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Ulli S. Watkiss
City Clerk

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REC'D/RECEIVED
17-03-2004

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
12 KING GEORGE'S ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**

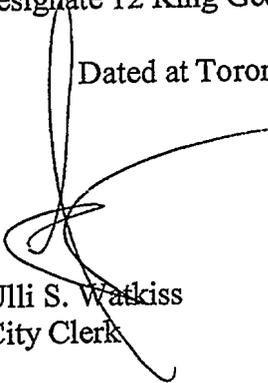
NOTICE OF PASSING OF BY-LAW

[Redacted]

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 242-2004 to designate 12 King George's Road as being of cultural heritage value or interest.

Dated at Toronto this 15th day of March, 2004.


Ulli S. Watkiss
City Clerk

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Authority: Etobicoke Community Council Report No. 7, Clause No. 32,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: March 3, 2004

CITY OF TORONTO

BY-LAW No. 242-2004

To designate the property at 12 King George's Road (George Skelding House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 12 King George's Road (George Skelding 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 12 King George's Road and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality.

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

1. The property at 12 King George's 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 12 King George's Road 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 3rd day of March, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

George Skelding House
12 King George's Road

The property at 12 King George's Road is recommended for designation under Part IV of the Ontario Heritage Act for its cultural resource value or interest. The house was completed in 1932 according to designs attributed to Toronto builder, J.W. A. Crowe and subsequently occupied by George Skelding, an actuary with the Confederation Life Insurance Company. The property is architecturally significant as an important component of Kingsway Park, Robert Homes Smith founded the Etobicoke neighbourhood in 1928, modeling it after the English Garden Suburb movement and specifying the size, materials and style of the buildings.

The George Skelding House features a Tudor Revival design, one of the styles approved for the Kingsway with details drawn from English Medieval architecture. The heritage attributes of the building are found on the exterior walls and roof, and on the interior. The building rises 1-1/2 stories beneath a steeply pitched hip roof with extended eaves and brackets, a pair of gables with wood detailing on the south slope, and a dormer and a brick chimney on the north slope. The house is clad with brick, and trimmed with brick, stone and wood. On the principal (south) façade, stone is applied for the lower storey, with half-timbering and herringbone brick above. Beneath an open porch with wood detailing and stone steps the central entrance features a wood door with glazing that is set in an arched stone surround. Flat-headed window openings containing multi-paned windows are found on all elevations, the openings on the south façade have brick and stone detailing, while those on the remaining walls display brick lintels and stone sills. An enclosed porch marks the north wall.

The interior elements identified in the Reasons for Designation are found in the entrance hall, the basement recreation room, the first-floor double living room (west) and dining room (southeast), and the three upper-storey bedrooms. Wood is applied for the chair rails, wainscoting and panelled walls, the doors and door and window surrounds, the staircase in the entrance hall, the ceiling details and fireplace in the living room and, in some rooms, the interior shutters, the panels with oil paintings in the dining room and the brick fireplace in the basement are significant interior features.

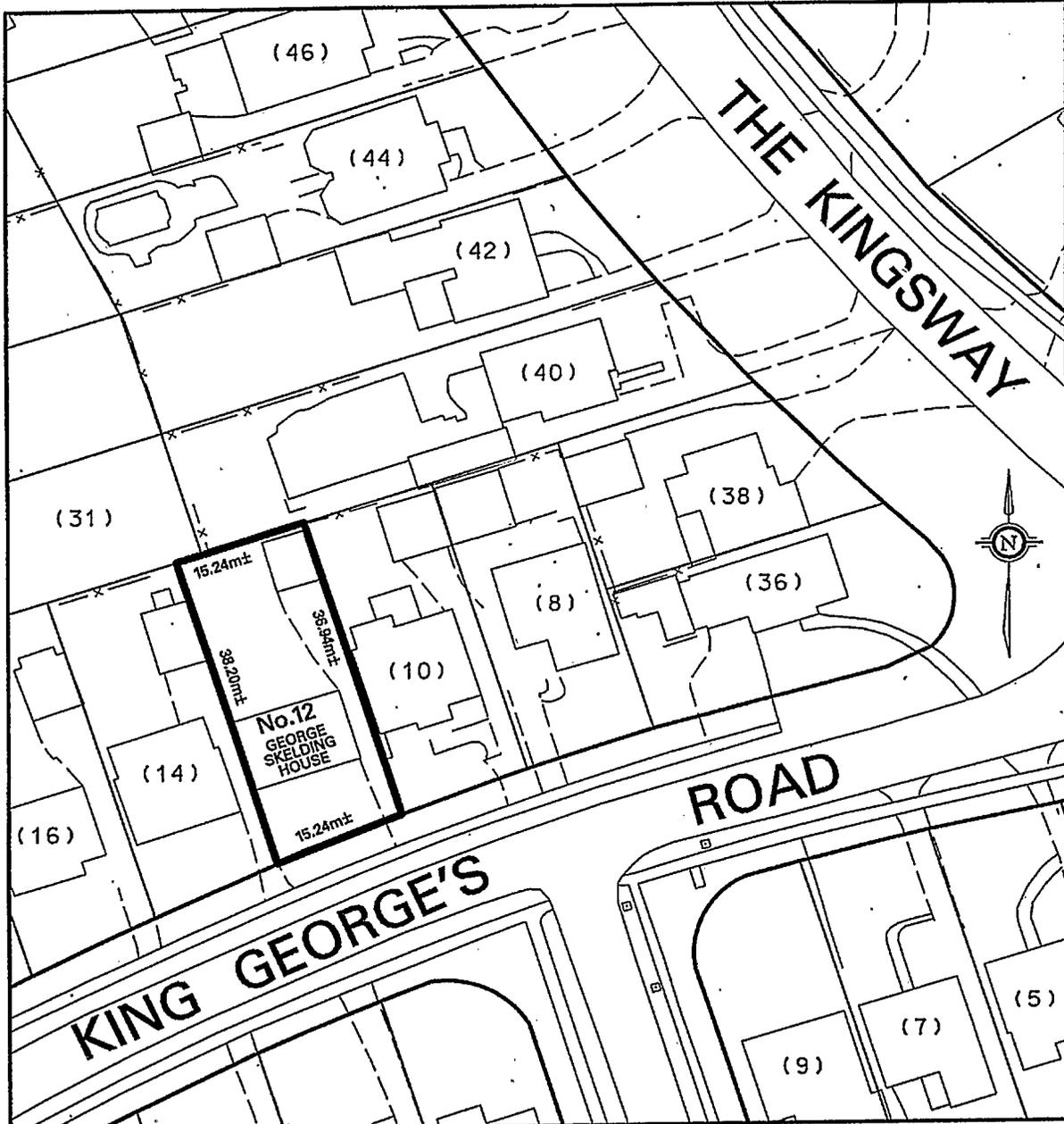
SCHEDULE "B"

Legal Description

PIN 07497-0076 (LT).

Parts of Lots 90 and 91 on Plan 1686 as in CA306714 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto (formerly the City of Etobicoke) and Province of Ontario.

SCHEDULE "C"



PROPERTY INFORMATION SHEET

No. 12 KING GEORGE'S ROAD
 (GEORGE SKELDING HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE OR INTEREST

(NOT TO SCALE)

Toronto

WORKS & EMERGENCY SERVICES
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING

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

WARD 5 - ETOBICOKE-LAKESHORE
 DATE: NOV. 18, 2003

SKETCH No. PS-2003-104