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Passed July 11, 1990

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**THE CORPORATION OF  
THE CITY OF NORTH YORK**

**A**

**BY-LAW**

**No. 31251**

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## PROPERTY & ECONOMIC DEVELOPMENT DEPARTMENT

CITY OF NORTH YORK, 5100 YONGE STREET, NORTH YORK, ONTARIO M2N 5V7

PHONE: 224-6143

FAX: 224-2952

### Historical Committee

July 30, 1990

RECEIVED  
IN THE OFFICE  
AUG 10 1990  
ARCHITECTURE AND  
PLANNING  
HERITAGE BRANCH

Ontario Heritage Foundation,  
2nd Floor, 77 Bloor Street West,  
Toronto, Ontario  
M7A 2R9

Dear Sirs:

This is to inform you that, on July 11, 1990, the Council of the Corporation of the City of North York passed By-law No. 31251 to designate the Pease House, 34 Avondale Avenue, under the Ontario Heritage Act.

Cordially,

David Falconer, Manager  
Heritage Services

Attach: By-law and Appendices

DF:bh

ONTARIO HERITAGE  
FOUNDATION

AUG 10 1990



## THE CORPORATION OF THE CITY OF NORTH YORK

I, Blair MacLeod, Clerk of the Corporation of the City of North York,

do hereby certify that the paper hereunto annexed is a true copy of

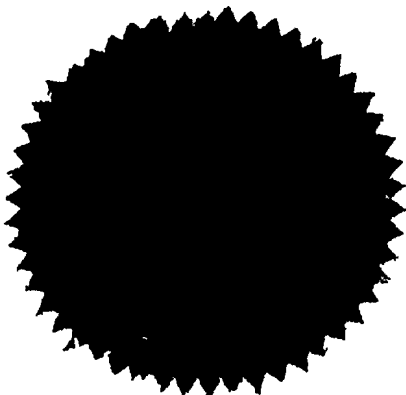
By-Law No. ....31251..... of the Corporation of

the City of North York, duly passed by the Council thereof on the

.....11th..... day of .....July....., A.D., 19.90..

Witness my hand and the seal of the said Corporation this ..12th

day of .....July....., A.D., 19.90.



*Blair MacLeod*

Clerk of the City of North York

**CITY OF NORTH YORK**

**BY-LAW NUMBER 31251**

To designate the building at 34 Avondale Avenue of architectural and historical value.

**WHEREAS** The Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

**WHEREAS** the Council of the Corporation of the City of North York has caused to be served upon the owners of the lands and premises known municipally as The Elihu Pease House, 34 Avondale Avenue and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

**WHEREAS** the reasons for designation are set out in Schedule "B" hereto; and


**WHEREAS** no notice of objection to the said proposed designation has been served upon the Clerk of the Municipality;

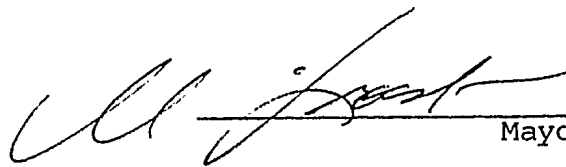
**THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH YORK HEREBY ENACTS AS FOLLOWS:**

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, municipally known as The Elihu Pease House, 34 Avondale Avenue.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of North York.

ENACTED and PASSED the 11th day of July A.D. 1990.

  
City Clerk

  
Mayor

SCHEDULE "A"

Lots 1268 and 1269, Plan 1967 North York, City of North York,  
Municipality of Metropolitan Toronto.

## SCHEDULE "B"

Reasons for the designation of the Elihu Pease House, 34 Avondale Avenue, City of North York.

Built by tanner, Elihu Pease, in about 1834, this house once stood closer to Sheppard Avenue and was one of the cluster of buildings which formed the 19th century Village of Lansing. A fine example of the simple elegance of vernacular taste in Upper Canada, the house boasts a symmetrical facade with central gable over the tasteful transomed and sidelit doorcase. The restrained decoration, small windows and carefully chosen proportions are external evidence of its 1830's construction.

The Pease House is a rare survivor of the rural village of Lansing and has connections with important early North York settlers -- the Pease and Cummer Families. Despite alterations, it preserves the scale and ambience of an Upper Canadian home and a vanished way of life.