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City Clerk's Office

ONTARIO HERITAGE TRUST

APR 26 2012

RECEIVED

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

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
334 DUNDAS STREET WEST (RICHARD CHADD AND HUGH MCCAW HOUSES)
CITY OF TORONTO, PROVINCE OF ONTARIO**

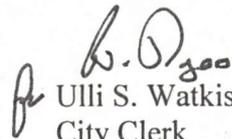
NOTICE OF PASSING OF BY-LAW

Sunwell Investments Ltd.
6170 The Donway West, A-148
Toronto, Ontario
M3C 2E8

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. 489-2012 to designate 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of April, 2012.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 3.12,
as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 489-2012

To designate the property at 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 334 Dundas Street West (Richard Chadd and Hugh McCaw Houses) 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 the buildings and structures 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 334 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS a notice of objection was served upon the Clerk of the municipality on April 23, 2007; and

WHEREAS by letter dated September 29, 2008, the objector has withdrawn its objection;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 334 Dundas Street West 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 334 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

SCHEDULE "A"**REASONS FOR DESIGNATION****Richard Chadd House**Description:

The property at 334 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey house form building was completed by September 1879 when the tax assessment rolls indicate that Richard Chadd, an employee with the Post Office, was the owner and occupant. The Richard Chadd House abuts the neighbouring infill building at #330 Dundas, as well as the house form building to the west, which is now part of #334 Dundas and identified for convenience purposes as #336 Dundas. The property at #334 Dundas was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 334 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style that displays a high degree of craftsmanship. Popularized for residential and ecclesiastical buildings in the late 1800s, the style is identified by the gable roof with decorative wood trim, the pointed-arch window opening within the gable, and the dichromatic brickwork.

The cultural heritage value of the Richard Chadd House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Richard Chadd House related to its cultural heritage value as representative examples of Gothic Revival styling with a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base (the window opening in the base has been altered)
- The gable roof with a cross-gable on the south slope, which displays carved wood bargeboard, and the extended eaves with paired wood brackets
- The application of buff brick with buff and contrasting red brick, stone and wood detailing
- The organization of the principal (south) façade into two bays with brick firebreaks and brackets on the outer corners and red brick string courses; the main entrance, which is elevated in the right (east) bay and placed in a segmental-arched opening with brick voussoirs (the original doors and transom have been replaced); in the second storey above the entry, the segmental-arched window opening with brick voussoirs and a stone sill; the treatment of the left (west) bay as a frontispiece beneath the cross-gable; in the west bay, the large flat-headed window openings (which have been altered); and, beneath the cross-gable, the pointed-arched window opening with a brick surround

The side elevations (east and west) abut the neighbouring buildings.

The rear (north) wall is not included in the Reasons for Designation.

Hugh McCaw House

Description:

The west part of the property at 334 Dundas Street West (identified for convenience purposes as 336 Dundas Street West) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey house form building was completed by September 1879 when it was first recorded in the tax assessment rolls. At that time, Hugh McCaw, an employee with the civil service, was the owner and occupant. The property at #334 Dundas (known as #336 Dundas) was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property of the Hugh McCaw House is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style that displays a high degree of craftsmanship. The style, popular for residential and ecclesiastical designs before 1900, is evident in the roof treatment, where the cross-gable at the south end contains decorative woodwork, and the placement of the hood moulds to mimic pointed arches.

The cultural heritage value of the Hugh McCaw House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Hugh McCaw House related to its cultural heritage value as a representative example of Gothic Revival styling with a high degree of craftsmanship are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base (the window opening in the base has been altered)
- The gable roof with a cross-gable on the south slope that contains decorative woodwork
- The application of buff brick cladding with buff brick, stone and wood detailing
- The organization of the principal (south) façade into two bays with a brick firebreak and bracket anchoring the east corner; the main entrance, which is elevated in the right (east) bay and placed in a segmental-arched opening (the original doors and transom have been replaced); the treatment of the left (west) bay as a frontispiece; at the base of the frontispiece, a single-storey square bay window with round-arched window openings and a roof with extended eaves and wood brackets; the segmental-arched window openings in the second floor; and, the detailing of the window openings, with stone sills with brick corbels, and brick hood moulds in the shape of pointed arches

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21208-0256 (LT)

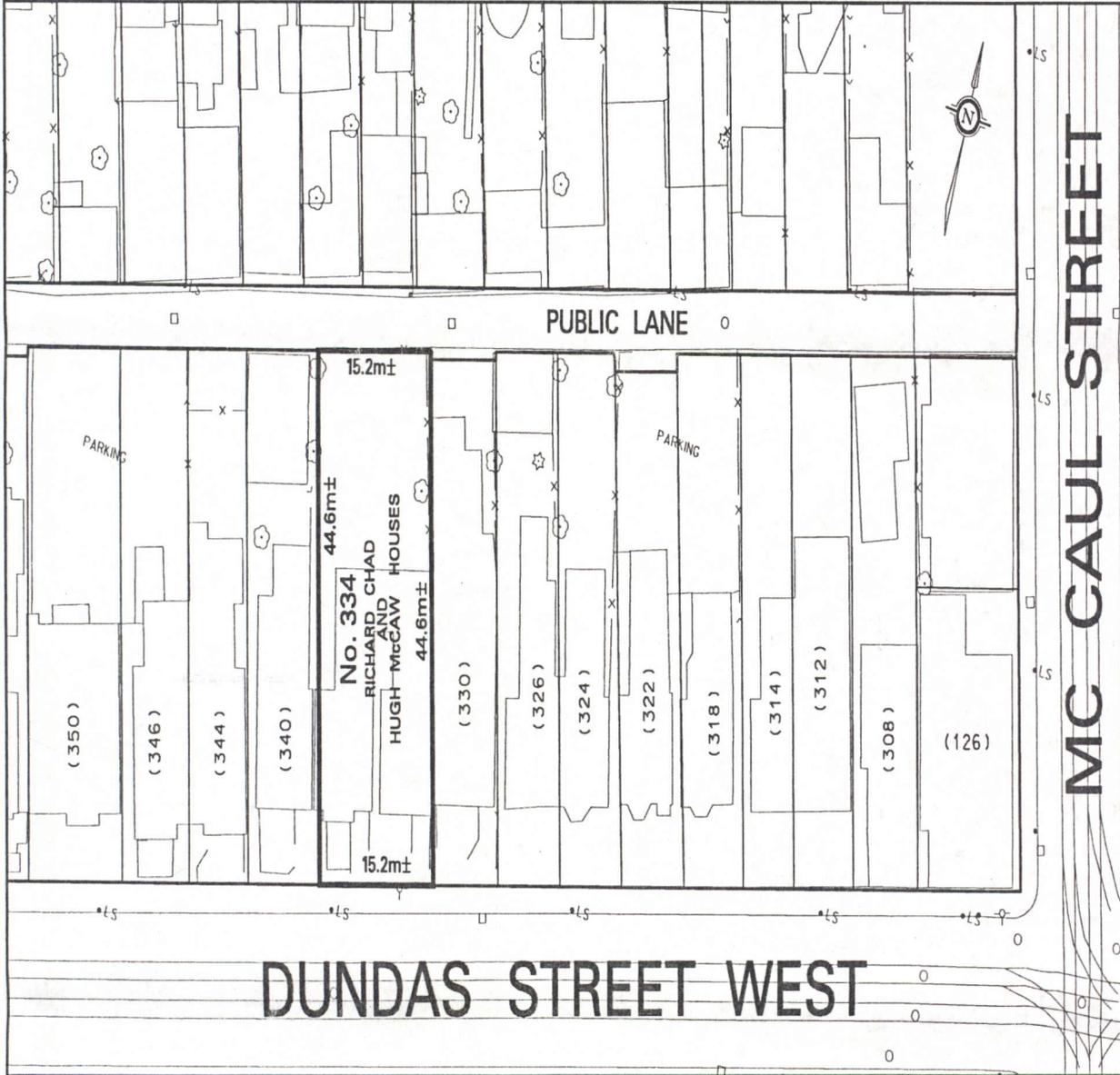
PT BLK 5 PL D168 AKA PL D247 TORONTO AS IN CT337052

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-2007-130 dated April 13, 2007, as set out in Schedule "C".

SCHEDULE "C"



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

PROPERTY INFORMATION SHEET

No. 334 DUNDAS STREET WEST (RICHARD CHADD AND HUGH McCAW HOUSES)
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 20 - TRINITY-SPADINA
 DATE: APRIL 13, 2007

SKETCH No. PS-2007-130