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AUG 12 2004

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Toronto, Ontario M5R 2V3Tel: 416-397-5000
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AUG 18 2004
CONSERVATION REVIEW
BOARD

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
18 FERN AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

[REDACTED]
18 Fern Avenue
Toronto, Ontario
M9N 1M1

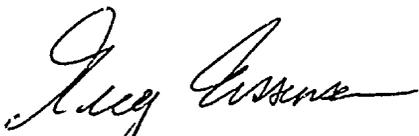
[REDACTED]
1559 Carletta Drive
Mississauga, Ontario
L4X 1E2

[REDACTED]
439 Briar Hill Avenue
Toronto, Ontario
M5N 1M8

Ontario Heritage Foundation
10 Adelaide St. East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 580-2004 to designate 18 Fern Avenue as being of cultural heritage value or interest.

Dated at Toronto this 10th day of August, 2004.



Greg Essensa
Acting City Clerk

gw
KT

✓
pa
8/18/04

Authority: Toronto West Community Council Report No. 3, Clause No. 20, as adopted by
City of Toronto Council at its Special meeting held on April 15 and 16, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 580-2004

**To designate the property at 18 Fern Avenue (John Gardhouse, House and Stable) as being
of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 18 Fern Avenue
(John Gardhouse, House and Stable) 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 18 Fern Avenue (John Gardhouse, House and Stable) 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 18 Fern Avenue, 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 18 Fern Avenue 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 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

John Gardhouse House and Stable
18 Fern Avenue

The property at 18 Fern Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The John Gardhouse House, with adjoining stable, is architecturally significant as a good example of residential architecture in the former Village of Weston. The property is of historical interest for its association with John Gardhouse, a distinguished cattle breeder who was posthumously elected to the Canadian Agricultural Hall of Fame. Gardhouse served as the Mayor of Weston, the Reeve of Etobicoke Township, and the Warden of York County. Located on the northwest corner of Fern Avenue and George Street, the house and stable were constructed in 1913. Members of the Gardhouse family occupied the property until 2002.

The John Gardhouse House displays design features associated with Edwardian Classicism. The heritage attributes of the house are the 2½-storey plan with a rear (north) wing, the red brick cladding with brick and stone detailing, the cross-gable roof with extended eaves, shingled gables and brick chimneys, the principal (south) façade with the principal entrance and tripartite and stairhall windows, the open verandah with Classical detailing, and the pattern of the fenestration on all walls, particularly the bay windows and oriel windows with leaded panes. The wood cladding, gable roof and oversized doors are important elements on the stable.

SCHEDULE "B"

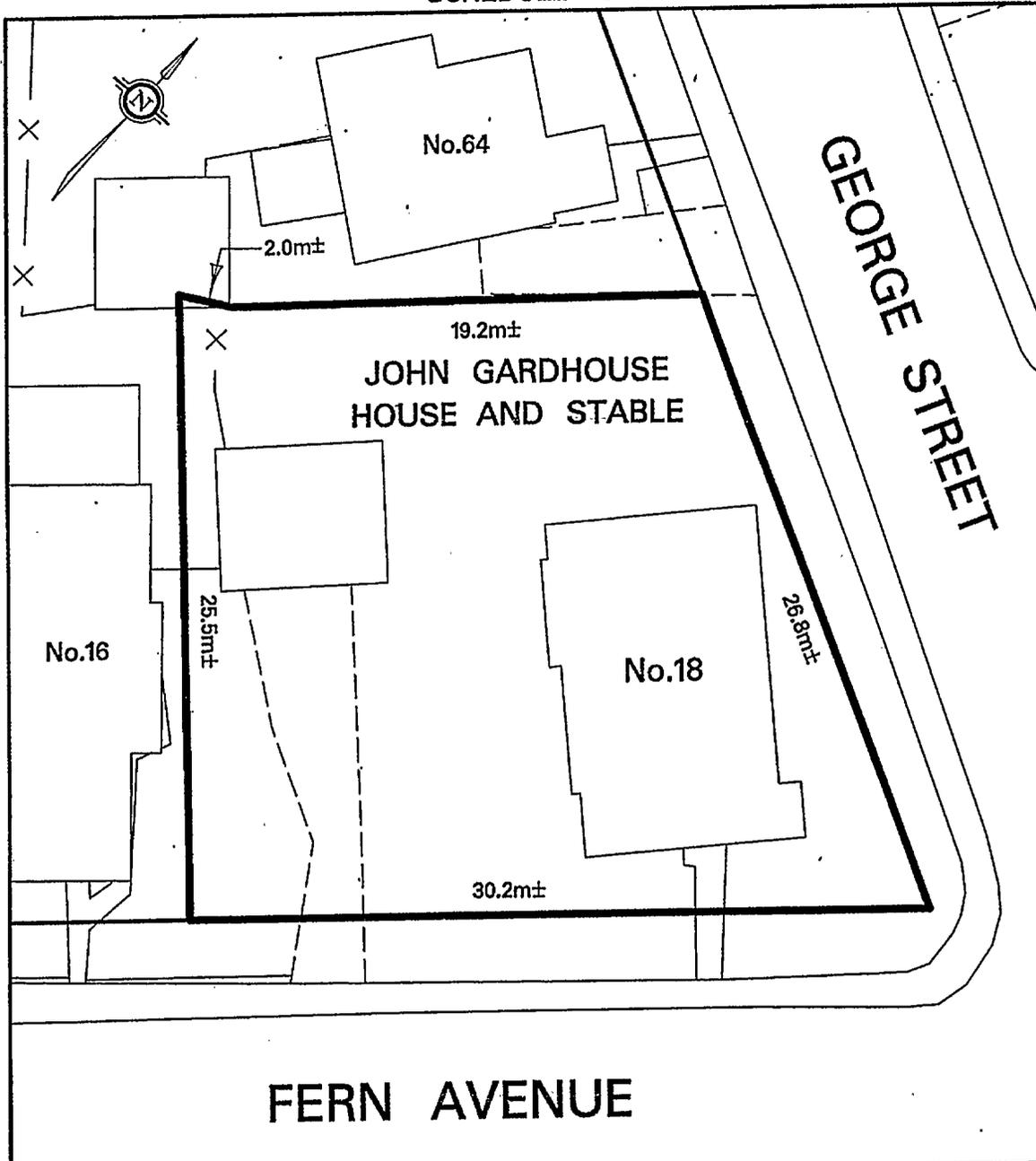
Legal Description

PIN 10322-0054 (R).

Lot I, Plan 1443 Weston; part of Lot 7, Concession 5, West of Yonge Street designated as PART 2 on Plan 64R-14167; Lot 27 Plan 1443 Weston in the Registry Division of the Toronto Registry Office (No. 66) in the City of Toronto (formerly the City of York) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-103 dated June 29, 2004, as set out in Schedule "C".

SCHEDULE "C"



FERN AVENUE

GEORGE STREET

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. 18 FERN AVENUE
(JOHN GARDHOUSE, HOUSE AND STABLE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST

(NOT TO SCALE)

WARD 11 - YORK SOUTH-WESTON
DATE: JUNE 29, 2004

SKETCH No. PS-2004-103