

Authority: Toronto and East York Community Council Item 18.20,
adopted as amended, by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 778-2013

To designate the property at 281 Cherry Street (Toronto Hydro Substation) 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 281 Cherry Street (Toronto Hydro Substation) 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 land and premises known as 281 Cherry Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention 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, § 162-4.1. Notice requirements 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 281 Cherry Street, 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 281 Cherry Street 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on June 13, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"

REASONS FOR DESIGNATION STATEMENT OF SIGNIFICANCE

Description

The property at 281 Cherry Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the east side of Cherry Street, north of Commissioners Street, the Toronto Hydro Substation (1928) is a two-storey industrial building. The site was listed on the City of Toronto Inventory of Heritage Properties in 2003.

Statement of Cultural Heritage Value

The Toronto Hydro Substation at 281 Cherry Street is a modest example of Edwardian Classical styling with the typical red brick cladding, symmetry and classical detailing that elevates the appearance of the utilitarian building and complements in scale and appearance the former Dominion Bank (1920) at 275 Cherry Street.

Contextually, the Toronto Hydro Substation is historically, visually and physically related to its surroundings on the east side of Cherry Street between Commissioners and Villiers Streets where it stands as part of a group of low-rise commercial and industrial buildings that reflect the initial development of this section of the Toronto waterfront as the Port Industrial District.

Heritage Attributes

The heritage attributes of the property at 281 Cherry Street are:

- The two-storey substation
- The scale, form and massing on a rectangular plan
- The materials, with red brick cladding, a stone base, and brick and stone detailing
- The flat roof that is sloped and marked by a parapet at the west end
- The narrow rectangular plan where the principal (west) façade is organized into three bays
- On the west façade, the flat-headed openings with a central entrance with brick piers and a stone entablature, the symmetrical fenestration with brick voussoirs and stone sills, the brick quoins, and the stone name band reading "Toronto Hydro-Electric System"
- The side elevations (north and south) that are visible from Cherry Street, with flat-headed openings on the south wall
- The placement and setback of the structure on the east side of Cherry Street

SCHEDULE "B"

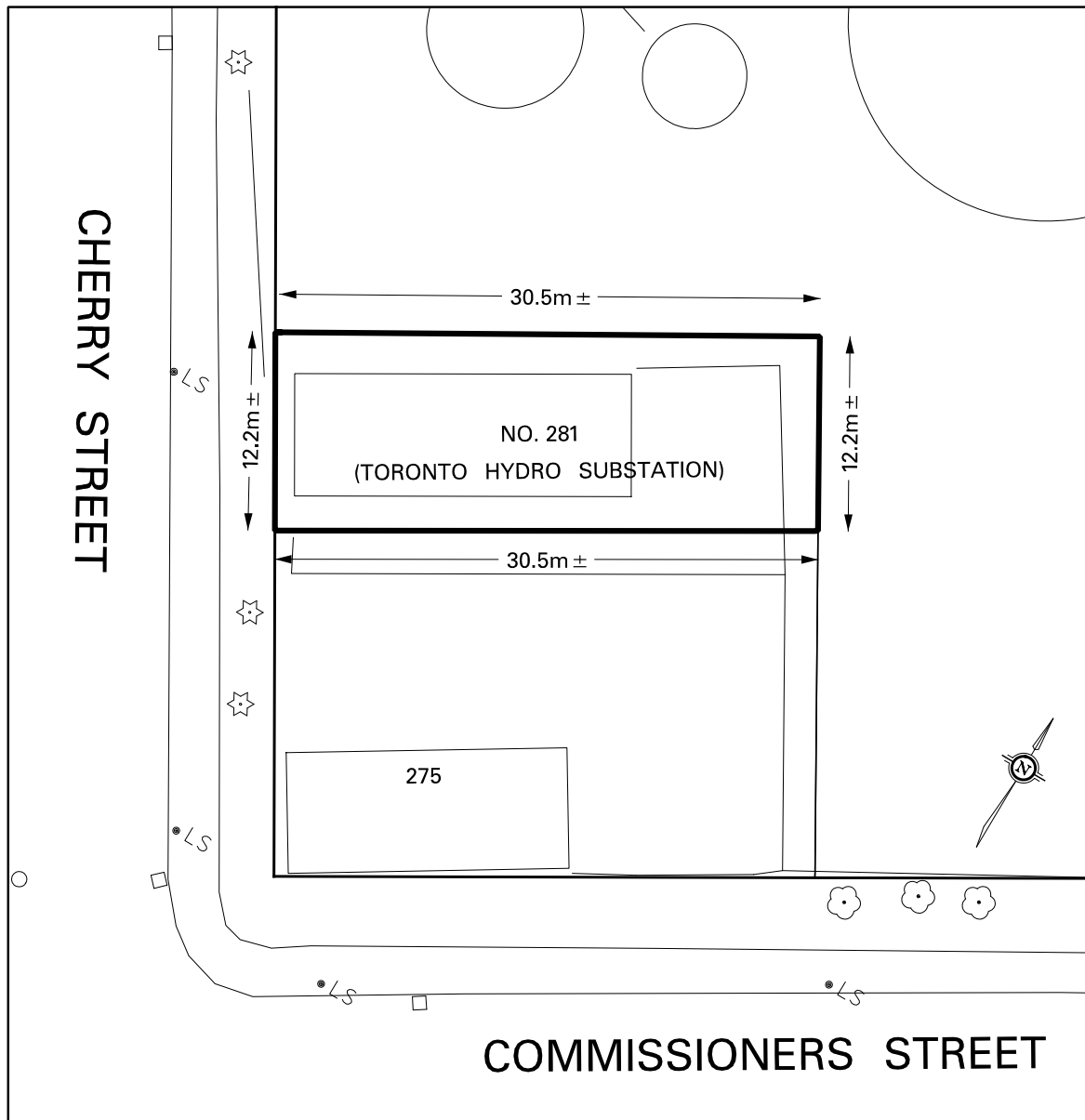
LEGAL DESCRIPTION

PIN 21385-0065 (LT)
PT BLK A, KJ PL 520E TORONTO AS IN ES6731

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-2013-004 dated January 21, 2013, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

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

CHECKED BY: JOHN HOUSE

PREPARED BY: DWAYNE PITT

WARD 30 - TORONTO-DANFORTH

DATE: JANUARY 21, 2013

PROPERTY INFORMATION SHEET

NO. 281 CHERRY STREET
 (TORONTO HYDRO SUBSTATION)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2013-004