

Authority: Planning and Housing Committee Item
PH11.16, as adopted by City of Toronto Council on
April 17 and 18, 2024
City Council voted in favour of this by-law on June 27,
2024
Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024

CITY OF TORONTO

BY-LAW 685-2024

To designate the property at 111 Berkeley 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 111 Berkeley 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 111 Berkeley 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time 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 111 Berkeley 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 at 111 Berkeley Street 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 June 27, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

111 BERKELEY STREET

Reasons for Designation

The property at 111 Berkeley Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative and contextual value.

Description

The property at 111 Berkeley Street (formerly known municipally as 111 and 113 Berkeley) is located on the east side of Berkeley Street adjacent to the Sheldon Ward House at 115 Berkeley near Richmond Street East in the King-Parliament community. The property straddles the eastern boundary of the Old Town of York, the historic St. Lawrence neighbourhood and Heritage Conservation District (HCD) to the south, the Garden District HCD to the north and Corktown to the east. Built in 1881, the Late Victorian era property contains a semi-detached house-form building representing the Bay-and-Gable type with Gothic Revival styling. A gabled, 2-storey rear wing has been over-clad with stucco. Adjoining this wing is a 1980s one-storey addition containing an enclosed rear entrance to both 111 Berkeley Street and the neighbouring property at 115 Berkeley.

Statement of Cultural Heritage Value

The 2.5 storey, semi-detached house-form building at 111 Berkeley Street is valued as a fine example of the Bay-and-Gable typology. The mirrored organization of the principal (west) elevations with their raised main entrances on the inner bay and single storey gable in the outer bay are characteristic of the type. Built in 1881, the property contains well-executed defining features of Gothic Revival styling including the steeply pitched roof gables containing attic windows and decorative wooden bargeboards, the dichromatic brickwork, and double singlet openings on the second storey on the principal (west) elevation.

The property at 111 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions.

The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

Contextually, the property at 111 Berkeley Street, along with the adjacent semidetached house-form building at 115 Berkeley Street, is valued for its role in defining, supporting and

maintaining the historical character of the King Parliament neighbourhood which contains the historic 1793 Town of York with Berkeley Street defining its eastern boundary, and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community.

The property at 111 Berkeley Street is also historically, visually and physically linked to its setting in the King-Parliament community where, along with the adjacent semidetached house-form building at 115 Berkeley Street, it stands among a significant collection of surviving mid to late-19th century residential buildings along both sides of Berkeley Street between King and Richmond, including the Charles Coxwell Small House at 300 King Street E (1845), 55-79 Berkeley (1872), 72-78 Berkeley (1883), and 106-112 Berkeley (1886), all of which are recognized on the City's Heritage Register.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 111 Berkeley Street as a fine example of the Bay-and-Gable typology with Gothic Revival styling:

- the 2.5-storey, rectangular form, scale and massing of the semi-detached houseform building with a raised basement on a stone foundation
- the roofline, with a steeply pitched gabled roof and two cross roof gables (one on either end of the principal west elevation)
- the asymmetrical 2-bay division of the mirrored halves with the raised main entrances on the inner bays and single-storey gables on the outer bays
- the red brick cladding with buff brick detailing on the principal (west) elevation, including the quoining, label mouldings and headers, double string courses at the top of the first and second storeys, single string course in the attic storey and the belt course above the raised basement
- the type and arrangement of the window openings on the outer bays: the flat headed openings in the three-sided projecting bay with two segmental-arched singlets at the second storey and small round-arched opening in the attic storey
- the type and arrangement of the window openings on the inner bays: the segmental-arched doorway at the first storey surmounted by a segmental-arched, rectangular window opening

Contextual Value

Attributes that contribute to the contextual value of the property at 111 Berkeley Street as helping to define, maintain and support the historic mid-to-late 19th century residential character of Berkeley Street between King and Richmond:

- the placement and orientation of the building on its lot on the east side of Berkeley Street and adjacent to the property at 115 Berkeley Street with similar setback from the street as the other historic houses on the block
- the Bay-and-Gable typology and materiality with the dichromatic brickwork also employed on adjacent historic house-form buildings

N.B. the rear wing at the subject property is not considered a heritage attribute

SCHEDULE B
LEGAL DESCRIPTION

111 Berkeley Street

PIN 21091-0175 (LT)
PART OF LOTS 21 AND 22, REGISTERED PLAN 7A
DESIGNATED AS PARTS 2 AND 3, PLAN 63R-4944
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)