

Authority: Toronto and East York Community Council
Item TE26.75, adopted as amended, by City of Toronto
Council on July 14, 15 and 16, 2021

CITY OF TORONTO

Bill 760

BY-LAW -2021

To designate the property at 183 Avenue Road 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 183 Avenue Road as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 183 Avenue Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 183 Avenue Road, more particularly described in Schedule B 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 183 Avenue Road at 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 October , 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

183 AVENUE ROAD

EDWARD G. WOODLEY HOUSE

The property at 183 Avenue 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 value.

Description

Located on the east side of Avenue Road between Pears Avenue and Davenport Road, the property at 183 Avenue Road contains a detached, red brick house-form building (currently painted) constructed by 1901 and first occupied by Edward G. Woodley, a well-known local builder. Alterations to the openings at the first-floor level reflect the addition of commercial/retail use to the original house-form building by the mid-20th century. The property was included on the City's Heritage Register on February 6, 1974.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 183 Avenue Road has design value as a representative example of a transitional, Late-Victorian/Edwardian era dwelling with its centered roof gable surmounting a centered third-storey window opening and expressed with minimal decorative detailing.

Historical and Associative Value

The Edward G. Woodley House stands as a defining property within a group of four adjacent heritage house-form buildings on this block of Avenue Road, just north of Davenport Road, and constructed by the Woodley family between 1898 and 1901. Of the four dwellings, the Woodley families built the four surviving house-form buildings at 177-183 Avenue Road, owned and occupied 183 Avenue Road for over half a century and are remembered as active members of the Deer Park community.

Contextual Value

Representing the earliest period in the subdivision of Town Lot 22, the house form of the Edward G. Woodley House is physically, visually and historically linked to its setting as part of the collection of four surviving heritage properties at 177-183 Avenue Road built together at the turn of the 20th century by the Woodleys. The property is also considered an important component in the history and evolution of Avenue Road as a residential street prior to its widening and redevelopment in the mid-20th century.

Heritage Attributes of 183 Avenue Road:

- The setback, placement and orientation of the building on its lot on the east side of Avenue Road between Pears Avenue and Davenport Road
- The scale, form and massing of the two and a half storey plan on a raised foundation
- The materials, with the red brick cladding (currently painted) and the brick and stone detailing
- The pitched roof with its central gable on the principal (west) elevation and chimney located at the north end
- The principal (west) elevation of the building, which is organized into two symmetrical bays at the first and second levels, and single centred opening at the third storey
- The segmental-arched window openings on the second storey and flat-headed window opening on the third storey of the principal (west) elevation

SCHEDULE B
LEGAL DESCRIPTION

PIN 21194-0334 (LT)
PART LOT LOT 23, REGISTERED PLAN 10E
PART OF LOT 5, REGISTERED PLAN 168E, AS IN CA23703
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)