

Authority: Toronto and East York Community Council Item 13.14,
as adopted by City of Toronto Council on March 5, 6 and 7, 2012
Enacted by Council: October 4, 2012

CITY OF TORONTO

BY-LAW No. 1243-2012

**To designate the properties at 309 and 311 George Street (Robert Armstrong Houses)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the properties municipally known as 309 and 311 George Street (Robert Armstrong Houses) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon, to be 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 as 309 and 311 George Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the properties 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 the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

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

1. The properties at 309 and 311 George Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, are 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 properties 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 properties at 309 and 311 George 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, 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"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)****Robert Armstrong Houses**Description

The properties at 309 and 311 George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the properties contain a pair of three-storey semi-detached house form buildings (1887) constructed for Robert Armstrong.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 309 and 311 George Street have design value as well-crafted examples of late 19th century residential structures designed in the Second Empire style. The houses are typical of the style of architecture popular in the Sherbourne Street neighbourhood as it developed in the late 1800s, and exhibit the characteristic mansard roofs and decorative detailing.

Contextually, the properties at 309 and 311 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The semi-detached houses form part of a streetscape of extant 19th- and early -20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the properties at 309 and 311 George Street are:

- The scale, form and massing of the three-storey house form buildings
- The materials, with brick cladding and brick, stone and wood trim
- The mansard roofs with firebreaks, wood brackets and dormers with decorative woodwork
- The organization of the principal (west) facades as mirror images with symmetrically organized door and window openings
- The main entrances that incorporate transoms and three-quarter-length sidelights

- The round-arched window openings flanking the entries, and the flat-headed openings with brick flat arches in the second storey of each unit
- The portions of the side elevations (north and south) with buff brick cladding that are viewed from George Street.

The wings that extend eastward from the rear (east) walls of the buildings at 309 and 311 George Street are not identified as heritage attributes in the Reasons for Designation.

SCHEDULE "B"

PIN 21100-0078 (LT)

PT LT 11 PL 150 TORONTO AS IN CA215346

PIN 21100-0079 (LT)

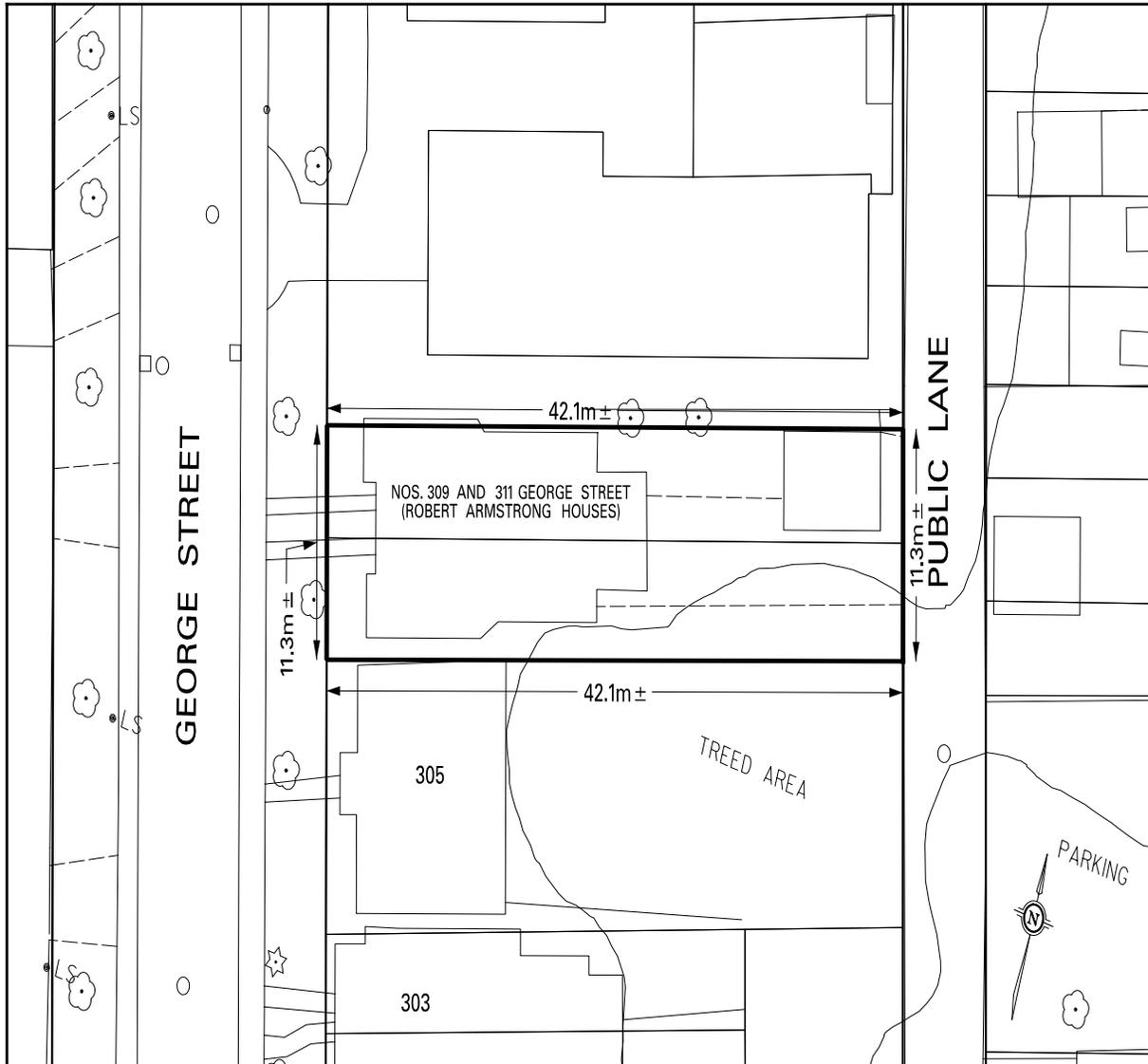
PT LT 11 PL 150 TORONTO AS IN EP136717

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-2012-058 dated May 9, 2012, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING
 PREPARED BY: DWAYNE PITT

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

PROPERTY INFORMATION SHEET
 NOS. 309 AND 311 GEORGE STREET (ROBERT ARMSTRONG HOUSES)
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST
 WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: MAY 09, 2012

SKETCH No. PS-2012-058