

Authority: Toronto and East York Community Council
Item TE18.17, as adopted by City of Toronto Council on
September 30, October 1 and 2, 2020

CITY OF TORONTO

Bill 1086

BY-LAW -2020

To designate the property at 663-665 Huron 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 663-665 Huron 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 663-665 Huron 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 663-665 Huron 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 663-665 Huron 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 , 2020.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

Reasons for Designation

The property at 663-665 Huron 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 Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Description

Located on the east side of Huron Street south of Dupont Street in The Annex neighbourhood, the property at 663-665 Huron Street is a 3-storey house-form building built in 1890. Along with the adjacent property at 661 Huron Street directly to the south, this building represents one of the earliest residences built on the block between Dupont Street and Bernard Avenue.

Statement of Significance

Design/Physical Value

The property at 663-665 Huron Street has cultural heritage value as a representative example of late Victorian styling applied to a large house form building in the last decade of the nineteenth century. Incorporating elements of both the Richardsonian Romanesque and Queen Anne styles, this property represents the eclectic nature of late Victorian era architecture. The property at 663-665 Huron Street is noteworthy for its decorative detailing, including its unique cylindrical terracotta chimney, dormer and first-storey window opening colonettes with rusticated red sandstone capitals.

Contextual Value

Contextually, the property at 663-665 Huron Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The property at 663-665 Huron Street is significant in context with the adjacent property at 661 Huron Street directly to the south, as these two properties together comprise the earliest structures built on the block between Dupont Street and Bernard Avenue following Simeon Janes' subdivision of this portion of The Annex neighbourhood in 1886.

Heritage Attributes

The heritage attributes of the property at 663-665 Huron Street are:

- The setback, placement and orientation of the building on its lot on the east side of Huron Street south of Dupont Street
- The scale, form and massing of the 3-storey plan above a raised basement
- The materials, with the red sandstone cladding and the stone, terracotta and wood detailing
- The cross-gabled roofline, punctuated by shed dormers and an eyebrow dormer
- On the principal (west) elevation, the main roof gable with its inset balcony opening and half-cove shingling

- The principal (west) elevation of the original building, which is organized into three bays
- On the principal (west) elevation, the arrangement of the openings, including the flat-headed openings on the first floor and the rounded-arch openings on the second floor
- On the north elevation, the second-storey oriel window with its decorative wooden detailing
- The rusticated sandstone lintels and string course banding above the first storey and at the springing joint of the second-storey round-arched windows
- The cylindrical terracotta colonettes capped with rusticated stone capitals found on the two chimneys, supporting the shed dormer roof on the south side and clustered between the first-storey openings on the principal (west) elevation
- The decorative leaded glass transoms above the window openings at the first-floor level on the principal (west) elevation

SCHEDULE B
LEGAL DESCRIPTION

PIN 21216-0131 (LT)
PCL 222-1 SEC M6; LT 222 PL M6 TORONTO; TORONTO,
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)