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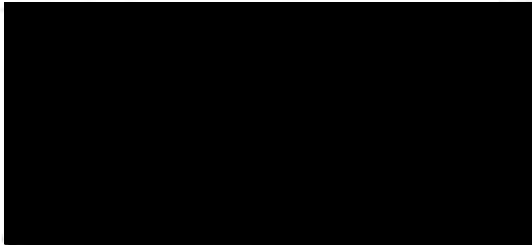
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
295 GEORGE STREET (FEGAN BOYS HOME)  
CITY OF TORONTO, PROVINCE OF ONTARIO**


**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. 1240-2012 to designate 295 George Street (Fegan Boys Home) (Ward 27, Toronto Centre-Rosedale) as being of cultural heritage value or interest.

Dated at Toronto this 5<sup>th</sup> day of November, 2012.

  
for Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 11.83,  
adopted as amended, by City of Toronto Council on November 29, 30 and  
December 1, 2011  
Enacted by Council: October 4, 2012

**CITY OF TORONTO**

**BY-LAW No. 1240-2012**

**To designate the property at 295 George Street (Fegan Boys Home) as being of  
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property municipally known as 295 George Street (Fegan Boys Home) 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 295 George 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 295 George 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 295 George 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 4th day of October, 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 295 George 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 east side of George Street between Dundas Street East and Gerrard Street East, the property contains a three storey house form building (1856) with late 19<sup>th</sup> and early 20<sup>th</sup> century additions.

Statement of Cultural Heritage Value

The house form building at 295 George Street has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Although the structure was later modified, its mid 19<sup>th</sup> century origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 297 George Street that was constructed at the same time. The alterations to the building, including the addition in 1895 of the mansard roof and the changes to the principal (west) facade, were part of the transformation of the structure for the Fegan Boys Home (1886-1937).

The Fegan Boys Home, which occupied the property at 295 George Street for over half a century, was in institution of international importance. Founded in 1870s England by James William Condell Fegan, Fegan Boys Homes provided residences to shelter and train impoverished or orphaned children. With the donation of the George Street property by Toronto businessman and philanthropist William Gooderham (son of the co-founder of the Gooderham and Worts Distillery), Fegan opened the first international boys home where children were "received" before being sent to farms across Canada.

The property at 295 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The former Fegan Boys Home, with the neighbouring town house at #297 George Street, are the oldest surviving buildings on this section of George Street. It forms part of a streetscape of extant 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings that includes the Thomas Meredith House at 350 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the property at 295 George Street are:

- The scale, form and massing of the three-storey structure with a 2½-storey rear (east) wing
- The rectangular-shaped plan, with a narrow three-bay principal (west) facade on George Street

- The materials, with brick cladding, brick and stone trim and, on the principal (west) facade, the stucco facing and wood strapwork that represent the changes to the structure associated with the Fegan Boys Home
- The mansard roof covering the main house, with parapets and a pair of large gabled dormers on the west slope
- The symmetrical placement of the door and window openings on the west facade and the south elevation facing a lane
- The rear (east) addition, featuring a 2½-storey rectangular plan, red brick cladding with contrasting buff brick detailing, a gable roof with a trio of wall dormers, and symmetrically placed openings

**SCHEDULE "B"**

PIN 21100-0076 (LT)

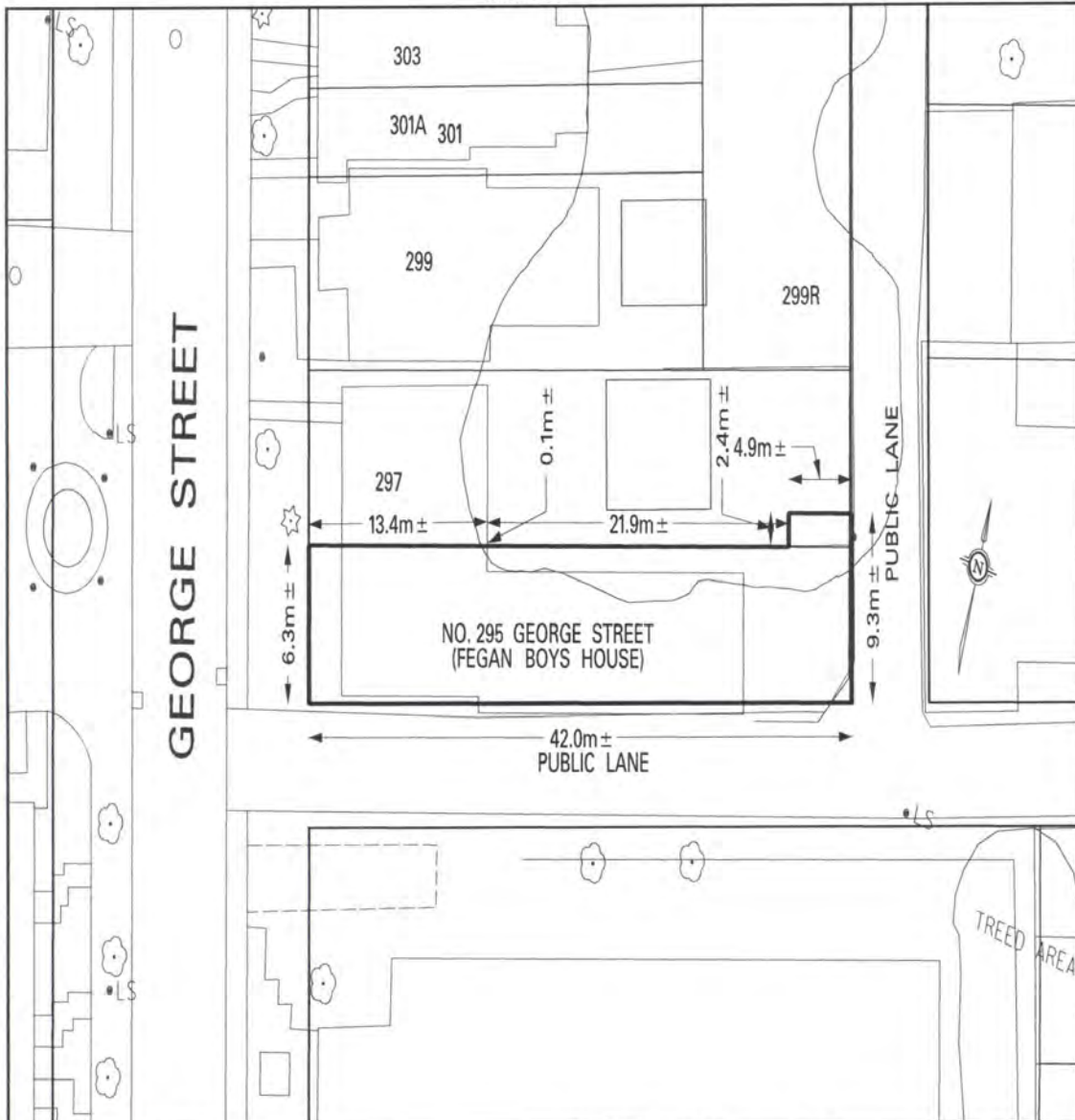
PT LT 8 PL 150 TORONTO AS IN CA653886

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The herein before described land being delineated by heavy outline on Sketch No. PS-2012-055 dated May 7, 2012, as set out in Schedule "C".

## SCHEDULE "C"



**Toronto**

TECHNICAL SERVICES DIVISION  
SURVEY & UTILITY MAPPING

PREPARED BY: DWAYNE PITT

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

## PROPERTY INFORMATION SHEET

NO. 295 GEORGE STREET (FEGAN BOYS HOUSE)  
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

WARD 27 - TORONTO CENTRE-ROSEDALE  
DATE: MAY 07, 2012

SKETCH No. PS-2012-055