

Authority: Toronto and East York Community Council Item TE34.45, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

**CITY OF TORONTO**

**Bill 1399**

**BY-LAW -2017**

**To designate the property at 7, 9 and 11 Gloucester Street (Hugh Matheson Houses) 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 City Council to designate the property at 7, 9 and 11 Gloucester Street (Hugh Matheson Houses) 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 land and premises known municipally as 7, 9 and 11 Gloucester 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; 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 7, 9 and 11 Gloucester 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 7, 9 and 11 Gloucester 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 7, 9 and 11 Gloucester Street

#### Description

The properties at 7-11 Gloucester Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the south side of Gloucester Street, east of Yonge Street, the Hugh Matheson Houses (completed 1886) are three attached 2½-storey row houses.

#### Statement of Cultural Heritage Value

The Hugh Matheson Houses have cultural heritage value as surviving row houses designed in the traditional Toronto Bay-n-Gable style that is identified by its two-bay principal façade where a bay window beneath a gable is placed beside the main entrance to the premises. The buildings are further distinguished by their decorative brickwork that divides the stories and highlights the recessed door openings and the fenestration, as well as the surviving wood detailing on the gables.

The Hugh Matheson Houses are valued for their visual and historical links to their surroundings on Gloucester Street near Yonge Street where they form part of an enclave of surviving mid- to late-19th century buildings of heritage interest near the intersection. The house form buildings are visual reminders of the development of Gloucester Street as a residential neighbourhood near Yonge Street where they stand opposite the Charles Levey Houses at 8 (12) Gloucester and near the landmark Masonic Hall Buildings at 2 Gloucester, which are recognized heritage properties. As a group, the Hugh Matheson Houses and their neighbours contribute to the heritage character of the area adjoining the corner of Yonge and Gloucester along Toronto's "Main Street".

#### Heritage Attributes

The heritage attributes of the properties at 7-11 Gloucester are:

- The three row houses known historically as the Hugh Matheson Houses
- The setback, placement and orientation of the structures on the south side of Gloucester Street, east of Yonge Street
- The scale, form and massing of the structures on 2½-storey rectangular plans
- The gabled roofs, with individual gables on the north slope over each unit and brick chimneys
- The materials, with red brick cladding and brick, stone and wood detailing
- The organization of the north facades on 7 and 9 Gloucester as mirror images, with the entrances placed beside one another in the first (ground) floor
- The organization of the north facade of 11 Gloucester, where the entrance is placed in the left (east) bay
- The main (north) entries, which are recessed in segmental-arched surrounds

- The 2½-storey bay window on each row house, with flat-headed window openings, including in the attic level, and brick, stone and wood detailing
- On each building, the flat-headed window opening above the entrance, with decorative brickwork separating the stories
- The side elevations (east and west) beneath the gable ends of the roofs, which are viewed from Gloucester Street and, in the case of 11 Gloucester, from the James Canning Gardens on the east

**SCHEDULE B**  
**LEGAL DESCRIPTION**

Part of PIN 21106-0274(LT)

SECONDLY: PT LT 1 PL 63 TORONTO AS IN CA604742

THIRDLY: PT LT 1 PL 63 TORONTO AS IN CA751561

City of Toronto Province of Ontario

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

PIN 21106-0068(LT)

PT LT 1-2 PL 63 TORONTO AS IN CT493545

City of Toronto Province of Ontario

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