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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.744 DUPLEX AVENUE (HOUSE)

NOTICE OF PASSING OF BY-LAW

To:



Ontario Heritage Foundation ✓

Take notice that the Council of The Corporation of the
City of Toronto has passed By-law No.785-79 to designate
the above property. (File 1799).

DATED at Toronto this 19 day of February, 1980.

A handwritten signature in cursive script that reads "Roy V. Henderson".

Roy V. Henderson
City Clerk

No. 785-79. A BY-LAW

To designate the Property at No. 744 Duplex Avenue of architectural value.

(Passed September 17, 1979.)

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. 744 Duplex 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. 744 Duplex 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.

JOHN SEWELL,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, September 17, 1979.
(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 (formerly in the County of York) and Province of Ontario, being composed of parts of lots 95, 96, 116 and 205 according to a plan registered in the Registry Office for the former County of York as 1532, but now registered in the Registry Office for the Registry Division of Toronto, the boundaries of the said parcel being described as follows:

COMMENCING at a point in easterly limit of the said lot 96 distant 30.00 feet measured southerly thereon from the north-easterly angle thereof;

THENCE westerly along a line drawn parallel to the southerly limit of Alexandra Boulevard a distance of 204.00 feet more or less to the westerly limit of the said lot 95;

THENCE southerly along the westerly limits of the said lots 95 and 116 a distance of 80.00 feet more or less to a point therein distant 110.00 feet measured northerly along the said westerly limit of lot 116 from the northerly limit of Lytton Boulevard;

THENCE easterly along a line drawn parallel to the said northerly limit of Lytton Boulevard 50.00 feet more or less to the easterly limit of the said lot 116;

THENCE southerly along the said easterly limit of lot 116 a distance of 47.00 feet more or less to the northerly limit of the southerly 13.00 feet of the said lot 205;

THENCE easterly along the said northerly limit of the southerly 13.00 feet a distance of 154.00 feet more or less to the easterly limit of the said lot 205;

THENCE northerly along the said easterly limits of lots 205 and 96, being along the westerly limit of Duplex Avenue, a distance of 127.00 feet more or less to the point of commencement.

'SCHEDULE B'

Reasons for the designation of the Property at No. 744 Duplex Avenue.

This building is designated on architectural grounds. A fine example of a large mid 19th century Ontario farmhouse, it shows the influence of both Georgian and Italianate architectural styles. Use of polychrome brickwork, bracketed eaves and symmetrical plan and facade are significant features. The later addition of a central front entrance porch with balustrades has enhanced this important house.