

Authority: Toronto and East York Community Council
Item TE25.10, as adopted by City of Toronto Council on
June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 157-2022

To designate the property at 103 Heath Street West 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 103 Heath Street West 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 103 Heath 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 a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Ontario Land Tribunal (formerly Conservation Review Board) for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and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 103 Heath Street West, more particularly described in Schedule A 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 103 Heath Street West at 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 March 9, 2022.

Frances Nunziata,
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

JAMES HOBBS HOUSE REASONS FOR DESIGNATION

The property at 103 Heath Street West 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

Located on the south side of Heath Street, between Yonge Street and Avenue Road, the property at 103 Heath Street West contains a detached, red brick house-form building constructed c.1892-1893 that was first occupied by James Hobbs, whose family maintained ownership of the property for 50 years. Alterations largely executed on the interior of the original property in the 1940s were prepared by Toronto architect, Leo Hunt Stanford (1898-1970).

The property was included on the City's Heritage Register on March 10, 2021.

Statement of Cultural Heritage Value Physical and Design Value

The property at 103 Heath Street West has design value as this Late Victorian-era dwelling incorporates both Bay-and-Gable and Queen Anne Style architectural features with the combination of a two and a half storey bay centred rather than offset on the principal (north) elevation, decorative wooden bargeboards and brackets framing an attic-storey sleeping porch, its heavy stone lintels and a complicated roofline of hips, gables and window dormers.

Historical and Associative Value

The property is significant as one of the earliest surviving houses built on the portion of the street belonging to Plan 365 and dating from the 1880s-1890s. Over the past 130 years Heath Street has been developed with an unusual variety of residential dwelling types from a wide range of time periods that is atypical in Toronto. 103 Heath is important because it is representative of an early period in the planned land development of the street and the Deer Park community.

Contextual Value

The James Hobbs House stands as a defining property within a group of varied architectural types and styles on Heath Street. Its combination of Bay-and-Gable and Queen Anne architectural design and detailing set it apart from houses, townhouses and low-rise apartment blocks of later periods on the street. Representing the earliest period of the subdivision of Registered Plan 365, its built form is an important component in the history and evolution of Heath Street and the Deer Park neighbourhood.

The property is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing a period from the earliest point in the historical evolution of planned development on Heath Street and in the Deer Park community.

Heritage Attributes of 103 Heath Street West

- The setback, placement and orientation of the building on its lot on the south side of Heath Street West between Deer Park Crescent and Oriole Road
- The scale, form and massing of the two and a half storey plan on a raised foundation
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The complicated roofline with hips, gables and window dormers, and the two red brick chimneys
- The principal (north) elevation of the building, which is organized into three bays with stringcourse between the first and second storeys
- On the principal (north) elevation, the centred two storey bay surmounted by an attic-storey porch with its decorative wood framing, detailing and shingling in the gable
- On the east and west elevations, the decorative wood detailing in the roof dormer gables
- The arrangement of the door and window openings on the principal (north), west and east elevations, their type (flat-headed or round-arched) and the stone lintels and sills
- The decorative red brick drip moulds and voussoired headers above the round-arched window openings on the west and principal (north) elevations

SCHEDULE B
LEGAL DESCRIPTION

PIN 21190-0107 (LT)
PART OF LOT 7, REGISTERED PLAN 623 AVENUE HILL
PART OF LOT 52, REGSITERED PLAN 365 DEER PARK
AS IN CT960896

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)