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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND 95 WELLESLEY
STREET EAST, CITY OF TORONTO, PROVINCE OF
ONTARIO

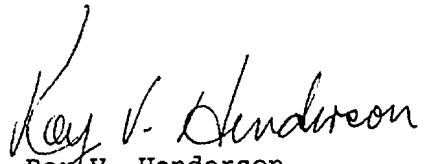
NOTICE OF PASSING OF BY-LAW

To: Jarvis Wellesley Holdings Limited
256 Jarvis Street
Toronto, Ontario
M5J 2J4

Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City
of Toronto has passed By-law No. 201-88 to designate the above-
mentioned property.

Dated at Toronto this 8th day of March, 1988.


Roy V. Henderson
City Clerk

No. 201-88. A BY-LAW

To designate that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East, of architectural and historical value or interest.

(Passed February 22, 1988.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 5 adopted by Council on February 22, 1988, authority was granted to designate that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East of architectural and historical value or interest; and

Whereas the Ontario Heritage Act 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 at that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East 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 and historical value or interest the real property more particularly described in Schedule "A" hereto at that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East.
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.

ARTHUR C. EGGLETON,
Mayor.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, February 22, 1988.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Part of Park Lot 6 in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

Premising that the southerly limit of Wellesley Street, now Wellesley Street East, according to Plan D191 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), has a bearing of North 74 degrees East and relating all bearings herein thereto;

Commencing at a point in the southerly limit of Wellesley Street East where it is intersected by the line between Park lots 6 and 7 in Concession 1 From the Bay in the original Township of York, on March 18, 1892, defined by a fence line;

Thence North 74 degrees East along the southerly limit of Wellesley Street East 16.99 metres to a fence line;

Thence South 15 degrees 50 minutes and 00 seconds East along the last mentioned line, 45.72 metres to the northerly limit of a brick stable;

Thence South 74 degrees West along the said limit of stable and along a fence line to the west thereof 16.86 metres to the fence line forming the limit between the said Park lots 6 and 7;

Thence North 16 degrees West along the last mentioned line 45.72 metres to the point of commencement.

The said land being most recently described in Instrument 2852P.

SECONDLY:

Part of Park Lot 6 in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

Commencing at a point in the southerly limit of Wellesley Street, now Wellesley Street East, distant 56.61 metres measured westerly thereon from the westerly limit of Jarvis Street and being in the westerly limit of lands in 1903 owned and occupied by one John Taylor;

Thence westerly still along the said limit of Wellesley Street East 15.14 metres more or less to the easterly boundary of the lands hereinbefore Firstly described;

Thence southerly along the said easterly boundary and the southerly production thereof 52.42 metres to the northerly limit of lands now used as a lane 4.11 metres in width and being a continuation of a certain lane according to Plan D50 registered in the Land Registry Office for the Registry Division of Toronto (No. 63);

Thence easterly along the said northerly limit being parallel to the said southerly limit of Wellesley Street East 15.4 metres;

Thence northerly to and along the said westerly boundary of the lands owned and occupied by the said John Taylor in 1903 a distance of 52.42 metres more or less to the place of beginning.

Together with a Right-of-way over the said lands used as a lane, being a strip of land 4.11 metres in width, the northerly limit of which is in the easterly prolongation of the northerly limit of the said lane according to Plan D50 in the rear of Lots 7 to 14 of the said plan and extending from the easterly limit of the hereinbefore described land westerly to the limit between Park lots 6 and 7 in Concession 1 From the Bay in the original Township of York.

The south west corner of Jarvis Street and Wellesley Street East as confirmed under the Boundaries Act by Plan BA-1284 registered on June 7, 1978 as CT298725.

The said land being most recently described in Instrument 18942T.

THIRDLY

Part of Park Lot 6 in Concession 1 From the Bay in the original Township of York the boundaries of the said land being described as follows:

Premising that the southerly limit of Wellesley Street, now Wellesley Street East, according to Plan D191 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), has a bearing of North 74 degrees East and relating all bearings herein thereto;

Commencing at a point in the limit between Park lots 6 and 7 in Concession 1 From the Bay in the original Township of York, on September 23, 1903, defined by a fence line, the said point being distant 45.72 metres measured southerly along the said limit from the southerly limit of Wellesley Street East.

Thence easterly and parallel to the said limit of Wellesley Street East 16.86 metres more or less to the south-easterly angle of lands described in Instrument 2852P;

Thence South 15 degrees and 50 minutes East along the westerly limit of the rear premises of the dwelling house known in 1903 as number 99 Wellesley Street East, 6.71 metres to the northerly limit of lands now used as a lane, 4.11 metres in width and being a continuation of a lane according to Plan D50 registered in the said Land Registry Office;

Thence westerly along the said northerly limit 16.66 metres to the said limit between Park lots 6 and 7 defined as aforesaid;

Thence northerly along the last mentioned limit 6.71 metres to the point of commencement.

Together with a Right-of-way at all times in common with all others entitled thereto, over, along and upon the said lands used as a lane, being a strip of land 4.11 metres in width, the northerly limit of which is in the easterly prolongation of the northerly limit of the said lane according to Plan D50 in the rear of Lots 7 to 14 of the said plan and extending from the easterly limit of the hereinbefore described land westerly to the limit between the said Park lots 6 and 7.

The said land being most recently described in Instrument 12849P.

SCHEDULE "B"

Reasons for the designation of that part of the property at 460 Jarvis Street, known as 95 Wellesley Street East (H. D. Warren House)

The property at 95 Wellesley Street East is designated on architectural and historical grounds. Originally this property was two houses, the Charles Bedford House, built in 1874, and the William Lawrence House, built in 1877. In 1893, Harry D. Warren, a prominent Toronto businessman purchased the William Lawrence House. By 1908 Warren also acquired the Belford House, when he made extensive alterations and additions following the designs of architects, Symons and Rae, which converted the two dwellings into a single residence. In 1938, it became the national headquarters for the Canadian Red Cross. The front facade, roofline and form of the building are of particular importance on the exterior. The entrance lobby, the main central stairway to the second floor, the east room, formerly the ballroom, the connecting hallways on both floors are significant interior spaces. Woodwork and fireplace mantels are also significant features. The Warren House is a prominent and important house-form building representing the earlier residential character of the Wellesley Street East neighbourhood.