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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 THE
PROPERTY AT 51 WELLS HILL AVENUE

NOTICE OF PASSING OF BY-LAW

To:

████████████████████
51 Wells Hill Avenue
Toronto, Ontario
M5R 3A7



Ontario Heritage Foundation

Take notice that the Council of the Corporation of
the City of Toronto has passed By-law No. 188-84 to
designate the above property. (File 2484)

DATED at Toronto this 6th day of April, 1984.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 188-84. A BY-LAW

To designate the Property at No. 51 Wells Hill Avenue of architectural value.

(Passed April 2, 1984.)

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 the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as No. 51 Wells Hill Avenue and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

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

WHEREAS no notice of objection to the said 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. There is designated as being of architectural value or interest the real property more particularly described in Schedule "A" hereto, known as No. 51 Wells Hill 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.

ARTHUR C. EGGLETON,
Mayor.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, April 2, 1984.
(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 parts of Lots 19 and 20 on the east side of Wells Hill Avenue, according to Plan 1282 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 westerly limit of the said lot 19 distant 25.91 metres measured northerly thereon from the south-westerly angle thereof;

Thence easterly parallel to the southerly limit of the said lot 19 a distance of 31.39 metres;

Thence northerly parallel to the said westerly limit of lot 19 a distance of 1.52 metres;

Thence easterly parallel to the said southerly limit of lot 19 a distance of 17.81 metres more or less to the easterly limit of the said lot;

Thence northerly along the easterly limits of the said lots 19 and 20 a distance of 27.43 metres more or less to the northerly limit of the south half of the said lot 20;

Thence westerly along the said northerly limit of the south half of lot 20 a distance of 49.20 metres more or less to the westerly limit of the said lot;

Thence southerly along the westerly limits of the said lots 20 and 19, being along the easterly limit of Wells Hill Avenue, a distance of 28.96 metres more or less to the point of commencement.

SCHEDULE "B"

Reasons for the designation of the Property at No. 51 Wells Hill Avenue.

The Jeremiah Dinwoody House at 51 Wells Hill Avenue is designated on architectural grounds. Built in 1913 to the design of Toronto architect, J. A. Harvey, the house incorporates a symmetrical gabled facade, a central entrance and a verandah which extends to the flanking porte-cochere and the sun room. This residence is a good example of an architectural style popular in the early decades of the century. High quality craftsmanship in enduring materials, including coursed rubblestone walls with smooth ashlar trim and a red clay tile roof, are distinctive and outstanding within the context of the Casa Loma neighbourhood.