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THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2016-04

A BY-LAW TO DESIGNATE 2175 KING ROAD  
AS A HERITAGE SITE UNDER THE  
ONTARIO HERITAGE ACT

**WHEREAS** Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural value or interest,

**AND WHEREAS** the Council ('Council') of the Corporation of the Township of King ('Township') has determined that the lands described as Plan 85, Lot 32, and municipally known as 2175 King Road in the Village of King City in the Township of King in the Regional Municipality of York (the 'Lands') shall be designated as a property of cultural heritage value or interest pursuant to Section IV of the *Ontario Heritage Act*, 1990, c.O.18;

**AND WHEREAS** Council has caused to be served on the Ontario Heritage Trust notice of intention to so designate 2175 King Road for the reasons set out in Appendix "A" attached to this By-law, and has caused such notice of the intention to be published in the local newspaper having general circulation in the municipality;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

**NOW THEREFORE** the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

1. The lands described as Plan 85, Lot 32, and municipally known as 2175 King Road in the Village of King City in the Township of King in the Regional Municipality of York is designated pursuant to Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest.
2. The Township Solicitor is authorized to cause a copy of this By-law to be registered against the Lands as described in Clause 1 above in the proper Land Registry Office.
3. The Clerk is authorized and directed to cause a copy of this By-law to be served on the *Ontario Heritage Trust* and to cause notice of passing of this By-law to be published in the local newspaper having general circulation in the municipality.

**READ a FIRST and SECOND** time this 11th day of January, 2016.

**READ a THIRD time AND FINALLY PASSED** this 11th day of January, 2016.

I, SUZANNE LESLIE CUDNIK,  
ADMINISTRATIVE CLERK  
FOR THE TOWNSHIP OF KING  
CERTIFY THIS DOCUMENT TO BE A  
TRUE AND CORRECT COPY

Suzanne Cudnik  
SIGNATURE

Steve Pellegrini  
Mayor

Kathryn Smyth  
Director of Clerks/By-law Enforcement  
Township Clerk

(Ref. Planning Dept. Report No.: P-2015-39,  
C.O.W. Oct. 19/15)

## **Reasons for Designation**

**Address:** 2175 King Road

**Legal Description:** Plan 85, Lot 31

The property at 2175 King Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

### Description

Located on the south east corner of King Road and Fisher Street, the property is known municipally as 2175 King Road and is situated prominently along the streetscape of King Road. Originally constructed circa 1896, the building is unique example of the Ontario Cottage style.

### Statement of Cultural Heritage Value

#### *Physical/Design Value*

The 1.5 storey building at 2175 King Road is valued for its design as a unique example of an Ontario Cottage. This style is evident through the rectangular, 1.5 storey plan, with its central door and prominent steep gable above. The building displays a mixture of architectural styles, further defining its heritage value, such as the gothic style window below the centre gable. The board and batten exterior, alongside the long wrap-around verandah with decorative treillage, provide a distinct presence along King Road.

#### *Historical/Associative Value*

The associative value of the property at 2175 King Road is derived from its continued role in the core of King City. The building was originally constructed circa 1896, and is one of the few remaining from the period. The building was originally occupied by Henry Teasdale, a merchant and member of the Sons of Temperance. Henry briefly operated a store in Temperanceville. The Teasdale family originally arrived to Canada in 1820, and had ties to a number of villages in King Township, including Laskay where George Teasdale served as Postmaster from 1898-1921, and Snowball where Teasdale's were among the early settlers.

Henry would not stay at the property at 2175 King Road for long however, and had moved to Aurora by the early 1900s. Other notable families from the Township that occupied the building included the Jenkins' and the Loves. In later years, the building alternated between residential and commercial uses, including the Ellondale Florist and its current use as a law office.

#### *Contextual Value*

The property at 2175 King Road has contextual value in defining, maintaining and supporting the remaining 19<sup>th</sup> century residential character of the south side of King Road. The built form of the building combined with its setback from the road is visually, historically, physically and functionally linked to its surroundings. It serves to preserve the associated scale and built form that is characteristic of early 19<sup>th</sup> century residential development in King City. Given its prominent siting on the south east corner of King Road and Fisher Street, it serves to assist in anchoring the intersection, with the unique architectural details and style of the building further emphasized.

### Description of Heritage Attributes

The heritage attributes of the property located at 2175 King Road, relating to its cultural heritage value as a unique example of the Ontario Cottage style, its long influence on the streetscape, and by serving as a reminder of the small town past of the community, are portrayed by:

- The setback, placement and orientation of the buildings
- The 1.5 storey rectangular plan

- The gable roof
- The centre gable with gothic window
- The wrap-around verandah with decorative treillage
- The vertical board and batten wooden siding
- The 6/6 sashed window design on main floor
- The shape and placement of the window openings

## **EXPLANATORY NOTE**

### **TO ACCOMPANY BY-LAW NUMBER 2016-04**

By-law Number 2016-04 concerns a 0.10 hectare (0.25 acre) parcel located on the south side of King Road, east of Fisher Street, municipally known as #2175 King Road. The intent of the by-law is to designate the lands as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.