

15 Glen Morris Street - Alterations to and Demolition of Heritage Attributes of a Designated Property under Sections 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: May 12, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 11 – University - Rosedale

SUMMARY

This report recommends that City Council approve the alterations and attribute demolitions proposed under Sections 33 and 34(1)1 of the Ontario Heritage Act for the Part IV designated heritage property at 15 Glen Morris Street in connection with a proposal to construct an 8-storey residential structure set behind the altered and partially reconstructed facades of the designated heritage property. The report also seeks approval to enter into a Heritage Easement Agreement.

The subject property at 15 Glen Morris Street is designated under Part IV, Section 29, of the Ontario Heritage Act. The property, which is known as the Samuel Bennett House, was constructed in 1878 and is an example of the classic one-and-a-half storey Ontario house that includes a verandah and a gable dormer on its principal elevation.

The proposed application under the Ontario Heritage Act was submitted in connection with a Site Plan application that would allow for the construction of an 8-storey residential building on the Site. The primary front façade of the heritage building is proposed to be retained in situ and the west, and partial east elevations are proposed to be reconstructed and rehabilitated, along with the verandah and roof. The main entry and verandah will be modified to accommodate universal accessibility.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve:

a. The alterations to the designated heritage property at 15 Glen Morris Street, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of an 8-storey residential structure substantially in accordance with the plans and drawings dated March 4, 2025 prepared by Snyder Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects, dated March 7, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

b. The demolition of heritage attributes of the existing designated heritage property at 15 Glen Morris Street in accordance with Section 34(1)1 of the Ontario Heritage Act to allow for the construction of an 8-storey residential building, substantially in accordance with the plans and drawings dated March 4, 2025 prepared by Snyder Architects Inc. and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects dated March 7, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 15 Glen Morris Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 15 Glen Morris Street, under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. That prior to the issuance of any permit for all or any part of the property at 15 Glen Morris Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 15 Glen Morris Street, substantially in accordance with the plans and drawings dated March 4, 2025 prepared by Snyder Architects Inc., and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), dated March 7, 2025 prepared by ERA Architects, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.a.2, to the satisfaction of the Senior Manager,

Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 15 Glen Morris Street, to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Heritage Lighting Plan that describe how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning.

4. Provide a detailed Landscape Plan for the subject property, demonstrating how it will support the residential cultural heritage value of the subject property, satisfactory to the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning.

6. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans required in Recommendation 2.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

7. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation and Interpretation plans.

b. That prior to the release of the Letter of Credit required in Recommendation 2.a.7, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 15 Glen Morris Street.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On February 20, 2008, an Order of the Ontario Municipal Board was issued approving a Zoning By-law amendment application for the construction of an apartment building containing a maximum of 18 dwelling units on the lands. This did not include any heritage conservation but the project did not proceed to construction.

<http://www.toronto.ca/legdocs/bylaws/2009/law0880.pdf>

At its meeting of January 17, 2017, the Toronto and East York Community Council requested that the property at 15 Glen Morris Street be evaluated for designation under Part IV of the Ontario Heritage Act and to report back to the Toronto Preservation Board, the Toronto and East York Community Council and to City Council.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.TE21.62>

On April 26, 27 and 28, 2017, Toronto City Council adopted Designation By-law 712-2017 to designate the subject property at 15 Glen Morris Street under Part IV of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.MM28.22>

BACKGROUND

In 2004, the Ontario Municipal Board (Case Number PL050355, Decision Number 2464) decided in favour of former owners of the subject property to permit an 8-storey residential development on the site. This decision was premised on the demolition and replacement of the Samuel Bennett house. However, the approved development was never constructed. The Samuel Bennett house was subsequently included on the City's Heritage Register and designated under Part IV of the Ontario Heritage Act.

On January 26, 2017, Toronto Building issued a Stop Work Order due to work being done on the property without a building permit. This followed the removal of the porch columns and the bargeboard in the gable dormer. Nine days prior to the structural elements and features being removed, Toronto and East York Community Council requested staff to determine if the property merited inclusion on the City's Heritage Register, given its age and history and the concern that the local community expressed about its state of repair.

Since this time, ownership of the property has changed and the applicant has worked with staff to develop a Conservation Strategy for the property.

Heritage Property

The subject property at 15 Glen Morris Street, which is known as the Samuel Bennett House, was completed in 1878. It is a representative example of the 19th-century, one-and-a-half storey Ontario house and includes a verandah and a single gable dormer window. Decorative bargeboard that originally existed in the gable dormer was removed in 2017 before the property was designated.

The Samuel Bennett House was the first house to be completed on Glen Morris Street and it has value because of its association with the mid-19th century development of the Baldwin family estate and Spadina Avenue. It also has value because of its association with the late 19th-century scale and character of the Huron-Sussex neighbourhood that is still evident in the houses on the north side of Glen Morris Street and the adjacent Huron Street and Spadina Avenue. Its distinctive house form, which contrasts to those later houses on the north side of the street, is indicative of the earliest historic origins of the street.

Adjacent Context

There are no properties adjacent to the subject property that are identified on the City's Heritage Register.

As part of the University of Toronto Cultural Heritage Resource Assessment, the Huron-Sussex neighbourhood was evaluated in conjunction with a Secondary Plan for the area (February 2018). Although not a Heritage Conservation District, the following attributes of the character area were described in the study as follows:

- Predominantly house-form character of the neighbourhood, enriched by the presence of small-scale institutions, organizations, and businesses, in particular along the boundaries
- Highly consistent house-form character on interior streets; houses are generally semi-detached, brick clad, two-to-three storeys in height, and most were constructed during the 1880s and 1890s
- Characteristic features of the bay-and-gable houses, specifically their tall, narrow form, brick cladding, two-to-three storey height, side entrances, and wood porches and trim
- Adaptation of the ground-floor level of selected residences to accommodate small businesses serving the local community

- Punctuation of the neighbourhood by a small number of historic landmark buildings: two former churches and Sussex Court. These have been adapted to serve new uses but continue to make important contributions to the Huron-Sussex community
- 19th century residential streetscape pattern and street layout, characterized by a historic street grid, largely consistent streetwall and setbacks, semi-private laneways with outbuildings, and narrow residential lots
- The pattern of grassed front yards, rows of street trees creating a sheltering canopy, and occasional gardens at the rear of residential properties
- The public green spaces, such as Huron-Washington Park

Alteration Proposal

The proposed development constructs an 8-storey (plus mechanical penthouse) residential building at the Site.

The primary (north) elevation of the Samuel Bennett house is proposed to be retained in situ. The roof (to ridgeline), west return wall, and a portion of the east return wall are proposed to be thoroughly documented, removed and rebuilt. The primary entry and raised porch will be lowered to achieve universal accessibility. The porch, including its three brick piers will be rebuilt to restore historic details and will retain similar proportions to that of the existing condition. Wood elements, such as the verandah columns and gable bargeboard will be reinstated.

New construction is proposed to be set back behind the retained heritage front façade, while the remainder of the property has been determined by the heritage consultant and engineering consultants to be in structurally poor condition (see below) and will be reconstructed. The rear addition, south elevation and interior portions of existing building fabric will be removed and new floor levels constructed. The property will be adapted for use as a double-height lobby area serving the proposed new building. New construction is designed to provide visual separation from the heritage property.

The new building's north elevation will be set back 4.8 metres from the front façade of the heritage property and 0.5 metres behind the rebuilt roof ridge with a further 1.1 metre reveal directly behind the rebuilt building fabric at the third floor. New construction will also be recessed to the rear of the ground floor on the west side and set back on the east side adjacent to the reconstructed building fabric. The proposed materiality and architectural design are contemporary and distinguishable from the retained portions of the heritage house.

Front yard landscaping is proposed to be in keeping with the historic house-form scale of the site.

Structural Condition Assessment

Structural Condition Assessments have been provided in 2019 and 2022 with a further condition assessment update from the heritage consultant provided in July 2024. These note that:

- There is a lack of the bracing between the first and second floors.

- The perimeter walls are staggered between the first and second floors with the interior walls supporting the second floor framing while the roof is supported by the exterior walls.
- The wood decking and sheathing do not extend to the exterior wall and the studs are not continuous. This split creates a hinge mechanism that allows for rotation of the joint where lateral loads are present and needs considerable reinforcing in order to stabilize.
- Roof decay and settlement has resulted in “increasing thrust into the perimeter walls” which may be the reason for the “excessive cracking” in the stucco.
- The perimeter wall has a stucco finish that is “heavier than typical hardy wall for wood construction and that due to its geometric location creates an out of plane loading into the wall.”
- The Assessment from 2019 concludes , “We have significant concerns that the building upgrade exercise will de-stabilize the structure and may cause additional severe damage to the current structure.”

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved"

"Conserved" is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.12. Designated heritage properties will be protected against deterioration by neglect through the enforcement of heritage property standards by-laws.

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

This property has been vacant for a number of years and has fallen into disrepair. Heritage Planning staff have worked with Municipal Licensing and Standards staff over a number of years to address numerous property standards issues and a number of Orders have been issued on the property. Of particular concern has been periodic access breaches, making the property vulnerable to a catastrophic loss. As noted in the HIA the current property owner is working with Heritage Planning to ensure adequate stabilization and protection of the building until redevelopment works are undertaken.

Alteration Proposal

Heritage Planning staff have worked with the property owner(s) over time to refine the design of the proposed project and to ensure that any proposed alterations will conserve the cultural heritage values and attributes of the property. In its present form, the project would conserve the front façade of the property in situ but remove and reconstruct the remainder of the building volume behind the front façade, including reconstruction of side elevations and the front verandah. Based upon the findings of Structural Assessments between 2019 and 2022, staff are satisfied that the Conservation Strategy as proposed is reasonable and appropriate for the site.

The proposal replaces the front verandah/porch so that it includes a lowered entry for universal accessibility as this is the main entrance to the new residential lobby. The applicant worked with staff so that while the entry was being lowered, the proportions of

the front façade, as they relate to front porch elements, are generally consistent with the existing proportions of the property. For example, the project will maintain the relationship between the top of the porch guard rail, the top of the stone cap at the bottom of the porch column and the top of the wood post. The window locations at the front façade will remain in place and are proposed as wood windows of a profile typical of the architectural style of the property. The lowered front entrance means that a new transom is proposed above the new entrance door. Staff will work with the applicant at the Conservation Plan stage to ensure the proposed new wood door appropriately relates to the heritage character of the Samuel Bennett House and is based on archival documentation.

The side elevations and roof will be reconstructed in order to integrate the retained front façade with the new construction. One new ground floor window is proposed on the new reconstructed west façade to allow for more light into the new residential lobby. This will match the dimensions of the original openings and would not undermine the character of the Samuel Bennett House as an example of a vernacular Ontario cottage.

New Massing

In 2008, prior to the Samuel Bennett House being designated, the OMB approved a project that occupied the entire site with an 8-storey building. Subsequently, with the property under new ownership, staff have worked with the applicant to design a project which has both protected the development entitlements conveyed by the OMB decision and also conserved the scale, form and massing of the heritage property. The solution for the massing provides for a 4.8 metre step back from the front façade of the heritage property, with a 0.5 metre step back from the roof ridge to the front façade of the new 8-storey structure. At the top of the roof ridge the step back will be 1.1 metres to a one storey reveal. Staff considers this will adequately conserve the scale, form and massing of the designated heritage property while allowing for the construction of an 8-storey residential building that accords with the zoning that was approved for the site in 2008.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Interpretation, Landscaping and Lighting Plans

Should Council approve the proposed conservation strategy, prior to final Building Permit approval for the proposed development, the applicant should be required to submit a heritage Lighting Plan, a Landscape Plan and a heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

The Lighting Plan should provide details of how the heritage property will be lit so that its unique heritage character is highlighted.

The Landscape Plan should provide details as to how the proposed landscaping will support the heritage values, attributes and character of the Samuel Bennett House.

The Interpretation Plan should serve to communicate the cultural heritage values of the Samuel Bennett House to users and visitors of the property.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the building at 15 Glen Morris Street.

CONCLUSION

Staff are supportive of the proposal to alter and demolish heritage attributes at the Part IV designated heritage property at 15 Glen Morris Street to allow for the construction of a new 8-storey residential development. Staff support the retention strategy and alterations as set out within the conservation strategy and mitigation measures proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties. Staff recommend that Council approve the proposed alterations and grant authority to enter into a Heritage Easement Agreement.

Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Selected Drawings
Attachment 4 – Statement of Significance/Attributes

LOCATION MAP

ATTACHMENT 1

15 Glen Morris Street



This location map is for information purposes only. The exact boundaries of the property are not shown. The red box marks the location of 15 Glen Morris Street (City of Toronto iView Mapping, annotated by Heritage Planning, 2024)

PHOTOGRAPHS

ATTACHMENT 2

15 Glen Morris Street



15 Glen Morris Street, Principal (north) and side (west) elevations.

PHOTOGRAPHS

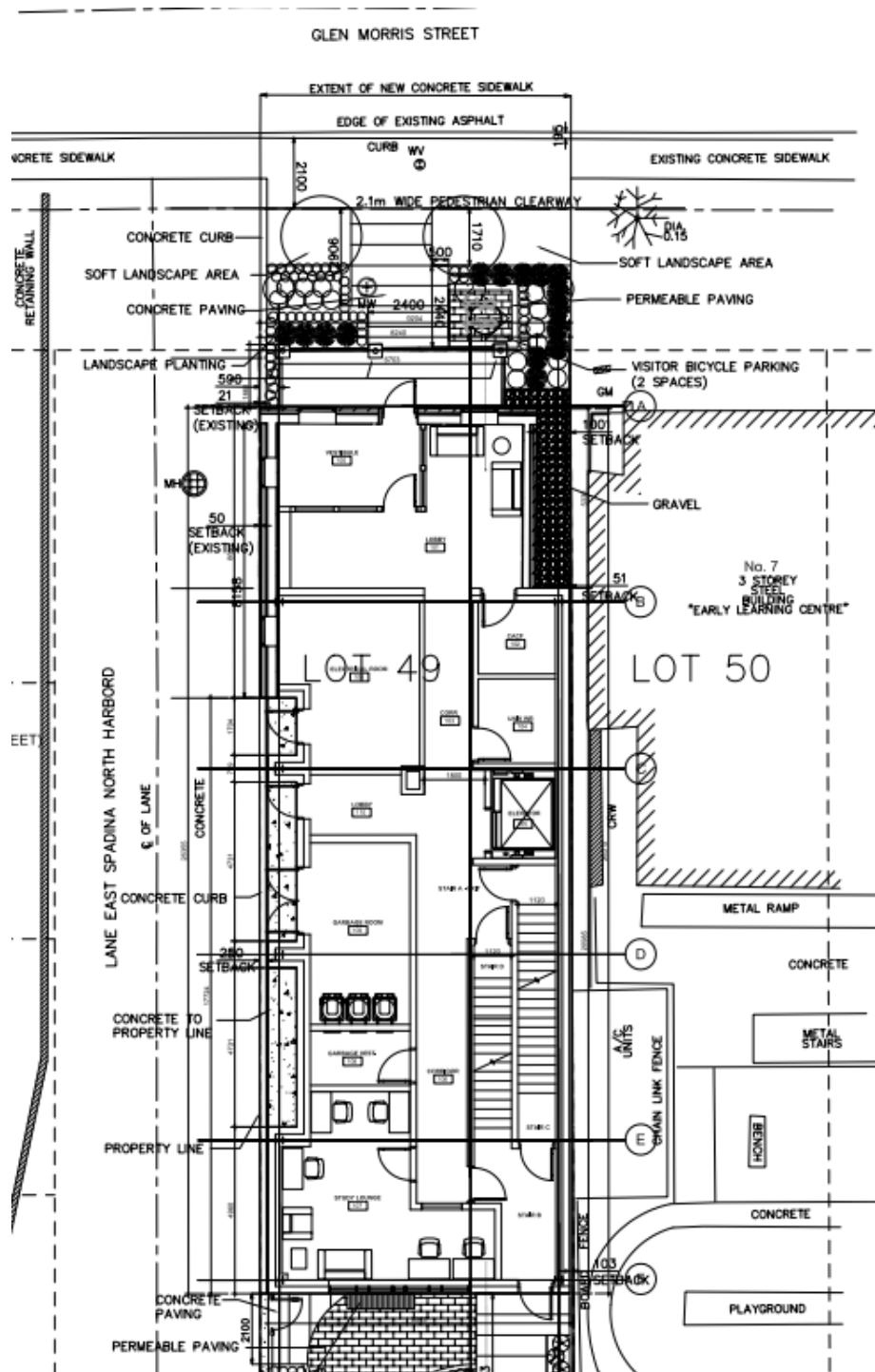
15 Glen Morris Street



15 Glen Morris Street, photograph from 1973 showing the porch with its original columns and the gable bargeboard

15 Glen Morris Street

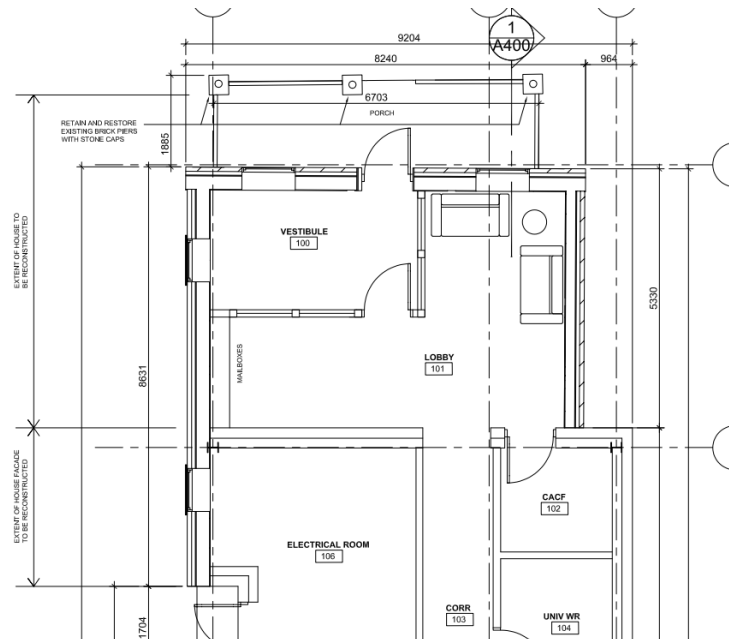
ATTACHMENT 3



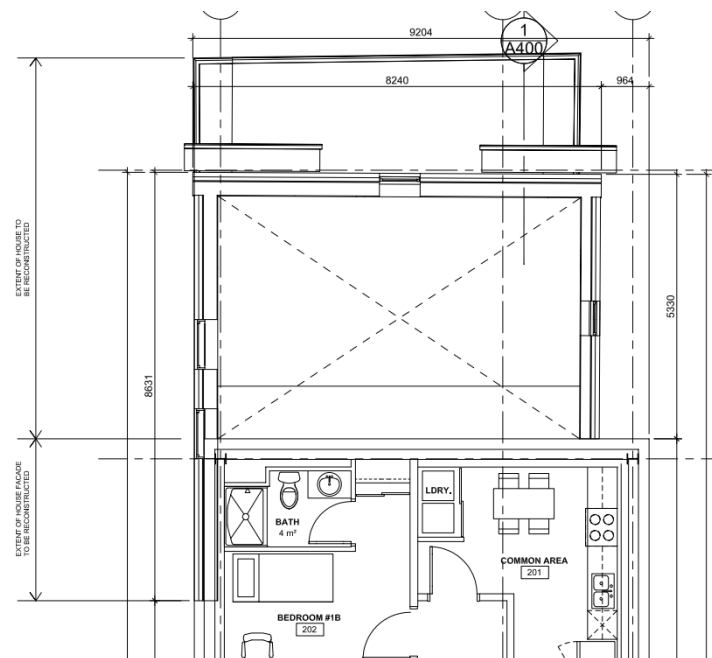
Site Plan. Front of Property at top of drawing (Source: Snyder Architects Inc.)

SELECTED DRAWINGS

15 Glen Morris Street



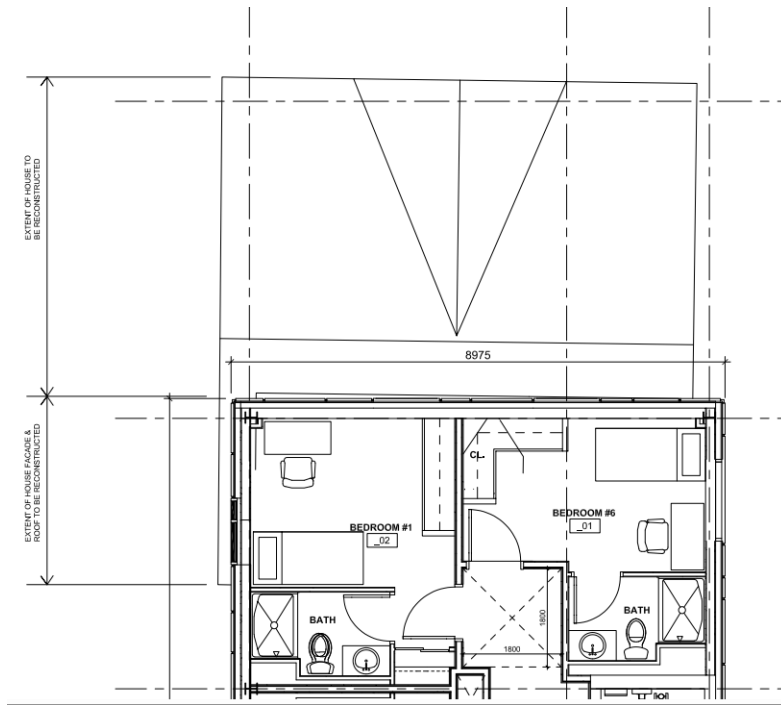
Extract from proposed Ground Floor Plan (Source: Snyder Architects Inc.)



Extract from proposed Second Floor (Source: Snyder Architects Inc.)

SELECTED DRAWINGS

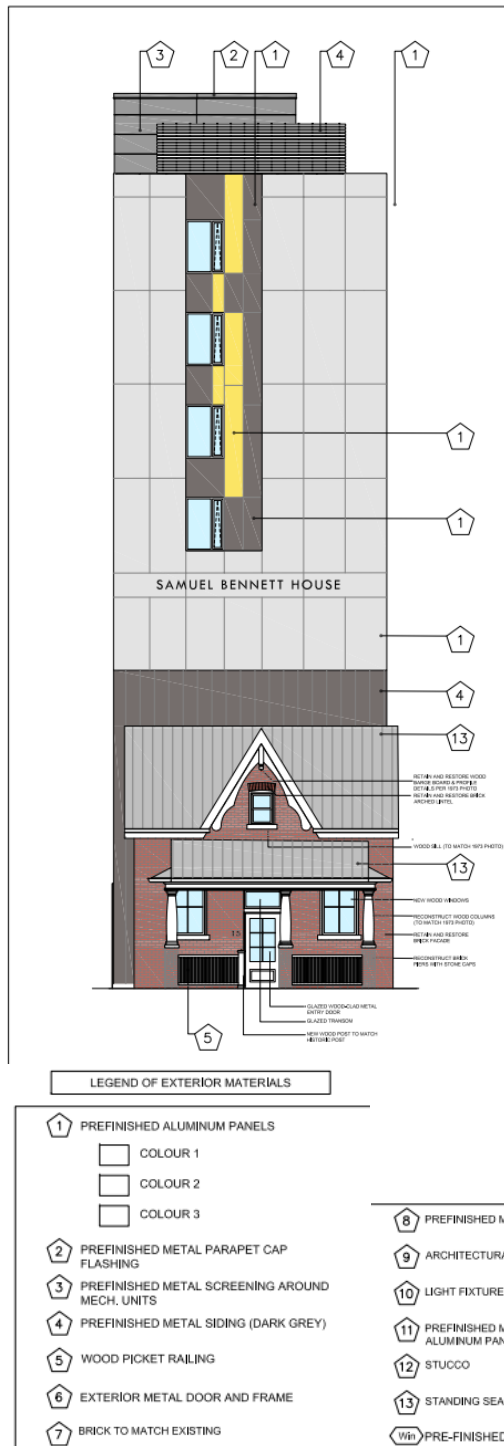
15 Glen Morris Street



Extract from proposed Third floor (Source: Snyder Architects Inc.)

SELECTED DRAWINGS

15 Glen Morris Street



Front/North Elevation (Source: Snyder Architects Inc.)

SELECTED DRAWINGS

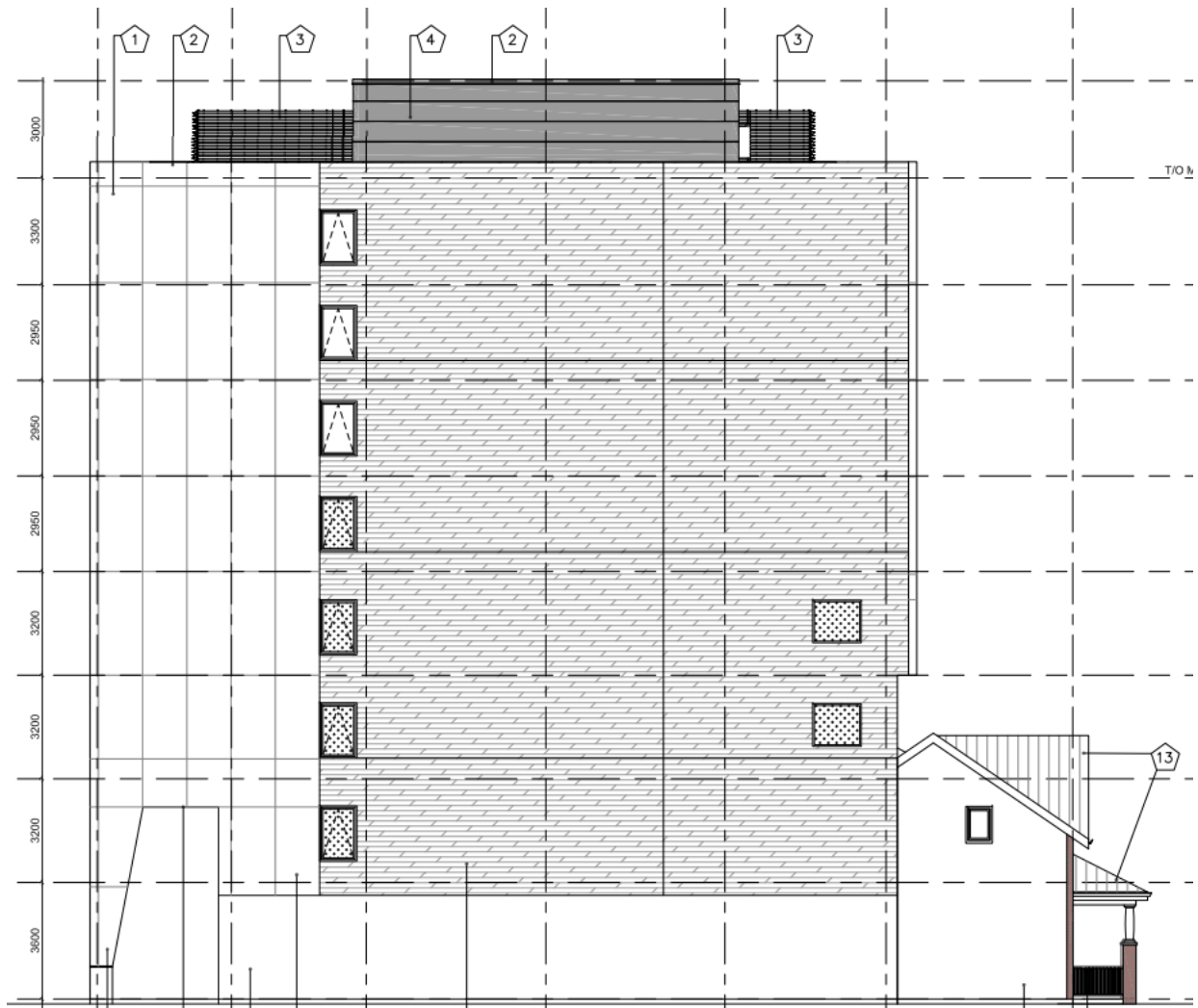
15 Glen Morris Street



West/Side Elevation (Source: Snyder Architects Inc.)

SELECTED DRAWINGS

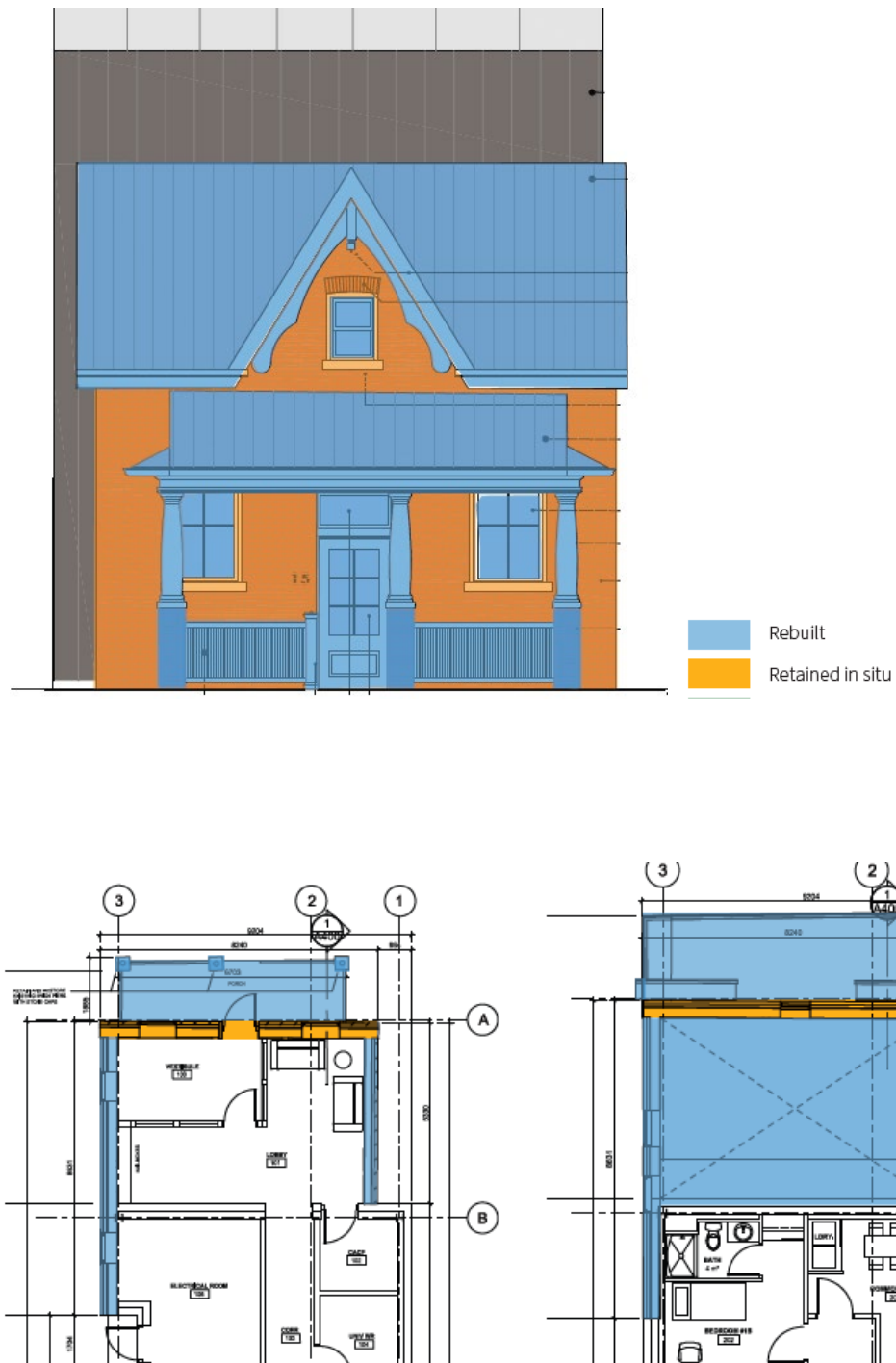
15 Glen Morris Street



East/Side Elevation (Source: Snyder Architects Inc.)

SELECTED DRAWINGS

15 Glen Morris Street



Floor plans and front elevation showing proposed conservation strategy (Source: ERA Architects Inc.)

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)
15 GLEN MORRIS STREET**

ATTACHMENT 4

The property at 15 Glen Morris Street (Samuel Bennett House) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 15 Glen Morris Street contains the Samuel Bennett House, constructed in 1878 as a one-and-a-half storey single detached dwelling with brick and stucco cladding, and a verandah with a gable dormer on its principal elevation.

Statement of Cultural Heritage Value

The Samuel Bennett house has design value as a representative of the classic one-and-a-half storey Ontario house, including the front verandah and gable dormer, which are rare in the Huron-Sussex neighbourhood.

The house has historical value as it contributes to an understanding of the early development of the late 19th-century Huron-Sussex neighbourhood and the University of Toronto community. Following the subdivision and sale of the William and Robert Baldwin estates the area was transformed from a market garden to a residential enclave situated between the commercial activity of Spadina Avenue and the University of Toronto. The Samuel Bennett house was the first house constructed on the street and represents the beginnings of the residential neighbourhood's evolution and growth.

Contextually, the Samuel Bennett house is important in defining and maintaining the late 19th century residential scale and character of the Huron-Sussex neighbourhood which was primarily comprised of single detached houses of two-three stories, characterized by complex massing, varied materials and richly detailed elements still evident on the north side of Glen Morris Street. The additions of 21st century University of Toronto buildings on either side of the Bennett house on the south side of the street, as well as the 1960s Robarts Library at the end of Glen Morris Street, have created a dramatic contrast in scale, character and material which reflects the changing social context of the neighbourhood.

The Bennett house is significant as it is visually and historically linked to its surroundings, it maintains the historic neighbourhood streetscape and contributes to its variety through its representation of the rare one-and-a-half storey Ontario house in the Huron-Sussex neighbourhood.

Heritage Attributes

The heritage attributes of the Samuel Bennett house are:

- The setback, placement and orientation of the building on the south side of Glen Morris Street between Spadina Avenue and Huron Street
- The scale, form and massing of the one-and-a-half storey house-form building with its gable roof, gable dormer and verandah
- The principal (north) elevation with its brick cladding and side (east and west) elevations and rear (south) elevations with stucco cladding
- The arrangement of openings on the principal (north) elevation which includes, at the first floor, the central door with two windows on either side and dormer window above in the gable dormer
- The arrangement of openings on the side elevation (west) with the two windows centred on the ridge of the gable roof
- The verandah roof with its combined hip and single slope form
- The three brick piers of the verandah which formerly supported Tuscan Doric columns

The following are not included as heritage attributes:

- Openings on the south and east elevations
- The rear wing and its later extension
- The garage at the rear of the property