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City Clerk's Office

ONTARIO HERITAGE TRUST

JUN 10 2013

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
6 WALMER ROAD (THOMAS GOLDSMITH HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO


NOTICE OF PASSING OF BY-LAW

NSCL Investments Limited
2161 Yonge Street, Ste. 801
Toronto, Ontario
M4S 3A6

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. 594-2013 to designate 6 Walmer Road (Thomas Goldsmith House) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 11th day of June, 2013.


f Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 12.16,
as adopted by City of Toronto Council on February 6 and 7, 2012

CITY OF TORONTO

BY-LAW No. 594-2013

**To designate the property at 6 Walmer Road (Thomas Goldsmith 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 6 Walmer Road (Thomas Goldsmith 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 6 Walmer Road and upon the Ontario Heritage Trust, a 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 a notice of objection dated March 29, 2012 was served upon the Clerk of the municipality; and

Whereas the objector has withdrawn its objection; and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 6 Walmer Road, 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 6 Walmer Road 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 May 10, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"

REASONS FOR DESIGNATION

Description

The property at 6 Walmer Road 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 under the three categories of design, associative and contextual values. Placed on the west side of Walmer Road between Bloor Street West and Lowther Avenue, the Thomas Goldsmith House (1896) is a 2½-storey house form building. The site was listed on the City of Toronto Inventory of Heritage Properties in 1976.

Statement of Cultural Heritage Value

The Thomas Goldsmith House has design value as a well-crafted example of a late 19th century house form building executed in the popular Queen Anne Revival style. While the structure displays the typical features of the style in its irregularly-shaped plan, mixture of materials, variety in the shape and placement of the fenestration, and classical detailing, the Thomas Goldsmith House is an important surviving example of residential architecture on Walmer Road in the West Annex that retains its architectural integrity.

The property at 6 Walmer Road is also associated with the career of Toronto architect F. H. Herbert, one of the city's best-known practitioners specializing in residential architecture at the close of the 19th century. Herbert designed houses for clients in the city's prominent residential neighbourhoods, including the West Annex where Arthur Boswell Houses at 69-71 Spadina Road are among those designated under Part IV, Section 29, of the *Ontario Heritage Act*. With the changes in the West Annex, the Thomas Goldsmith House remains an important surviving example of Herbert's portfolio in the West Annex.

Contextually, the Thomas Goldsmith House is historically linked to its surroundings on Walmer Road in the West Annex neighbourhood. The dwelling dates to the period when the area was a sought-after residential enclave where the Walmer Road Baptist Church (completed 1892) at 38 Walmer Road is another extant recognized heritage building.

Heritage Attributes

The heritage attributes of the property at 6 Walmer Road are:

- The scale, form and massing of the 2½-storey house form building
- The irregularly-shaped plan
- The materials, with brick cladding, and brick, stone and wood trim
- The cross-gable roof with extended eaves with brackets and modillion blocks and the classical detailing and shingled infill on the gables
- On the principal (east) façade on Walmer Road, the two-storey open verandah with classical detailing that protects the main entrance
- The fenestration, which mixes single round, flat-headed, segmental-arched and round-arched openings, as well as bay windows and an oriel window (north)

- The window detailing, with brick voussoirs and stone labels and sills, and the lozenge-shaped mullions in some of the openings

The rear (west) elevation and the interior features of the structure are not included in the Reasons for Designation.

SCHEDULE "B"**LEGAL DESCRIPTION**

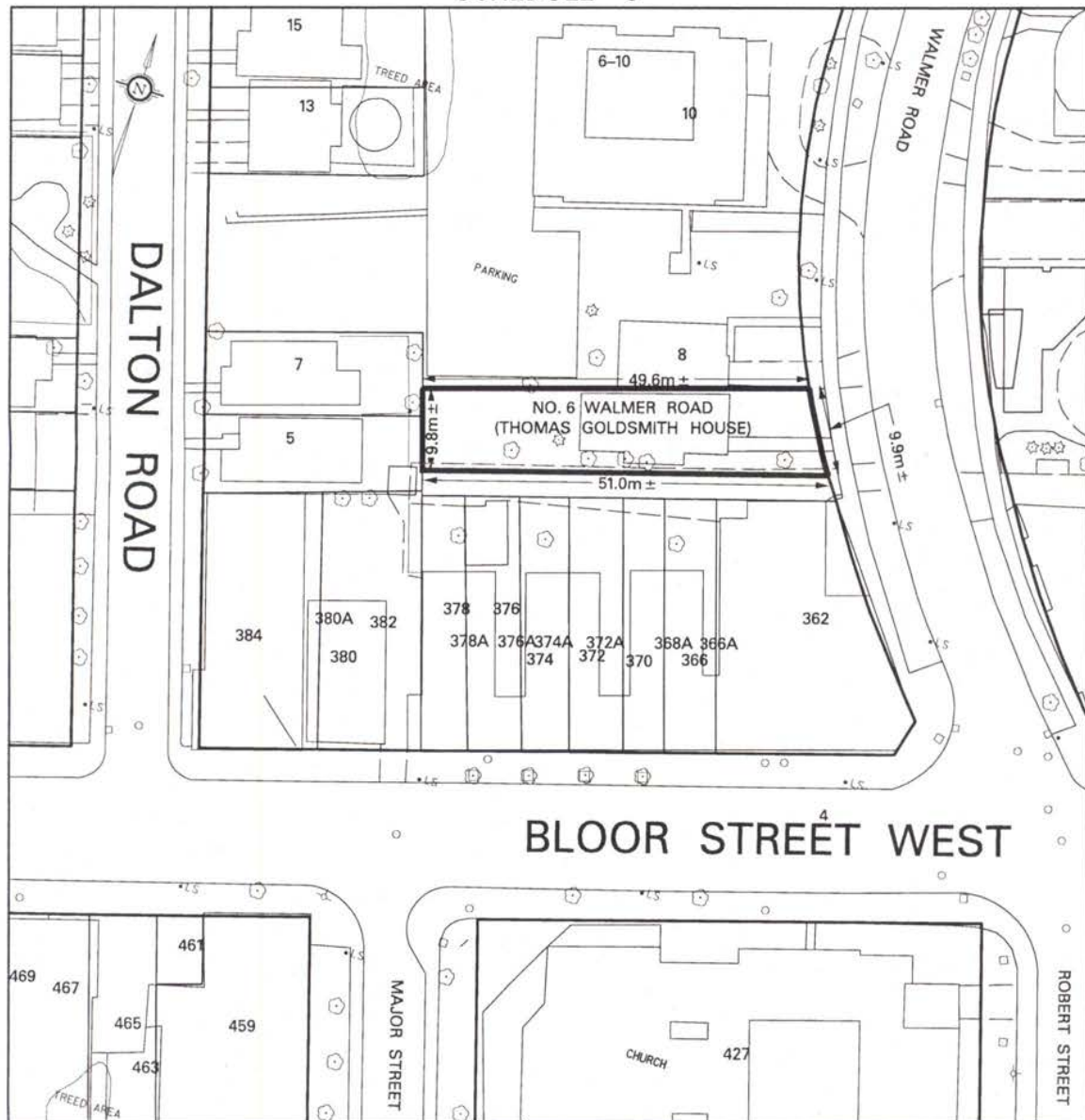
PIN 21230-0004 (LT)

PCL 14-1 SEC A376 FREEHOLD;
PT LT 14 PL 376 TORONTO; PT LT 24 CON 2 FTB TWP OF YORK PT 2 66R5323

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 2013-041 dated April 26, 2013 as set out in Schedule "C".

SCHEDULE "C"



BLOOR STREET WEST

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. 6 WALMER ROAD (THOMAS GOLDSMITH HOUSE).
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 20 - TRINITY-SPADINA
 DATE: APRIL 26, 2013

SKETCH No. PS-2013-041