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11/11/80

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

AND IN THE MATTER OF THE DESIGNATION OF THE PROPERTY
AT NO.20 ELM AVENUE (HOUSE)

NOTICE OF PASSING OF BY-LAW

To: Mr. E. A. Hethrington
C/o National Trust Co.
21 King Street East
Toronto, Ontario
M5C 1B3

Aylesworth, Thompson
Suite 1775
Box 15
Royal Bank Plaza
Toronto, Ontario
M5J 2J1

Ontario Heritage Foundation ✓

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No.164-80
to designate the above property. (File 1889).

DATED at Toronto this 1st day of April, 1980.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 164-80. A BY-LAW

*To designate the Property at No. 20 Elm Avenue
of architectural value.*

(Passed February 4, 1980.)

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 owners of the lands and premises known as No. 20 Elm 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 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 No. 20 Elm 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.

JOHN SEWELL,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, February 4, 1980.
(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 Lot 4 and parts of Lots 5 and 7 according to Plan 155E registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

COMMENCING at the south-westerly angle of the said lot 4;

THENCE northerly along the westerly limits of the said lots 4 and 7 a distance of 69.88 metres, more or less, to a point in the said westerly limit of lot 7 distant 18.29 metres measured northerly thereon from the south-westerly angle thereof;

THENCE easterly along a line drawn parallel to the southerly limit of the said lot 7 a distance of 24.38 metres;

THENCE southerly along a line drawn parallel to the said westerly limit of lot 7 to and along the easterly limit of the westerly 7.77 metres of the said lot 5 in all a distance of 69.88 metres, more or less, to the southerly limit of the said lot 5;

THENCE westerly along the southerly limits of the said lots 5 and 4 being along the northerly limit of Elm Avenue 24.38 metres, more or less, to the point of commencement.

SCHEDULE "B"

This building is designated on architectural grounds. This imposing late Victorian house was designed by F.H. Herbert, Architect, and built in 1898 for Mrs. Mary Davies, widow of William Davies, Junior. Built of brick with stone base and trim, it features a recessed arched front entrance, a curved central bay window and a distinctive roof line with dormer windows, gables, high chimneys and decorative finials above the bracketed cornice.