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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
580 CHURCH STREET (WILLIAM ST. CROIX HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

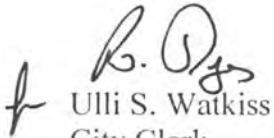
NOTICE OF PASSING OF BY-LAW

Church 18 Holdings
638 Sheppard Avenue West
Suite A222
Toronto, Ontario
M3H 2S1

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. 1323-2011 to designate 580 Church Street (William St. Croix House) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 9th day of January, 2012.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 8.9,
as adopted by City of Toronto Council on July 12, 13 and 14, 2011
Enacted by Council: December 1, 2011

CITY OF TORONTO

BY-LAW No. 1323-2011

**To designate the property at 580 Church Street (William St. Croix House) as being of
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 580 Church Street (William St. Croix 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 580 Church 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 580 Church 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 580 Church 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 1st day of December, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)**Description

The properties at 580-582 Church Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the northwest corner of Church Street and Dundonald Street, the William St. Croix Houses (1877) are 2½-storey semi-detached house form buildings, which were relocated one building north of their original site in 1904 when Dundonald Street was opened. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The William St. Croix Houses have design value as well-crafted examples of late 19th century semi-detached houses with Second Empire features, which was one of the most favoured architectural styles for residential designs during the Victorian era. The visibility of the building on Church Street is enhanced by the distinctive mansard (double-gable) roof with dormers, while the central tower and second-storey sun porch are unique features of the design. The William St. Croix Houses were among the earliest residential house form buildings constructed along this section of Church Street, and were relocated and preserved following the opening of Dundonald Street.

The property at 580 Church Street is associated with the notable Toronto entrepreneur Robert Simpson, who was the first occupant of the dwelling from 1878 to 1884. Simpson opened a dry goods business on Yonge Street in 1872, which he developed into one of Toronto's first department store that was headquartered in a landmark complex at Yonge Street and Queen Street West. He settled on Church Street, then one of the city's favoured residential enclaves, before moving to his custom-designed mansion at Bloor Street East and Sherbourne Street.

Contextually, the William St. Croix Houses are historically linked to their surroundings as part of a group of surviving residential buildings from the late 19th and early 20th centuries adjoining the southwest corner of Church Street and Gloucester Street. Located on the former Dundonald Estate, the single and semi-detached house form buildings and low-rise apartment houses in this block are an important collection of buildings from the period when Church Street was among the most desirable residential neighbourhoods in Toronto.

Heritage Attributes

The heritage attributes of the properties at 580-582 Church Street are:

- The 2½-storey semi-detached house form buildings.
- The scale, form and massing of the structures with the rectangular-shaped plans.

- The materials, with red brick cladding and contrasting buff brick, stone, wood and slate trim.
- The mansard roof with extended eaves and brackets, a central tower on the east slope, round-arched dormer windows and, on the north and south ends, pairs of brick chimneys.
- The principal (east) façade, which is symmetrically organized with centrally-placed entrances set in round-arched surrounds and protected by an open porch with decorative wood posts.
- Above the entries, the enclosure of the second storey as a sun porch, with wood detailing and round-arched windows.
- Flanking the east entrances, the single-storey bay windows with round-arched openings, hood moulds, and keystones.
- On the north and south elevations, the round-arched window openings on the main body of the house and the rear (west) wings that are visible from Church Street and Dundonald Street.
- On the south wall, the open verandah with classical detailing that represents the evolution of the building.
- The setback of the William St. Croix Houses on the northwest corner of Church Street and Dundonald Street.

SCHEDULE "B"

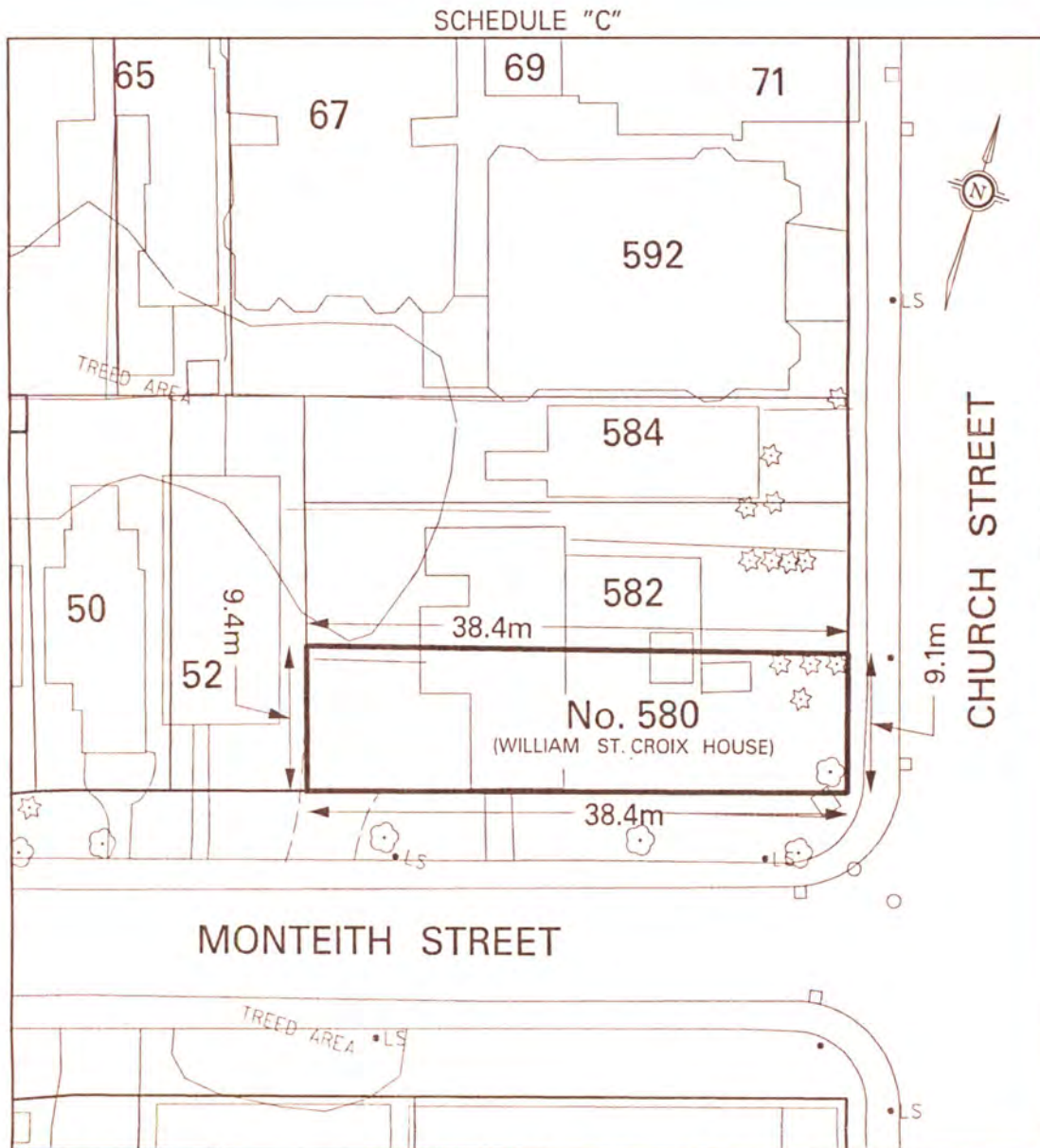
Part of PIN 21106-0096 (LT)

Part of Block C on Plan 250E as in CA68604 (FIRSTLY)

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-2011-095 dated October 20, 2011, as set out in 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

PROPERTY INFORMATION SHEET

NO. 580 CHURCH STREET
(WILLIAM ST. CROIX HOUSE).

LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: OCTOBER 20, 2011

SKETCH No. PS-2011-095