

Authority: Toronto and East York Community Council Report 7, Clause 29,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: February 6, 2007

CITY OF TORONTO

BY-LAW No. 100-2007

To designate the property at 340 Dundas Street West (Edwin Coleman House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 340 Dundas Street West (Edwin Coleman House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be 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 340 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 340 Dundas Street West, more particularly described in Schedule "B" and shown on Schedule "C" 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 340 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description:

The property at 340 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey detached house form building was completed by September 1879 when it was first recorded in the tax assessment rolls with accountant Edward Coleman as the owner and occupant. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the property of the Edwin Coleman House is related to its design or physical value as a representative example of late 19th century residential housing in the Gothic Revival style. Popular for residential buildings and churches before 1900, the style is identified by its use of medieval-inspired elements, in this case the decorative roof detailing.

The cultural heritage value of the Edwin Coleman House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Edwin Coleman House related to its cultural heritage value as a representative example of Gothic Revival styling are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base (the window opening in the base has been altered).
- The gable roof with a cross-gable on the south slope that contains decorative woodwork.
- The application of buff brick cladding with buff brick, stone and wood detailing.
- The organization of the principal (south) façade into two bays; the main entrance, which is elevated in the right (east) bay (the original segmental-arched opening, transom and doors have been replaced); in the left (west) bay, the flat-headed window opening (which has been altered); and, the segmental-arched window openings in the second floor with brick voussoirs and stone sills.

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.

SCHEDULE “B”

LEGAL DESCRIPTION

PIN 21208-0255 (LT)
PT BLK 5 PL D168 AKA PL D247 TORONTO AS IN CA325564

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-011 dated January 29, 2007, as set out in Schedule “C”.

SCHEDULE "C"

