



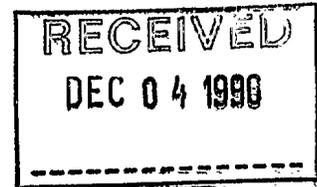
An agency of the Government of Ontario



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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
176-178 PAPE AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]
176 Pape Avenue
Toronto, Ontario
M4M 2V8

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

[REDACTED]
488 Silverthorne Avenue
Toronto, Ontario
M6M 3H7

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1996-0535 to designate 176-178 Pape Avenue as being of architectural and historical value or interest.

Dated at Toronto this 29th day of November, 1996.


Barbara G. Caplan
City Clerk

No. 1996-0535. A BY-LAW

*To designate the property at 176-178 Pape Avenue as
being of architectural and historical value or interest.*

(Passed November 18, 1996.)

WHEREAS by Clause 6 of Neighbourhoods Committee Report No. 16, adopted by Council at its meeting held on November 18, 1996, authority was granted to designate the property at 176-178 Pape Avenue as being 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 historical 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 land and premises known as Nos. 176-178 Pape Avenue 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 "B" to this by-law;

AND WHEREAS no notice of objection to the 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. The property at 176-178 Pape Avenue, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical 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 Schedules "A" and "C" 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 176-178 Pape Avenue 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*.

BARBARA HALL,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, November 18, 1996.
(L.S.)

SCHEDULE "A"

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

FIRSTLY: Premises 176 Pape Avenue

Part of Lot 35 on the west side of Pape Avenue according to Plan 718 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) the boundaries of the land being described as follows:

Commencing in the westerly limit of Pape Avenue at the south-easterly angle of said Lot 35;

Thence northerly along the said westerly limit of Pape Avenue 5.49 metres to a point where the centre line of the partition wall between the house on the lands hereindescribed and that on the lands immediately to the north thereof, if produced easterly, intersect the said westerly limit of Pape Avenue;

Thence westerly along the said production of centre line of partition wall and along the said partition wall and its production westerly 36.58 metres to a point in the easterly limit of a Lane distant 5.72 metres northerly from the southerly limit of said Lot;

Thence southerly along the said easterly limit of said Lane, 5.72 metres to the southerly limit of said Lot 35;

Thence easterly along the said southerly limit of Lot, 36.58 metres more or less to the point of commencement.

The hereinbefore FIRSTLY described land being most recently described in Instrument CT848347.

SECONDLY: Premises 178 Pape Avenue

Parts of Lots 35 and 36 on the west side of Pape Avenue according to Plan 718 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) the boundaries of the land being described as follows:

Commencing at a point in the westerly limit of Pape Avenue distant 5.49 metres northerly from the southeasterly angle of Lot 35, said point being where the centre line of partition wall between the house on the lands hereindescribed and the house on the lands immediately to the south thereof, would if produced easterly, intersect the westerly limit of Pape Avenue;

Thence westerly along said production of centre line of partition wall and along the said centre line of partition wall and its production westerly 36.58 metres to a point in the easterly limit of a Lane distant 5.72 metres from the southerly limit of said Lot 35;

Thence northerly along the said easterly limit of Lane, 5.41 metres more or less to the intersection of a line of fence forming the south limit of the lands to the north of the lands hereindescribed;

Thence easterly 23.93 metres more or less along the line of said fence to the easterly end thereof and continuing thence in a straight line 12.65 metres more or less to a point in the westerly limit of Pape Avenue distant 10.97 metres northerly thereon from the southeasterly angle of said Lot 35;

Thence southerly along the said westerly limit of Pape Avenue, 5.49 metres more or less to the point of commencement.

The hereinbefore SECONDLY described land being most recently described in Instrument CT763670.

The hereinbefore FIRSTLY and SECONDLY described lands being delineated by heavy outline on Plan SYE2824 dated November 13, 1996.

SCHEDULE "B"

Property Research Summary

Address: 176-178 Pape Avenue
Ward: 08
Current Name: Not Applicable
Historical Names: Joseph Gardner and John Humphreys House
Construction Date: 1893
Architect: None Found
Contractor/Builder: Alexander Morrison (attrib.)
Additions/Alterations: Alter front verandah (176), 1987; Build semi-detached garages at rear (176-178), 1988; Construct open verandas at rear (176-178), 1989; Alter attic for habitable space and build dormer addition at third storey, rear (176-178), 1992.
Original Owners: [REDACTED]
Original Use: Residential (semi-detached)
Current Use*: Residential (semi-detached)
Heritage Category: C (Neighbourhood Heritage Property)
Recording Date: March 12, 1996
Recorder: HPD:jc

* This does not refer to permitted use(s) as defined in the Zoning By-law

History

The lands on which the properties at 176-178 Pape Avenue stand, known as Township Lot 12 in the First Concession from the Bay, were laid out in the 1793. In the late 18th and early 19th Centuries, settlement east of the Don River was sparse. By the 1840's however, a small community began to grow up around the intersection of Kingston Road (now Queen Street East) and Leslie Street. This community became known as Leslieville, named in honour of George Leslie.

Leslie, a Scottish market gardner who emigrated to Canada in 1825, purchased twenty acres of fertile land in the Kingston Road and Leslie Street neighbourhood in the early 1840's. A decade later, Leslie's Toronto Nurseries had become the largest nursery in Canada and comprised 150 acres. Known primarily for its market gardens and nurseries, Leslieville was also the centre of a large brick making industry.

In 1884, Leslieville and the neighbouring community of Riverside were annexed to the City of Toronto, forming the nucleus of the newly established Ward of St. Matthew. In the following year, George Leslie had building lots surveyed and began to sell of some of the lots to Leslieville's earliest residents.

Pape Avenue:

In 1884, Robinson Avenue was renamed Pape Avenue, in honour of the Pape family, market gardeners in the Leslieville neighbourhood for three generations. Four years later, Plan 718 laid out building lots on the west side of Pape Avenue, from Queen Street East to modern day Dundas Street. In 1891, builder Alexander Morrison and G. P. McKay purchased lots 35 and 36. Construction of a semi-detached house began in the following year.

Architecture

The properties at 176 and 178 Pape Avenue were erected in 1892-93, likely by owner Alexander Morrison, a builder.

Situated on the west side of Pape Avenue, between Queen Street East and Dundas Streets, the 2½-storey semi-detached red brick building has a raised basement and features elements of the Romanesque Revival style. The main (east) elevation has raised, centrally placed main doors, situated behind a large, round-headed arch. Flanking the entry are round-headed window openings with stone sills brick voussoirs, paired sash windows, and a transom containing stained glass. The spandrels contain brick laid in a basketweave pattern.

The second storey contains two centrally situated flat-headed sash windows flanked by 1½-storey bays which contain segmentally arched window openings with brick voussoirs, stone sills and paired sash windows. Round-headed window openings and decorative bargeboard highlight the gabled roof.

Context:

Situated on the west side of Pape Avenue, north of Queen Street East, the semi-detached house stands as a good example of a late Victorian residence that has undergone sympathetic restoration and renovation. As a result, the building has become a familiar neighbourhood landmark.

Summary:

The properties at 176-178 Pape Avenue are identified for architectural reasons. The semi-detached building was erected in 1893, and is attributed to their owner Alexander Morrison, a builder.

Featuring elements of the Romanesque Revival style, the 2½-storey red brick building features a raised basement, raised centrally situated doorways recessed behind a large round-headed arch, paired round-headed window openings with stone sills, brick voussoirs and a stained glass transom. The spandrels feature brick in a basketweave pattern. The upper storeys have 1½-storey bays containing segmentally arched window openings with brick voussoirs, round-headed attic storey window openings, decorative bargeboard and a steeply pitched gabled roof.

The semi-detached house is a good reminder of the development of the Leslieville neighbourhood after its annexation to the City of Toronto in 1884. Recently restored and renovated, the building is a neighbourhood landmark.

Sources Consulted:

Arthur, Eric. Toronto, No Mean City.

Assessment Rolls: St. Matthew's Ward 1890, 1891, 1892, 1893

Charles Edward Goad. The Mapping of Victorian Toronto. The Paget Press, Santa Barbara, 1984.

City of Toronto Directories: 1891, 1892, 1893, 1894

Goad's Atlas: 1880, 1884, 1894, 1912

Historical Atlas of York County, 1878

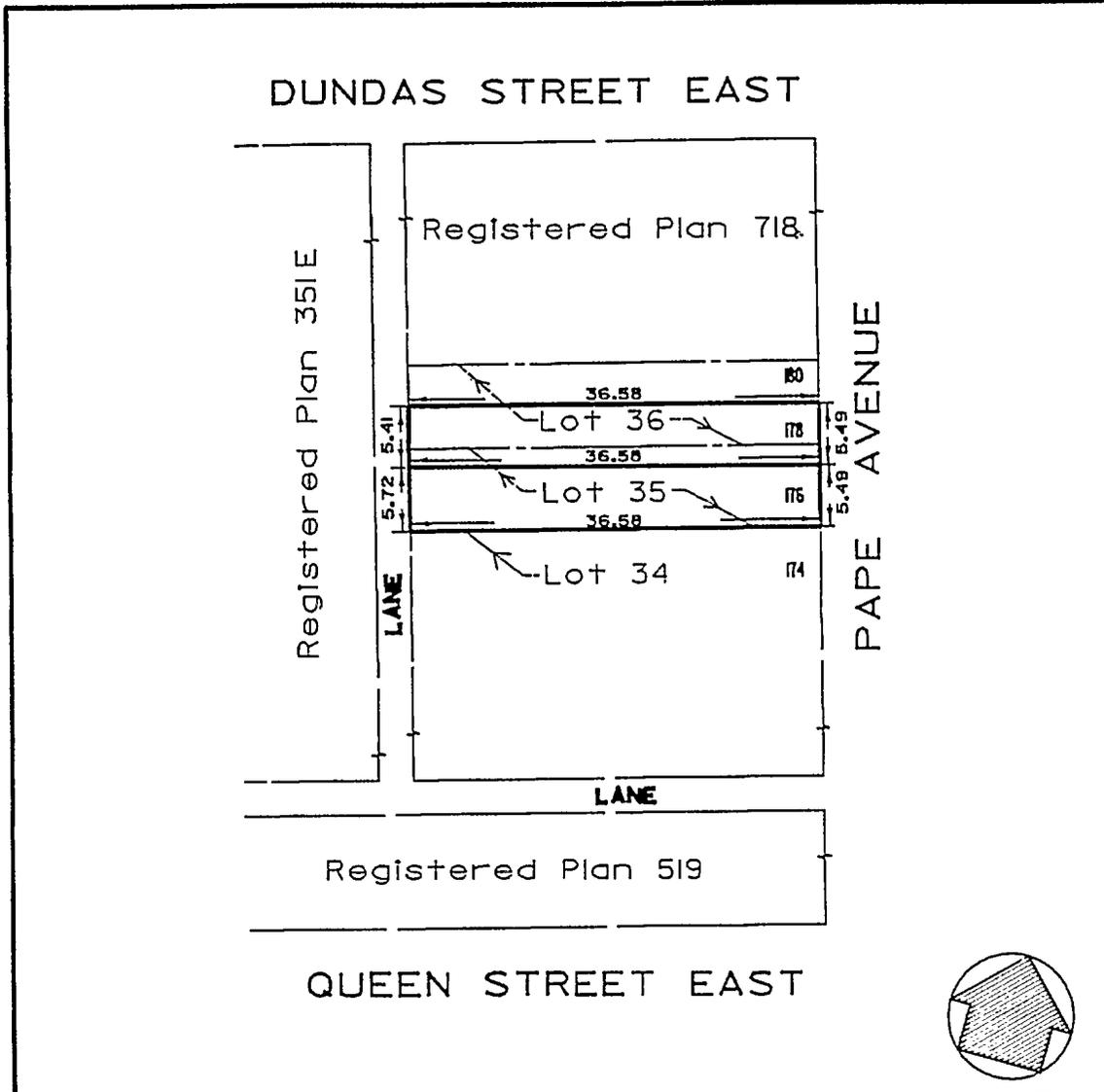
Illustrated Historical Atlas of the County of York, Toronto: Miles and Company, 1873.

Plan 718, Lots 35 and 36

Purmal, Gregory. Historical Background. Essay submitted to Toronto Historical Board.

SCHEDULE "C"

MAP AREA 52H-2



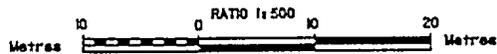
 No.'s 176 and 178
Pape Avenue

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.

CITY WORKS SERVICES
CITY OF TORONTO

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST



Drawn **MT&ME**
Checked **W.J.M.**
Date: Nov. 4, 1996

W.Kowalenko-City Surveyor

FILE
P I - H I

PLAN SYE2824

SYE2824