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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
45 SOUTH DRIVE, IN THE CITY OF TORONTO,
IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To: [REDACTED]
45 South Drive
Toronto, Ontario
M4W 1R3

✓ Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 547-86 to designate the above property.

Dated at Toronto this 9th day of September, 1986.

BCaplan
Barbara Caplan
Acting City Clerk



No. 547-86. A BY-LAW

To designate the Property at No. 45 South Drive of architectural value.

(Passed August 11, 1986.)

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 historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as No. 45 South Drive and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described in Schedule "A" hereto, known as No. 45 South South Drive.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
Deputy City Clerk.

Council Chamber,
Toronto, August 11, 1986.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 1 and 7 according to Plan 24E registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said lands being described as follows:

PREMISING that the north-easterly limit of the said lot 1, has a bearing of North 50 degrees and 25 minutes West according to the said plan 24E and relating all bearings herein thereto;

COMMENCING at an iron bar planted in the south-easterly limit of the said lot 1, to mark the point of intersection thereof with a line drawn parallel to the said north-easterly limit of lot 1 and distant 13.72 metres measured south-westerly therefrom on a course at right angles thereto;

THENCE North 39 degrees 45 minutes and 20 seconds East along the said south-easterly limit of lot 1, a distance of 3.05 metres more or less to the point of intersection thereof with a line drawn parallel to the said north-easterly limit of lot 1, and distant 10.67 metres measured south-westerly therefrom on a course at right angles thereto;

THENCE North 50 degrees and 25 minutes West along the last mentioned parallel line a distance of 2.13 metres more or less to a line formerly marked by iron stakes planted in 1947;

THENCE North 39 degrees and 35 minutes East along the said line, formerly marked by iron stakes planted, a distance of 26.50 metres more or less to the point of intersection thereof with the south-westerly limit of South Drive, being also the north-easterly limit of the said lot 7;

THENCE north-westerly along the said south-westerly limit of South Drive, being along the arc of a curve to the left having a radius of 11.95 metres, a distance of 11.63 metres the chord of the said arc having a length of 11.18 metres and bearing North 76 degrees 12 minutes and 20 seconds West;

THENCE south-westerly along the arc of a curve to the left having a radius of 32.61 metres, being along the said south-westerly limit of South Drive and the south-easterly limit of Park Road, a distance of 11.37 metres, the chord of the said arc having a length of 11.31 metres and a bearing of South 59 degrees 04 minutes and 50 seconds West;

THENCE south-westerly along the arc of a curve to the left having a radius of 81.50 metres, being along the said south-easterly limit of Park Road, a distance of 10.55 metres the chord of the said arc having a length of 10.54 metres and a bearing of South 47 degrees 31 minutes and 30 seconds West;

THENCE South 47 degrees 09 minutes and 10 seconds West continuing along the said south-easterly limit of Park Road, a distance of 3.63 metres more or less to an iron bar planted to mark the point of intersection thereof with the first mentioned parallel line;

THENCE South 50 degrees and 25 minutes East along the said first mentioned parallel line, a distance of 17.91 metres more or less to the point of commencement.

The said land being most recently described in Instrument CT 13925.

SCHEDULE "B"

Reasons for the designation of the Property at No. 45 South Drive.

The property at 45 South Drive (Albert Calver House) is designated on architectural grounds. Built in 1926 by Mrs. Perkins Bull, it was designed in a modified Georgian style by the noted Toronto architect, Mackenzie Waters. Contextually it is well adapted to the site at the curve where South Drive meets Park Road. The small scale Georgian classicism of its design features a wood entrance with fan-light, raised brick quoins, the use of blind windows, polychromatic brickwork and an enclosing wall on the property. These elements are characteristic of traditional residential design in Rosedale.