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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,
S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTY KNOWN AS 6-14 IRWIN AVENUE (ROW HOUSES)

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]
96 Roxborough Street West,
Toronto, Ontario M5R 1V1.

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No. 403-76 to designate
the above property. (File 1156).

DATED at Toronto this 17th day of September, 1976.

Roy V. Henderson.
Roy V. Henderson
City Clerk

Inadvertently, one of the above Notices had been sent to:
"Louis Leontaritis (Londos), 96 Rox Borouth Street West,
Toronto, Ontario M5R 1V1". The above is a reissue being
sent to the same party but at 96 Roxborough Street West.

ofw. October 14/76

No. 403—76. A BY-LAW

*To designate the row houses at 6-14 Irwin Avenue of
architectural value.*

[Passed August 18, 1976.]

WHEREAS The Ontario Heritage Act, 1974, 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 Toronto has caused to be served upon the owner of the lands and premises known as 6-14 Irwin 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 reason for the designation are set out as 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 Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule 'A' hereto, known as 6-14 Irwin 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 Toronto.

DAVID CROMBIE,
Mayor.

ROY V. HENDERSON,
City Clerk.

COUNCIL CHAMBER,
Toronto, August 18, 1976.
(L.S.)

SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto (formerly in the County of York) and Province of Ontario, being composed of parts of lots 12 and 13 according to a plan registered in the Registry Office for the Registry Division of Toronto as D-3, the boundaries of the said parcel being described as follows:

FIRSTLY:

Commencing at the intersection of the westerly limit of the public lane according to a plan registered in the said Registry Office for Toronto as 218-E with the northerly limit of Irwin Avenue, the said point being distant 110.00 feet more or less measured westerly thereon from the westerly limit of Yonge Street;

Thence northerly along the said westerly limit of lane 83.08 feet more or less to the south-westerly limit of the public lane as dedicated by City of Toronto By-law No. 14880;

Thence north-westerly along the said south-westerly limit of lane as dedicated 4.79 feet more or less to the southerly limit of the said lane;

Thence westerly along the said southerly limit of lane as dedicated 15.50 feet more or less to its intersection with the northerly production of the centre line of partition wall between the house on the herein described parcel of land and the house lying immediately to the west thereof and known as premises 6 and 8 Irwin Avenue respectively;

Thence southerly along the said northerly production, to and along the said partition wall and the southerly production thereof to the aforesaid northerly limit of Irwin Avenue;

Thence easterly along the last-mentioned limit 18.00 feet more or less to the point of commencement.

SECONDLY:

Commencing on the northerly limit of Irwin Avenue (formerly Charles Street) at the distance westerly from the westerly limit of Yonge Street of one hundred and twenty eight feet more or less being the point where the centre line of the partition wall between houses numbers six and eight (6 and 8) would if produced southerly intersect the northerly limit of Irwin Avenue;

Thence northerly along said centre line and the prolongation thereof ninety feet more or less to the southerly limit of a lane;

Thence westerly along the southerly limit of said lane and parallel with Irwin Avenue eighteen feet to a point where the southerly limit of said lane intersects the prolongation of the centre line of the partition wall between houses numbers eight and ten (8 and 10);

Thence southerly along said centre line and the prolongation thereof between houses numbers eight and ten (8 and 10) ninety feet more or less to the northerly limit of Irwin Avenue;

Thence easterly along the northerly limit of Irwin Avenue eighteen feet to the place of beginning.

THIRDLY:

Commencing on the north limit of Irwin Avenue (formerly St. Charles Street) at the distance westerly from the westerly limit of Yonge Street of one hundred and forty-six feet being the point where the centre line of the partition wall between the house hereby conveyed (being Street Number 10 Irwin Avenue) and the house immediately to the east thereof (being Street Number 10 Irwin Avenue) and the house immediately to the east thereof (being Street Number 8 Irwin Avenue) would if produced intersect the northerly limit of Irwin Avenue;

Thence northerly along said centre line and the prolongation thereof ninety feet more or less to the southerly limit of a lane;

Thence westerly along the southerly limit of said lane and parallel with Irwin Avenue eighteen feet to where the southerly limit of said lane intersects the prolongation of the centre line of the partition wall between the house (Number 10 Irwin Avenue) hereby conveyed and the house immediately to the west thereof (Number 12 Irwin Avenue);

Thence southerly along said centre line between houses Numbers 10 and 12 Irwin Avenue, ninety feet more or less to the northerly limit of Irwin Avenue;

Thence easterly along the northerly limit of Irwin Avenue eighteen feet to the place of beginning.

FOURTHLY:

Commencing in the northerly limit of Irwin Avenue in the said City, 182 feet more or less from the westerly limit of Yonge Street and being a point opposite the centre line between houses Numbers 12 and 14;

Thence easterly along the northerly limit of Irwin Avenue 18 feet more or less to the centre line of the partition wall between dwelling houses 12 and 10;

Thence northerly through said centre line and continuation thereof and parallel to Yonge Street 92 feet 8 inches more or less;

Thence westerly parallel with Irwin Avenue 18 feet more or less to a point opposite the centre line between houses Numbers 12 and 14;

Thence southerly along said centre line and continuation thereof northerly and southerly 92 feet 8 inches more or less to Irwin Avenue the place of beginning.

FIFTHLY:

Commencing on the north limit of Irwin Avenue in the said City, 200 feet more or less from the westerly limit of Yonge Street, and being the eastern limit of a 20 foot lane known as St. Nicholas Street.

Thence easterly along the northern limit of Irwin Avenue 18 feet more or less to the centre line of a partition wall between dwelling houses 14 and 12;

Thence northerly through such centre line and the continuation thereof, and parallel to Yonge Street, 85 feet 10 inches more or less to the southerly limit of a lane opened by By-law No. 14880;

Thence westerly and following the southerly limit of said lane 18 feet more or less to the easterly limit of St. Nicholas Street;

Thence southerly and following the easterly limit of St. Nicholas Street, 85 feet 10 inches more or less to the place of beginning.

SCHEDULE "B"

**Reasons for the designation of the row of houses
at Nos. 6-14 Irwin Avenue.**

The row of houses at Nos. 6-14 Irwin Avenue, built C.1884 is designated on architectural grounds as representative example of the row of housing of the 1880's. It is especially important in the context of the streetscape because of the tower of No. 10 which accents the centre of the block and is balanced by the dormers and projecting bay windows of the side units, giving the street development an overall unity rare in speculative building.