

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 686-2024

To designate the property at 115 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 115 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 115 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 115 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 115 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

115 BERKELEY STREET

Reasons for Designation

The property at 115 Berkeley Street, also known as the Sheldon Ward House, 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 115 Berkeley Street (formerly known municipally as 93 Berkeley, then 115 and 117 Berkeley) is located at the southeast corner of Berkeley Street and 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. Completed in 1845, the pre-Confederation era property contains an early Victorian 2.5 storey dwelling with an eclectic blend of Georgian features and late-19th century Gothic Revival detailing. At the south end of the rear (east) elevation is a 1980s one-storey addition containing an enclosed rear entrance to both 115 Berkeley Street and the neighbouring property at 111 Berkeley.

Statement of Cultural Heritage Value

The property at 115 Berkeley Street is valued as a rare surviving example in the historic Town of York of a pre-confederation era house-form building. Completed in 1845, the former single-family residence anchoring the southeast corner of Berkeley Street and Richmond Street East was constructed by Irish-born brick mason and builder, Sheldon Ward, who also served as a councilman for the Municipality of Toronto in 1844-1845, before his untimely death in July of the same year.

The grand, early Victorian era brick dwelling incorporates Georgian elements that were also still fashionable in Toronto in 1845. Defining features include the centre hall plan, a centred main entrance with symmetrical organization of window openings to either side and decorative dichromatic brickwork with buff coloured brick headers above the window openings on the principal (west) elevation, quoining and string courses around all four elevations. The most distinctive Georgian feature of the house is the north elevation with its projecting, buff coloured brickwork alluding to a grand chimney flue and framing three stacked windows, the topmost a round-arched opening. The roof gables with round-arched attic windows and decorative wooden bargeboards on the principal (west) elevation suggest a possible 1880s 'update' to the original building to better reflect new dwellings built on the block that displayed the late-19th century High Victorian taste in Toronto for Bay-and-Gable type semi-detached residential architecture with Gothic Revival styling. Nearly a century later, the property underwent a sensitive exterior restoration in 1972 to remove decades worth of over-cladding on the exterior brickwork.

The property at 115 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 115 Berkeley Street, along with the adjacent semi-detached house-form building at 111 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 115 Berkeley Street is also historically, visually and physically linked to its setting in the King-Parliament community where, along with the adjacent semi-detached house-form building at 111 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 115 Berkeley Street as a rare, pre-Confederation era house-form building with a blend of Georgian and Gothic Revival features:

- the two-storey scale with rectangular form and massing on rubble stone foundation
- the pitched roof with two cross roof gables (one at each end of the principal west elevation)
- the red brick masonry with buff-brick quoining, belt courses and headers
- the buff-coloured brickwork of the Georgian chimneyed north elevation
- the existing fenestration pattern on the principal (west) and rear (east) elevation
- the type and vertical arrangement of the three window openings centred on the north elevation: flat-headed at the first and second storeys; round-arched in the attic storey
- The small, round-arched opening in each of the two cross gables on the principal (west) elevation

- the centred front entrance on the principal (west) elevation
- the decorative wooden bargeboards in the roof gables

Contextual Value

Attributes that contribute to the contextual value of the property at 115 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 anchoring the southeast corner of Berkeley Street and Richmond Street East, and adjacent to the property at 111 Berkeley Street
- similar setback from the street as the other historic houses on the block
- the materiality with the dichromatic brickwork also employed on adjacent historic house-form buildings

SCHEDULE B
LEGAL DESCRIPTION

115 Berkeley Street

PIN 21091-0174 (LT)
PART OF LOTS 21 AND 22, REGISTERD PLAN 7A
DESIGNATED AS PARTS 1, 4 AND 5, PLAN 63R-4944
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)