

Authority: Toronto and East York Community Council Item TE6.4, as adopted by City of Toronto Council on June 10, 11 and 12, 2015

CITY OF TORONTO

Bill 77

BY-LAW -2018

To amend former City of Toronto By-law 130-91, being a by-law to designate the property at 317 Dundas Street West as being of architectural and historical value or interest.

Whereas By-law 130-91 of the former City of Toronto, designated the property at 317 Dundas Street West under Part IV of the Ontario Heritage Act as being of architectural and historical value or interest: and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes and to otherwise revise the language of the by-law to make it consistent with the requirements of the Act: and

Whereas authority was granted by Council to amend the reasons for designation; and

Whereas it is necessary to update the legal description for purposes of registration of the by-law on title to the property; and

Whereas the amended reasons for designation are set out in Schedule A to this by-law; and

Whereas the amended legal description is set out in Schedule B to this by-law; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 317 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 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;

The Council of the City of Toronto enacts:

1. Former City of Toronto By-law 130-91 is amended by deleting Schedules A and B and replacing them with Schedules A and B attached to this by-law.
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 317 Dundas Street West 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 February , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 317 DUNDAS STREET WEST THE GRANGE AND GRANGE PARK

Former City of Toronto By-law 130-91, designating the property at 317 Dundas Street West (specifically the south portion of the property containing the house form building known historically as The Grange and Grange Park) is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

The property at 317 Dundas Street West is designated 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 three categories of design, associative and contextual values.

Description

On the property at 317 Dundas Street West, the designated lands are at the south end of the Art Gallery of Ontario complex, west of Beverley Street and contain The Grange and Grange Park.

In 1970, the Historic Sites and Monuments Board of Canada designated the Grange a National Historic Site for its historic and architectural significance. City Council listed the property at 317 Dundas Street West on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on June 20, 1973, and designated the portion of the property containing The Grange and Grange Park under Part IV, Section 29 of the Ontario Heritage Act on February 25, 1991 by By-law 130-91. The Heritage Easement Agreement registered on the property at 317 Dundas Street West in 2005 identified The Grange, including the interiors.

Statement of Cultural Heritage Value

The Grange and its setting, Grange Park is an important cultural property in the City of Toronto that has design, associative and contextual values.

The Grange and Grange Park are valued for their associations with important historical figures, events and institutions in Toronto. The original owner of the property, D'Arcy Boulton, Jr. was a member of a prominent political family who established his country estate on Park Lot 13 (one in the series of 100-acre allotments adjoining the Town of York (Toronto) reserved for associates of the Provincial government). His brick residence named "The Grange" was placed in a park-like setting where his family pursued their interests in gardening as founding members of the local horticultural society. D'Arcy's son and heir, William Henry Boulton continued his improvements to The Grange and its environs while serving as a four-term Mayor of Toronto. After Harriette Dixon Boulton, William Henry's widow inherited the property, she and her second husband, the noted scholar Goldwin Smith showcased it for the gatherings of Toronto's cultural elite. The property was willed to the Art Museum of Toronto (forerunner to the Art Gallery of Ontario) as the nucleus of a new art gallery, while the expansive grounds to the south were opened to the public as a city park through an agreement with the City of Toronto. The Grange was the setting for the inaugural exhibition of the Art Gallery in 1913 and afterward underwent a variety of uses

as the complex was renamed and expanded. It also housed the first classrooms for the forerunner to today's Ontario College of Art and Design, prior to the opening of its purpose-built art school beside The Grange. The Historic Sites and Monuments Board of Canada designated The Grange as a National Historic Site in 1970, during the period when it was restored as a historic house museum reflecting the mid 19th century appearance of the interiors (c. 1837-40). As a property of cultural heritage value that anchors the south end of the Art Gallery of Ontario's complex, The Grange and Grange Park are an integral part of the City of Toronto's John Street Cultural Corridor that identifies and links a series of cultural institutions between Front Street West and Dundas Street West.

The cultural heritage value of The Grange and Grange Park also relates to the design of the house and its surroundings as one of the earliest surviving residential buildings in Toronto that remains in its original landscaped setting. Identified as the oldest surviving brick house in Toronto, The Grange is valued as one of the first examples in the city of residential architecture that blends the simplicity and symmetry of the early Georgian style with the classical detailing identified with Neoclassicism. The classical elements introduced on the exterior of the residence, including the frontispiece, entrance surround and roof pediment, inspired the interior décor with the period detailing in the entrance hall and the principal rooms on the first (ground) and second stories. The setting of The Grange was an early example in Toronto of the Picturesque Movement in landscape design, which originated in 18th century England and was distinguished by its picturesque and painterly qualities mixing open spaces and plantings with meandering pathways and unexpected vistas.

Contextually, the Grange and Grange Park contribute to the character of the area where they provide the historical setting for the Grange neighbourhood, the residential community that developed in the mid to late 1800s on parts of the former park lot. Extending along the east side of Beverley Street, the property is adjoined by the Ontario College of Art and Design (OCAD) on McCaul Street (with the original custom-built school dating to 1920) and the tower of St. George's Church (1845, on land donated by the Boulton family) at 197 John Street, which are designated heritage properties.

The contextual value of the property also relates to the historical, visual, physical and functional links between The Grange and its surroundings in Grange Park, with the house positioned to face south toward Lake Ontario and to terminate the northerly view from Toronto's waterfront. As The Grange estate was transformed into Grange Park, many of the original significant features of the landscaping were retained, particularly the grading with The Grange raised on terraces, the axial arrangement with the house aligned with John Street, the uniquely shaped driveway, and the composition based on the Picturesque Movement in landscape design combining open spaces and groves of trees, including the mature trees in the southwest corner of the site adjoining Beverley Street.

From its origins in the early 19th century as a private estate, through its transition a century later as a cultural institution and public park, and its continuing importance as a cultural and recreational destination, the property containing The Grange and Grange Park is a local landmark in Toronto.

Heritage Attributes

The heritage attributes of The Grange and Grange Park on the property at 317 Dundas Street West are:

The Grange (exterior)

- The placement, setback and orientation of The Grange in its original location in Grange Park, where it is elevated on a rise of land with the principal elevation facing south
- The scale, form and massing of the house form building, with the rectangular-shaped plan above the raised base with the window openings and under the hipped roof with the tall brick chimneys at the four corners
- The roof detailing, with the extended eaves with the modillion blocks, which are repeated on the triangular-shaped pediment with the round window
- The materials, with the red brick cladding and the brick, stone and wood applied for the detailing on the south entrance, the window openings and the roof, as well as the brick stringcourse
- The symmetrical arrangement of the principal (south) elevation into five bays with the central frontispiece where the main entrance is raised and centered in the first (ground) floor and flanked and surmounted by the flat-headed window openings
- The main (south) entry, featuring the round-arched opening with the brick voussoirs, the single wood paneled door set in the moulded surround with the fanlight, and the separate $\frac{3}{4}$ -length sidelights with the brick flat arches
- The detailing of the window openings with the brick flat arches and stone sills, the 12-over-12 sash windows in the first-floor openings, the 8-over-8 sash windows in the upper storey where the openings are slightly reduced in height, and the louvered wood shutters
- Protecting the south entrance, the flat-roofed classically-detailed stone portico with the stone steps, which was added in 1885 as part of the evolution of the building
- On the east wall, the monumental round-arched stone-trimmed opening containing the commemorative plaque
- Attached to and set back from the west wall, the two west wings dating to the 1840s and 1885 that complement the house with the brick cladding and the brick, stone and wood detailing, the flat roofs with the brick chimneys, the symmetrically-placed flat-headed window openings with the multi-paned sash windows, the louvered wood shutters on some of the window openings and, on the 1840s wing, the French doors (south) with multi-paned windows and transoms
- The rear (north) wall (excluding the glass link to the Art Gallery of Ontario)

The Grange (interior)

- The first (ground) floor entrance hall with the Ionic columns, the leaded glass window containing the Boulton family crest, the plasterwork, and the doors and door mouldings

- The first (ground) floor drawing room, dining room, breakfast parlour, and library with the plasterwork, the paneled wood doors and the door and window mouldings, the fireplace mantels and, in the library only, the wood paneling and the tiled fireplace surround
- On the second floor, the music room and the two bedrooms with the plasterwork, the paneled wood doors and the door and window surrounds, and the fireplace mantel in the music room
- The basement kitchen with the two fireplaces, one of which contains the bake oven

Grange Park: landscape features and views

- The placement of The Grange in the Grange Park. The landscaped setting and design reflecting the Picturesque Movement which combines open spaces, groves of trees and the views across Grange Park to and from The Grange
- The open space around The Grange and the terraced landscaping in front of and adjoining the south principal elevation
- The near-circular driveway that frames the open lawn in front of The Grange
- The groves of trees along the west side of Grange Park adjoining Beverley Street
- The view corridor of the south elevation of The Grange, and the path leading up to it through Grange Park, from John Street at Stephanie Street

SCHEDULE B
LEGAL DESCRIPTION

Part of PIN 21207-0165(LT)

Parts of Park Lots 13 and 14 in Concession 1 FTB as set out in CA133310

City of Toronto Province of Ontario

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