

Authority: Toronto and East York Community Council Item 36.35,  
as adopted by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: October 4, 2012

## CITY OF TORONTO

### BY-LAW No. 1236-2012

**To partially repeal By-law No. 468-91 being a by-law to designate the properties at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College), 1 Elmsley Place (Bellisle House), 3 Elmsley Place (Phelan House) and 5 Elmsley Place (Windle House) and to revise the reasons for designation by including a statement of cultural heritage value and a description of heritage attributes.**

WHEREAS By-law No. 468-91 of the former City of Toronto, designated the properties at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College), 1 Elmsley Place ( Bellisle House), 3 Elmsley Place (Phelan House) and 5 Elmsley Place (Windle House) as being of historic or architectural value or interest under the *Ontario Heritage Act*; and

WHEREAS as a result of amendments to the Official Plan and Zoning by-law for the property at 50 St. Joseph Street, it is necessary to partially repeal By-law No. 468-91 to remove the heritage designation from those parts of the property that have been approved for redevelopment; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws to include a statement of cultural heritage value or interest and a list of heritage attributes; and

WHEREAS authority was granted by Council to partially repeal and amend By-law No. 468-91; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 50 St. Joseph Street and 1, 3 and 5 Elmsley Place and upon the Ontario Heritage Trust, a Notice of Intention to partially repeal and amend By-law No. 468-91 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, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS no notice of objection to the partial repeal and amendment of By-law No. 468-91 has been served upon the Clerk of the municipality; and

WHEREAS the amended reasons for designation are set out in Schedule "B" to this by-law; and

WHEREAS the amended legal description is set out in Schedule "A" to this by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 468-91 of the former City of Toronto, being a by-law to designate the properties at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College), 1 Elmsley Place (Bellisle House), 3 Elmsley Place (Phelan House) and 5 Elmsley Place (Windle House) as being of historic or architectural value or interest is partially repealed by deleting the by-law from title to the lands described as Parts 2, 3, 12 and 13 on Plan 66R-16274 so that the designation by-law will apply only to those lands described in Schedule "A" attached to this by-law.
2. By-law No. 468-91 is amended by deleting the reasons for designation attached as Schedule "B" to By-law No. 468-91 and substituting the reasons for designation attached as Schedule "B" to this by-law.
3. The City Solicitor is authorized to cause a copy of this by-law to be registered in the proper Land Registry Office against the lands described in Schedule "A" to By-law No. 468-91 and to the lands described in Schedule "A" and depicted in Schedule "C" to this by-law.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 50 St. Joseph Street and 1, 3, and 5 Elmsley Place 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 4th day of October, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****Legal Description**

Part of PIN 21415-0139 (LT)

Lots 3, 4, 5, 7, 9 and part of Lot 11 on Plan 65E and part of the Lane on Plan 95E closed by EP29146 designated as PARTS 18 and 20 on Plan 63R-5039

Part of PIN 21415-0141 (LT)

Part of St. Michael's College and Grounds on Plan 95E, designated a PARTS 6, 7, 18 and 19 on Plan 66R-23963 Saving and Excepting PART 1 on Plan 66R-10806

City of Toronto Province of Ontario

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

The herein before described land being delineated by heavy outline on Sketch No. PS-2010-110 dated December 8, 2010, as set out in Schedule "C".

**SCHEDULE "B"**  
REASONS FOR DESIGNATION  
STATEMENT OF SIGNIFICANCE

**Cloverhill Wing, St. Michael's College**

By-law No. 468-91, designating the property at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) under Part IV, Section 29 of the Ontario Heritage Act, has been 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.

Description

The property at 50 St. Joseph Street (Cloverhill Wing, St. Michael's College) is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the west side of Bay Street between St. Joseph Street (south) and St. Mary Street (north), the Cloverhill Wing of St. Michael's College is a 2½-storey institutional building. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in August 1991 by By-law No. 468-91.

Statement of Cultural Heritage Value

The Cloverhill Wing is valued for its historical association with St. Michael's College, an institution of importance in Toronto. Established in 1852 by the Right Reverend Armand Comte de Charbonnel, the second Bishop of Toronto, the Roman Catholic boys' school was originally located in the Bishop's Palace on Church Street. The school was affiliated with the Basilian seminary in 1853 and, two years later, the institution was incorporated as St. Michael's College. In 1856, a purpose-built school and St. Basil's Church opened on "Clover Hill," the estate of Captain John Elmsley, a member of one of Toronto's founding families who, as a convert to Roman Catholicism, donated the lands to the Basilian order. Containing facilities for high school and college students, the post-secondary component affiliated with the non-denominational University of Toronto in 1881. While the Cloverhill Wing was extended in three phases, the school's increasing enrolment could not be accommodated on-site and, in 1950, the high school moved to a new campus at St. Clair Avenue West and Bathurst Street (which is a recognized heritage property). Since that time, part of the Cloverhill Wing was demolished, with the surviving section now known as Odette Hall and used for college and parish offices.

Notable Toronto architects were associated with the design and extension of the Cloverhill Wing. Completed in 1856, architect William Hay (1818-88) designed the college building and also prepared the plans for the adjoining St. Basil's Church. Born and trained in Scotland, Hay worked with the celebrated English architect, Sir George Gilbert Scott before travelling to Newfoundland in 1847 to supervise the completion of Scott's design for St. John's Cathedral. Hay visited various North American cities before establishing a practice in Toronto in the early 1850s. His projects of note included Toronto General Hospital on Gerrard Street East and the House of Providence (both of which were demolished), as well as Oaklands, the extant John Macdonald estate on Avenue Road. Abruptly leaving Toronto in 1861 and eventually returning to Scotland, Hay conveyed his profitable

firm to his assistant, Henry Langley, who became one of Toronto's most acclaimed practitioners. The Cloverhill Wing and St. Basil's Church are important surviving examples of Hay's work in Toronto.

Since Hay's design for the Cloverhill Wing remained incomplete (with the current west frontispiece and the three bays on either side of it), in 1862 William Tutin Thomas (1828-92), a second generation Toronto architect, completed the eastward extension of the Cloverhill Wing, adding the current west frontispiece and the three bays on either side of it. The son of William Thomas, architect of the Don Jail, St. Lawrence Hall and St. Michael's Cathedral, the younger Thomas joined his father and brother in practice in 1857. He carried on the family firm after his father's death in 1860 until he relocated to Montreal seven years later. Apart from his plans for the wing of St. Michael's College, Thomas also designed a spire for St. Michael's Cathedral that was not executed.

The Cloverhill Wing is an important example of Gothic Revival design applied to an early collegiate building in Toronto. According to William Hay's original plans for the complex, St. Basil's Church was designed to form the west side of a quadrangle, where the L-shaped Cloverhill Wing created the north and east edges and a courtyard and cloister enclosed the south end. Although the concept was not fully realized, it was intended that the Cloverhill Wing complement but not copy the Early English architecture of St. Basil's Church. In its appearance, the Cloverhill Wing is reminiscent of English colleges of the era, including the architecturally notable Lancing College in Sussex (1834 ff). Although neither the Cloverhill Wing nor St. Basil's followed the plans as drawn, two further additions were made to the Cloverhill Wing in 1871 and 1902 (with the latter designed by Toronto architect A. W. Holmes) and demolished for the widening of Bay Street. As a result, the Cloverhill is a significant surviving educational building in the city.

The Cloverhill Wing of St. Michael's College contributes to the historical character of the area northwest of Bay Street and St. Joseph Street where the campus of the University of St Michael's College at the University of Toronto contains an important collection of ecclesiastical, institutional and residential buildings, many of which are recognized as heritage properties.

With its setting on a rise of land adjoining St. Basil's Church, the Cloverhill Wing of St. Michael's College is a local landmark in Toronto.

#### Heritage Attributes

The heritage attributes of the property at 50 St. Joseph Street are:

- The institutional building, which is attached at right angles to the east end of St. Basil's Church
- The scale, form and massing, with the 2½-storey rectangular plan
- The buff brick cladding, and the brick, stone, wood and metal detailing
- The steeply-pitched gable roof, with gabled dormers along the south and north slopes, and the two spirelets that are placed in relation to the south frontispieces
- On the south facade, the two frontispieces with gabled roofs, buttresses, and oriel windows, with leaded glass in the west window

- In the west frontispiece, the entrance that is set in a compound pointed-arch portal
- The fenestration on the south and north elevations, where the openings contain double windows and display brick lintels
- The placement of the building in a park-like setting on the west side of Bay Street, north of St. Joseph Street, and opposite the entrance to Irwin Avenue



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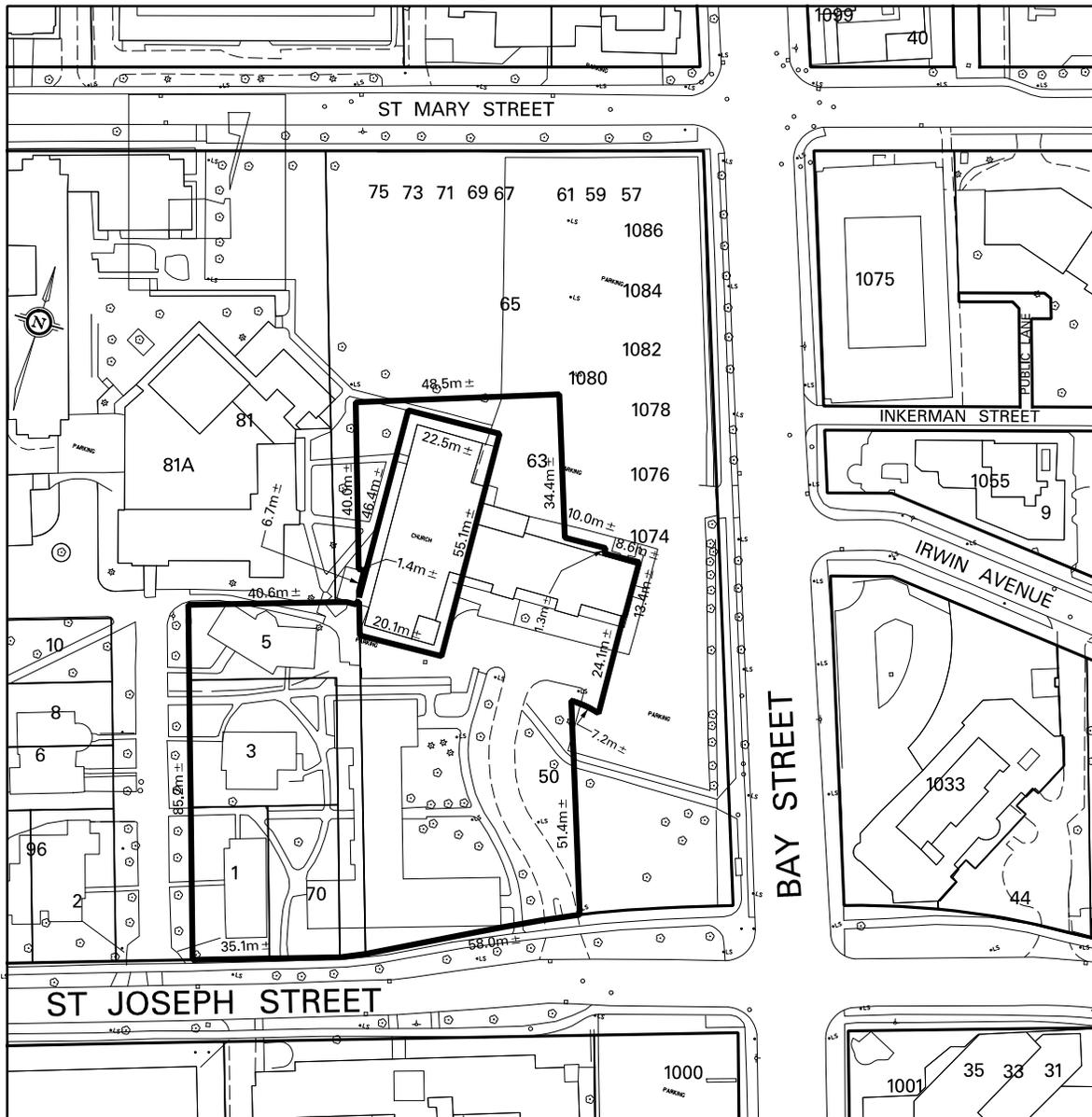
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SCHEDULE "C"



TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICES

NOTE:  
THIS SKETCH IS NOT  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
OFFICE RECORDS, IT SHALL  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 50 ST. JOSEPH STREET (CLOVERHILL WING),  
NO.1 ELMSLEY PLACE (BELLISLE HOUSE), NO.3 ELMSLEY PLACE  
(PHELAN HOUSE) AND NO. 5 ELMSLEY PLACE (WINDLE HOUSE)

LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE  
DATE: DECEMBER 08, 2010

SKETCH No. PS-2010-110