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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

Tel: 416-394-8101
Fax: 416-392-2980
Email: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

RECEIVED
2023/08/17
(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
4888 DUNDAS STREET WEST**

NOTICE OF PASSING OF DESIGNATION BY-LAW 733-2023

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 733-2023 on July 19 and 20, 2023, which designates the lands, buildings and structures known municipally as 4888 Dundas Street West, 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 August 17, 2023, which is September 18, 2023.

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.

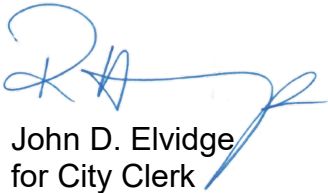
Getting Additional Information:

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.PH3.13>

Dated at the City of Toronto on August 17, 2023.



John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH3.13,
as adopted by City of Toronto Council on May 10, 11, and
12, 2023
City Council voted in favour of this by-law on July 20,
2023
Written approval of this by-law was given by Mayoral
Decision 8-2023 dated July 20, 2023

CITY OF TORONTO

BY-LAW 733-2023

To designate the property at 4888 Dundas Street West 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 4888 Dundas Street West 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 4888 Dundas Street West 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 4888 Dundas Street West 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 4888 Dundas Street West 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 July 20, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

4888 DUNDAS STREET WEST

ALEXANDER MACPHERSON HOUSE / FORMER VILLAGE OF ISLINGTON POST OFFICE AND TELEPHONE EXCHANGE

Reasons for Designation

The property at 4888 Dundas Street West 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, historical/associative and contextual values.

Description

The property at 4888 Dundas Street West comprises a two-storey house constructed in 1879. It is located midblock on the north side of Dundas Street West between Burnhamthorpe Road and Burnhamthorpe Crescent in the village of Islington area of Etobicoke. The brick house was designed in the Italianate style and originally featured a wraparound verandah. It is now distinguished by its hipped roof and symmetrical façade. The polychromatic brick has been painted on the main facades and a c. late 1940s addition attached to the southwest corner of the house. The property housed the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. In addition to its continued use as a residence, it contained the local telephone exchange from 1912-25.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 4888 Dundas Street West, built 1879, has design value as a unique example of Italianate style design in Toronto. The house represents an understated version of Italianate design in combination with an earlier, more conservative Georgian-style aesthetic. In reference to Georgian-style architecture, the house is of rectangular form with a symmetrical main façade, hipped roof and central doorway with side and transom lights. However, numerous features align the home with the more contemporary Italianate style of the time such as the segmental arched windows, polychromatic brickwork, and the detailing of the main doorway assembly with its rounded sidelights, thick rope mouldings and panelled base. Further, the design originally featured two-over-two windows sashes, and a verandah with bellcast eaves to create a picturesque effect characteristic of Italianate style design.

Historical or Associative Value

The property has historical value given that it yields information that contributes to an understanding of the historical development of the village of Islington.

The site occupies a position on Dundas Street West, which was the main street of the Islington village and an important strategic and military road established further south in 1795 but resurveyed through this location in 1814. The road became a stagecoach route in 1816 and then an important location of converging local roads by the 1840s. In the decade before, however, the village had already begun to take form with a tavern, store, and services typical of a small, rural village.

By 1879, when the house was constructed for Township clerk, Alexander MacPherson (1822-1906), the village contained 200 people and had just gained railway service the same year. The property became an Islington focal point and contributed significantly to the social fabric of the community as the post office from 1887-1906, while also serving as the residence for postmasters Thomas and Elizabeth Musson. In addition to its continued use as a residence, it contained the local telephone exchange from 1912-25.

Contextual Value

The presence of 4888 Dundas Street West, in addition to several other municipally recognized heritage properties, serves to symbolize the location of Islington village and is historically linked to its surroundings.

The subject property is situated within close proximity to two other sites designated under Part IV of the Ontario Heritage Act: the Montgomery Inn (c.1832), a site to the east, and the Etobicoke Township Hall (built 1843 as the Methodist church), a site one block west. Additionally, two other sites to the north are listed on the City's Heritage Register. Immediately behind the house is the Islington United Church (1949), and a block further north at 66 Burnhamthorpe Road is the 1907 Johnston residence built for descendants of the first settlers to the area. This small collection of buildings, of which the subject property contributes to, are integral to representing the historic development of the Islington community.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 4888 Dundas Street West as a unique example of Italianate style design include:

- The form, scale and massing of the building as a rectangular, two-storey, house-form building
- The hipped roof
- The polychromatic brick exterior comprising mostly red brick with buff-coloured brick quoin detailing at the corners of the house (painted on the three main facades, but extant on the rear facade)
- The fenestration comprising segmental-arched openings and a symmetrical arrangement on the main façade

- The main central doorway and doorway assembly with transom light and rounded sidelights, a panelled base and thick rope mouldings

Historical or Associative Value

Attributes that contribute to the value of the property at 4888 Dundas Street West for its contribution to an understanding of the historical development of the village of Islington include:

- The setback, placement, and orientation of the house in its original location on Dundas Street West
- The rear doorway at the Northeast corner of the house marking the location of the post office and telephone exchange

Contextual Value

Attributes that contribute to the contextual value of 4888 Dundas Street West as historically linked to its surroundings include:

- The setback, placement, and orientation of the house in its original location on Dundas Street West

SCHEDULE B
LEGAL DESCRIPTION

PIN 07472-0372 (LT)
PART OF LOT 8, CONCESSION A CLERGY BLOCK
DESIGNATED AS PART 1, PLAN 66R-33191
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)