

Authority: Etobicoke York Community Council Item 22.5,
as adopted by City of Toronto Council on March 21, 2013

CITY OF TORONTO

BY-LAW No. 772-2013

**To designate the property at 28 Daisy Avenue (Richard Newborn 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 28 Daisy Avenue (Richard Newborn 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 28 Daisy 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 28 Daisy 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 28 Daisy 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 June 13, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"

REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)

Description

The property at 28 Daisy Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the northeast corner of Daisy Avenue and Twenty-Sixth Street in Long Branch, the Richard Newborn House (c. 1851) is a 1½-storey house form building. The site is listed on the City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

The Richard Newborn House is a rare surviving example of a stone house form building in Etobicoke and the only one remaining in Long Branch. In its original location facing south toward Lake Shore Boulevard West and Lake Ontario, it is purported to be the oldest remaining farmhouse along the Etobicoke waterfront between the Humber River and Etobicoke Creek. While its stonework is concealed by stucco cladding, the structure retains the form of a characteristic Ontario House with its 1½-storey profile and the central gable.

The property at 28 Daisy Avenue contributes to an understanding of the early development of southwest Etobicoke Township as a farming community, prior to the area's evolution as a seasonal resort and its incorporation as the Village of Long Branch. With the partitioning of the original farm lot for a residential subdivision, the Richard Newborn House stands as a reminder of the area's historical origins.

As a rare extant stone farmhouse in Long Branch, the Richard Newborn House is a local landmark that is recognized on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of the property at 28 Daisy Avenue are:

- The 1½-storey house form building
- The scale, form and massing on a rectangular-shaped plan
- The stone foundation, walls and detailing (the building has been clad with stucco)
- The gable roof, with brick chimneys and a gable peak with a flat-headed window opening on the south slope
- The principal (south) façade, which is symmetrically organized with a central entrance
- The main entry, which is set in a wood surround with three-quarter-length panelled sidelights with round-arched windows and a flat multi-paned transom
- Flanking the entrance, the single flat-headed window openings that incorporate arched windows

- The fenestration on the side elevations (east and west), with pairs of flat-headed window openings that are reduced in height in the upper storey (some of the openings have been covered over)
- Protecting the south façade, the open wood verandah with a gable roof, brick posts and wood piers (the current verandah is not original but is recognized because it represents the evolution of the structure)
- The placement of the house form building on the northeast corner of Daisy Avenue and Twenty-Sixth Street.

SCHEDULE "B"

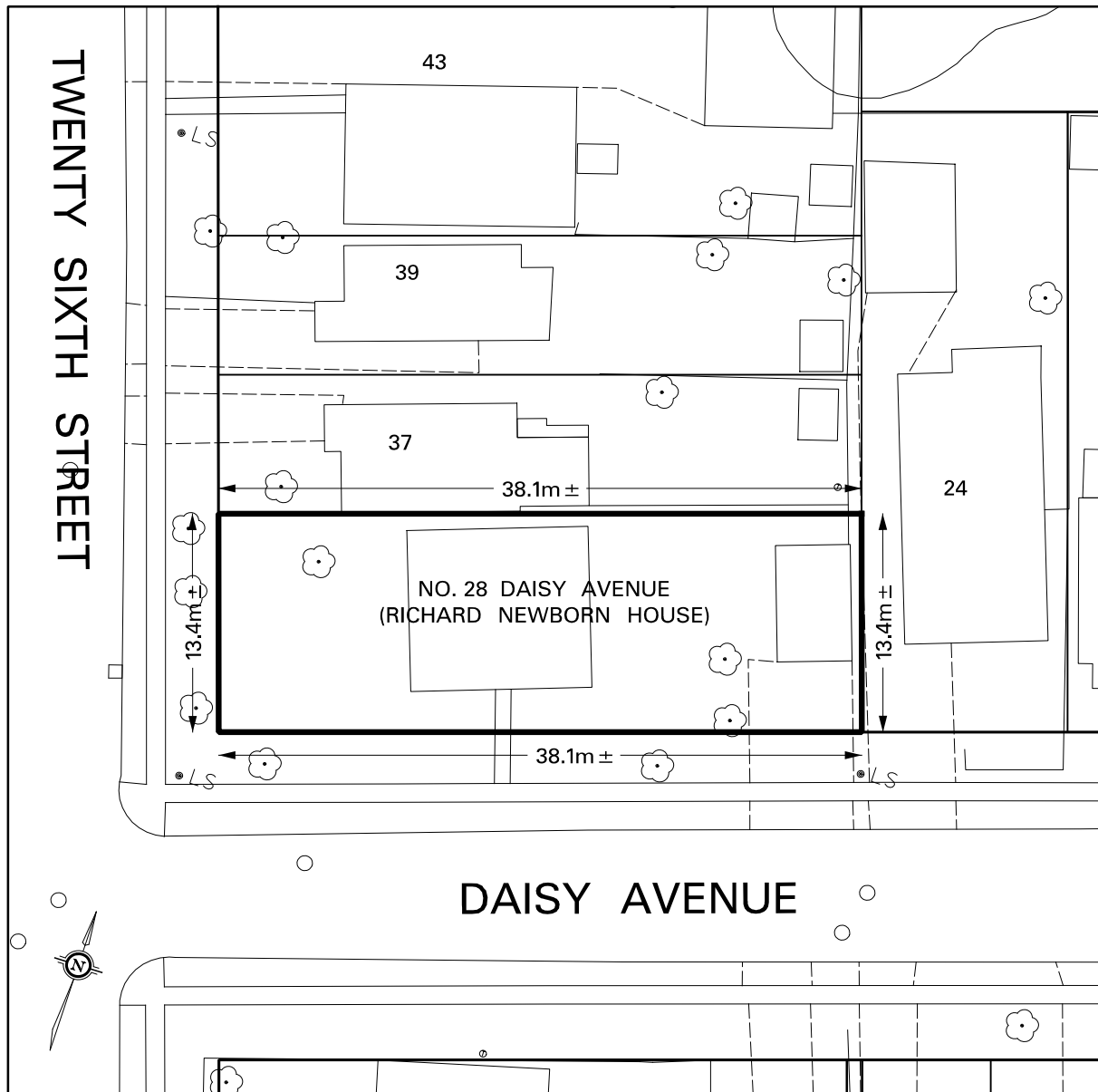
LEGAL DESCRIPTION

PIN 07597-0028 (LT)
PT LT 109, PL 1571, AS IN TB641970

City of Toronto (former City of Etobicoke) 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-2013-048 dated May 17, 2013, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 28 DAISY AVENUE (RICHARD NEWBORN HOUSE)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 6 – ETOBICOKE-LAKESHORE
DATE: MAY 17, 2013

SKETCH No. PS-2013-048