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City Clerk's Office

ONTARIO HERITAGE TRUST

JUL 11 2017



Ulli S. Watkiss
City Clerk

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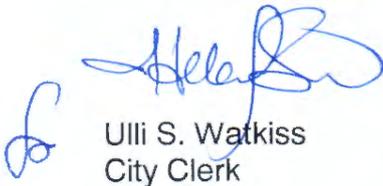
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
54A, 56 and 58 SCOLLARD STREET AND 1315 BAY STREET (WILLIAM SEXTON
HOUSES)
NOTICE OF PASSING OF BY-LAW**

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. 598-2017 to designate 54A, 56 and 58 Scollard Street and 1315 Bay Street (William Sexton Houses) (Toronto Centre-Rosedale Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 10th day of July, 2017.



Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item TE17.29, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW 598-2017

To designate the property at 54A, 56 and 58 Scollard Street and 1315 Bay Street (William Sexton Houses) 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 54A, 56 and 58 Scollard Street and 1315 Bay Street (William Sexton Houses) as being 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 54A, 56 and 58 Scollard Street and 1315 Bay Street and upon the Ontario Heritage Trust, 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; 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 54A, 56 and 58 Scollard Street and 1315 Bay Street more particularly described in Schedule B 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 54A, 56 and 58 Scollard Street and 1315 Bay 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 54A, 56 and 58 SCOLLARD STREET AND 1315 BAY STREET

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the northeast corner of Scollard and Bay streets, the William Sexton Houses (1890) are four-part row houses that were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Description

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street contain four-part row houses that were completed in 1890 by Toronto builder William Sexton and afterward sold to individual property owners. The William Sexton Houses were built on the northeast corner of Scollard Street and Ketchum Avenue, when the latter street was a narrow thoroughfare connecting Scollard to Davenport Road and before it was absorbed as part of the northward extension of Bay Street through Yorkville. The properties remained residential until the late 20th century when Yorkville was transformed to a commercial and cultural destination with specialty shops, restaurants and galleries.

Statement of Significance

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street have design value as they contain well-crafted late 19th century row houses with the Queen Anne Revival styling that was popular during the High Victorian era. The variety of materials, the intricate rooflines, and the mixture of design elements identified with the Queen Anne Revival are displayed on the William Sexton Houses, including the distinctive corner towers that are separated by a medieval-inspired jetty.

The William Sexton Houses are valued for their historical association with the evolution of Yorkville as the first independent municipality annexed by the City of Toronto in 1883. The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street represented the second generation of buildings constructed in Yorkville after it became a city neighbourhood.

Contextually, the value of the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street is through their historical, visual and physical relationship to their surroundings adjoining the corner of Scollard and Bay streets in Yorkville. The William Sexton Houses anchor the northeast corner of the intersection where they survived after Bay Street was extended north through Yorkville, resulting in the division of the community into two sections. The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are the best preserved of the last surviving former residential buildings on Scollard Street between Yonge and Bay streets where, with their corner setting, they remain highly visible.

Heritage Attributes

The heritage attributes of the William Sexton Houses at 54A, 56 and 58 Scollard Street and 1315 Bay Street are:

- The setback and orientation of the buildings on the north side of Scollard Street
- Above the stone bases with the window openings, the scale, form and massing of the four attached three-storey row houses
- The materials, with the brick cladding and the brick, stone, wood and slate detailing
- Covering the buildings, the hipped roof with the partial slate cladding, the fire breaks at the east and west ends, the brick chimneys, the oversized gable with the wood detailing on the south elevation, and the towers at the southeast and south west corners with the pyramidal roof (southeast) and the multi-sided roof (southwest)
- The principal (south) elevations, which are anchored by the three-storey corner towers that are separated by the jetty beneath the gable in the centre of the wall
- The jetty, with the shingled cladding, the wood brackets, and the two-part flat-headed window openings with the classical detailing
- Beneath the jetty in the first (ground) floor, the wide polygonal bay window with the segmental-arched window openings with the transoms and the brick and stone trim (the openings on 56 Scollard have been altered)
- Above the jetty, the window openings in the attic storey under the gable, which have been altered
- Flanking the jetty, the flat-headed door and window openings in the first and second stories, with the pairs of openings to the east (including the entrances to 54A and 56 Scollard) and the single openings on the west (including the entrance to 58 Scollard)
- The square southeast tower with the flat-headed window openings
- On the southwest tower, the three-storey bay window with the flat-headed openings in the first and second stories and the segmental-arched openings in the third storey (the openings in the first storey have been altered)
- The west side elevation, which is viewed from Bay Street and contains round-arched and flat-headed window openings and the round-arched entrance to 1315 Bay Street

The east side elevation of the unit at 54A Scollard Street adjoins the neighbouring building at 54 Scollard Street. Although the rear (north) elevations of the row houses are viewed from Bay Street, the north (rear) elevations and the single-storey north addition are not identified as heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21195-0060(LT)

PT LT 74 PL 179 TORONTO AS IN CT890845

PIN 21195-0059(LT)

PT LT 73-74 PL 179 TORONTO AS IN CA383189

PIN 21195-0058(T)

PT LT 73-74 PL 179 TORONTO AS IN CT202317

PIN 21195-0057(LT)

PT LT 73 PL 179 TORONTO AS IN EM78016 EXCEPT THE EASEMENT THEREIN

PIN 21195-0104(LT)

PT LT 73 PL 179 TORONTO DESIGNATED AS PART 1 ON PLN 66R-25450

City of Toronto, Province of Ontario

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