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ONTARIO HERITAGE TRUST

JAN 09 2015



~~SECRETARIAT~~

Ulli S. Watkiss
City Clerk

Secretariat
Francine Adamo
North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Tel: 416-395-0480
Fax: 416-395-7337
E-mail: nycc@toronto.ca
Web: www.toronto.ca

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

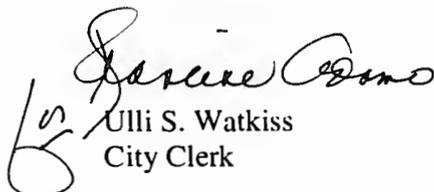
NOTICE OF PASSING OF BY-LAW



Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that on December 11, 2014, the Toronto City Council has passed By-law No. 53-2015 to designate the property at 65 Centre Avenue (Alexander Robertson House) as being of cultural heritage value or interest.

Dated at Toronto this 8th day of January, 2015.


Ulli S. Watkiss
City Clerk

Attachment

Copy to: Interested Persons
Mary L. MacDonald, Acting Manager, Heritage Preservation Services
Jasmine Stein, Municipal Law Unit, Legal Division
Director, Community Planning, North York District
Deputy Chief Building Official & Director, Building Division-North York

Authority: North York Community Council Item 31.7,
as adopted by City of Toronto Council on May 6, 7 and 8, 2014

CITY OF TORONTO

BY-LAW No. 53-2015

To designate the property at 65 Centre Avenue (Alexander Robertson House) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 65 Centre Avenue (Alexander Robertson House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 65 Centre Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under 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 was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 65 Centre 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 65 Centre Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 65 Centre Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the south side of Centre Avenue, west of Yonge Street and south of Steeles Avenue East, the Alexander Robertson House (1914) is a 2½-storey house form building was listed by the former City of North York and included in the city-wide City of Toronto Inventory of Heritage Properties following amalgamation in 1998.

Statement of Cultural Heritage Value

The property at 65 Centre Avenue has cultural heritage value for its design as a well-crafted house form building from the World War I era in Newtonbrook whose appearance illustrates the transition from the decorated styles of the Victorian period to the more restrained classicism of the early 20th century. While the Alexander Robertson House displays the L-shaped plan, bay window and pattern brickwork from the 19th century Gothic Revival style, its scale and pedimented gables identify its post-1900 design. The house form building is particularly distinguished by the two-tone pattern brickwork where red accents are applied to buff brick surfaces in a reversal of the typical colour combination.

Contextually, the Alexander Robertson House is valued for its historical and visual relationship to Newtonbrook, the North York community that emerged along Yonge Street between Finch and Steeles Avenues in the mid 19th century. While the hamlet originated as a milling centre and provided services to local farmers, Newtonbrook became known as the location of the Humberstone Pottery and a number of carriageworks in the late 19th century. After the first residential subdivision was introduced west of Yonge Street in the 1840s, it was followed in the next decade by William Nichols' survey of "park and cottage lots" east of Yonge where the Alexander Robertson House was built in the World War I era. With the Newtonbrook Store (c.1907) and the Rueter House (c.1870) on Drewry Avenue, the property at 65 Centre Avenue is one of only three remaining sites linked to the development of Newtonbrook that is recognized on the City of Toronto' heritage inventory. The Alexander Robertson House retains its cultural heritage integrity and demonstrates the evolution of Newtonbrook from a 19th century rural hamlet to a 20th century residential suburb reflecting the growth of North York.

Heritage Attributes

The heritage attributes of the property at 65 Centre Avenue are:

- The house form building known historically as the Alexander Robertson House
- The setback, placement and orientation of the building on the site
- The scale, form and massing on the 2½-storey L-shaped plan
- The materials, with the buff brick cladding and the contrasting red brick trim applied for the quoins and the detailing on the windows and verandah

- The cross-gable roof with the pedimented gables (north, west and south) and the brick chimney (east)
- The main entrance (north), which is covered by the single-storey verandah with brick detailing that extends across the north and west elevations (the verandah has been enclosed and altered over time)
- The fenestration, with the flat-headed window openings on the principal (north) and side (east and west) walls, including the oversized opening on the north façade and the single-storey bay window on the west elevation.

SCHEDULE "B"
LEGAL DESCRIPTION

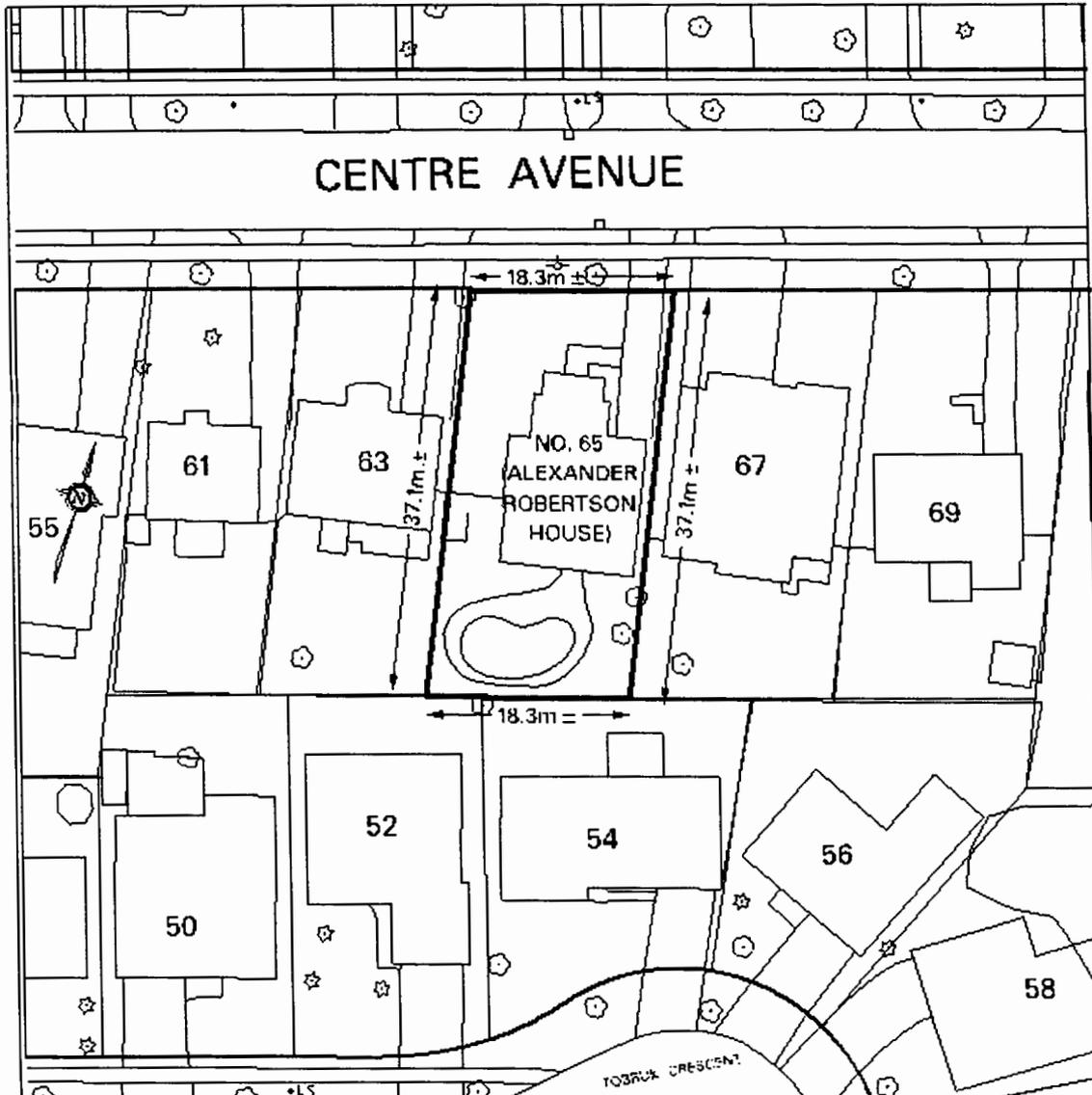
PIN 10035-0119 (LT)

PT LT 28 PL 189 TWP OF YORK AS IN TR69025

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-114 dated October 20, 2014, as set out in Schedule "C".

SCHEDULE "C"



PROPERTY INFORMATION SHEET

NO. 65 CENTRE AVENUE
 (ALEXANDER ROBERTSON HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)



100 QUEEN ST. W. TORONTO, ONT. M5H 2N2
 416-392-3111
 WWW.TORONTO.CA

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND NO BULK COMPLETED
 THIS SKETCH IS NOT
 OFFICE RECORDS. IT IS ALL
 INFORMATION FOR
 THE PURPOSE OF THE
 IN THE T.O.E.B.C.C.

CHECKED BY: JOHN HULSE
 PREPARED BY: DANNY LE PL

WARD 24 - WILLOWDALE
 DATE: OCTOBER 20, 2014

SKETCH No. PS-2014-114