, which is surmounted by a recessed balcony in the second storey
- The pairs of bay windows on the west façade that are connected by arches at the third-floor level, which distinguish the Roslyn Apartments at 1 Glen Road from the complementary building at 7 Glen Road
- The fenestration on the side elevations (north and south) that is visible from Glen Road and, in the case of the south wall, viewed from Howard Street
- The placement and setback of the building on the east side of Glen Road beside (south of) the Roslyn Apartments (1911) at 7 Glen Road

SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 21086-0119 (LT)

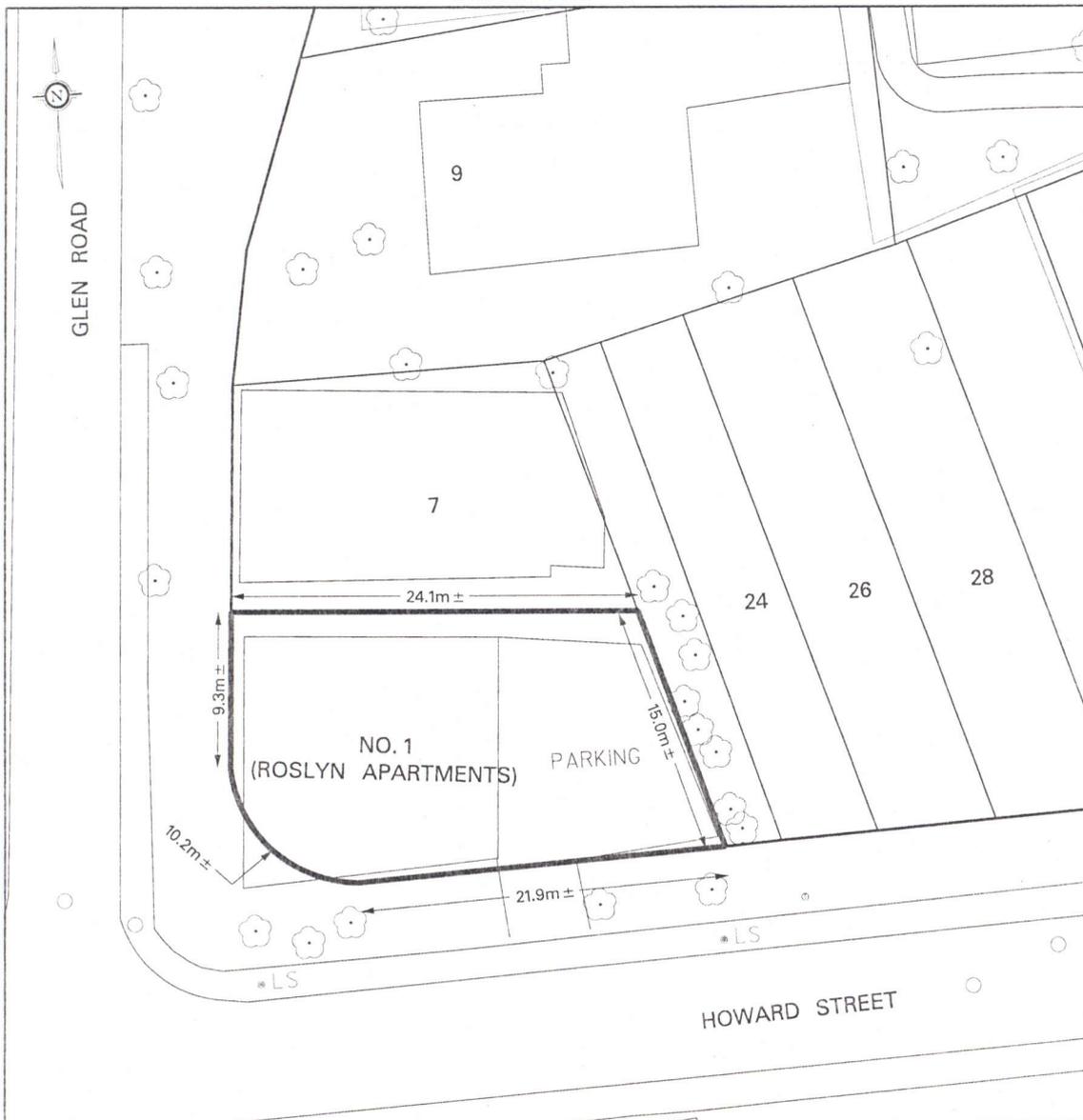
Parts of Lots 5 and 6 on Plan 360 designated as PART 2 on Plan 66R-26692

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-2013-067 dated July 15, 2013, as set out in Schedule "C".

SCHEDULE "C"



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

PROPERTY INFORMATION SHEET

NO. 1 GLEN ROAD (ROSLYN APARTMENTS)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: JULY 15, 2013

SKETCH No. PS-2013-067