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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
582 SHERBOURNE STREET (JAMES COOPER HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW


1682285 Ontario Limited
4800 Dufferin Street
Toronto, Ontario
M3H 5S9

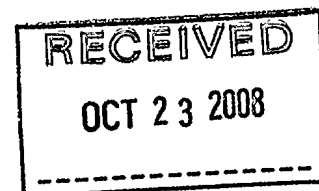
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Steve Daniels
Deltera Inc.
4800 Dufferin Street
Toronto, Ontario
M3H 5S9

Take notice that the Council of the City of Toronto has passed By-law No. 950-2008 to designate 582 Sherbourne Street (James Cooper House) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 20th day of October, 2008.


Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 6.4,
as adopted by City of Toronto Council on June 19, 20 and 22, 2007
Enacted by Council: September 25, 2008

CITY OF TORONTO

BY-LAW No. 950-2008

To designate the property at 582 Sherbourne Street (James Cooper House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 582 Sherbourne Street (James Cooper 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 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 582 Sherbourne 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, 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 582 Sherbourne 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 582 Sherbourne 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 25th day of September, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 582 Sherbourne Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the northeast corner of Sherbourne Street and Linden Street, the three-storey house form building was completed in 1882 according to historical records. The dwelling was originally occupied by James Cooper, a partner in the firm of Sessions, Carpenter and Company, manufacturers of shoes and boots. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973.

Statement of Cultural Heritage Value

The James Cooper House has design value as a well-crafted example of a late 19th century residential building with Second Empire features, one of the most popular architectural styles of the period. The style was introduced to Toronto with the appearance of the Lieutenant Governor of Ontario's residence (on the site of present-day Roy Thomson Hall) in 1872. Identified by its distinctive mansard (double-gable) roof, Second Empire designs usually exhibited exuberant decorative detailing, ranging from colourful surface treatments applying a variety of building materials to carved wood trim.

Historically, the James Cooper House is associated with institutional uses. While Sherbourne Street originated in the mid 1800s as a residential district that attracted many of the City's community leaders, by the turn of the 20th century its large-scale mansions were converted for other purposes. Historical records indicate that James Cooper was the only residential inhabitant of #582 Sherbourne, which was subsequently occupied by the Keeley Institute for Nervous Diseases, an organization that dealt with alcohol rehabilitation. In 1910, the property was acquired by the Knights of Columbus Toronto Council, which was founded the previous year as a branch of the Catholic fraternal service organization. Dedicated to the principles of charity, unity, fraternity and patriotism, the Knights of Columbus occupied the Sherbourne Street property for nearly a century, where the building was the setting of fundraising events, musical performances, and various entertainments.

The James Cooper House is a landmark on Sherbourne Street. Its immediate neighbour to the north at #592 Sherbourne was constructed in 1882 and occupied by Charles H. Gooderham, a member of the family associated with the Gooderham and Worts Distillery.

Heritage Attributes

The heritage attributes of the James Cooper House related to its design value as a good example of a late 19th century residential building designed in the Second Empire style are found on the exterior walls and roof, consisting of:

- The three-storey rectangular plan above a raised stone base with window openings.
- The brick construction with red brick cladding and brick, sandstone, metal and wood trim.
- The mansard roof (which adds the third storey), with extended eaves with brackets and modillion blocks, the cornice with dentils, stone-detailed brick chimneys on the north and south ends, and dormers on the east and south slopes.
- The wood detailing of the dormers, with slate cladding, pediments, dentils, brackets, and on the central east dormer, incorporating round window.
- The contrasting stone details, consisting of the quoins and pilasters with capitals on the corners of the walls and the bays, and the string courses extending between the first and second stories and at the height of the window heads in the first and second floors.
- The organization of the principal (east) façade with a central entrance flanked on the left (south) by a single-storey bay window with a swan's neck pediment.
- The entrance that raised and set in a segmental-arched stone surround with double wood doors and a transom.
- Above the entry, the monumental round-arched opening set in a stone surround with corbels, rosettes and a keystone.
- The treatment of the bay window and the tall segmental-arched window openings in the first and second stories, which are placed as single openings or in pairs and set in stone surrounds with dripstone hood moulds and brackets.
- The continuation of the pattern and detailing of the fenestration on the side elevations (north and south), with the addition of a two-storey rounded bay window on the north wall and a two-storey three-sided bay window on the south.

The rear (west) wall of the house and the two-storey assembly hall (dating to 1911) and subsequent additions are not included in the Reasons for Designation.

SCHEDULE "B"

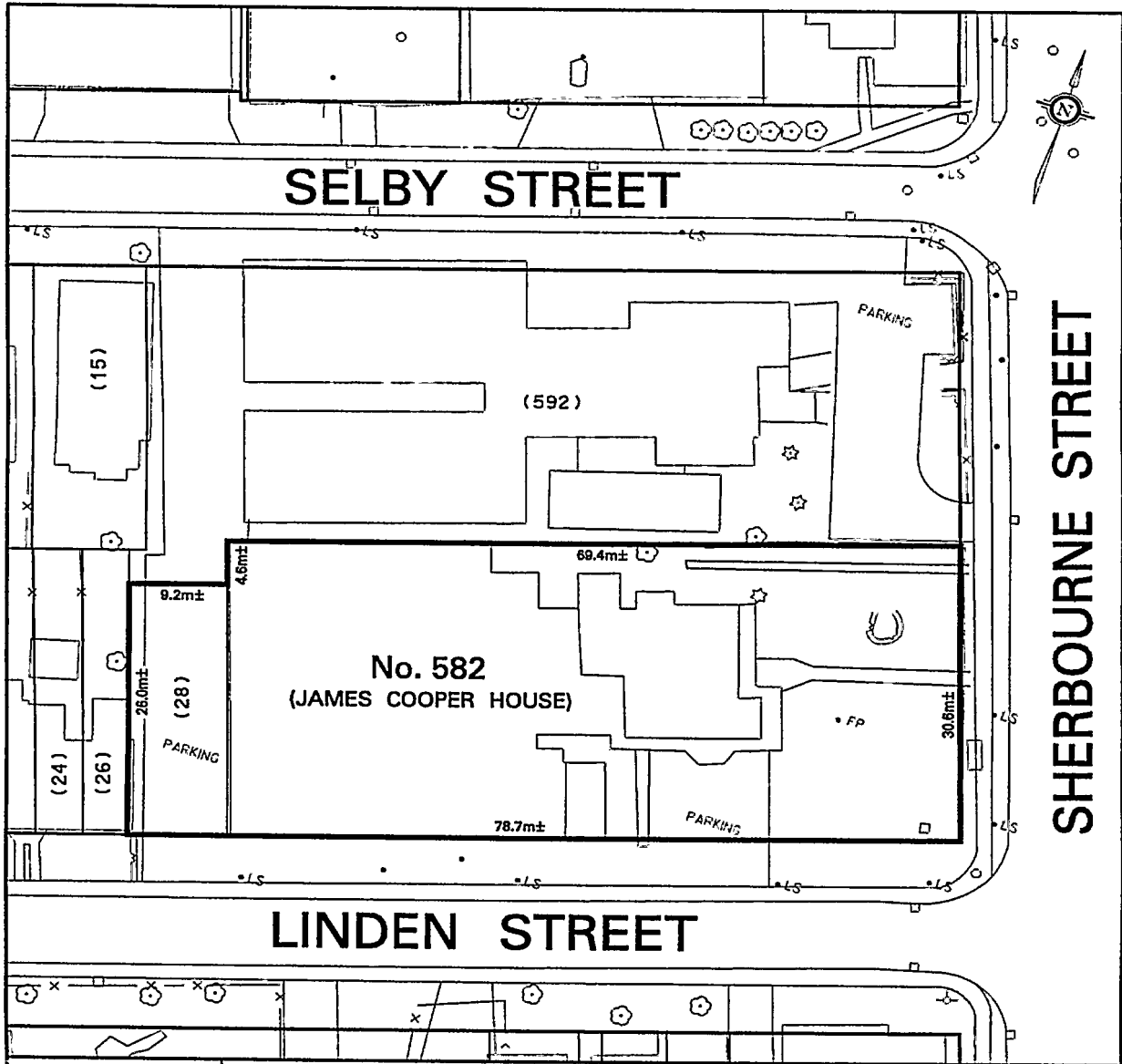
PIN 21107-0373 (LT)

LOTS 25, 28 AND PART OF LOTS 23, 24, 26 AND 27 PLAN 132A TORONTO DESIGNATED
AS PART 1 ON PLAN 66R-22603

City of Toronto, 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-2007-224 dated
September 14, 2007, as set out in Schedule "C".

SCHEDULE "C"



TORONTO

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

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. 582 SHERBOURNE STREET
(JAMES COOPER HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: SEPT. 14, 2007

SKETCH No. PS-2007-224