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City Clerk's Office

Ulli S. Watkiss
City Clerk

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Glenda Jagai
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Etobicoke Civic Centre
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Toronto, Ontario M9C 2Y2

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ONTARIO HERITAGE FOUNDATION
FEB 24 2005
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MAR 7 - 2005

CONSERVATION REVIEW
BOARD

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
105 ELMHURST DRIVE (GARBUTT-GARDHOUSE HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

REGISTERED MAIL


8302 Islington Avenue
Woodbridge, ON L4L 1W8

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

Take notice that the Council of the City of Toronto has passed By-law No. 30-2005 to designate 105 Elmhurst Drive (Garbutt-Gardhouse House) as being of cultural value or interest.

Dated at Toronto this 18th day of February, 2005.

Ulli S. Watkiss
City Clerk


Mar. 8/05

Authority: Etobicoke York Community Council Report No. 8, Clause No. 9,
as adopted by City of Toronto Council on October 26, 27 and 28, 2004
Enacted by Council: February 3, 2005

CITY OF TORONTO

BY-LAW No. 30-2005

To designate the property at 105 Elmhurst Drive (Garbutt-Gardhouse House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 105 Elmhurst Drive (Garbutt-Gardhouse 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 105 Elmhurst Drive 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 105 Elmhurst Drive, 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 105 Elmhurst Drive 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 February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**

The property at 105 Elmhurst Drive is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. In the 1830s, members of the Garbutt family purchased a number of farm lots in Etobicoke Township, including this site. Historical records imply that the original (now west) portion of the house dates to 1860 when George Garbutt was first assessed for property taxes. George Garbutt's son, William, acquired the property at the close of the 19th century, and his executors transferred the site to John Gardhouse soon afterward. Connected to the Garbutt family by marriage, the Gardhouse family operated stock farms in Etobicoke and were active in agricultural advancements and politics. In 1908, William J. Gardhouse, John's son, began a long-term occupancy of the subject property. Available historical documents suggest that the front (east) section of the house was in place by 1915. While farming this tract, William Gardhouse was elected to political office, serving as Reeve of Etobicoke Township in 1921-1924 and 1932-1933, Warden of York County in 1924, and the member of the Provincial Legislature for the Riding of West York from 1935 to 1941. Following William's death in 1950, his son, Arnold, sold the property for the development of Rexdale. As a result, the Garbutt-Gardhouse House is now located on the west side of Elmhurst Drive, northwest of Islington Avenue and Rexdale Boulevard, near a tributary of the Humber River. The property is historically significant for its continuous association with two prominent Etobicoke families. Architecturally, the rear (Garbutt) wing of the building is among the earliest surviving farmhouses in north Etobicoke. The main section of the house is significant for its association with the Gardhouse family.

The heritage attributes of the property consist of the exterior walls and roofs of the main body of the house and the rear (west) wing. The earliest section of the house, which now forms the west wing, rises 1½ stories under a gable roof with a brick chimney. The walls are clad with red brick, and yellow brick is applied for the decorative cornice and quoins. An open verandah with a shed roof protects the east wall. On this elevation, a door is flanked by flat-headed window openings. Diminutive flat-headed openings are placed in the half-storey.

The main body of the house is designed with features of Edwardian Classicism, the style popularized in the opening decades of the 20th century. The structure is clad with red brick and trimmed with brick, stone and wood. The two-storey square plan is covered by a hip roof with a brick chimney and hipped-roof dormer. On the principal (east) façade, the main entrance is placed in a moulded doorcase in the right (north) bay of the first floor where it is sheltered by an open porch with a hipped roof. To the left (south) of the entry, a segmental-arched opening contains a tripartite window. A similar window is found directly above in the second storey, while a half-sized window is aligned over the entrance. The side (north and south) elevations feature randomly placed segmental-arched door and window openings.

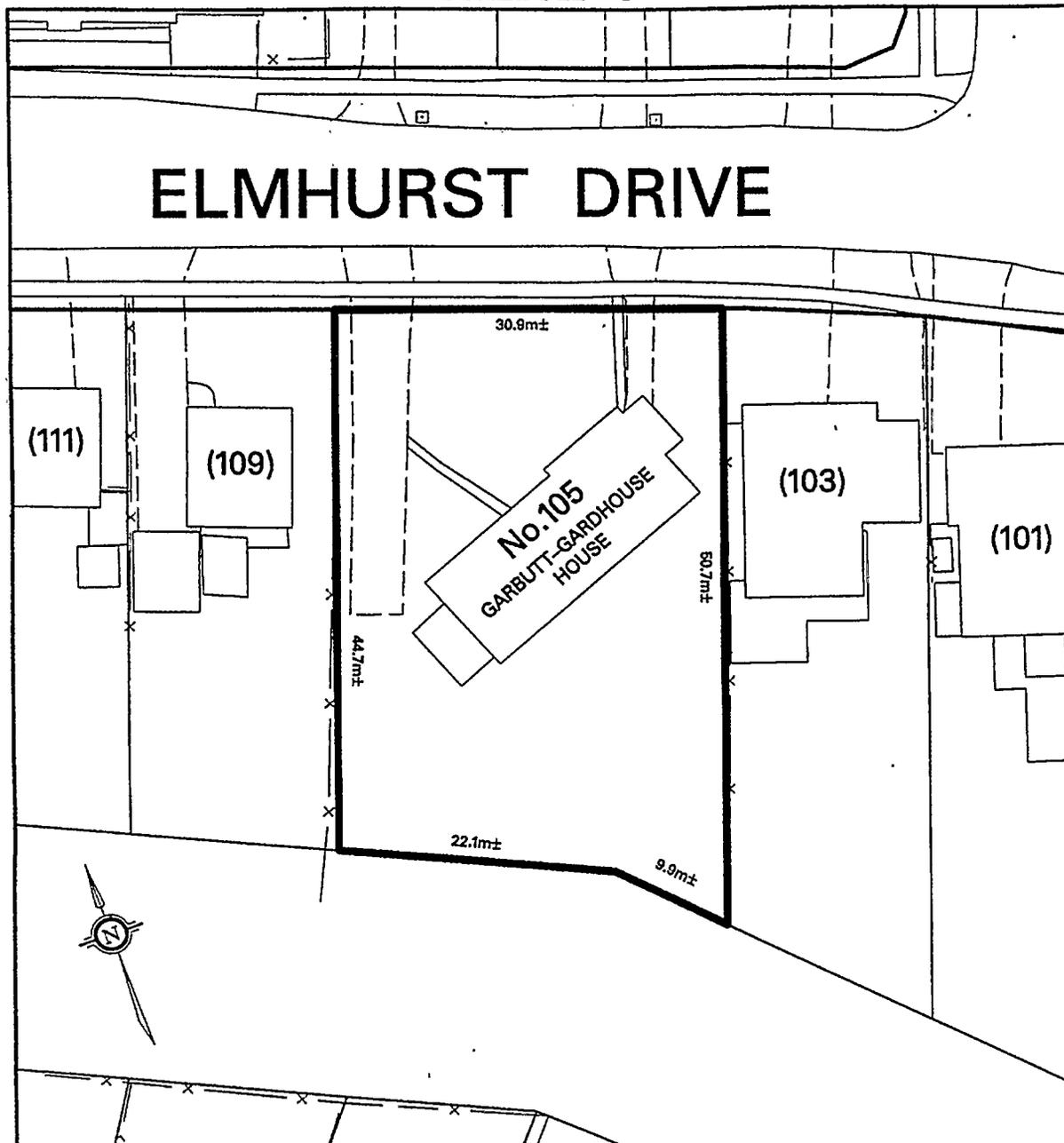
SCHEDULE "B"

PIN 07340-0026 (LT)
LOT 128 PL 4605 ETOBICOKE

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2005-001 dated January 4, 2005, as set out in Schedule "C".

SCHEDULE "C"



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

PROPERTY INFORMATION SHEET

No. 105 ELMHURST DRIVE
(GARBUTT-GARDHOUSE HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 2 - ETOBICOKE NORTH
DATE: JAN. 4, 2005

SKETCH No. PS-2005-001