

Authority: Toronto and East York Community Council Item 29.8,
as adopted by City of Toronto Council on February 19 and 20, 2014

CITY OF TORONTO

BY-LAW No. 914-2014

**To designate the property at 68 Wellesley Street East (William McBean Terrace) 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 68 Wellesley Street East (William McBean Terrace) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 68 Wellesley Street East 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; and

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

The Council of the City of Toronto enacts:

1. The property at 68 Wellesley Street East, 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 68 Wellesley Street East 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 August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Description

The property at 68 Wellesley Street East (including the convenience addresses of 70-78 Wellesley Street East and 505-509½ Church Street) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the northeast corner of Wellesley Street and Church Street, the William McBean Terrace (1878) was designed as a group of 2½-storey row houses that were later converted to commercial and residential uses. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The property at 68 Wellesley Street East has cultural heritage value as an early extant representative example in Toronto of the Second Empire style applied to a group of late 19th century row houses (which were afterward converted to mixed residential and commercial uses). The William McBean Terrace is distinguished for its design with surviving original detailing, including the distinctive mansard roofs with intricate dormers and the well-crafted decorative detailing applied to the fenestration in the second storey that are indicative of the Second Empire style.

Contextually, the William McBean Terrace is valued for the historical linkages to its surroundings in the Church and Wellesley community where the group stands as the only surviving original buildings adjoining the intersection. The property reflects the evolution of the Church and Wellesley neighbourhood from its origins in the 19th century as part of the Church Street residential corridor, through its transformation in the 20th century an anchor for two important commercial arteries in Toronto and, beginning in the 1960s to its position near the geographical cross-roads of the city's Gay Village that continues as the historic centre of the LGBTQ community.

Anchoring the northeast corner of an important city intersection, the William McBean Terrace at 68 Wellesley Street East has cultural heritage value as a long-standing local landmark in Toronto's Church and Wellesley neighbourhood.

Heritage Attributes

The heritage attributes of the property at 68 Wellesley Street East are:

- The buildings known historically as the William McBean Terrace
- The setback, placement and orientation of the buildings on the northeast corner of Wellesley and Church Streets
- The scale, form and massing on 2½-storey plans with projecting bays on the west elevation

- The materials, with brick cladding (which has been painted) and brick, stone and wood detailing
- The mansard roof with the decorative shingles, the extended eaves with brackets, the dormers with decorative detailing and, on the south slope, the firebreaks
- On the south facade facing Wellesley Street East and the west elevation on Church Street, the fenestration in the second storey with round-arched openings with hood moulds, keystones and brackets
- The oriel window on the west elevation, which is part of the design evolution of the building

The first-floor storefronts (south and west) and the single-storey north wing on Church Street are additions that are not identified as heritage attributes.

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21106-0174 (LT)
LT 1-6 PL D264 TORONTO

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-2014-048 dated May 15, 2014, as set out in Schedule "C".

SCHEDULE "C"

