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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.465 AVENUE ROAD (BRADGATE APARTMENTS)

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]

AND

[REDACTED]

Ontario Heritage Foundation. ✓

Take notice that the Council of the Corporation of
the City of Toronto has passed By-law No.401-81 to
designate the above property. (File 2081).

DATED at Toronto this 21st day of July, 1981.

Ray V. Henderson
Ray V. Henderson
City Clerk

No. 401-81. A BY-LAW

To designate the Property at No. 465 Avenue Road of architectural value.

(Passed June 18, 1981.)

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 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. 465 Avenue Road 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. 465 Avenue Road.
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.

A. R. N. WOADDEN,
Deputy City Clerk.

Council Chamber,
Toronto, June 18, 1981.
(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 4, 5 and 6 on the east side of Avenue Road according to Plan 325E 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 easterly limit of Avenue Road as dedicated by City of Toronto By-law 18657 and described Secondly therein where the same is intersected by the northerly limit of the said lot 6;

Thence southerly along the said easterly limit of Avenue Road being along the easterly limit of PART 3 on a plan of survey deposited in the aforesaid Land Registry Office as 63R-338, a distance of 33.53 metres, more or less, to the intersection thereof by a line drawn westerly parallel to the northerly limit of the said lot 4 from a point in the easterly limit of the said lot 4 distant 3.05 metres measured southerly thereon from the north-easterly angle thereof;

Thence easterly along the said parallel line 16.84 metres, more or less, to a point therein distant 22.86 metres measured westerly thereon from the said easterly limit of lot 4;

Thence northerly along a line drawn parallel to the easterly limits of the said lots 4, 5 and 6, a distance of 33.53 metres, more or less, to the intersection thereof by the aforesaid northerly limit of lot 6;

Thence westerly along the last-mentioned limit, 17.83 metres, more or less, to the point of commencement.

SCHEDULE "B"

Reasons for the designation of the property at No. 465 Avenue Road:

The Bradgate Apartments at 465 Avenue Road are designated on architectural grounds. This apartment building was built in 1913 and was designed by the architectural firm of Page and Warrington, well-known for their residential designs. Influenced by the Tudor Revival style, the facade has an elaborate cut stone entrance surround, embellished with volute buttresses and pinnacles. It has a stone plinth base, brick central section and a top floor of decorative 'half timbering' against a stucco background, below the deeply bracketed cornice. Fine proportions and attention to detail emphasize the contextual importance of this local landmark.