

## **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 183 Avenue Road**

Date: June 14, 2021

To: Toronto Preservation Board  
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: University-Rosedale - Ward 11

### **SUMMARY**

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This report recommends that City Council state its intention to designate the listed property at 183 Avenue Road (Edward G. Woodley House) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The subject property at 183 Avenue Road is situated on the east side of the street, between Pears Avenue and Davenport Road. It contains a three storey, late Victorian-era, red brick house-form building constructed in 1901. The building is amongst the earliest surviving house-form buildings constructed together with the adjacent heritage properties at 177-181 Avenue Road on this portion of the east side of Avenue Road at the turn of the 20<sup>th</sup>-century, and representing the earliest period in the historical evolution of Avenue Road.

Heritage Planning staff have undertaken further research and evaluation and determined that the heritage property at 183 Avenue Road meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource.

Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 183 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 183 Avenue Road (Reasons for Designation) attached as Attachment 3 to the report, June 14, 2021, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

## **BACKGROUND**

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### **Heritage Planning Framework**

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests.

Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7

Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>  
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the Ontario Heritage Act, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

[Ontario Heritage Tool Kit \(gov.on.ca\)](http://www.gov.on.ca)

## **COMMENTS**

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In 2016 the City received an application to amend the zoning by-law to permit an 11-storey mixed-use building for the properties at 183-189 Avenue Road and 109-111 Pears Avenue. This application was subsequently appealed to the Local Planning Appeal Tribunal and the appeal was denied on a temporary basis by the Tribunal on the sole issue of an inappropriate east elevation built form. The Member invited the appellant to redesign this portion of the building and they are currently doing so. At its meeting on May 14, 2019 the City Solicitor sought direction from City Council with respect to this appeal. The direction from Council was to oppose the previous design of the building. The built form on the western elevation of the development is compatible with the intention to designate the property under Part IV of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC7.9>

## 183 Avenue Road: Edward G. Woodley House

Research and Evaluation according to Ontario Regulation 9/06



View of the principal (west) elevation (Heritage Planning, 2021)

## 1. DESCRIPTION

183 Avenue Road	
ADDRESS	183 Avenue Road
WARD	Ward 11 – University-Rosedale
LEGAL DESCRIPTION	Plan E10 PT LOT 23 Plan E168 PT LOT 5
NEIGHBOURHOOD/COMMUNITY	Bloor-Yorkville
HISTORICAL NAME	Edward G. Woodley
CONSTRUCTION DATE	1901
ORIGINAL OWNER	Edward G. (George) Woodley
ORIGINAL USE	Residential (single family dwelling)
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	Edward G. Woodley
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	May 2021

## 2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 183 Avenue Road, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether the property merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

### i. HISTORICAL TIMELINE

Key Date	Historical Event
Pre-contact	The path that will later be known as Davenport Road ( <i>Gete-Onigaming</i> in Ojibwe) is a trail used by Anishinaabe, Wendat, and Haudenosaunee peoples for access to resources and travel between the Humber and Don rivers.
1793	Township Lot 22, Second Concession from the Bay is granted to the Rectory of St. James.
1851	Browne's Map shows the location of the subject land near the northeast corner of Avenue Road and Davenport Road within Town Lot 22. (Image 2)
1852	The Village of Yorkville is incorporated.
1860	Tremaine's Map shows that the future location of 183 Avenue Road has been subdivided and belongs to John Paling. (Image 3)

1883	Toronto annexes the Village of Yorkville.
1884	Goad's Atlas shows that the land on the north side of Davenport Road, east of Avenue Road, belongs to Leonard Pears, a brick maker. (Image 4)
1900-1901	The residence at 183 Avenue Road is constructed, possibly by Edward G. Woodley, "widely known throughout the city as a building contractor". <sup>1</sup> Edward lives at the residence with his wife, Alice Jane Rowland, until his death in early 1927.
1928	Directories record that the occupant is now Ernest E. Woodley, Edward's son and also a builder. Ernest lives in the house with his wife, Clara V. Leavens, until his death in 1952.
1955	Following Ernest E. Woodley's death in late 1952, directories now record the occupant at this location as Patrick W. Cahil (Cahill) in 1955 and 1956, followed by his widow Grace until 1959.
1960	Directories reflect this property's shift to commercial use, first as Avenue Departmental Store through 1967, followed by Diane Lander Antiques.
1972	Oxfam Canada opens a small charitable shop at this location <sup>2</sup>
1974	The property at 183 Avenue Road, along with 177-181 Avenue Road, is listed on the City's Heritage Register. <sup>3</sup>
2017	Preliminary report for Zoning Amendment Application related to proposed development at 183-189 Avenue Road and 109-111 Pears Avenue is received at Toronto and East York Community Council.

## ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

The location of the property at 183 Avenue Road is shown on the property data map (Attachment 1, Image 1) where it sits on the east side of Avenue Road between Pears Avenue and Davenport Road. The property is located just northeast of the eastern boundary of the East Annex Historic Conservation District and directly north of the Bloor-Yorkville Planning Study underway at the time of writing this report.

The site was originally part of Township Lot 22, which was granted to the Rectory of St. James in 1793. A historical map dating to 1860 indicates that Lot 22 was subdivided and the subject property was owned by John Palen.<sup>4</sup> Avenue Road was created by the Rector of St. James through the centre of Lot 22 and first contained large park estates, which were subdivided into increasingly smaller lots over time.

<sup>1</sup> *Toronto Daily Star*, 10 Feb. 1927:9

<sup>2</sup> *The Toronto Star*, 6 April 1972: 12

<sup>3</sup> It should be noted that the 1974 listing incorrectly identifies the date of construction as 1898 and attributes the building to Edward J. Woodley.

<sup>4</sup> Tremaine. N.B. that the map lists his name as J. Paling.



The property at 183 Avenue Road is situated in what is known today as the Yorkville neighbourhood, comprised by the area bounded by Bloor Street in the south, Bedford Road in the west, Sherbourne Avenue in the east and the CP rail tracks in the north. Yorkville takes its name from the former Town of York that instead became Toronto in 1834.

By the mid-1800s, Yorkville had become a thriving town at the city's northern edge that offered both a healthier atmosphere than the downtown core with its location two miles from Toronto City Hall and booming local industry including two successful breweries owned by Joseph Bloor and John Severn and a long-standing brick manufacturing industry based out of the area known today as Ramsden Park, west of Yonge and north of Belmont Street. The bluish-coloured clay deposits stretched west from Yonge Street to Avenue Road, north of Davenport. By 1883, the incorporated Village of Yorkville was the first suburb to be annexed to and by the City of Toronto.

By 1884, the land north of Davenport Road was owned by Leonard Pears, a brick maker who had a house and stable on the property. (Image 5) Throughout the 1880s and 1890s, Pears subdivided the land and new residential buildings were built on the east side of Avenue Road, just north of Davenport. As part of this wave of development, members of the Woodley family built a trio of buildings at 177-181 Avenue Road in 1898-99 and two years later the building at 183 Avenue Road was constructed and occupied by Edward George Woodley. The building at 183 Avenue Road remained a dwelling/residence until it was no longer owned and occupied by the Woodleys, thereafter being converted for commercial use in the second half of the 20<sup>th</sup> century.

The annexation resulted in improved municipal services, infrastructure, and connectivity to the area, including the establishment of Toronto Railway Company streetcar service on Avenue Road north of Bloor Street in 1898. It was within this evolving context that the property at 183 Avenue Road was constructed in 1900-1901. Despite this earlier construction date, the property does not appear on Goad's Atlases until 1910. Goad's Atlases show that much of the surrounding area north of Davenport Road, to the west and north of the former Yorkville Brick Yards, was developed during the period between 1900 and 1910. In 1904, the City purchased the brickyards, east of 183 Avenue Road, for parkland to serve the growing neighbourhood.

The four Woodley-built properties at the northeast block of the intersection of Avenue Road and Davenport Road were located amongst the last areas of the Village to develop around the turn of the century. By 1900, Avenue Road was a heavily treed residential street containing few commercial buildings and many of the adjacent neighbourhoods were filled with residential buildings by 1910. The residential character of the street changed when the trees along Avenue Road were cut down and the road was widened in the 1950s.

### **iii. ARCHITECTURAL DESCRIPTION**

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

Built in 1901 by Edward G. Woodley, the house-form building at 183 Avenue Road is a 3-storey brick building with a pitched roof and centred gable. The building was originally constructed and used as a residential dwelling until the first floor was converted for commercial use in the mid-20<sup>th</sup> century. The entrance to the building is located at the west end of the south elevation. Window openings on the principal (west) elevation include a large storefront window that replaced what appear to have been two round-arched openings (Image 6), two second storey segmentally arched windows with stone sills and a third storey flat-headed window with a stone sill.

The first floor of the building has undergone a series of alterations. The first known alteration occurred in 1960 to convert the building to commercial use. This involved removing the two first-storey windows and replacing them with a wide front window that spanned the width of the building. The original building contained a wood side porch that was replaced by a small 1-storey flat roof extension. In 1971, the large storefront window installed in 1960 was removed, and the existing opening enlarged to create a new recessed front entrance. The original entrance was converted into an entrance for a basement unit. The third known alteration occurred in 2006 and involved reinstating the wide storefront window that currently exists. The ground floor entrance to the building was reinstated at the south elevation and modernized for commercial use. The side roof extension was maintained with new signage installed along its face and above the storefront window. (Images 7-11)

#### **iv. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the site of the property at 183 Avenue Road.

The Edward G. Woodley House at 183 Avenue Road is located on the east side of Avenue Road between Pears Avenue and Davenport Road where it stands as the northernmost of four heritage properties listed together on the City's Heritage Register on February 6, 1974. The property is also directly north of the Bloor-Yorkville Planning study boundary and northeast of the East Annex Historic Conservation District boundary.

### **3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA**

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation.

The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or ✓ if it is applicable to the property, with explanatory text below.

## DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

### *Representative example of a style and type*

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

## HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

### *Direct association with a person that is significant to a community*

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

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

*Important in defining, maintaining or supporting the character of an area  
Physically, functionally, visually or historically linked to its surroundings*

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.

## **CONCLUSION**

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Staff have completed the Research and Evaluation Report for the property at 183 Avenue Road (Edward G. Woodley House) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource and staff recommend that City Council state its intention to designate the individual property at 183 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act.

The property at 183 Avenue Road is valued as a late Victorian-era, red brick house-form building constructed in 1901. The building is amongst the earliest surviving house-form buildings constructed together with the adjacent heritage properties at 177-181 Avenue Road on this portion of the east side of Avenue Road at the turn of the 20<sup>th</sup>-century, and representing the earliest period in the historical evolution of Avenue Road.

The Statement of Significance (Attachment 3) for 183 Avenue Road comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

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Attachment 1 – Maps and Photographs

Attachment 2 – List of Research Sources

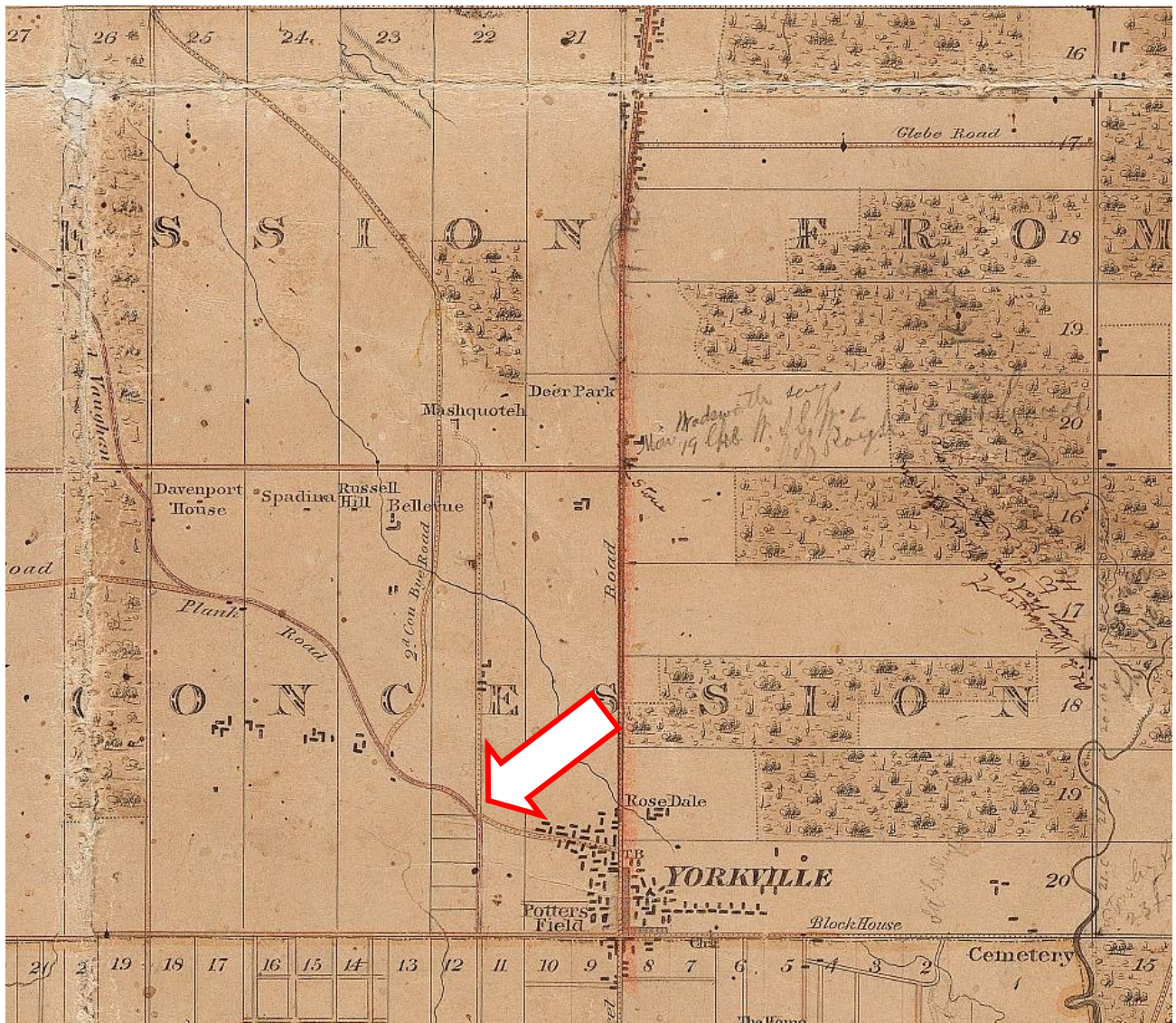
Attachment 3 – Statement of Significance (Reasons for Designation): 183 Avenue Road

**MAPS AND PHOTOGRAPHS:  
183 AVENUE ROAD**

**ATTACHMENT 1**



1. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site. (City of Toronto iView Mapping)

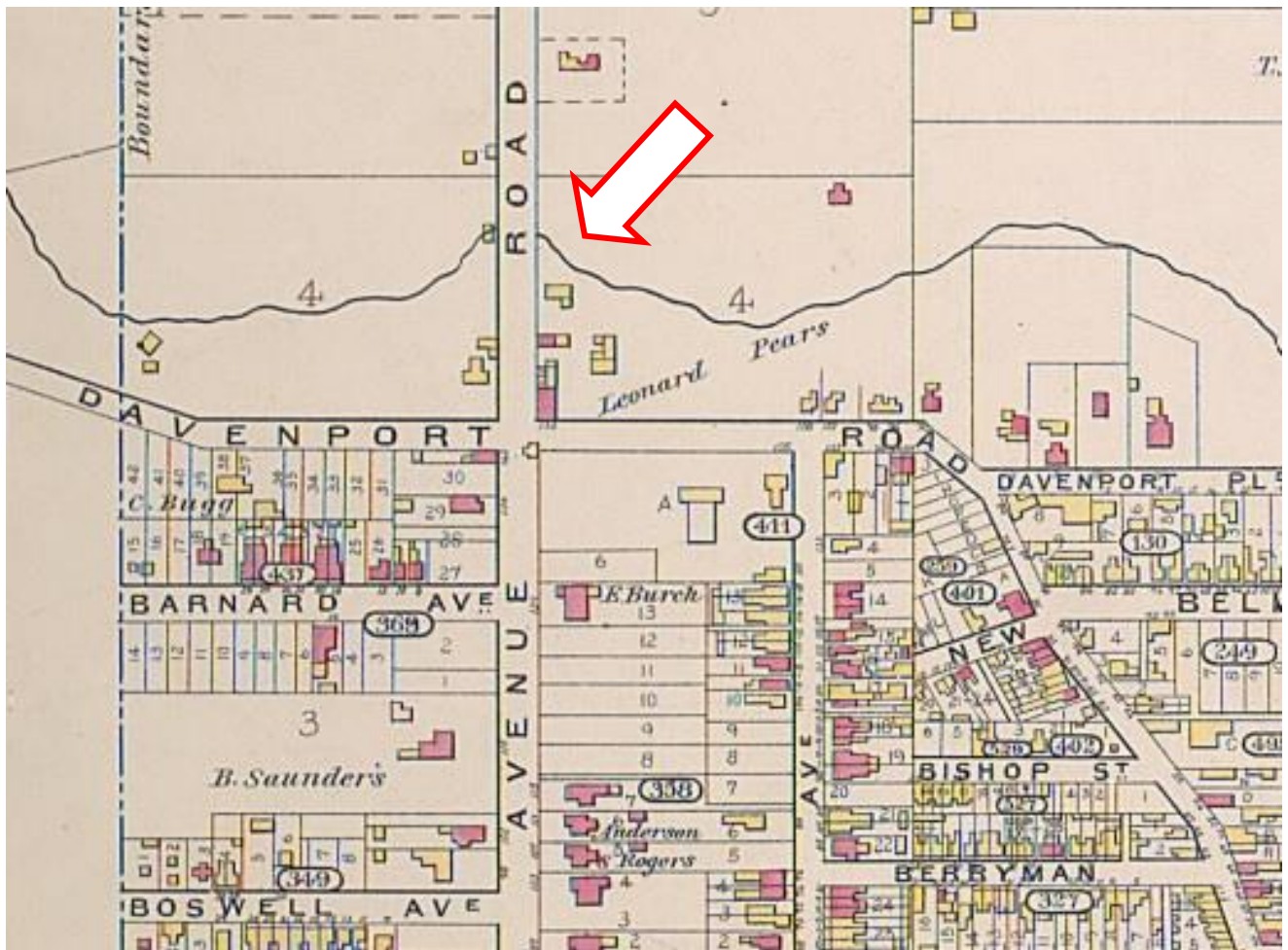


2. Detail, *Plan of the Township of York*, J.O. Browne, 1851 showing the location of the property upon which the Edward G. Woodley House would be built fifty years later. (Ng)



3. *Tremaine's Map of the County of York Canada West, 1860*: showing ownership of the subject land by J. Paling and its location adjacent to developed land in Yorkville and directly south of the Deer Park subdivision at St. Clair Avenue. (Ng)





4. Goads 1884 Map, containing information gathered in the previous year, and showing that the property north of Davenport Road east of Avenue Road is now owned by the brick maker, Leonard Pears. (Ng)



5. 1876 archival photo looking northeast from the intersection of Avenue Road and Davenport, and showing the Leonard Pears House in the centre background. (TPL)



8708 Davenport Road & Avenue Road special track work, looking north-east. (Way) July 13/31.

6. 1931 archival photo looking northeast from the intersection of Avenue Road and Davenport, and showing the collection of four heritage properties at 177-183 Avenue Road built by the Woodley families. (City of Toronto Archives)



7. 1959 archival photo showing the principal (west) elevations of the property at 183 Avenue Road at left and 179-181 Avenue Road at right. (City of Toronto Archives)



8. Current contextual photo looking northeast and showing the relationship of the collection of four heritage properties on the block, built between 1898-1901 by the local and well-known Woodley family of builders. The subject property is at the far left of the row. (Heritage Planning, 2021)



9. Current contextual phot looking southeast with the Edward G. Woodley House in the foreground of the group of four heritage dwellings. (Heritage Planning, 2021)



10 and 11. Current photos showing the principal (west) elevation of the Edward G. Woodley House at 183 Avenue Road. (Heritage Planning, 2021)

**LIST OF RESEARCH SOURCES:  
183 AVENUE ROAD**

**ATTACHMENT 2**

**Archival Sources**

- City of Toronto Archives, Photographic Collection
- City of Toronto Assessment Rolls
- City of Toronto Building Records - Toronto and East York District
- City of Toronto Directories, 1900 ff.
- Ontario Land Registry Records, Plan E10 Pt Lot 23 Plan E168 Pt Lot 5
- Ng, Nathan. *Historical Maps of Toronto*. <http://oldtorontomaps.blogspot.com/>
- Toronto Star Newspaper Archives, February 10, 1927 and April 6, 1972
- Toronto Public Library, Baldwin Collection
- Tremaine, George R, *Tremaine's Map of the County of York Canada West*, 1860. <http://oldtorontomaps.blogspot.com/2013/02/1860-tremaines-map-of-county-of-york.html>

**Secondary Sources**

- Blumenson, John, *Ontario Architecture*, 1990
- Careless, J. M. S., *Toronto to 1918*, 1984
- ERA Architects Inc, *183 Avenue Road: Heritage Impact Assessment*, (November 2016) revised March 2018
- Hutcheson, Stephanie. *Yorkville in Pictures, 1853 to 1883*, nd
- Kinsella, Joan C. *Historical Walking Tour of Deer Park*, 1996
- Maitland et al, *Canadian Architectural Styles*, 1992.
- Middleton, J. E., *The Municipality of Toronto: A History*, 1923
- "Communities of the Davenport Route" in *The Davenport Trail: celebrating the ancient route*, Community History Project, 1995.

**STATEMENT OF SIGNIFICANCE  
183 AVENUE ROAD**

**ATTACHMENT 3**

**EDWARD G. WOODLEY HOUSE  
(REASONS FOR DESIGNATION)**

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-20<sup>th</sup> 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 centred roof gable surmounting a centred 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 20<sup>th</sup> 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-20<sup>th</sup> 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