

Authority: Planning and Housing Committee Item PH2.13,  
as adopted by City of Toronto Council on March 29, 30 and  
31, 2023

## **CITY OF TORONTO**

### **Bill 399**

### **BY-LAW -2023**

#### **To designate the property at 193 and 195 College 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 193 and 195 College 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 193 and 195 College 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 193 and 195 College 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 193 and 195 College Street, and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 May , 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 193 and 195 COLLEGE STREET**

#### **Reasons for Designation**

The properties at 193 and 195 College Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

#### **Description**

Located on the south side of the street between Henry and Beverley streets, the properties at 193 and 195 College Street contain a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The properties at 193 and 195 College Street were identified for their potential cultural heritage value in the College Street Study Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

#### **Statement of Cultural Heritage Value**

The properties at 193 and 195 College Street have design value as a surviving example of a pair of late-19th century semi-detached house form buildings on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with their 2- 1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 193-195 College Street are placed in the centre of a trio of semi-detached house form buildings that were constructed together.

Contextually, the properties at 193 and 195 College Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With their later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 193 and 195 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

## **Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 193-195 College Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the south side of the street, west of Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street
- The materials, with the brick cladding and wood, brick and stone detailing (the brick masonry on the north elevation has been covered with stucco)
- The rough-faced cut-stone bases on the street-facing (north) elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
  - Raised entrances flanked by full height rectangular bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes, and eave brackets
  - A single gabled dormer with half-timbering, a decorative spindlework frieze and brackets on the north roof slope fronting College Street
  - Flat-headed window openings, with leaded glass transoms
- The west and east side elevations, which are viewed from College Street

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 193 and 195 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

**Note:** No heritage attributes are identified on the rear (south) elevations

**SCHEDULE B**  
LEGAL DESCRIPTION

PIN 21208-0071 (LT)

LOT 3, REGISTERED PLAN 552 CITY EAST

PIN 21208-0070 (LT)

LOT 4, REGISTERED PLAN 552 CITY EAST

City of Toronto and Province of Ontario

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