

Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1236-2007

To designate the property at 426 Coxwell Avenue (City Street Cleaning Stables and Office Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 426 Coxwell Avenue (City Street Cleaning Stables and Office Building) 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 426 Coxwell Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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, Notice requirements under 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 426 Coxwell Avenue, 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 426 Coxwell Avenue 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The property at 426 Coxwell Avenue is worthy of designation under Part IV of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of Coxwell Avenue, north of Gerrard Street East, the site contains the 2½-storey City Street Cleaning Stables and complementary Office Building that historical records indicate were in place in 1919. The property was listed on the City of Toronto Inventory of Heritage Properties in 1981, and a Heritage Easement Agreement was registered four years later. The buildings have been converted for residential housing.

Statement of Cultural Heritage Value

The City Street Cleaning Stables and Office Building have design value as early 20th century municipal buildings embellished with elements from the Period Revival style, which interpreted features from English medieval architecture. Period Revival details, including the cross-gable roofs with pedimented gable ends, the surface treatment of the walls with brick and stucco differentiating the stories, and the varied shapes of the fenestration, are evident on the Office Building and Stables, including the pair of rooftop cupolas that highlight the latter structure.

The property was developed by the City of Toronto to provide services to the expanding residential communities at the east end of the municipality. After the completion of a railway overpass on Coxwell Avenue, north of Gerrard Street, opened the area to development, the City Works Department constructed a pumping station at the foot of Coxwell Avenue. Further north, the Eastern Works Division established a yard with stables to house the horses and equipment (including water pumpers and sweepers) used to clean city streets before motorized vehicles were introduced. After horses were replaced by trucks, the stables and adjoining office building were used for storage. In 1984, the City of Toronto renovated the property and converted the buildings for affordable housing, with nine units in the former stables and two in the adjoining office building. The Toronto architectural firm of Oleson Worland prepared the award-winning designs.

Historically, the property is associated with the architectural practice of W. W. Pearce. As City Architect from 1914 to 1919, Pearce supervised the alterations to the Poplar Plains Pumping Station, which is recognized on the City’s heritage inventory.

With their location close to Coxwell Avenue and architectural features, the City Street Cleaning Stables and Office Building are landmarks on Coxwell Avenue.

Heritage Attributes

The heritage attributes of the City Street Cleaning Stables and Office Building related to the complex's design value as examples of early 20th century municipal buildings highlighted with elements from the Period Revival style are found on the exterior walls and roofs, consisting of:

Stables

- The 2½-storey rectangular plan, with the long (east) wall flanking Coxwell Avenue.
- The gabled roof with cross gables, stepped parapets, and two cupola vents with pyramidal roofs and chevron detailing.
- The brick and stucco cladding with brick detailing.
- The fenestration, mixing segmental-arched, flat-headed, and round window openings with brick trim.

Office Building

- The single storey rectangular plan, with the narrow (west) wall facing Coxwell Avenue.
- The gabled roof with a ridge pole and, at the east end, a stepped parapet with a round window opening.
- The brick facing and detailing, with stucco cladding beneath the parapet.
- The fenestration, mixing segmental-arched and flat-headed window openings with brick trim.
- The entrance on the principal (north) façade.

The low brick walls marked by brick piers with stone caps that flank the entrance to the property between the two buildings are identified in the heritage easement agreement and included in the Reasons for Designation.

SCHEDULE “B”

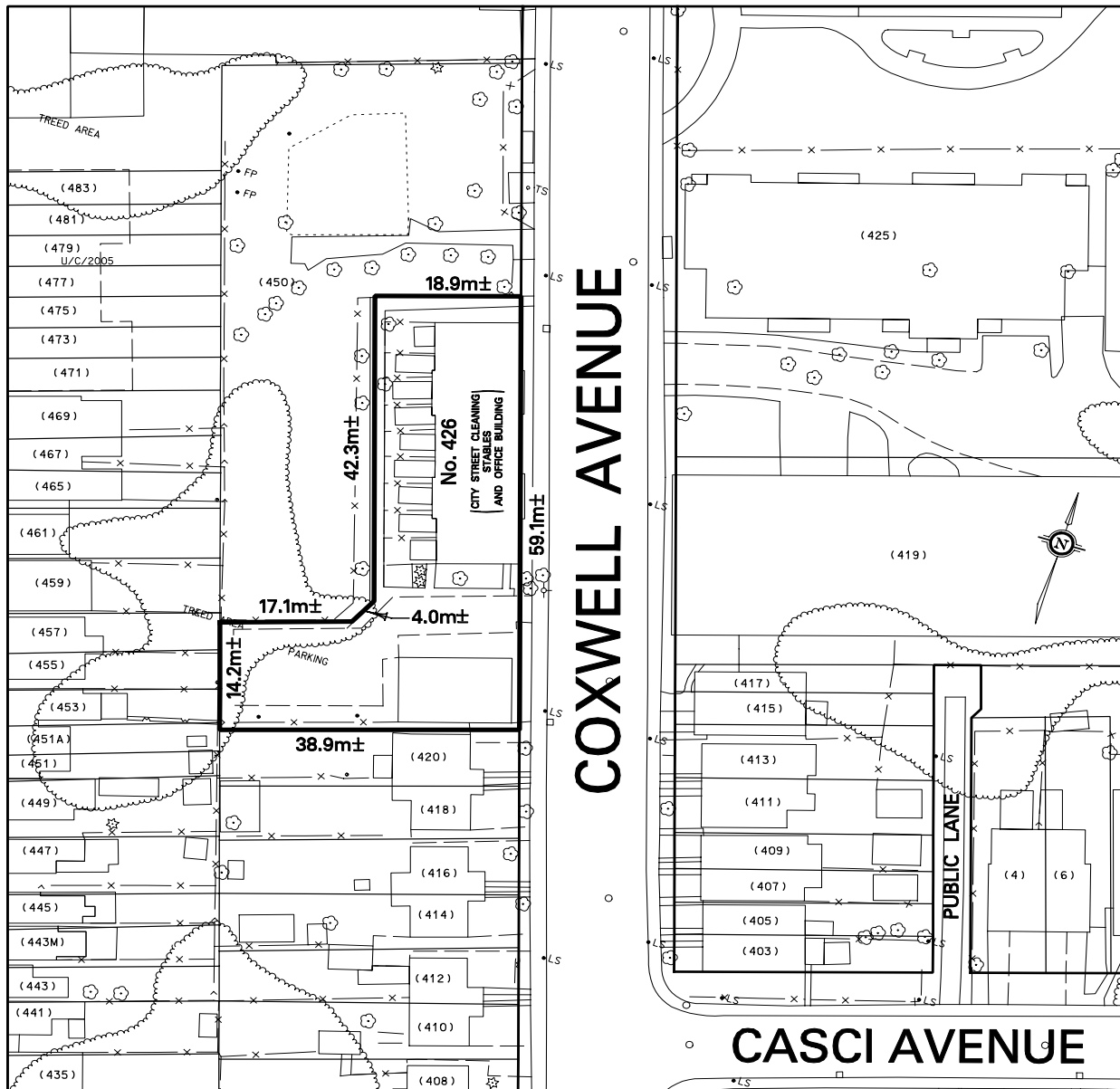
PIN 21034-0271 (LT)

PCL 81-2 SEC A655; PT LT 81 PL 655 TORONTO; PT LT 82 PL 655 TORONTO; PT LT 83 PL 655 TORONTO; PT LT 84 PL 655 TORONTO PT 1, 66R13150

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-268 dated November 5, 2007, as set out in Schedule “C”.

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 426 COXWELL AVENUE
 (CITY STREET CLEANING STABLES AND OFFICE BUILDING)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 30 - TORONTO-DANFORTH
 DATE: NOV. 5, 2007

SKETCH No. PS-2007-268