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City Clerk's Office

ONTARIO HERITAGE TRUST

MAR 28 2011

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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Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
11 EDGEDALE ROAD (EDGEDALE ROAD HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

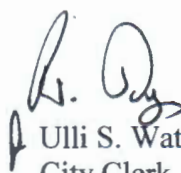
Ronald Battaglia in Trust
9 Edgedale Road
Toronto, Ontario
M4X 1N5

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

Rose Park Bleeker Investments Limited
400 Esna Park Drive, Unit 6
Markham, Ontario
L3R 3K2

Take notice that the Council of the City of Toronto has passed By-law No. 368-2011 to designate 11 Edgedale Road (Edgedale Road House) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of March, 2011.


Ulli S. Watkiss
City Clerk

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R.S.O. 1990 CHAPTER 0.18 AND
11 EDGEDALE ROAD (EDGEDALE ROAD HOUSE)
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Dated at Toronto this 25th day of March, 2011.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 36.31,
adopted as amended, by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: March 9, 2011

CITY OF TORONTO

BY-LAW No. 368-2011

To designate the property at 11 Edgedale Road (Edgedale Road House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 11 Edgedale Road (Edgedale Road 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 11 Edgedale Road 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 11 Edgedale 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 11 Edgedale 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 9th day of March, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

Reasons for Designation: 9 and 11 Edgedale Road

Description

The properties at 9 and 11 Edgedale Road 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 categories of design, associative and contextual value. Located on the east side of Edgedale Road, north of Howard Street, the Edgedale Road Houses (1902) are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the Edgedale Road Houses are integral parts of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. With the adjoining and complementary semi-detached houses at #1-3 and #5-7 Edgedale Road, the Edgedale Road Houses are historically and visually linked to their neighbourhood surroundings where the grouping of post-1900 houses is viewed across the grounds of the St. Simon the Apostle (Anglican) Church, directly west.

From a design perspective, the Edgedale Road Houses are valued as house form buildings designed in the Period Revival style that, with its mixture of classical and medieval elements based on European precedents, was popular in Toronto in the early 1900s. With the neighbouring houses at #1-3 and #5-7 Edgedale Road, the Edgedale Road Houses are on the only buildings on the street. Together, the three pairs of semi-detached houses form a cohesive group with their complementary designs, where the buildings at #1-3 and #9-11 display similar medieval-inspired detailing and bookend the house at #5-7, which is distinguished from its neighbours by its classical treatment with an extended pediment and two-storey porches.

The Edgedale Road Houses are also associated with Toronto architect Charles J. Gibson, who designed the group of semi-detached house form buildings at #1 to #11 Edgedale Road after receiving other commissions from Albert Horton, the developer of the sites. Following architectural training in New York City and a brief partnership with architect Henry Simpson, Gibson became one of Toronto's most prolific and best-known practitioners, and was noted for his high-end residential designs in the suburban neighbourhoods of Parkdale, the Annex and Rosedale.

Heritage Attributes

The heritage attributes of the properties at 9 and 11 Edgedale Road are:

- The pair of semi-detached house form buildings.
- The scale, form and massing of the 2½-storey rectangular plans.
- The hipped gable roofs with brick chimneys and gable-roofed dormers with brackets.

- The red brick cladding with brick, stone and wood trim.
- The organization of the west façades as mirror images, with the main entrances placed in the outer bays and protected by open single-storey gable-roofed porches.
- Between the porches, the placement in each unit of a large flat-headed window opening in the first floor beneath an oriel window with decorative woodwork (the first-floor opening on #9 Edgedale Road has been altered).
- The distinctive treatment of the principal façades, with paired gables with mock timbering.
- On the side elevations (north and south) that are visible from Edgedale Road, the segmental-arched window openings.
- The placement and setback of the buildings on the east side of Edgedale Road, north of the similar semi-detached houses at #1-3 and #5-7 Edgedale Road.

SCHEDULE "B"

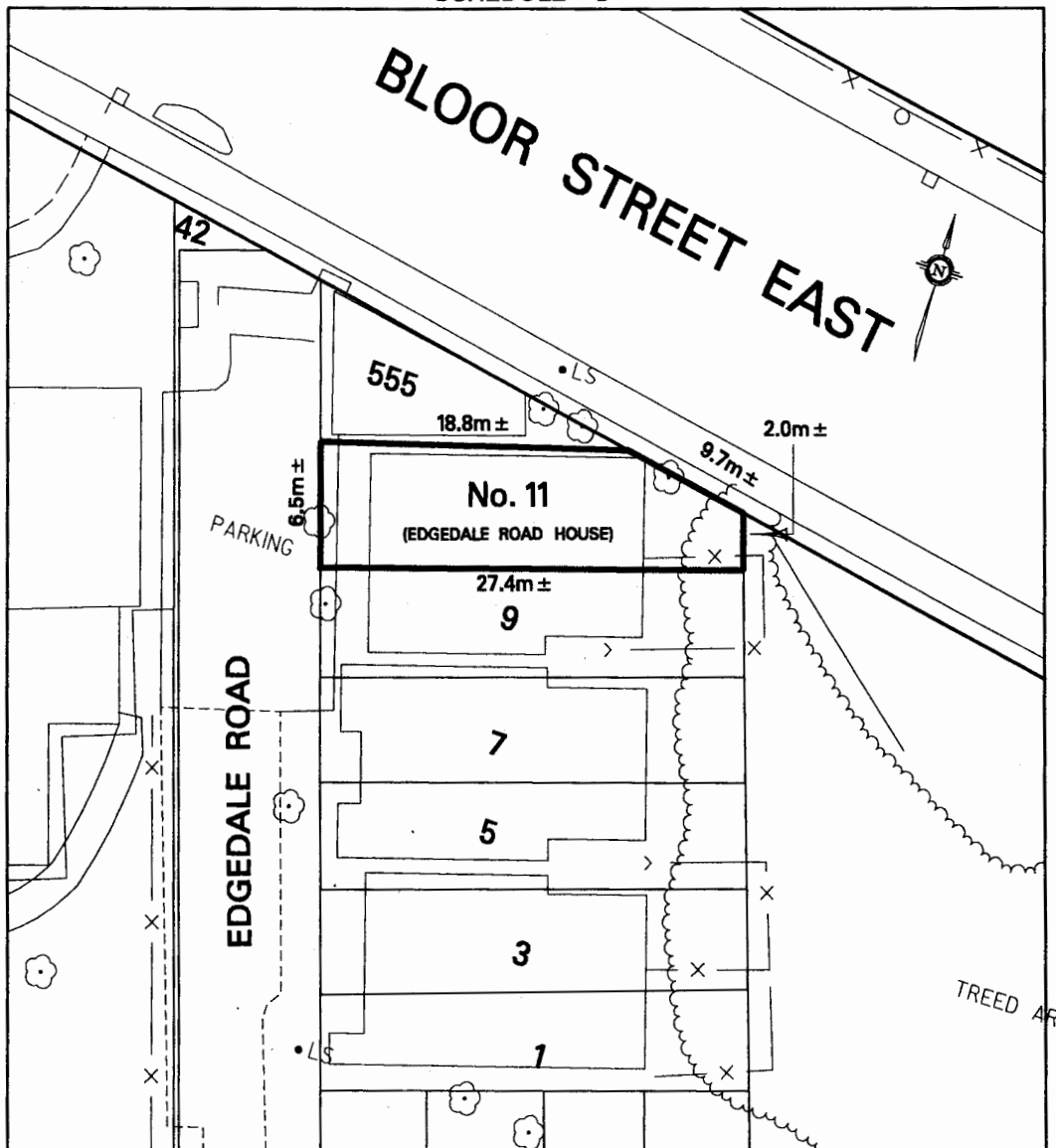
Part of PIN 21086-0068 (LT)

Lot 6 and part of Lot 7 on Plan 217E designated as PARTS 8 and 10 on Plan 64R-15501

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-2010-099 dated November 16, 2010, 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

 CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

 NO. 11 EDGEDALE ROAD
 (EDGEDALE ROAD HOUSE)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: NOVEMBER 16, 2010

SKETCH No. PS-2010-099