



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre électronique. tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

City Clerk's  
City of Toronto Archives  
255 Spadina Road  
Toronto, Ontario M5R 2V3Tel: (416) 397-5000  
Fax: (416) 392-9685archives@metrodesk.metrotor.on.ca  
<http://www.city.toronto.on.ca>

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
171 OLD FOREST HILL ROAD  
CITY OF TORONTO, PROVINCE OF ONTARIO

RECEIVED  
NOV 6 - 2000  
CONSERVATION REVIEW  
BOARD

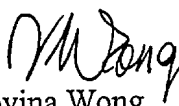
NOTICE OF PASSING OF BY-LAW

[REDACTED]  
171 Old Forest Hill Road  
Toronto, Ontario  
M6C 2G7

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. 660-2000 to designate 171 Old Forest Hill Road as being of architectural and historical value or interest.

Dated at Toronto this 1st day of November, 2000.

  
Novina Wong  
City Clerk

  
KT

03/01/01 ✓  
RA

Authority: Toronto Community Council Report No. 17, Clause No. 49,  
as adopted by City of Toronto Council on October 3, 4 and 5, 2000  
Enacted by Council: October 5, 2000

**CITY OF TORONTO**

**BY-LAW No. 660-2000**

**To designate the property at 171 Old Forest Hill Road (William Moore House) as being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at 171 Old Forest Hill Road (William Moore House) as being of architectural and historical 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 historical or architectural 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 171 Old Forest Hill 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; and

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

1. The property at 171 Old Forest Hill Road, more particularly described on Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical 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 171 Old Forest Hill 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 5th day of October, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

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

**HERITAGE PROPERTY REPORT**

**1.0 INTRODUCTION**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 171 Old Forest Hill Road (William Moore House) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map and Photographs are included. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 171 Old Forest Hill Road is recommended for designation for architectural and historical reasons. The rear (west) portion of the building was purportedly completed in 1824 for Captain William Moore, a farmer and a veteran of the War of 1812. The main (east) body dates to circa 1835. Three generations of the Moore family occupied the site.

The William Moore House is an excellent example of a Regency Cottage in the former City of Toronto. The building is organized into two parts with a 1½-storey main body (east) and single-storey rear (west) wing. Both portions are constructed of brick and covered by low-pitched hipped roofs with extended eaves with mouldings. The roof of the main body has gabled dormers and four pairs of brick chimneys. A single chimney is placed on the wing. The principal façade originally faced east toward Bathurst Street. It is symmetrically organized with the entrance positioned between pairs of oversized flat-headed window openings with brick voussoirs and sills. The single panelled wood entrance door is surmounted by a flat transom. Pairs of flat-headed window openings are asymmetrically positioned on the south and north walls. Similar window openings are found on the west wing where a rear entrance marks the west wall. The openings contain six-over-six sliding sash windows. Many of the door and window openings display louvered shutters.

Significant interior areas identified in the main body are the first-floor entrance hall, double parlour (north), library (southeast), bedroom (southwest), rear hall and stairs, the upper storey, and the basement hearth. The kitchen (currently a dining room), pantry (currently a kitchen), and the enclosed verandah (currently a bedroom) are important areas inside the wing. The interior displays Classical detailing with moulded baseboards, ceiling mouldings, plaster ceiling medallions, fireplace surrounds and mantels, and built-in cabinetry. The pine floors are original. The interior features are described in detail in the Heritage Property Report (Long Statement of Reasons for Designation).

The William Moore House is located on the north side of Old Forest Hill Road northwest of Eglinton Avenue West and Bathurst Street. One of the earliest surviving buildings in the former City of Toronto, the William Moore House is an important example of a Regency

Cottage. The property reflects the early history of the area before the development of the north part of Forest Hill Village.

## 1.1 HERITAGE PROPERTY PROFILE



### WILLIAM MOORE HOUSE

ADDRESS:	171 Old Forest Hill Road (north side of street, northwest of Eglinton Avenue West and Bathurst Street)
WARD:	22
NEIGHBOURHOOD/COMMUNITY:	Forest Hill
HISTORICAL NAME:	William Moore House
CONSTRUCTION DATE:	Circa 1824, rear (west) wing
ORIGINAL OWNER:	William Moore, retired soldier & farmer
ORIGINAL USE:	Residential
CURRENT USE: *	Residential (* <i>this does not refer to permitted use(s) as defined by the Zoning By-law</i> )
ARCHITECT:	None found
BUILDER/CRAFTSMAN:	None found
ARCHITECTURAL STYLE:	Regency Cottage
ADDITIONS/ALTERATIONS:	Circa 1835, main (east) body added; verandah enclosed on south wall of rear (west wing)
HERITAGE CATEGORY:	Category A
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	May 2000

## 2.0 HISTORIAL OCCUPANCY AND SIGNIFICANCE

### 2.1 FOREST HILL

The property at 171 Old Forest Hill Road is located northwest of Eglinton Avenue West and Bathurst Street. Originally part of York Township, the site was developed by William Moore in the early 1800s. At that time, the closest community was Fairbank, situated near the corner of Eglinton Avenue West and Dufferin Street where a post office was established in 1874. In the early 1920s, York Township was divided into the Townships of York and North York and the incorporated Village of Forest Hill. With this division, the William Moore House is historically associated with Forest Hill.

When York Township was laid out in 1793, present-day Eglinton Avenue was established as the Base Line for the division of land. In the 1860s, John Wickson built a summer house named "Forest Hill" near the corner of Eglinton Avenue West and present-day Old Forest Hill Road. The latter street originated as a footpath running through the St. Clair Avenue West property of Laurence Heydon Baldwin, a grandson of Dr. William Warren Baldwin. Known locally as "Trespass Road", the street was marked on maps as Forest Hill Road North before acquiring its present name in 1927.

In 1910, the area around the intersection of Eglinton Avenue West and Bathurst Street was organized into School Section No. 30. Popularly known as Spadina Heights, the neighbourhood was incorporated as the Village of Forest Hill in 1923. The north end of the Village was slow to attract residential development, a situation blamed on the presence of the Belt Line Railway and the potential for industrial growth along its route. The Belt Line Railway was established in 1892 by a private company to provide passenger and freight service to the expanding suburbs around the City of Toronto. Under a leasing arrangement, the Grand Trunk Railway built and operated a 16-mile line running north from Toronto's waterfront, through the Don Valley, Moore Park and Forest Hill, and south to its point of origin. While passenger service was discontinued in 1894, the GTR retained part of the line for freight traffic.

In 1931, the *Forest Hill Post* reported that "in our Village above Eglinton Avenue...only 2 houses have been constructed". The Belt Line Bridge, designed to carry the railway over Bathurst Street north of Eglinton, was removed in 1934 and with it the main obstacle to residential development in the north part of Forest Hill. Most of the houses in the area were constructed during the 1940s. The City of Toronto annexed Forest Hill Village in 1967.

### 2.2 WILLIAM MOORE HOUSE

In 1798, the Crown issued the Patent for Lot 1 in the Second Concession west of Yonge Street in York Township to David Burns. William Moore (1790-1861) purchased the 200-acre farm lot from Burns in 1815. A native of Ireland, Moore was a veteran of the War of 1812 where, according to historical sources, he sustained severe wounds during the battle of Queenston Heights. Moore was recorded as residing on the farm in 1816 and, the next year, began a long tenure as an overseer of highways in York Township. He resided on the

property with his wife, Sarah Harrison (born 1791), six sons and two daughters. His eldest son, William A. Moore, acquired part of Lot 4 in Concession 2, later the site of the Thomas Snider House at 519 Glengrove Avenue in the former City of North York. William Moore retired to the Village of Yorkville prior to this death in 1861.

William Moore transferred the property to his second son, Robert Moore (1829-1879). In 1858, Robert Moore married Ann Heron of Scarborough Township. Anne Heron Moore recalled that when she arrived at the William Moore House in 1858, "the glorious old place was 34 years old" (*Forest Hill Post*, 18 December 1930). She also noted that "it was built by her late husband's father when he was 18" (in 1808). This was not possible, as William Moore did not acquire the property until 1815. The date of the house is discussed in section 3.0.

Robert and Ann Moore raised six sons and two daughters on the property. Following Robert Moore's death, his unmarried daughter, Ann Hope Moore (born 1866) acquired her brothers and sister's interest in the farm. In 1890, she sold the 200-acre lot to Thomas Stayner who, in turn, transferred the acreage to representatives of the Toronto Belt Line Corporation. Before the Belt Line Railway failed in 1894, the company registered a plan of residential subdivision on the land. The William Moore House was positioned on Parts of Lots 107 and 108 under Plan 1850.

In 1922, the property was acquired by Thure Hedman (1886-1971), an associate professor of German at University College, University of Toronto. Born in Sweden, Professor Hedman arrived in Canada in 1914 following studies in Switzerland, Germany and the United States. He resided in the house with his wife, Harriet. According to his biography in The Canadian Who's Who, Professor Hedman listed his recreation as gardening. He was active in efforts to develop the north end of Forest Hill Village in an orderly fashion. When the present bridge carrying Old Forest Hill Road over Bathurst Street was constructed in 1932, *The Village Post* called it the "\$18,000 Gateway to Hedman's 'Homestead'." The newspaper reported that the bridge served only two families, including "Professor Hedman's on the north side of the street..." In 1936, Thure Hedman joined architect Eric Arthur on a committee appointed by the Village Council to advise on the development of Old Forest Hill Road north of Eglinton Avenue.

Following Professor Hedman's death in 1971, representatives of his estate sold the site to the current owners. The property at 171 Old Forest Hill Road was listed on the first City of Toronto Inventory of Heritage Properties in 1973. It is historically significant as one of the oldest surviving buildings in the former City of Toronto where three generations of the Moore family resided.

### 3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE

#### 3.1 CONTEXT

The property at 171 Old Forest Hill Road is located on the north side of the street, northwest of Eglinton Avenue West and Bathurst Street. When the farm lot was developed, the house

was oriented to face east towards Bathurst Street from a rise of land. The overlay of a residential subdivision on the property resulted in the extension of Old Forest Hill Road to the south of the house. The William Moore House was positioned on parts of two adjoining lots with its south side wall facing Old Forest Hill Road. No outbuildings survived. Further infill along the street placed the neighbouring house at 169 Old Forest Hill Road close to the property line and to the east face of the William Moore House.

Set back from Old Forest Hill Road, the William Moore House is enhanced by landscaped grounds on the south and to the rear (north). With its placement on the lot and its mid-19th century appearance, the William Moore House is a landmark in the north Forest Hill neighbourhood.

### 3.2 ARCHITECTURAL STYLE AND DATE

#### THE REGENCY COTTAGE:

Beginning in the 1830s, the most popular house style in Upper Canada was the 1½-storey Ontario Cottage. A variant of the type was the Regency Cottage. The style was introduced in England during the period from 1811 to 1820 when the future King George IV reigned as the Prince Regent. In 1815, he engaged English architect John Nash to design the Royal Pavilion at Brighton, with exterior and interior detailing recalling British Colonial dwellings in India and China. The Regency Cottage was characterized by a low-lying profile, a shallow-pitched hipped roof with tall chimneys, oversized French-style windows and a verandah, all designed to extend the building visually and physically into the surrounding landscape. The style usually retained the Georgian organization of a symmetrical façade with paired window openings flanking the entrance to a centre-hall interior plan. The exterior door and window trim and the interior mouldings reflected early 19th century Classical styling, particularly Greek Revival motifs.

#### THE REGENCY COTTAGE IN TORONTO:

According to the Ancestral Roof, “the Regency cottage *per se* appeared in Upper Canada in its definitive form in the 1830s. By that date a sufficient number of British craftsmen had permeated the building trades to make possible the execution of a cottage that was Regency within and without” (MacRae, 86). Former military officers evidently favoured the style. “Take almost any Regency cottage, backtrack down the list of owners to the 1830s and the original incumbent frequently turns out to be a major if not a colonel” and even “so unlikely a rank as captain...” (MacRae, 78).

Separate analyses of the William Moore House by restoration architects J. Napier Simpson, Jr. and Peter John Stokes concluded that the kitchen wing predates the main body. The latter portion is given a date of circa 1835 based on the interior details. The wide architrave trim on the interior doors is similar to those at Dundurn Castle in Hamilton, built in 1833. The six-panelled doors and the high baseboard mouldings bear a resemblance to interior elements at Rideau Hall in Ottawa, dating to 1838 (MacRae, 250-251).



According to the architects' examination of the building, the entrance door of the William Moore House is similar to those of Regency Cottages designed by the early Toronto architect, John Howard. After receiving architectural training in England, Howard (1803-1890) immigrated to Toronto in 1832 where he secured a position as drawing master at Upper Canada College. In his private practice, Howard focused on residential design until 1850 when he pursued public and commercial commissions. In 1833, Howard designed "The Cottage" at Front and York Streets for Thomas Mercer Jones, the son-in-law of Bishop John Strachan, who transferred the house to his brother-in-law, Captain James McGill Strachan. Howard continued working in the Regency style for another decade, completing "Summerhill" for Charles Thompson in 1842. While the latter buildings were demolished, Howard's own country house, "Colborne Lodge" survives in High Park. Completed in 1837 but altered thereafter, the house and estate were donated to the City of Toronto following Howard's death in 1890 (the City operates Colborne Lodge as a historic house museum).

The William Moore House is among a select group of surviving Regency Cottages identified within the boundaries of the former City of Toronto. In addition to Colborne Lodge, Drumsnab (William Cayley House, circa 1830) at 5 Drumsnab Road and the Martin Snider (or Snyder) House (circa 1830) at 744 Duplex Avenue were designed as Regency Cottages and are listed on the City of Toronto Inventory of Heritage Properties (the Snider House is designated under Part IV of the *Ontario Heritage Act*). The latter buildings are altered with the addition of upper stories and wings. The William Moore House remains the most complete example of the style identified in the former City of Toronto.

### 3.3 EXTERIOR ARCHITECTURAL CHARACTER

The William Moore House is organized into two parts with a 1½-storey main body (east) and a single-storey rear (west) wing. As described in section 2.2, the kitchen wing is purportedly the original portion of the house and is an integral part of the evolution of the building. Covered by low-pitched hipped roofs with extended eaves, both sections are constructed of brick on a raised base with a wide base course. The base is exposed on the rear (north) wall.

The main body features a square plan. The hipped roof has two sets of paired chimneys on the south and north slopes (the chimneys have been rebuilt). Gabled dormers are placed on all slopes to light the half-storey. The principal (east) façade faces east toward Bathurst Street. The wall is symmetrically arranged with a central entrance flanked by pairs of oversized flat-headed window openings. The single panelled wood door is recessed in a panelled surround. The door is surmounted by a single glazed transom. On either side of the entrance, the flat-headed window openings have brick voussoirs and sills and contain double-hung six-over-six sliding sash windows. A pair of similar window openings is asymmetrically placed on the south wall facing Old Forest Hill Road and on the north wall. The windows on the east and south elevations are protected by louvered wood shutters. On the north wall, the raised base is exposed and contains flat-headed window openings and a secondary entrance.

The one-storey wing has a rectangular plan with a single chimney on the west slope of the hipped roof. There are three flat-headed window openings with brick voussoirs and sills on the south and north walls. The south wall is enclosed where a single-storey open verandah protected the wall (structural evidence of its presence survives on the interior). A rear (west) entrance to the house and a single window opening mark the west wall. The openings on the south and west elevations have louvered wood shutters.

### 3.4 INTERIOR ARCHITECTURAL CHARACTER

The William Moore House contains significant interior features. Important interior areas identified in the "Reasons for Designation" are found on the main floor, upper floor and basement of the main body, and on the main floor of the wing. In the main body, the centre-hall plan with the first-floor entrance hall, double parlour (north), library (southeast) and main-floor bedroom (southwest), the rear hallway and stairs, the four upstairs rooms, and the basement hearth are identified. Significant interior areas in the wing are the kitchen (northeast, and currently used as a dining room), the pantry (northwest, and currently used as a kitchen), and the enclosed verandah (south, and currently used as a bedroom). The interior retains Regency-inspired detailing with high moulded wood baseboards, substantial wood ceiling mouldings, plaster ceiling medallions, six-panelled wood doors and fireplaces with moulded surrounds, mantels and built-in cabinetry. The pine floors and, in the half-storey of the main body, the casement windows and hardware are original elements.

Running the length of the main body of the house, the *entrance hall* is divided by a segmental-arched archway supported on pilaster strips with moulded trim. The high moulded baseboards, substantial ceiling mouldings, and two plaster ceiling medallions introduced here are repeated in the principal rooms on the main floor. At the west end, a pair of six-panelled doors separate the entrance hall from the rear (west) wing.

The *double parlour* extends along the north side of the entrance hall where it is entered through two separate doors. The moulded baseboards and the ceilings with two plaster medallions and mouldings are significant elements. At the west end of the north wall, a fireplace displays a mantel and a panelled wood surround with mouldings. A built-in wood cupboard is placed on the left (west) side of the fireplace.

Entered through a door on the south side of the entrance hall, the *library* is located in the southeast corner of the main body. It displays high baseboards, ceiling mouldings and a plaster ceiling medallion. A fireplace with a wood mantel and surround is positioned on the south wall. The baseboards and ceiling detailing are continued in the main-floor *bedroom*, placed behind (west) of the library in the southwest corner of the main body. It is entered from the entrance hall.

The upper floor of the main body of the house is accessed from a staircase located in the narrow rear hall, placed behind (west of) the entrance hall. The second floor is divided into four rooms beneath sloped ceilings. Dormers contain casement windows with the original hardware. The wide pine floors are laid continuously, suggesting that the walls were later additions. A fireplace with a wood mantel and surround is found in the southeast room. A

large cooking hearth survives in the basement.

In the single-storey wing, a *kitchen* (currently used as a dining room) is located in the northeast corner. It contains a large brick fireplace with a bake oven set in a moulded wood surround with a mantel. In the northwest corner of the wing, behind (west of) the kitchen, the *pantry* has vintage cabinetry and hardware along the west wall. In the south half of the wing, an open verandah is enclosed as a bedroom.

#### 4.0 SUMMARY

The property at 171 Old Forest Hill Road contains a Regency Cottage built circa 1824 for William Moore, an early resident of York Township. A substantial addition, now comprising the main part of the house, was completed about 1835. Three generations of the Moore family resided on the property before Thure Hedman, a University College professor, began a long occupancy of the house. The William Moore House is an important example of a Regency Cottage with significant interior features. One of the earliest surviving residential buildings in Toronto, the William Moore House reflects the early development of the Forest Hill neighbourhood.

#### 5.0 SOURCES

##### 5.1 HISTORICAL SOURCES

Abstract Index of Deeds, Blocks A & B, Plan 1253 (Vol. 12, Forest Hill), Land Registry Office, Toronto.

Abstract Index of Deeds, Lot 1, Concession 2 West of Yonge, York Township (Forest Hill Concession Books), Land Registry Office, Toronto.

Abstract Index of Deeds, Lot 107, Plan 1850 (Vol. 37, Forest Hill), Land Registry Office, Toronto.

Baker, Donna, ed. "Moore Park". Toronto: Moore Park Sesquicentennial Committee, 1984.

The City of Toronto and the Home District Commercial Directory. Reprint 1988. Toronto: George Walton, 1837.

City of Toronto Directories, 1925 ff.

Decennial Census of Canada, 1851 and 1871.

Dendy, William, and William Kilbourn. Toronto Observed. Toronto: Oxford University, 1986.

"\$18,000 Gateway to Hedman's "Homestead"." *The Village Post* (17 March 1932).

"Forest Hill Village is rich in memory for this near-centenarian (Mrs. Robert Moore)." *Forest Hill Post* (18 December 1930).

French, William. A Most Unlikely Village. Toronto: Village of Forest Hill, 1964.

Hart, Patricia W. Pioneering in North York. Toronto: General Publishing, 1968.

History of Toronto and the County of York. Toronto: C. Blackett Robinson, 1885.

Illustrated Historical Atlas of the County of York. Reprint, 1969. Toronto: Miles and Company, 1878.

Lundell, Liz. The Estates of Old Toronto. Erin, Ont.: Boston Mills Press, 1997.

Martyn, Lucy Booth. Aristocratic Toronto. Toronto: Personal Library, 1980.

-----, Toronto: 100 Years of Grandeur. Toronto: Pagurian Press, 1978, 1984.

Mosser, Christine, ed. Minutes of Town Meetings and Lists of Inhabitants, 1797-1823. Toronto: Metro Toronto Library Board, 1984.

Patrick, Sally. "Colborne Lodge". Ontario Genealogical Society, Toronto Tree (July/August 1999).

"Professor Thure Hedman". Obituary in *Toronto Star* (23 September 1971), 72.

Ritchie, Don. North Toronto. Erin, Ont.: Boston Mills Press, 1992.

"Robert Moore." Entry in Commemorative Biographical Record of the County of York, Ontario. Toronto: J. H. Beers, 1907.

"\$60,000 outlay in Hedman Bridge". *Forest Hill Post* (17 December 1931).

"Thure Hedman". Entry in The Canadian Who's Who. Vol. IV. Toronto: Trans-Canada Press, 1948.

Tremaine's Map of the City of Toronto and the County of York, 1860.

Walfe, Susan. "The Forest Hill Village Area: Bibliographical Essay". 1980.

## 5.2 ARCHITECTURAL SOURCES

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

Kalman, Harold. A History of Canadian Architecture. Vol. 1. Toronto: Oxford University Press, 1994.

MacRae, Marion, and Anthony Adamson. The Ancestral Roof. Toronto: Clarke-Irwin, 1963.

Stokes, Peter John. "The Regency and Loyalist Period". Acorn (Spring 1987) 13-16.

Wright, Janet. Architecture of the Picturesque in Canada. Ottawa: Parks Canada, 1984.

Subject: Premises 171 Old Forest Hill Road (William Moore House)  
Heritage Easement Agreement  
File: O53-G1

**SCHEDULE "B"**

**171 Old Forest Hill – By-Law Legal Description**

In the City of Toronto and Province of Ontario, being composed of Lot 107 and part of Lot 108 on Plan 1850-York registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

COMMENCING at the south-easterly angle of the said Lot 107;

THENCE westerly along the southerly limit of the said Lot 107, being the northerly limit of Old Forest Hill Road, a distance of 21.44 metres, more or less, to the south-westerly angle of the said Lot 107 and continuing westerly along the southerly limit of the said Lot 108 a distance of 3.05 metres to a point;

THENCE northerly in a straight line about parallel to the easterly limit of the said Lot 108 a distance of 29.67 metres, more or less, to an iron pipe planted in the westerly projection of the southerly face of a brick garage building standing in 1945 upon the rear portion of the hereindescribed lands, the said iron pipe being distant 0.41 metres measured westerly along said projection from the westerly face of said brick garage, and continuing northerly along a line drawn parallel to the said westerly face of garage and distant 0.41 metres westerly therefrom, a distance of 7.26 metres, more or less, to a point in the northerly limit of said Lot 108, a distance of 9.05 metres measured easterly therealong from the north-westerly angle of the said Lot 108;

THENCE easterly along the northerly limit of said Lot 108, a distance of 3.17 metres, more or less, to the north-easterly angle of said Lot 108 and continuing easterly along the northerly limit of said Lot 107 a distance of 21.42 metres, more or less, to the north-easterly angle of the said Lot 107;

THENCE southerly along the easterly limit of the said Lot 107 a distance of 37.48 metres, more or less to the point of commencement.

The said land being most recently described in Instrument CA461037.

## SCHEDULE "C"

