

Authority: Planning and Housing Committee Item
PH18.17, as adopted by City of Toronto Council on
February 5, 2025.

CITY OF TORONTO

Bill 235

BY-LAW -2025

To designate the property at 31 Sussex Avenue 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 31 Sussex Avenue 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 31 Sussex Avenue 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 31 Sussex Avenue, 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 31 Sussex Avenue at 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 March , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 31 Sussex Avenue

Description

Located on the south side of Sussex Avenue between Huron Street and Spadina Avenue, in the Huron-Sussex neighbourhood in the northwest quadrant of the University of Toronto's St. George Campus, the property at 31 Sussex Avenue contains a house-form building fashioned in the Second Empire architectural style. With the neighbouring properties at 29 and 33 Sussex Avenue, it is part of a trio of originally identical properties that were constructed in 1879. From the late-19th century, the houses have been associated with the University of Toronto, as the homes of several generations of professors and as student housing.

The property at 31 Sussex Avenue was included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

The property at 29 Sussex Avenue was listed on the Heritage Register in November 2016 along with the property at 33 Sussex Avenue.

Statement of Cultural Heritage Value

The property at 31 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and chaine detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 31 Sussex Avenue, along with the adjacent 29 and 33 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

Contextually, the property at 31 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape

while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the “Three Sisters.”

Heritage Attributes

Attributes that contribute to the value of the property at 31 Sussex Avenue being one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style and displaying a high degree of craftsmanship:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the chaine detailing in the tower, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The mansard roof in the principal (north) elevation
- The principal (north) and side (east and west) elevations of the tower
- The decorative brick detailing including the details known as chaine at the corners and sides of the principal (north) and side (east and west) elevations of the tower and the northwest corner of the house, and the brick details at the window heads
- The ornate decorative detailing of the segmental arched openings for the windows in the principal (north)
- The decorative detailing of the segmental arched opening for the windows in the side (east and west) elevations
- The paired brackets at the eaves of the tower and the main roof
- The front entrance including the paneled door, decorative lintel and fanlight

Historical/Associative Value

Attributes that contribute to the value of the property at 31 Sussex Avenue yielding information that contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George Campus:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the chaine detailing in the tower, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower

Contextual Value

Attributes that contribute to the value of the property at 31 Sussex Avenue defining, maintaining, and supporting the character of the Huron-Sussex neighbourhood and being physically, functionally, visually or historically linked to its surroundings:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the chaine detailing in the tower, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The placement, setback, and orientation on the south side of Sussex Avenue amongst a trio of Second Empire house-form properties between Huron Street and Spadina Avenue

SCHEDULE B
LEGAL DESCRIPTION

PART OF PIN 21211-0059 (LT)

LOTS 22 & 23, REGISTERED PLAN D254

City of Toronto and Province of Ontario

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