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City Clerk's Office

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100 Queen Street West  
Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
183 AVENUE ROAD**

**NOTICE OF PASSING OF DESIGNATION BY-LAW 805-2021**

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

2021 10 20



TAKE NOTICE that Council for the City of Toronto passed Designation By-law 805-2021 on October 1 and 4, 2021, which designates the lands, buildings and structures known municipally as 183 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:**

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca) within thirty days of October 20, 2021, which is November 19, 2021.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law;
- (2) set out the reasons in support of the objection to the designation by-law; and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1,100.00 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

**Who Can File An Appeal:**

Any persons who object to the designation by-law may appeal to the Ontario Land Tribunal.

**Getting Additional Information:**


A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at [heritageplanning@toronto.ca](mailto:heritageplanning@toronto.ca).

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE26.75>

Dated at the City of Toronto on October 20, 2021.



 John D. Elvidge  
City Clerk

**CITY OF TORONTO**

**BY-LAW 805-2021**

**To designate the property at 183 Avenue Road as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 183 Avenue Road as being 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 lands and premises known as 183 Avenue 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 website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

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

The Council of the City of Toronto enacts:

1. The property at 183 Avenue Road, more particularly described in Schedule B 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 183 Avenue Road at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on October 4, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

#### **183 AVENUE ROAD - EDWARD G. WOODLEY HOUSE**

The property at 183 Avenue Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### **Description**

Located on the east side of Avenue Road between Pears Avenue and Davenport Road, the property at 183 Avenue Road contains a detached, red brick house-form building (currently painted) constructed by 1901 and first occupied by Edward G. Woodley, a well-known local builder. Alterations to the openings at the first-floor level reflect the addition of commercial/retail use to the original house-form building by the mid-20th century. The property was included on the City's Heritage Register on February 6, 1974.

#### **Statement of Cultural Heritage Value**

##### **Physical and Design Value**

The property at 183 Avenue Road has design value as a representative example of a transitional, Late-Victorian/Edwardian era dwelling with its centered roof gable surmounting a centered third-storey window opening and expressed with minimal decorative detailing.

##### **Historical and Associative Value**

The Edward G. Woodley House stands as a defining property within a group of four adjacent heritage house-form buildings on this block of Avenue Road, just north of Davenport Road, and constructed by the Woodley family between 1898 and 1901. Of the four dwellings, the Woodley families built the four surviving house-form buildings at 177-183 Avenue Road, owned and occupied 183 Avenue Road for over half a century and are remembered as active members of the Deer Park community.

##### **Contextual Value**

Representing the earliest period in the subdivision of Town Lot 22, the house form of the Edward G. Woodley House is physically, visually and historically linked to its setting as part of the collection of four surviving heritage properties at 177-183 Avenue Road built together at the turn of the 20th century by the Woodleys. The property is also considered an important component in the history and evolution of Avenue Road as a residential street prior to its widening and redevelopment in the mid-20th century.

#### **Heritage Attributes of 183 Avenue Road:**

- The setback, placement and orientation of the building on its lot on the east side of Avenue Road between Pears Avenue and Davenport Road

- The scale, form and massing of the two and a half storey plan on a raised foundation
- The materials, with the red brick cladding (currently painted) and the brick and stone detailing
- The pitched roof with its central gable on the principal (west) elevation and chimney located at the north end
- The principal (west) elevation of the building, which is organized into two symmetrical bays at the first and second levels, and single centred opening at the third storey
- The segmental-arched window openings on the second storey and flat-headed window opening on the third storey of the principal (west) elevation

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21194-0334 (LT)  
PART LOT LOT 23, REGISTERED PLAN 10E  
PART OF LOT 5, REGISTERED PLAN 168E, AS IN CA23703

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