

Authority: MM28.22, by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 712-2017

To designate the property at 15 Glen Morris Street (Samuel Bennett House) 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 15 Glen Morris Street (Samuel Bennett House) 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 as 15 Glen Morris 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 15 Glen Morris Street (Samuel Bennett House), 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 15 Glen Morris 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 July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The property at 15 Glen Morris Street (Samuel Bennett House) 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 all three categories of design, associative and contextual value.

Description

The property at 15 Glen Morris Street contains the Samuel Bennett House, constructed in 1878 as a one-and-a-half storey single family dwelling with brick and stucco cladding, and a verandah with a gable dormer on its principle elevation.

Statement of Cultural Heritage Value

The Samuel Bennett house has design value as a representative of the classic one-and-a-half storey Ontario house, including the front verandah and gable dormer, which are rare in the Huron-Sussex neighbourhood.

The house has historical value as it contributes to an understanding of the early development of the late 19th-century Huron-Sussex neighbourhood and the University of Toronto community. Following the subdivision and sale of the William and Robert Baldwin estates the area was transformed from a market garden to a residential enclave situated between the commercial activity of Spadina Avenue and the University of Toronto. The Samuel Bennett house was the first house constructed on the street and represents the beginnings of the residential neighbourhood's evolution and growth.

Contextually, the Samuel Bennett house is important in defining and maintaining the late 19th century residential scale and character of the Huron-Sussex neighbourhood which was primarily comprised of single family houses of two-three stories, characterized by complex massing, varied materials and richly detailed elements still evident on the north side of Glen Morris Street. The additions of 21st century University of Toronto buildings on either side of the Bennett house on the south side of the street, as well as the 1960s Robarts Library at the end of Glen Morris Street, have created a dramatic contrast in scale, character and material which reflects the changing social context of the neighbourhood.

The Bennett house is significant as it is visually and historically linked to its surroundings, it maintains the historic neighbourhood streetscape and contributes to its variety through its representation of the rare one-and-a-half storey Ontario house in the Huron-Sussex neighbourhood.

Heritage Attributes

The heritage attributes of the Samuel Bennett house are:

- The setback, placement and orientation of the building on the south side of Glen Morris Street between Spadina Avenue and Huron Street
- The scale, form and massing of the one-and-a-half storey house-form building with its gable roof, gable dormer and verandah
- The principal (north) elevation with its brick cladding and side (east and west) elevations and rear (south) elevations with stucco cladding
- The arrangement of openings on the principal (north) elevation which includes, at the first floor, the central door with two windows on either side and dormer window above in the gable dormer
- The arrangement of openings on the side elevation (west) with the two windows centred on the ridge of the gable roof
- The verandah roof with its combined hip and single slope form
- The three brick piers of the verandah which formerly supported Tuscan Doric columns

The following are not included as heritage attributes:

- Openings on the south and east elevations
- The rear wing and its later extension
- The garage at the rear of the property

SCHEDULE B
LEGAL DESCRIPTION

PIN 21211-0069(LT)

LT 49 PL D254 TORONTO

City of Toronto, Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)