

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
515 ROYAL YORK ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Registered Mail

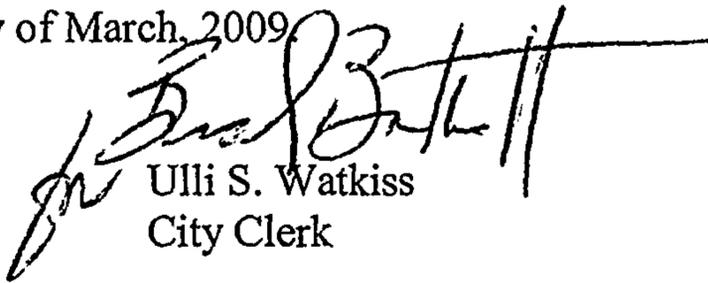
Kazandji Enterprises Inc.
76 Black Walnut Crescent
Richmond Hill ON L4B 3R8

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON
M5C 1J3

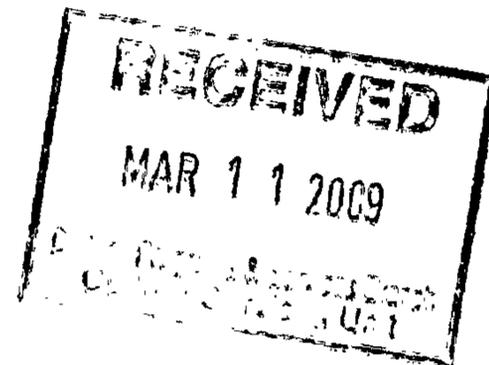
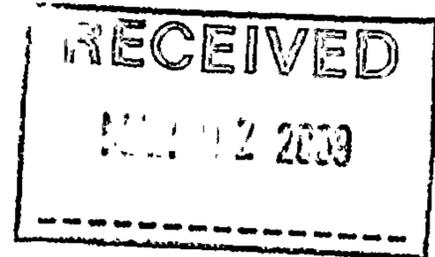
E. R. A. Architects Inc.
10 St. Mary Street, Suite 801
Toronto, ON M4Y 1P9

Take notice that the Council of the City of Toronto has passed By-law No. 136-2009 to designate 515 Royal York Road (Edward Stock House) as being of cultural heritage value or interest.

Dated at Toronto this 4th day of March, 2009.



Ulli S. Watkiss
City Clerk



Authority: Etobicoke York Community Council Item 7.10,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: January 28, 2009

CITY OF TORONTO

BY-LAW No. 136-2009

To designate the property at 515 Royal York Road (Edward Stock House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 515 Royal York Road (Edward Stock House) as being of cultural heritage 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 cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 515 Royal York Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 515 Royal York Road more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 515 Royal York Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 28th day of January, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 515 Royal York Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. The site is located on the east side of Royal York Road, south of The Queensway in Etobicoke and, as documented in historical records, contains a 2½-storey house form building known as Eden Court (1886). The property is listed on the City of Toronto Inventory of Heritage Properties, and a Heritage Easement Agreement was registered in 2006. The portions of the building described in the heritage attributes below have been identified for retention in a residential development on the site.

Statement of Cultural Heritage Value

Eden Court is architecturally significant as a good example of a late 19th century residence with Romanesque Revival features. One of the most popular architectural styles of the late 19th century, Romanesque Revival elements were interpreted in residential buildings, particularly sandstone cladding and round-arched motifs. The property is historically notable for its associations with the Stock family, whose origins in Etobicoke date to the early 19th century. Named "Eden Court", the house was completed in 1886 as the residence of Edward Stock (1815-1905), a farmer, businessman, politician and benefactor in Mimico. Stock served as a director of the Home Bank. Acquiring extensive real estate holdings in the area, he provided funding for Roman Catholic churches throughout the community. He was elected to the Council of Etobicoke Township and served as a trustee on the local school board. Eden Court later housed a branch of the Royal Canadian Legion, the largest war veteran's organization in Canada. With St. Leo's Roman Catholic Church at #227 and Mimico Christ Church at #329, Eden Court is one of three surviving properties on Royal York Road that are recognized on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of Eden Court related to its cultural heritage value as a good example of a late 19th century house form building with Romanesque Revival features are found on the west and south exterior walls, consisting of:

- The 2½ storey ell-shaped plan rising above a coursed stone foundation.
- The red brick cladding with brick and sandstone detailing.
- On the principal (west) façade, the gabled frontispiece, which is outlined with brick corbels and a stone capstone with scrollwork.

- In the first storey, the large round-arched window opening with brick voussoirs and a hood mould.
- The trio of round-arched window openings found in the second floor and, reduced in size, in the attic level.
- On the south wall, the flat-headed window openings with brick and stone trim.

The hip roof with its chimney, turret, dormers and decorative detailing, the north elevation with its tapered chimney and flat-headed window openings, the rear (east) wall, and the subsequent additions to the building were excluded from the Heritage Easement Agreement and are not included in the Reasons for Designation.

SCHEDULE "B"

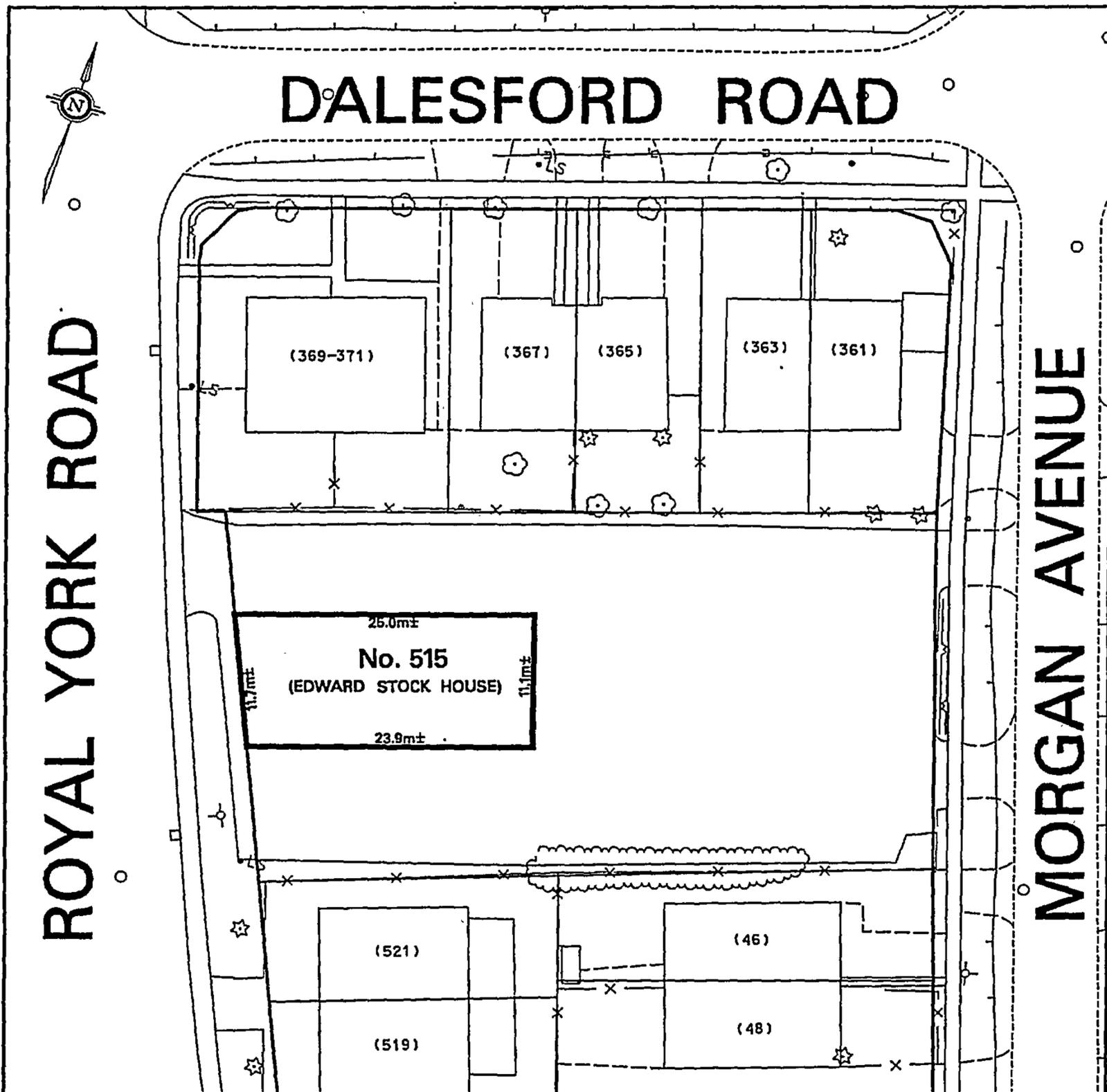
Part of PIN 07618-006 (LT)

Part of Lot 15 on Plan 83 designated as PARTS 5 and 6 on Plan 66R-23264

City of Toronto (former City of Etobicoke) and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-311 dated December 10, 2007, as set out in Schedule "C".

SCHEDULE "C"



TORONTO

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 515 ROYAL YORK ROAD
(EDWARD STOCK HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 5 - ETOBICOKE-LAKE SHORE
DATE: DEC. 10, 2007

SKETCH No. PS-2007-311