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City Clerk's Office

ONTARIO HERITAGE TRUST

JAN 14 2015

RECEIVED

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
15 SELBY STREET (A.H. RUNDLE HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

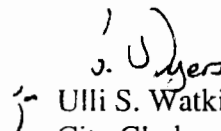
Nazcan Inc.
592 Sherbourne Street
Toronto, Ontario
M4X 1L4

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

[REDACTED]

Take notice that the Council of the City of Toronto has passed By-law No. 61-2015 to designate 15 Selby Street (A.H. Rundle House) as being of cultural heritage value or interest.

Dated at Toronto this 13th day of January, 2015.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 33.11,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 61-2015

To designate the property at 15 Selby Street (A. H. Rundle House) 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 15 Selby Street (A. H. Rundle House) 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 15 Selby 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 11, § 162-4.1. 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 enacts:

1. The property at 15 Selby 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 15 Selby 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 11, § 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"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 15 Selby Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values.

Located on the south side of Selby Street, west of Sherbourne Street, the 2½-storey house form building is known as the A. H. Rundle House (1889) for the Toronto builder who commissioned it.

The property was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Significance

The property at 15 Selby Street has cultural heritage value as a well-crafted and excellent representative example of a late 19th century house form building designed in the popular Queen Anne Revival style with Romanesque Revival influences. It is particularly distinguished by the combination of stone and shingle cladding on the street façade beneath a monumental gable as well as the application of the round-arch motif. The A. H. Rundle House is also valued for its associations with the eminent Toronto architect E. J. Lennox who designed it. While Lennox is best known for local landmarks such as Toronto City Hall (Old City Hall) and Casa Loma, he also received numerous commissions for residential buildings in Toronto's upscale neighbourhoods, including the A. H. Rundle House.

Contextually, the cultural heritage value of the property at 15 Selby Street lies in its historical and visual relationship to the Sherbourne Street neighbourhood where the main thoroughfare and side streets were filled in the late 19th century with high-end residential buildings that reflected the prestige of their occupants. With the redevelopment of many of the sites, the A. H. Rundle House is an important reminder of the original appearance of the community, which was characterized by elaborate house form buildings.

Heritage Attributes

The heritage attributes of the property at 15 Selby Street are:

- The house form building known historically as the A. H. Rundle House
- The placement, setback and orientation of the building on the site
- The scale, form and massing on the 2½-storey narrow L-shaped plan with shallow projections on the west elevation
- The materials, with stone, red brick and shingle cladding and trim
- The cross-gable roof with gables on the north, east and west ends and the brick chimney on the west slope

- The detailing on the gables with wood bargeboards and strapwork and pebbledash infill, including the oversized north gable that projects over the wall below and the gable surmounting the jetty on the west wall
- On the principal (north) façade, the cladding of the first (ground) floor with roughly textured stone and its organization into two bays with the round-arched opening for the entrance porch (left) and the oversized window opening with a stained glass transom (right)
- The main (north) entrance, which is elevated, recessed inside the porch and placed beside a window opening
- The detailing of the north façade, where the second storey is clad with shingles and displays an oriel window
- The side elevations (east and west), where the north ends of the walls repeat the mixture of stone and shingle cladding and round-arched openings from the north façade
- The south sections of the east and west walls, which have red brick cladding and detailing, a combination of round-arched and flat-headed window openings and, at the south end of the west elevation, a single-storey bay window

SCHEDULE "B"
LEGAL DESCRIPTION

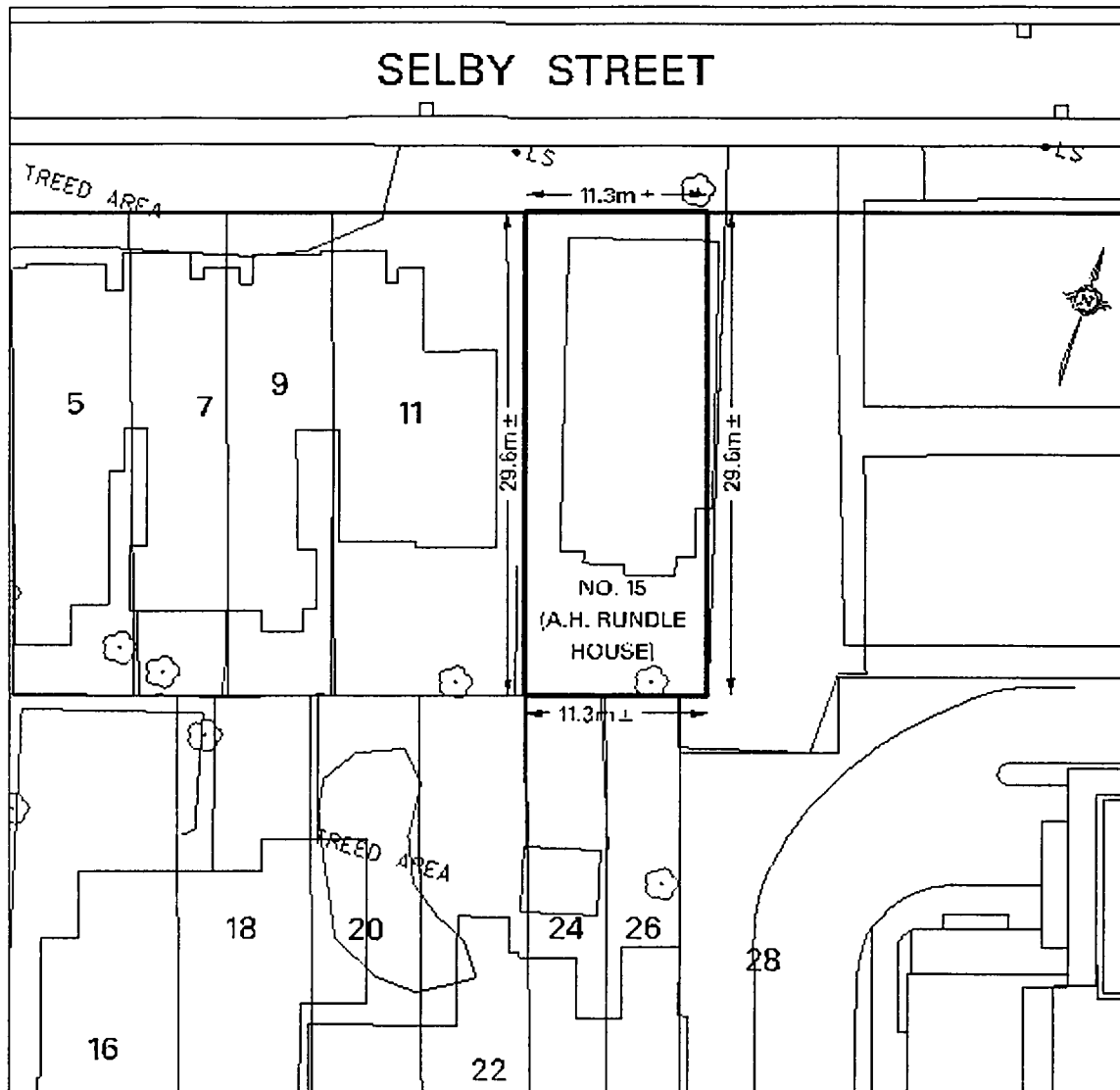
PIN 21107-0087 (LT)

PT LT 23 PL 132A TORONTO AS IN CA226922

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-2014-137 dated December 1, 2014, as set out in Schedule "C".

SCHEDULE "C"



Toronto THE CITY OF TORONTO ENGINEERING & PLANNING SERVICES NOTE THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY DATA AND OTHER RECORDS. IT SHOULD NOT BE USED EXCEPT FOR THE PURPOSES INTENDED IN THE TITLE BLOCK. CHECKED BY: JOHN HESSE PREPARED BY: DWAYNE PITT	PROPERTY INFORMATION SHEET NO. 15 SELBY STREET (A.H. RUNDLE HOUSE) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE) WARD 27 - TORONTO CENTRE-ROSEDALE JANIL B. GUMMEL 07.2014		SKETCH No. PS-2014-137
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