

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 400

BY-LAW -2023

To designate the property at 199 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 199 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 199 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 199 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 199 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 199 COLLEGE STREET

ENTRANCE ADDRESS AT 197 COLLEGE STREET

Reasons for Designation

The property at 199 College Street (including entrance address at 197 College Street) 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 the categories of design/physical and contextual value.

Description

Located on the south side of the street between Henry and Beverley streets, the property at 199 College Street contains 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 property at 199 College Street was identified for its 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 property at 199 College Street has design value as a surviving example of a late 19th century house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. 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. 199 College Street anchors the west end of a trio of semi-detached house form buildings that were constructed together.

Contextually, the property at 199 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's 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 199 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 property at 199 College Street as a representative example 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 and the rear portion having a ridgeline perpendicular to College Street
- The materials, with the brick cladding and wood, brick and stone detailing (the brick masonry and detailing on the north, west, and south elevations 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 angled bays with cross gables that feature wood detailing including decorative eave brackets (additional detailing, including gable screens and spindlework friezes may be concealed)
 - A single gabled dormer with brackets on the north roof slope fronting College Street (additional detailing may be concealed)
 - Flat-headed window openings, with leaded glass transoms (transoms are only present on the second storey)
- The west elevation, viewed from the public laneway between Henry and Beverley street, including:
 - The oriel window on the first floor of the rear portion of the building
- The east elevation, which is viewed from College Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 199 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its 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 property
- The property's material palette, consisting of brick with wood and stone detailing
- The subject property's 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 21208-0069 (LT)
LOTS 5 &6, REGISTERED PLAN 552 CITY EAST
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)