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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
68 RIVERDALE AVENUE, IN THE CITY OF TORONTO,
IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To: [REDACTED] and
[REDACTED] Adam
68 Riverdale Avenue
Toronto, Ontario
M4K 1C3

Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 38-86 to designate the above property.

Dated at Toronto this 4th day of February, 1986.


Roy V. Henderson
City Clerk

No. 38-86. A BY-LAW

*To designate the Property at
No. 68 Riverdale Avenue of architectural value.*

(Passed January 17, 1986.)

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. 68 Riverdale 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. 68 Riverdale 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, January 17, 1986.
(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 the easterly 9.91 metres of Lot 14 on the north side of Smith Street, now Riverdale Avenue, according to Plan 373 registered in the Land Registry Office for the Registry Division of Toronto (No. 63).

TOGETHER WITH the right to maintain the eaves on the west side of the dwelling on these lands as a projection over the lands to the west to the extent of 0.15 metres

AND SUBJECT TO the right of the owners of the lands to the west of these lands to maintain the eaves of the east side of the dwelling erected thereon as they existed in August, 1942.

The said parcel of land being most recently described in Instrument CT307141.

SCHEDULE "B"

Reasons for the designation of the Property at No. 68 Riverdale Avenue.

The property at No. 68 Riverdale Avenue (Jefferies House - 1885) is designated on architectural grounds. The one and one-half storey brick house was built in 1885 for William Jefferies, a furrier. The building is distinctive for its decorative features which include polychromatic brickwork with brick key-stones in the arches above the door and bay windows, and brick quoins. The arched dormer windows in the mansard roof have projecting decorative wood trim, done in the manner typical of the period. The residence is a good example of residential development in the 1880's and is one of the earliest remaining houses in the area.