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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,
1974 S.O. CHAPTER 122

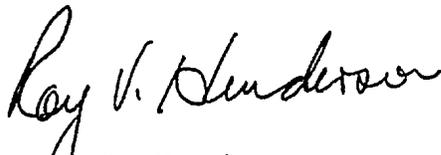
AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTY AT NO.35 JACKES AVENUE (LAIDLAW HOUSE)

NOTICE OF PASSING OF BY-LAW

To: ~~Thomas Kellner Limited, Gabe Holdings Limited~~
~~carrying on business under the firm name and~~
~~style of Kellner and Elfer Developments 50%~~
~~interest together carrying on business as~~
Oriole Place Developments as tenants in common
C/o Solish, Fellen
Barristers and Solicitors
111 Bond Street
TORONTO, ONTARIO
MSB 1Y2
Ontario Heritage Foundation ✓

Take notice that the Council of the Corporation of the
City of Toronto has passed By-law No.721-80 to designate
the above property. (File 1909).

DATED at Toronto this 28th day of October, 1980.


Roy V. Henderson
City Clerk

No. 721-80. A BY-LAW

*To designate the Property at No. 35 Jackes Avenue
of architectural value.*

(Passed September 15, 1980.)

WHEREAS The Ontario Heritage Act, 1974, 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. 35 Jackes Avenue 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. 35 Jackes Avenue be duly designated by by-law of the City of Toronto pursuant to the provisions of The Ontario Heritage Act, 1974; 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. 35 Jackes Avenue.
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.

JOHN SEWELL,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, September 15, 1980.
(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, formerly in the County of York and Province of Ontario, being composed of Lots 12, 13 and parts of Lots 11 and 14 on the south side of Jackes Avenue according to a plan registered in the Registry Office for the former County of York as 1389, but now 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 a point in the northerly limit of the said lot 11, distant 6.71 metres measured easterly thereon from the north-westerly angle thereof;

THENCE easterly along the northerly limits of the said lots 11, 12, 13 and 14, being along the southerly limit of Jackes Avenue, a distance of 41.15 metres, more or less, to the easterly limit of the westerly 2.13 metres of the said lot 14;

THENCE southerly along the said easterly limit of the westerly 2.13 metres of lot 14, a distance of 56.39 metres, more or less, to the southerly limit of the said lot 14;

THENCE westerly along the southerly limits of the said lots 14, 13, 12 and 11, a distance of 41.15 metres, more or less, to a point in the said southerly limit of lot 11 distant 6.71 metres measured easterly thereon from the south-westerly angle thereof;

THENCE northerly in a straight line, 56.39 metres, more or less, to the point of commencement.

SCHEDULE "B"

Reasons for designation of the Property at No. 35 Jackes Avenue.

This property is designated for architectural reasons. This house was designed by the prominent architectural firm of Sproatt and Rolph. Built in 1914, it was the residence of Mr. Robert Laidlaw, prominent in the lumber business and a noteworthy philanthropist in the City. A fine example of Tudor Gothic Revival architecture in the period, the design features fine brickwork with stone trim and casement windows as well as interior rooms panelled in wood.