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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980 CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
84 GERRARD STREET WEST

NOTICE OF PASSING OF BY-LAW

To: Richlore Construction Limited
3625 Dufferin Street
Suite 503
Downsview, Ontario
M3K 1N4



Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 133-85 to designate the above property.

Dated at Toronto this 19th day of February, 1985.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 133-85. A BY-LAW

To designate the Property at No. 84 Gerrard Street West of architectural value.

(Passed January 28, 1985.)

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 notice of intention to so designate the property at No. 84 Gerrard Street West having been duly published and served and a notice of objection to such designation having been received, the Council of the Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

WHEREAS the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that No. 84 Gerrard Street West be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act; and

WHEREAS the aforesaid Council has considered the said report; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto.

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 the property at No. 84 Gerrard Street West.
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, January 28, 1985.
(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 and Province of Ontario, being composed of part of Lot 12 on the north side of Gerrard Street West, according to Plan 145 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;

THENCE northerly along the westerly limit of the said lot, being along the easterly limit of Laplante Avenue, a distance of 15.24 metres;

THENCE easterly along a line drawn parallel to the northerly limit of Gerrard Street West 6.25 metres more or less, to its intersection with the northerly production of the easterly face of the easterly wall of the building standing in 1982 on the hereindescribed parcel of land and known as premises 84 Gerrard Street West;

THENCE southerly along the said production and easterly face of wall and the southerly production thereof, in all a distance of 15.24 metres more or less to the southerly limit of the said lot;

THENCE westerly along the last mentioned limit, being along the aforesaid northerly limit of Gerrard Street West, a distance of 6.25 metres more or less, to the point of commencement.

The easterly limit of Laplante Avenue and northerly limit of Gerrard Street West as confirmed under The Boundaries Act by Plan BA-865 registered on 5 August 1976 as Instrument CT189558.

SCHEDULE "B"

Reasons for designation of the Property at No. 84 Gerrard Street West.

84 Gerrard Street West is designated on architectural grounds. This house was built in 1875 by Benjamin Johnston, a bricklayer, for himself. It is transitional in architectural style being Georgian in overall form, but with window and door head brick detailing more characteristic of the Second Empire style. The pair of narrow doors with arched fan-light above, the plain pedimented dormer, and a fine brick chimney are features of significance. The house is an important and integral part of the last remaining block of the early building on Gerrard Street West.