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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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RECEIVED
2022/10/27
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
47 HUNTLEY STREET (including entrance address at 2 Linden Street)**

NOTICE OF PASSING OF DESIGNATION BY-LAW 1238-2022

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 1238-2022 on September 28, 2022, which designates the lands, buildings and structures known municipally as 47 Huntley Street (including entrance address at 2 Linden Street), under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on September 28, 2022. Refer to Item CC50.1

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of October 27, 2022, which is November 28, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC50.1>

Dated at the City of Toronto on October 27, 2022.



John D. Elvidge
City Clerk



Authority: Item CC50.1, as adopted by City of Toronto
Council on September 28, 2022

CITY OF TORONTO

BY-LAW 1238-2022

To designate the property at 47 Huntley Street (including entrance address at 2 Linden Street) 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 47 Huntley Street (including entrance address at 2 Linden Street) 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 lands and premises known as 47 Huntley Street (including entrance address at 2 Linden 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 website 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 was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; 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 47 Huntley Street (including entrance address at 2 Linden 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 47 Huntley Street (including entrance address at 2 Linden Street), and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 September 28, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

47 HUNTLEY STREET (INCLUDING ENTRANCE ADDRESS AT 2 LINDEN STREET)

Reasons for Designation

The property at 47 Huntley Street, as the end/corner unit of a contiguous row of similar properties at 47-59 Huntley Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical and contextual values.

Description

The property at 47 Huntley Street is the end/corner unit of a contiguous row of five near-identical, Victorian-era, Bay and Gable style, 2 1/2-storey homes (47-55 Huntley Street) attached to a slightly larger pair of near-identical, Victorian-era, Bay and Gable style, 2 1/2-storey homes (57-59 Huntley Street) - totalling a complete row of seven homes. All of the homes feature brick facades with brick detailing, wooden double-hung sash windows, transom windows, and decorative wooden gables with bargeboard detailing. The homes within the row are configured as half bay and gables, as indicated by their one-storey bay windows paired with steep rooflines and decorative wooden gables. Some of the homes feature wrought iron dwarf parapets above their half bays. Considered as a row, the collection of homes date to the mid-1870s, and are among the earliest structures within the Upper Jarvis neighbourhood.

Statement of Cultural Heritage Value

Design and Physical Value

The subject property, as part of the aforementioned contiguous row at 47-59 Huntley Street holds considerable design value as a discreet, representative, part of a collection of Victorian-era, half Bay and Gable style townhouses retaining a significant degree of architectural integrity. The materiality and craftsmanship evident in the delicate brickwork (featuring raised courses of brick headers outlining architectural elements), and the mix of hand-carved and machine-turned millwork upon the wooden gables and bargeboard detailing, are all representative of a high degree of design and skilled execution.

Contextual Value

Contextually, the subject property at 47 Huntley Street, as part of the aforementioned contiguous row at 47-59 Huntley Street, holds significant cultural heritage value as it supports and maintains the architectural character of the historic Upper Jarvis neighbourhood. Built 1877, the subject property is among the oldest surviving house-form structures in the vicinity, and tells the story of the area's residential development during the late nineteenth century. Originally occupied by a middle-class lawyers, bankers, civil engineers, and business owners, this and the larger row of

subject properties are representative of the early demographic makeup of this once fashionable corner of the Old City of Toronto.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 47 Huntley Street as a fine example of Toronto's late nineteenth-century Bay and Gable typology include:

- The scale, massing, and uniformity of the property as part of a contiguous row of five townhouses and two semi-detached homes as defined by the subject properties
- The high degree of integrity present among the property's extant original materials and architectural details - brick masonry, wooden gables and bargeboards, punched transom and double-hung sash windows, wrought iron dwarf parapets
- The use of decorative, raised, courses of brick used to trace architectural details such as the tops of windows; the use of brick arches overtop windows and doors
- The distinctive half Bay and Gable configuration of this property and that of the row at 47-55 Huntley Street

Contextual Value

Attributes that contribute to the contextual value of the property at 47 Huntley Street as defining, supporting, and maintaining the historic character of the area:

- The consistency of typology, form, and function shared by the property as part of a contiguous row of subject properties which creates a discreet collection of late nineteenth-century Bay and Gable homes along the east side of Huntley Street
- The reliance upon, and skilled use of, traditional materials including yellow brick, decorative woodwork, and wrought iron detailing, which support the late nineteenth-century character of the Upper Jarvis neighbourhood

2 LINDEN STREET (ENTRANCE ADDRESS AT 47 HUNTLEY STREET)

Reasons for Designation

The property at 2 Linden Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical and contextual values.

Description

The three-storey, apartment block addition attached to the rear of 47 Huntley Street, known municipally as an active entrance at 2 Linden Street, was built in 1910 in the Edwardian Classicism style then broadly popular across Toronto and elsewhere. The principal (south) elevation facing onto Linden Street features a central entryway with an arched overhang roof, overtop of which a six-light window with decorative stained glass brings light into the main

interior staircase. The six-unit apartment block is flanked by small balconies attached to the western and eastern elevations, which double as fire escapes. The horizontal roofline is supported by a decorative cornice which has been capped in tin or aluminium. Built in 1910, the apartment block addition speaks to a period in Toronto's early twentieth-century urban densification and growth which led to the 1912 municipal ban on the construction of purpose-built apartment blocks.

Statement of Cultural Heritage Value

Design and Physical Value

The expressive use of symmetry along the principal (south) elevation facing onto Linden Street - the central entryway, flanking window bays, and bookending balconies - are representative of the Edwardian Classicism style of the period. Further architectural details - the elliptical arch roof over the entryway (with decorative cornice detailing), the six-light stained glass window above, and the cornice detail along the roofline - highlight the extent of extant original details which retain a significant level of integrity. Lastly, the decorative brick masonry details, including the raised courses along the second and third stories, and the quoining detail at the eastern and western terminus' of the principal elevation, demonstrate the skill with which the façade was designed and built.

Contextual Value

Contextually, the subject property at 2 Linden Street has significant cultural heritage value as a representative example of an early walk-up apartment block building within the heart of what was originally a late-nineteenth-century streetscape defined by a mix of stately mansions and middle-class single-family homes. Similar to its immediate neighbour at 8A Linden Street, and to several other similar vintage apartment additions and standalone apartment block buildings in the vicinity, 2 Linden Street holds contextual value as an important part of the evolution of the Upper Jarvis neighbourhood and of the Old City of Toronto generally.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 2 Linden Street as a fine example of Toronto's early twentieth-century walk-up apartment typology include:

Historical and Associative Value

- The scale, massing, and symmetry of the three-storey apartment addition which position the structure as a representative example of the Edwardian Classicism style
- The high degree of integrity present among the property's extant original materials and architectural details - brick masonry with raised courses and quoining detail, stained glass windows, elliptical, corniced, archway feature over main entryway, roofline with cornice and deep soffit, wood-framed windows, open-air balconies

- The use of decorative, raised, courses of brick used to trace architectural details on the second and third storeys, and the quoining detail work; the elliptical arch roof over the main entryway; the six-light stained glass window; the roofline cornice

Contextual Value

Attributes that contribute to the contextual value of the property at 2 Linden Street as defining, supporting, and maintaining the historic character of the area:

- The massing, form, and function, of the Edwardian Classicism style walk-up apartment addition supportive of the historic, architectural character of the Upper Jarvis neighbourhood's second major phase of development
- The reliance upon, and skilled use of, traditional materials including brick, stained glass, and cornice detailing which support the early twentieth-century character of the Upper Jarvis neighbourhood

SCHEDULE B
LEGAL DESCRIPTION

PIN 21107-0077 (LT)

PART OF LOT 19, REGISTERED PLAN 132A AS IN CA784630

City of Toronto and Province of Ontario

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