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RECEIVED
LET
ONTARIO HERITAGE

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
57 BENLAMOND AVENUE AND 6 BENLAMOND DRIVE,
IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

RECEIVED
OCT 26/89
CITY OF TORONTO

To:

[Redacted]

[Redacted]
6 Benlamond Drive
Toronto, Ontario
M4E 1Y7

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 633-89 to
designate the above-mentioned property.

Dated at Toronto this 24th day of October, 1989.

Caplan

Barbara G. Caplan
City Clerk

✓

No. 633-89. A BY-LAW

To designate the Property at 57 Benlamond Avenue and 6 Benlamond Drive of architectural and historical value or interest.

(Passed October 5, 1989.)

Whereas by Clause 4 of Neighbourhoods Committee Report No. 12 adopted by Council at its meeting held on July 13th, 1989, authority was granted to designate the property at 57 Benlamond Avenue and 6 Benlamond Drive of architectural 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 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 57 Benlamond Avenue and 6 Benlamond 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 "C" 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 and historical value or interest the real property more particularly described in Schedule "A" hereto, known as 6 Benlamond Drive.
2. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "B" hereto, known as 57 Benlamond Avenue.
3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedules "A" and "B" hereto in the proper land registry office.
4. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid properties 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
City Clerk.

Council Chamber,
Toronto, October 5, 1989.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 17 on the south side of Benlamond Avenue according to Plan 422 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

PREMISING that the southerly limit of Benlamond Avenue according to the said Plan 422 has a bearing of North 74 degrees and 56 minutes West and relating all bearings herein thereto, then;

COMMENCING at the north-westerly angle of the said land, being a point in the southerly limit of a Private Road, which point may be located as follows:

BEGINNING at the north-westerly angle of the said Lot 17;

THENCE South 14 degrees 59 minutes and 30 seconds West along the westerly limit of the said Lot 17, a distance of 47.24 metres to a stake planted at a point of curve;

THENCE, on a curve to the left, having a radius of 12.19 metres, a distance of 18.54 metres to a stake planted;

THENCE South 74 degrees and 56 minutes East along the said southerly limit of Private Road 13.72 metres to the point of commencement;

THENCE South 29 degrees and 48 minutes West along the westerly limit of the said land 45.20 metres to a point in the line of a picket fence running easterly, which point is distant 16.15 metres measured on a course South 47 degrees and 57 minutes East along the line of the said picket fence from the westerly limit of the said Lot 17;

THENCE South 47 degrees and 57 minutes East along the line of the said picket fence 8.48 metres to the easterly limit of the said land;

THENCE northerly in a straight line 18.57 metres to the southerly extremity of the centre line of a partition wall between the dwelling house standing in April, 1920, upon the lands herein described, and the dwelling house immediately to the east thereof;

THENCE northerly along the said centre line of wall 10.36 metres to an angle;

THENCE easterly and along the said centre line of wall 3.00 metres to the centre line of the partition wall between the front parts of the aforesaid dwelling houses;

THENCE northerly along the last mentioned centre line 6.60 metres to the northerly face of the said dwelling houses;

THENCE North 26 degrees 55 minutes and 50 seconds East 21.60 metres to a stake planted in the easterly limit of the easterly fork of the said Private Road;

THENCE south-westerly on a curve to the right having a radius of 8.74 metres, a distance of 11.23 metres to a stake planted;

THENCE North 74 degrees and 56 minutes West along the southerly limit of the said Private Road, 4.56 metres more or less to the point of commencement.

SCHEDULE "B"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

Parts of Lots 16 and 17 and part of Block A on the south side of Benlamond Avenue according to Plan 422 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

Premising that the southerly limit of Benlamond Avenue according to the said Plan 422 has a bearing of North 74 degrees and 56 minutes West and relating all bearings herein thereto, then;

Commencing at a point which may be located as follows:

Beginning at a point in the southerly limit of Benlamond Avenue distant 43.28 metres measured on a course South 74 degrees and 56 minutes East thereon from the westerly limit of the said Lot 17;

Thence South 14 degrees 59 minutes and 30 seconds West, parallel to the said westerly limit of Lot 17, a distance of 41.76 metres to an iron tube planted;

Thence South 52 degrees 38 minutes and 30 seconds West 4.27, metres to an iron tube planted;

Thence South 26 degrees 55 minutes and 50 seconds West, 8.38 metres more or less to the centre line of partition wall in the brick garage building standing in August 1951, partly upon the lands herein described, being the point of commencement;

Thence South 26 degrees 55 minutes and 50 seconds West, 20.73 metres more or less to the northerly extremity of the centre line of partition wall between the semi-detached dwelling houses standing at the date hereinbefore mentioned upon the said Lot 17;

Thence southerly along the said centre line of wall, 6.60 metres to an angle;

Thence westerly still along the said centre line of wall, being at right angles to the last described course, 3.00 metres to another angle;

Thence southerly still along the said centre line of wall, 10.36 metres to the southerly face of the southerly wall of the aforesaid dwelling houses;

Thence south-westerly in a straight line 27.43 metres to a stake planted at the distance of 20.42 metres measured on a course North 3 degrees 16 minutes and 50 seconds West from the fence post marking the south-easterly angle of the lands herein described;

Thence South 3 degrees 16 minutes and 50 seconds East, 20.42 metres to a fence post;

Thence South 69 degrees 13 minutes and 30 seconds East, 21.89 metres to a fence post;

Thence North 83 degrees 53 minutes and 30 seconds East, 16.53 metres to a point in a line drawn parallel to the said westerly limit of Lot 17 and distant 62.18 metres easterly therefrom measured on the course of the said southerly limit of Benlamond Avenue;

Thence North 14 degrees 59 minutes and 30 seconds East along the last mentioned parallel line, 90.14 metres more or less to a point in a line drawn parallel to the said southerly limit of Benlamond Avenue and distant 41.76 metres southerly therefrom;

Thence North 74 degrees and 56 minutes West along the last mentioned parallel line 14.71 metres to an iron-tube planted;

Thence South 26 degrees 55 minutes and 50 seconds West to and along the easterly face of the easterly wall of the said garage building, in all a distance of 13.06 metres more or less to the said centre line of partition wall in the garage building;

Thence north-westerly along the said centre line of wall 5.99 metres more or less to the point of commencement.

SCHEDULE "C"

Reasons for the designation of the property at 57 Benlamond Avenue and 6 Benlamond Drive:

The property at 57 Benlamond Avenue and 6 Benlamond Drive is designated on architectural and historical grounds. Built between 1873-76 by the Rev. William Darling, it is possibly attributable to his son, architect, Frank Darling. The house was first occupied by William Monteith, merchant, and was later the summerhouse of William Davies, a noted late 19th century merchant and founder of Canada Packers. In 1905, alterations were carried out following the designs of Burke and Horwood. The 2½ storey house, constructed of buff brick with wood trim shows influences of the Second Empire and Italianate styles. Important features are the fenestration arrangement, sash and casement windows, bay windows and oriel windows, and stone quoins. Other significant elements include the two entrances on the east facade and the west entrance, the steeply pitched roof with dormers, bracketed eave and the chimney. The property at 57 Benlamond Avenue and 6 Benlamond Drive, situated on a ravine overlooking The Beaches, is one of the earliest surviving houses in East Toronto and, taken in context with 47 Benlamond Avenue, forms a unique pair of houses.