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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
124 PARK ROAD

NOTICE OF PASSING OF BY-LAW

To: 596245 Ontario Limited
c/o Woodbridge Company Limited
25th Floor, 65 Queen Street West
Toronto, Ontario
M5H 2M8

596245 Ontario Limited
c/o [REDACTED],
President
26 Rachael Street
Toronto, Ontario
M4W 1M5

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 566-90 to designate the above-mentioned property to be of architectural and historical value or interest.

Dated at Toronto this 6th day of November, 1990.

Barbara G. Caplan
Barbara G. Caplan
City Clerk

✓
ONTARIO HERITAGE
FOUNDATION

NOV 8 1990

Nancy Smith

No. 566-90. A BY-LAW

To designate the property at 124 Park road (The Geary House) of architectural and historical value or interest.

(Passed October 22, 1990.)

Whereas by Clause 10 of Neighbourhoods Committee Report No. 13, adopted by Council at its meeting held on October 22, 1990, authority was granted to designate the property at 124 Park Road (The Geary House) of architectural and historical value or interest;

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 notice of intention to so designate the property at No. 124 Park Road (The Geary House) 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. 124 Park Road (The Geary House) be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act; and

Whereas the aforesaid Council has considered the said report;

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 and historical value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as 124 Park Road (The Geary House).
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.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, October 22, 1990.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot XXII on the west side of Park Road, according to Plan 104 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 1 on a plan of survey deposited in the said Land Registry Office as 63R-3179.

The hereinbefore described land being delineated by heavy outline on Plan SYE2440 dated October 18, 1990, as set out in Schedule "C".

SCHEDULE "B"

Reasons for the designation of the property at 124 Park Road (The Geary House)

The property at 124 Park road is designated for architectural and historical reasons. Built in 1857 for barrister James Boyd Davis, the dwelling was occupied from 1875 to 1904 by James Stark, a prominent stockbroker. From 1927 to 1958, it was residence of the Honourable George R. Geary, O.B.E., a former Mayor of Toronto (1910-1912) and a member of Parliament for Toronto-South (1925-1935)

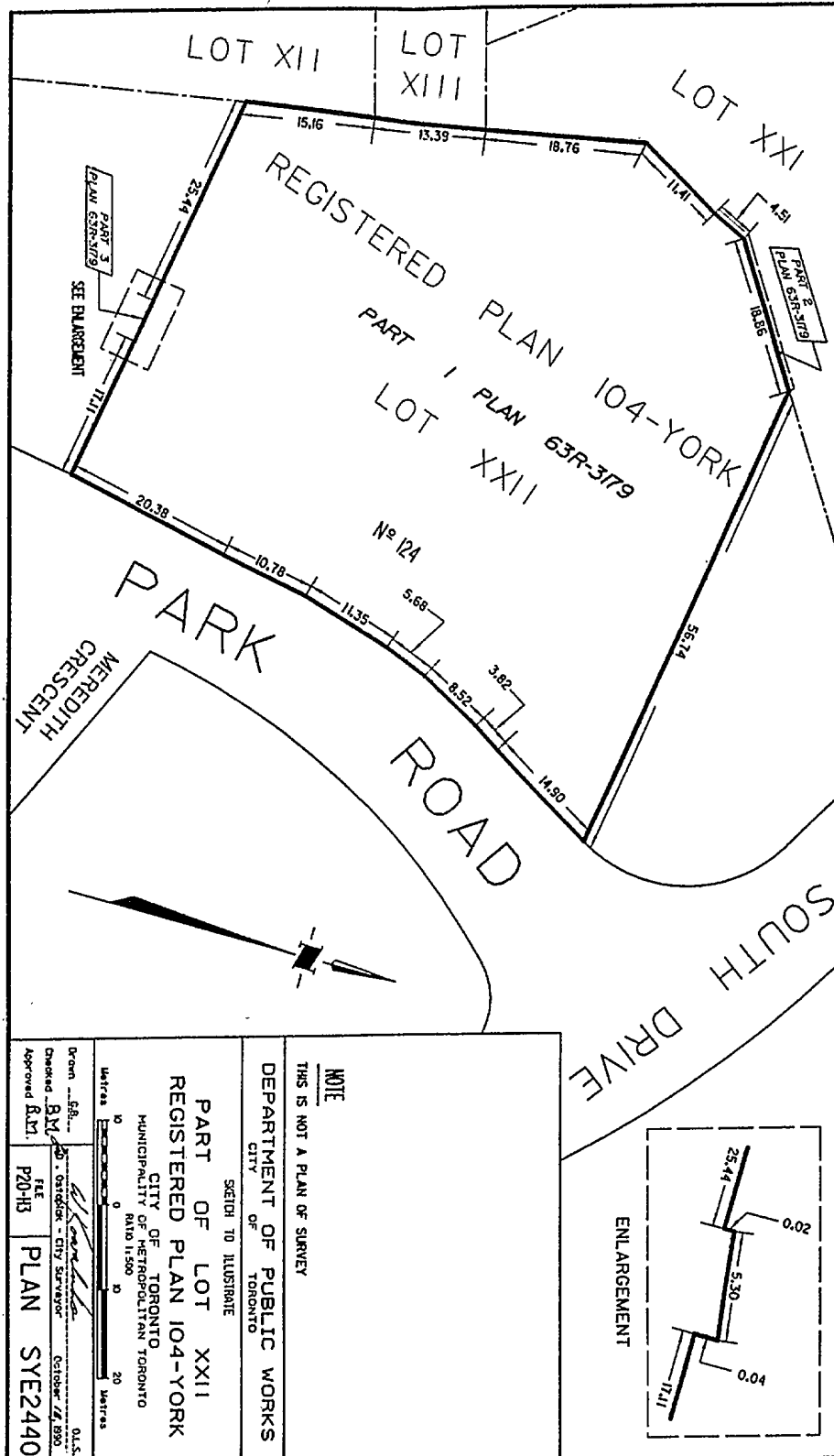
The building was constructed as solid brick 1 ½ storey Ontario cottage in 1857, in the 1860s, the roof was raised, and buff brick cladding and upper storey with Italianate features were added. A one-and-one-half-storey brick kitchen wing was attached about 1875, and the Classical Revival verandah was added in 1904.

Important features on the facade are the two-storey frontispiece containing a moulded wooden doorcase with transom and sidelights, and the two French doors with the original sash. All elevations display symmetrical fenestration, and stone and brick detailing (string courses, labels, and quoins). The truncated hip roof features wide bracketed eaves, a pediment, dormer windows, and tall three-part corbelled brick chimneys.

The building is the second oldest house in Rosedale and is one of the earliest houses to survive in the city of Toronto. It is an important early example of Georgian design which was enhanced with Italianate features. The property includes a brick carriage house built in 1904. With its position on an expansive ravine lot, the house reflects the origins of the Rosedale subdivision, with its villa lots and country estates.

SCHEDULE "C"

MAP AREA 54J-11



SYE2440