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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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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
572 and 574 SHERBOURNE STREET**

RECEIVED
2024/03/01
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF PASSING OF DESIGNATION BY-LAW 107-2024

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 107-2024 on February 7, 2024, which designates the lands, buildings and structures known municipally as 572 and 574 Sherbourne 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 did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

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: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of March 1, 2024, which is April 2, 2024.

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.

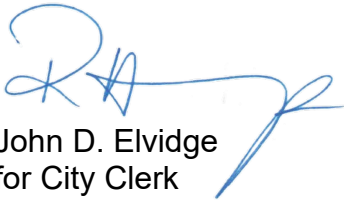
Getting Additional Information:

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:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH7.12>.

Dated at the City of Toronto on March 1, 2024.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', with a long, sweeping flourish extending to the right.

John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH7.12,
as adopted by City of Toronto Council on November 8 and
9, 2023
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 107-2024

To designate the property at 572 and 574 Sherbourne 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 572 and 574 Sherbourne 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 572 and 574 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 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 572 and 574 Sherbourne 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 572 and 574 Sherbourne 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 February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 572 and 574 SHERBOURNE STREET

Reasons for Designation

The properties at 572 and 574 Sherbourne 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 the categories of design/physical and contextual value.

Description

The properties at 572 and 574 Sherbourne Street form the central unit of a continuous row of five grand rowhouses constructed between 1888 and 1889 for City of Toronto Alderman and speculator Edward Hewitt at the southwest corner of Sherbourne and Linden Streets. Together, these two house-from structures read as a pair of grand semi-detached residences. Rising three-storeys over a raised basement, the red brick structures feature a design combining elements of both the Richardson Romanesque and Queen Anne Revival styles with an asymmetrical massing and complicated rooflines. Both properties share architectural elements including recessed main entrances framed by rounded-arch entryways; flatheaded, rounded arch, and three-pointed arch fenestration; decorative brickwork; and stained-glass transoms. The recessed entrance at 572 Sherbourne Street is surmounted by a second storey balcony, while the entrance at 574 Sherbourne Street is located within a tall three-storey tower with pyramidal roof.

The properties are physically connected to the adjacent properties to the north (576 Sherbourne Street) and south (570 Sherbourne) by brick "tails" that are deeply recessed between the main entryways and contain a single light at the first and second storeys of each property.

Both properties were listed on the City's Heritage Register (then Inventory of Heritage Properties) on August 18, 1976.

Statement of Cultural Heritage Value

Design or Physical Value

The properties at 572 and 574 Sherbourne Street, as part of a continuous row of five rowhouses connected by a recessed "tails" near their rear or west end, are a rare example of a pair of late-nineteenth century rowhouses designed to appear like the neighbouring grand homes along Sherbourne Street. Utilizing a vocabulary of shared architectural elements, the two properties read as a pair of grand semi-detached residences.

The properties are representative examples of late-Victorian residential architecture, combining elements of both the Queen Anne Revival and Richardson Romanesque styles. This is evident in the asymmetrical composition of their principal (east) elevations, and their shared defining

architectural elements, including recessed main entrances framed by round-arched brick entryways, decorative brickwork, and fenestration.

Contextual Value

The subject properties at 572 and 574 Sherbourne Street are important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of then-fashionable Victorian-era architectural styles continue to define the streetscape today.

The properties are physically, functionally, visually, and historically linked to their surroundings both as a part of a continuous row of five grand rowhouses and to nearby structures in the surrounding area which developed in the same period. The properties anchor the southwest corner of Sherbourne and Linden Street, and along with the James Cooper Mansion on the northwest corner, frame the intersection of Sherbourne and Linden Streets.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 572 and 574 Sherbourne Street as rare and representative examples of late-nineteenth century rowhouses designed to appear like the neighbouring grand homes along Sherbourne Street:

- The properties scale, form, and massing
- Red brick cladding with stone and wood trim
- Hipped roof with large, shed dormer and cross gable on the principal (east) elevation
- North and south elevations with deeply recessed brick "tails" connecting to the adjacent properties to the north (576 Sherbourne) and south (570 Sherbourne)
- Three-storey square tower surmounted by a two-tiered pyramidal roof with recessed main entrance framed by a rounded-arch brick entryway at 574 Sherbourne Street
- Recessed entrance framed by a rounded-arch entryway surmounted by a second-storey balcony with ornate wooden screen and balustrade at 572 Sherbourne Street
- Fenestration of principal (east) elevation including rounded arch, three-centred arch, and flatheaded openings
- Decorative brickwork including:
 - Drip mouldings
 - Stringcourses delineating the storeys

- Scrolled brick window aprons
- Basketweave spandrel above the three-centred first storey arch window opening at 574 Sherbourne Street
- Rusticated stonework sills and basement level

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 576 Sherbourne Street and 37 Linden Street as character-defining structures within a historic residential area:

- The properties siting and orientation on the west side of Sherbourne Street
- The properties scale, form, and massing as part of a row of five large late-nineteenth century rowhouses
- The properties legibility as a pair of grand semi-detached residential structures
- The material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- Hipped roofline with prominent cross gable, shed dormer, and three-storey tower on principal (east) elevation

SCHEDULE B
LEGAL DESCRIPTION

572 and 574 Sherbourne Street

PIN 21107-0111 (LT)

PART OF LOT 42 REGISTERED PLAN 132A AS IN CA358651

PIN 21107-0110 (LT)

PART OF LOTS 41 AND 42, REGISTERED PLAN 132A DESIGNATED AS PARTS 1 & 2,
PLAN 66R-27564

City of Toronto and Province of Ontario

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