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ONTARIO HERITAGE TRUST

JAN 12 2015

RECEIVED



City Clerk's Office

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
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

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

NOTICE OF PASSING OF BY-LAW

Bloor Parliament (Block A)
Investments Ltd.
2811 Dufferin Street
Toronto, Ontario
M6B 3R9

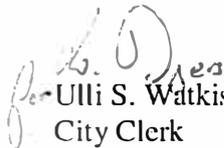
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Bloor Parliament (Block D) Investments Ltd.
2811 Dufferin Street
Toronto, Ontario
M6B 3R9

Lanterra Developments
2811 Dufferin Street
Toronto, Ontario
M6B 3R9
Attn.: Linda Warth

Take notice that the Council of the City of Toronto has passed By-law No. 96-2015 to designate 605 Sherbourne Street (Sherbourne Street Rowhouses) as being of cultural heritage value or interest.

Dated at Toronto this 12th day of January, 2015.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 28.8,
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 96-2015

To designate the property at 605 Sherbourne Street (Sherbourne Street Rowhouses) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 605 Sherbourne Street, (Sherbourne Street Rowhouses) as being 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 605 Sherbourne Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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 605 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 605 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION

Description

The property at 605 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 for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the east side of Sherbourne Street in the first block north of Howard Street, the 2½-storey building (1875) originated as a unit of a five-part row house. In 1895, the southernmost row house was replaced by the Anson Jones House, which is extant at 603 Sherbourne Street.

Statement of Cultural Heritage Value

Contextually, the row house at 605 Sherbourne contributes to 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. Visually and historically linked to the neighbourhood surroundings, the row house dates to the initial development of the area and, together with the other surviving row house at 607 Sherbourne and the adjoining heritage buildings at 601 and 603 Sherbourne Street, anchor the west entrance to Howard Street.

While the Sherbourne Street Row House is a representative example of residential housing, together with the other remaining row house at 607 Sherbourne Street, it is significant as the early surviving building in the Howard Street neighbourhood and reflects the initial development of the residential enclave in the 1870s. The house is distinguished from its neighbour at 607 Sherbourne by the different shape of the attic window. As one of the remaining components of a five-unit row house, the dwelling at 605 Sherbourne Street is an early illustration of the Toronto Bay-n-Gable style, with the characteristic bay window under a gabled roof.

Heritage Attributes

The heritage attributes of the property at 605 Sherbourne Street are:

- The row house
- The scale, form and massing of the 2½-storey rectangular plan
- The red brick cladding, with brick, stone and wood trim (the brickwork has been painted)
- The cross-gable roof with a brick chimney
- The principal (west) façade, which is divided into two bays with the main entrance in the left (north) bay, a single-storey bay window in the south bay, and segmental-arched window openings with hood moulds in both floors, and a round-arched window opening in the attic level
- The placement and setback of the row house on the east side of Sherbourne Street
- The south wall of 605 Sherbourne Street adjoins the detached house form building at 603 Sherbourne, and its north wall is attached to the other surviving row house at 607 Sherbourne

SCHEDULE "B"
LEGAL DESCRIPTION

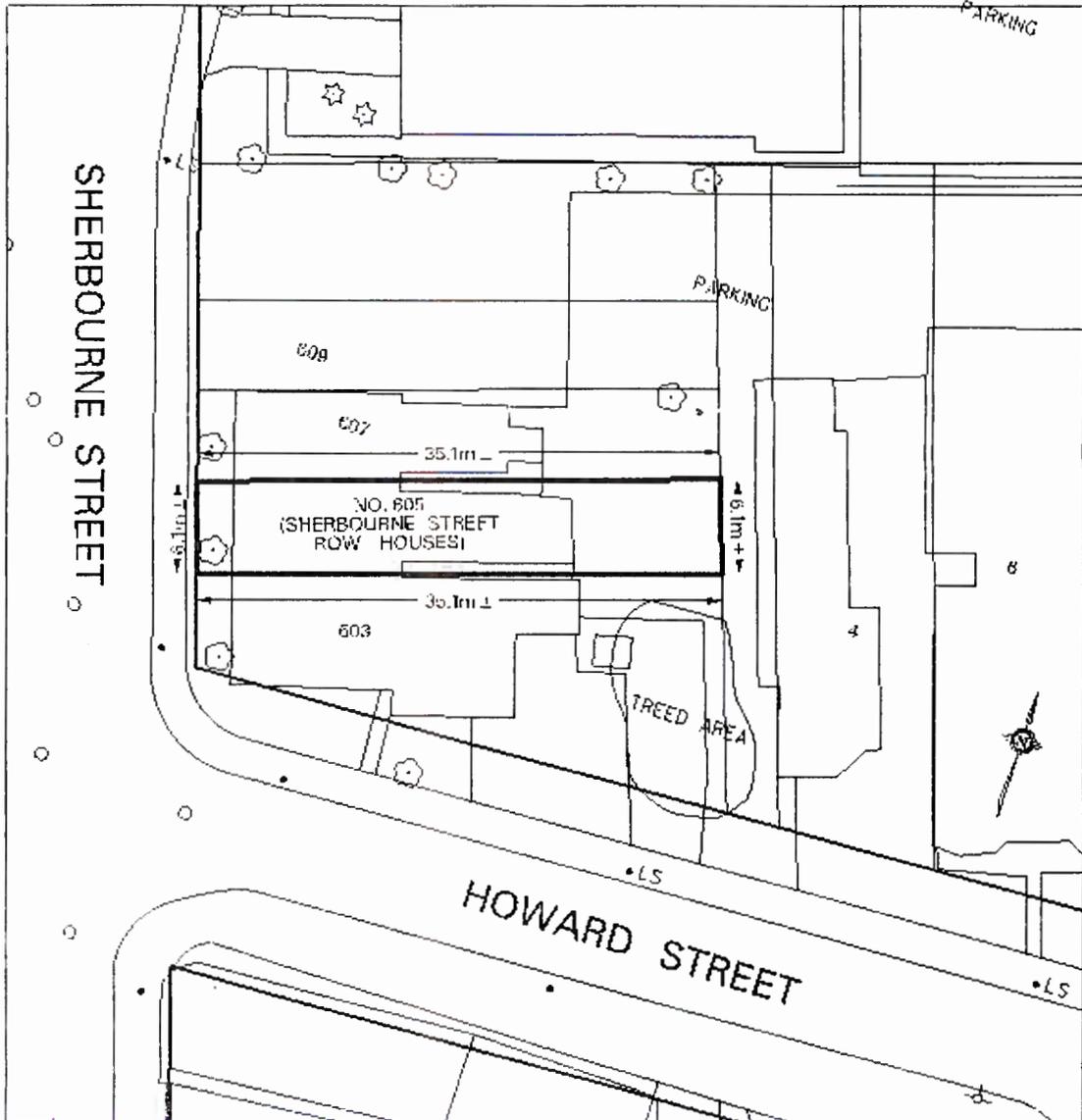
Part of PIN 21086-0055 (LT)

Parts of Lots 6 and 7 on Plan 44 as set out in
CT233097 (Schedule "M")

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-2014-132
dated November 19, 2014, as set out in Schedule "C".

SCHEDULE "C"



 <p>TORONTO TECHNICAL SERVICES DIVISION PLANNING AND DESIGN SERVICES</p>	<p>PROPERTY INFORMATION SHEET</p> <p>NO. 605 SHERBOURNE STREET (SHERBOURNE STREET ROW HOUSES) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST</p>	
	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS. MEASUREMENTS ARE APPROXIMATE.</p>	<p>WARD 28 TORONTO CENTRE-NORSEDALE DATE: NOVEMBER 18, 2014</p>
<p>CHECKED BY: JOHN GUSE PREPARED BY: DWAYNE PITT</p>		