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Ulli S. Watkiss  
City Clerk

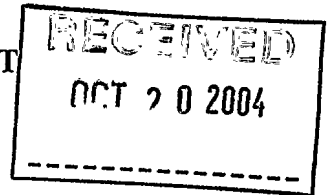
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**RECEIVED**

OCT 27 2004

CONSERVATION BOARD REVIEW THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
40 KINGSWOOD ROAD (GEORGE DAVIS HOUSE)  
CITY OF TORONTO, PROVINCE OF ONTARIO



### NOTICE OF PASSING OF BY-LAW

[Redacted]  
40 Kingswood Road  
Toronto, Ontario  
M4E 3N5

Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 750-2004 to designate 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest.

Dated at Toronto this 19<sup>th</sup> day of October, 2004.

Ulli S. Watkiss  
City Clerk

10/29/04  
✓  
RL

Authority: Notice of Motion J(19), moved by Deputy Mayor Bussin, seconded by Councillor Pitfield, as adopted by City of Toronto Council on July 20, 21 and 22, 2004

Enacted by Council: September 30, 2004

## **CITY OF TORONTO**

### **BY-LAW No. 750-2004**

**To designate the property at 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be 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 land and premises known as 40 Kingswood Road and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 40 Kingswood Road, 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. 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. City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 40 Kingswood Road 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of September, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**

The property at 40 Kingswood Road is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Located on the west side of Kingswood Road, north of Queen Street East, the house was completed in 1919 for George Davis, an editor with Maclean's Publishing. The site is associated historically with the stained glass artist F. S. Hollister, who occupied the premises during the 1930s. Hollister was a principal with the Toronto firm of Cowan and Hollister, whose commissions included the World War 1 memorial windows for the Peace Tower in Ottawa. Architecturally, the George Davis House is a good example of Period Revival Design with English Tudor elements that contributes to the Balmy Beach neighbourhood.

The heritage attributes of the property are comprised of the exterior walls and roof. The structure rises two stories under a steeply-pitched gable roof with extended eaves and a brick chimney. The house is clad with reddish brown brick and trimmed with brick, stucco and wood. The upper floor is faced with stucco and displays wood half timbering. A projecting jetty, featuring brackets and a gable roof with extended and returned eaves, is placed on the east façade facing Kingswood Road. A bay window with multi-paned transoms is found at the base of the jetty, which is flanked on the right by an entrance. The remaining fenestration, combining bay windows and narrow flat-headed window openings, has multi-paned transoms.

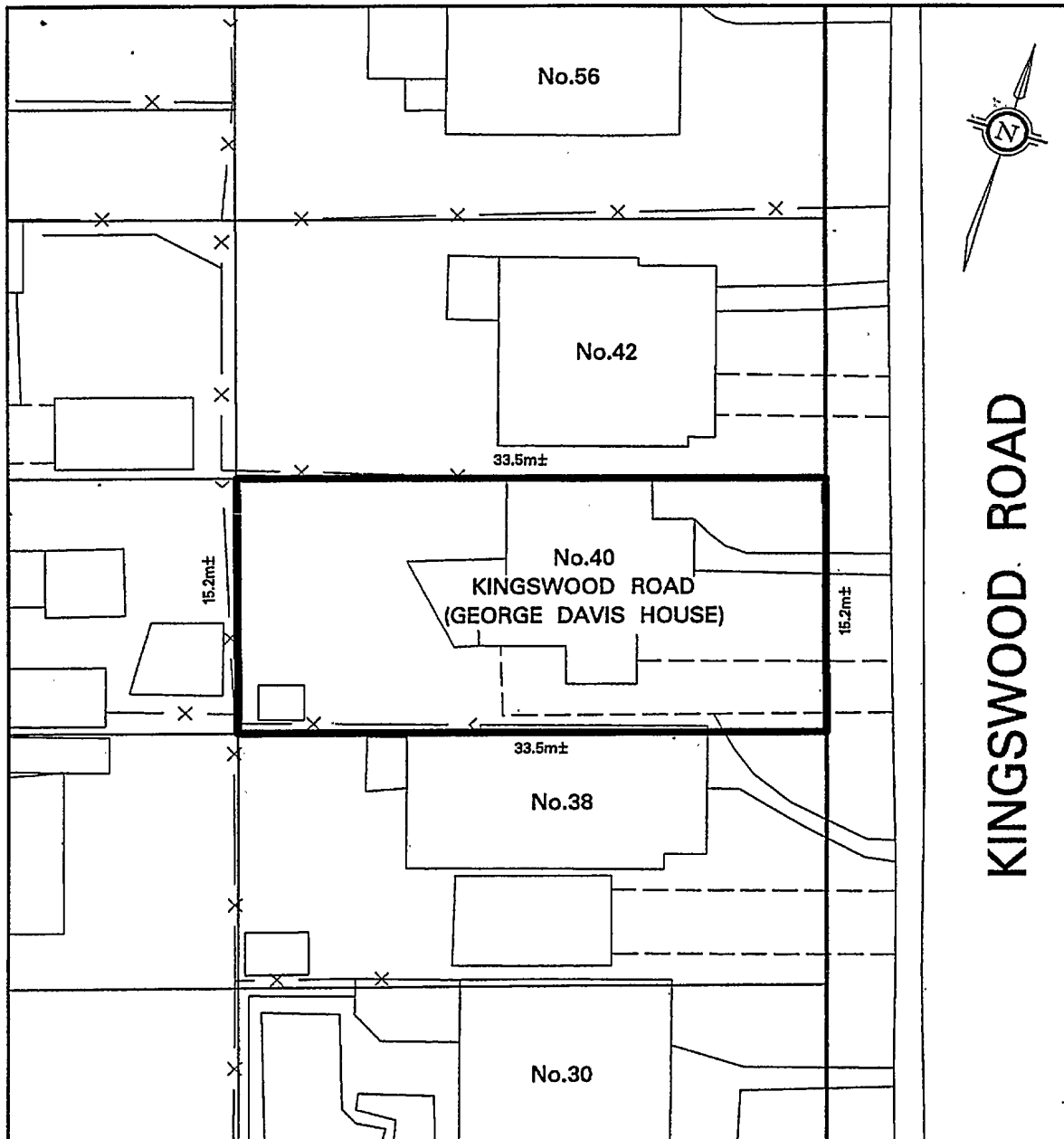
**SCHEDULE "B"**

PIN 21008-0097 (LT).

Lot 59 on Plan 1408 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-121 dated August 10, 2004, as set out in Schedule "C".

## SCHEDULE "C"

**Toronto**WORKS & EMERGENCY SERVICES  
TECHNICAL SERVICES DIVISION  
SURVEY & 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

## PROPERTY INFORMATION SHEET

No. 40 KINGSWOOD ROAD  
(GEORGE DAVIS HOUSE)  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE OR INTEREST  
(NOT TO SCALE)

WARD 32 - BEACHES-EAST YORK  
DATE: AUG. 10, 2004

SKETCH No. PS-2004-121