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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. 89 ELM AVENUE (HOUSE)

NOTICE OF PASSING OF BY-LAW

To: Prime Equities Inc.,
c/o Farano and Green,
161 Eglinton Avenue East,
Suite 802,
Toronto, Ontario.
M4P 1J5

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No. 668-79 to designate
the above property. (File 1568).

DATED at Toronto this 4th day of September, 1979.


Roy V. Henderson
City Clerk

No. 668-79. A BY-LAW

*To designate the Property at No. 89 Elm Avenue,
of architectural value.*

(Passed July 24, 1979.)

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. 89 Elm 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. 89 Elm 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. 89 Elm 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, July 24, 1979.
(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 parts of lots 1 and 15 and part of the 9 inches reserved according to a plan registered in the Registry Office for the former County of York as 433 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 the north-westerly angle of the said lot 15;

THENCE SOUTHERLY along the westerly limits of the said lots 15 and 1, a distance of 64.62 metres more or less, to the southerly limit of the northerly 18.90 metres of the said lot 1;

THENCE EASTERLY along the said southerly limit of the northerly 18.90 metres of lot 1 and the easterly production thereof, a distance of 46.25 metres more or less, to the easterly limit of the said 9 inches reserved;

THENCE NORTHERLY along the said easterly limit of the 9 inches reserved, 18.90 metres more or less, to the intersection thereof with the easterly production of the northerly limit of the said lot 1;

THENCE WESTERLY along the last-mentioned production, to and along the said northerly limit of lot 1, in all a distance of 15.24 metres more or less, to the line of a board fence;

THENCE NORTHERLY along the said line of board fence, to and along the line of a post and wire fence, in all a distance of 45.72 metres more or less, to a point in the northerly limit of the said lot 15 distant 15.24 metres measured westerly thereon from the easterly limit of the said lot 15;

THENCE WESTERLY along the said northerly limit of lot 15, being along the southerly limit of Elm Avenue, a distance of 30.78 metres, more or less, to the point of commencement.

SCHEDULE 'B'

Reasons for the designation of the Property at No. 89 Elm Avenue.

This property is designated on architectural grounds. Designed by E.J. Lennox, the house was built in 1903 for Charles R. Rundle, the plaster contractor who had worked for Lennox on the old City Hall. A substantial addition was built on the west side of the original house in 1916. Many exterior details such as the arched parapet and wall dormer with its stone quoins and window keystones, the multifaceted corner tower and fine brickwork make this house an especially important feature of the neighbourhood.