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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
72-74 GERRARD STREET WEST

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]

Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 131-85 to designate the above property.

Dated at Toronto this 19th day of February, 1985.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 131-85. A BY-LAW

To designate the Property at No. 72-74 Gerrard Street West of architectural value.

(Passed January 28, 1985.)

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 notice of intention to so designate the property at No. 72-74 Gerrard Street West having been duly published and served and a notice of objection to such designation having been received, the Council of the Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

WHEREAS the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that No. 72-74 Gerrard Street West be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act; and

WHEREAS the aforesaid Council has considered the said report; and

WHEREAS the reasons for designation are set out in Schedule "C" hereto.

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 Schedules "A" and "B" hereto, known as the property at No. 72-74 Gerrard Street West.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "B" 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.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, January 28, 1985.
(L.S.)

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 13 and 14 on the north side of Gerrard Street West, according to Plan 145 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the southerly limit of the said lot 14 where it is intersected by the southerly production of the centre line of the partition wall between the building standing in 1982 on the hereindescribed parcel of land and the building immediately adjoining to the east thereof and known respectively as premises 72 and 70 Gerrard Street West, the said point being distant 10.42 metres measured westerly along the said southerly limit of lot 14 from the south-easterly angle thereof;

THENCE westerly along the southerly limits of the said lots 14 and 13, being along the northerly limit of Gerrard Street West, a distance of 6.04 metres more or less, to the intersection thereof by the southerly production of the centre line of partition wall between the said building standing on the hereindescribed parcel of land and the building immediately adjoining to the west thereof and known respectively as premises 72 and 74 Gerrard Street West;

THENCE northerly along the said production to and along the said centre line of wall and continuing northerly to and along the easterly face of the easterly wall of the said building known as premises 74 Gerrard Street West and still continuing northerly along the site of the line of a fence, in all a distance of 16.46 metres more or less, to the intersection of the said site of line of fence with a line drawn westerly parallel to the aforesaid northerly limit of Gerrard Street West from a point in the westerly limit of Bay Street distant 16.46 metres measured northerly thereon from the said northerly limit of Gerrard Street West;

THENCE easterly along the said parallel line 6.10 metres more or less, to its intersection with the site of the line of a fence;

THENCE southerly along the said site of line of fence, to and along the easterly face of the easterly wall of the said building known as premises 72 Gerrard Street West and continuing southerly to and along the aforesaid centre line of partition wall between the buildings known as 70 and 72 Gerrard Street West and along the southerly production thereof, in all a distance of 16.46 metres more or less to the point of commencement.

The westerly limit of Bay Street and the northerly limit of Gerrard Street West as confirmed under The Boundaries Act by Plan BA-865 registered on 5 August 1976 as Instrument CT189558.

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 13 on the north side of Gerrard Street West, according to Plan 145 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the northerly limit of Gerrard Street West distant 16.46 metres measured westerly thereon from the westerly limit of Bay Street;

THENCE westerly along the said northerly limit of Gerrard Street West, being along the southerly limit of the said lot, a distance of 6.55 metres more or less, to the intersection thereof by the southerly production of the westerly face of the westerly wall of the building standing in 1982 on the hereindescribed parcel of land and known as premises 74 Gerrard Street West;

THENCE northerly along the said production to and along the said westerly face of wall and continuing northerly to and along the site of the line of a fence, in all a distance of 16.46 metres more or less, to the intersection of the said site of line of fence by a line drawn westerly parallel to the said northerly limit of Gerrard Street West from a point in the aforesaid westerly limit of Bay Street distant 16.46 metres measured northerly thereon from the said northerly limit of Gerrard Street West;

THENCE easterly along the said parallel line 6.50 metres more or less, to the site of the line of a fence;

THENCE southerly along the said site of line of fence, to and along the easterly face of the easterly wall of the said building standing on the hereindescribed parcel and continuing southerly to and along the centre line of the partition wall between the said building and the building immediately adjoining to the east thereof and known as premises 72 Gerrard Street West to the southern extremity of the said centre line and continuing in a straight line, in all a distance of 16.46 metres more or less to the point of commencement.

The westerly limit of Bay Street and the northerly limit of Gerrard Street West as confirmed under The Boundaries Act by Plan BA-865 registered on 5 August 1976 as Instrument CT189558.

SCHEDULE "C"

Reasons for designation of the Property at No. 72-74 Gerrard Street West.

72-74 Gerrard Street West is designated on architectural grounds. Built in 1860 as a pair of rough-cast stucco houses, the street facade was altered to its present brick design in 1890. A one-storey arched entrance porch and a full height gabled projection was then added to each house. The arched first floor window, projecting brick band courses, stone sills and steeply pitched gable roof are characteristic features of the period. This pair of houses is an important part of the last remaining block of original buildings on Gerrard Street West.