

Authority: Item CC50.1, as adopted by City of Toronto
Council on September 28, 2022

CITY OF TORONTO

BY-LAW 1243-2022

To designate the property at 49-59 Huntley Street 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 49-59 Huntley Street 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 49-59 Huntley Street 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 a notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; 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 49-59 Huntley Street, 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 49-59 Huntley Street 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 September 28, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

49-59 Huntley Street

Reasons for Designation

The properties at 49-59 Huntley Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical and contextual values.

Description

The properties at 49-59 Huntley Street form part of a contiguous row of five near identical, Victorian-era, Bay and Gable style, 2 1/2-storey homes (47-55 Huntley Street) attached to a slightly larger pair of near-identical, Victorian-era, Bay and Gable style, 2 1/2-storey homes (57-59 Huntley Street) - totaling a complete row of seven homes. All of the homes feature brick facades with brick detailing, wooden double-hung sash windows, transom windows, and decorative wooden gables with bargeboard detailing. Five of the seven homes within the row are configured as half bay and gables, as indicated by their one-storey bay windows paired with steep rooflines and decorative wooden gables - leaving a pair of taller, full bay and gable homes at the north end of the row. Some of the homes feature wrought iron dwarf parapets above their half bays. Considered as a row, the collection of homes date to the mid-1870s, and are among the earliest structures within the Upper Jarvis neighbourhood.

Statement of Cultural Heritage Value

Design and Physical Value

The subject properties at 49-59 Huntley Street share considerable design value as part of a discreet, representative, collection of Victorian-era, half Bay and Gable style townhouses holding a significant degree of architectural integrity. The materiality and craftsmanship evident in the delicate brickwork (featuring raised courses of brick headers outlining architectural elements), and the mix of hand-carved and machine turned millwork upon the wooden gables and bargeboard detailing, are all representative of a high degree of design and skilled execution.

Contextual Value

Contextually, the subject properties at 49-59 Huntley Street hold significant cultural heritage value as they collectively support and maintain the architectural character of the historic Upper Jarvis neighbourhood. Built 1874-1876, the subject properties are among the oldest surviving house-form structures in the vicinity, and together tell the story of the area's residential development during the late nineteenth century. Originally occupied by middle-class lawyers, bankers, civil engineers, and business owners, the subject properties are representative of the early demographic makeup of this fashionable corner of Victorian-era Toronto.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties at 49-59 Huntley Street as a fine example of Toronto's late nineteenth-century Bay and Gable typology include:

- The scale, massing, and uniformity of the contiguous row of five townhouses and two semi-detached homes as defined by the subject properties
- The high degree of integrity present among the properties' extant original materials and architectural details - brick masonry, wooden gables and bargeboards, punched transom and double-hung sash windows, wrought iron dwarf parapets
- The use of decorative, raised, courses of brick used to trace architectural details such as the tops of windows; the use of brick arches overtop windows and doors
- The distinctive half Bay and Gable configuration of the row at 49-55 Huntley Street
- The prominent bargeboard detail of the semi-detached pair at 57-59 Huntley Street

Contextual Value

Attributes that contribute to the contextual value of the properties at 49-59 Huntley Street as defining, supporting, and maintaining the historic character of the area:

- The consistency of typology, form, and function shared by the contiguous row of subject properties which creates a discreet collection of late nineteenth-century Bay and Gable homes along the east side of Huntley Street
- The reliance upon, and skilled use of, traditional materials including yellow brick, decorative woodwork, and wrought iron detailing, which support the late nineteenth-century character of the Upper Jarvis neighbourhood

**SCHEDULE B
LEGAL DESCRIPTION**

PIN 21107-0076 (LT)

PART OF LOT 19, REGISTERED PLAN 132A AS IN CA617435 EXCEPT THE EASEMENT THEREIN

City of Toronto and Province of Ontario

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

PIN 21107-0075 (LT)

PART OF LOT 19, REGISTERED PLAN 132A AS IN CA497308 EXCEPT THE EASEMENT THEREIN

City of Toronto and Province of Ontario

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

PIN 21107-0074 (LT)

PART OF LOTS 18 & 19, REGISTERED PLAN 132A AS IN CT891788 EXCEPT THE EASEMENT THEREIN

City of Toronto and Province of Ontario

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

PIN 21107-0073 (LT)

PART OF LOT 18, REGISTERED PLAN 132A AS IN CA779700

City of Toronto and Province of Ontario

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

PIN 21107-0072 (LT)

PART OF LOT 18, REGISTERED PLAN 132A AS IN CA462290

City of Toronto and Province of Ontario

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

PIN 21107-0071 (LT)

PART OF LOT 18, REGISTERED PLAN 132A AS IN CA533303

City of Toronto and Province of Ontario

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