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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,  
S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE EDWARD LEADLAY  
HOUSE AT NO.25 AUGUSTA AVENUE

NOTICE OF PASSING OF BY-LAW

To: Religious Sisters of St. Francis of Canada,  
25 Augusta Avenue,  
Toronto, Ontario.  
M5R 2A7.

✓ Ontario Heritage Foundation.

Take notice that the Council of the Corporation of the City  
of Toronto has passed By-law No.462-75 to designate the above property  
(Reference File 0505).

DATED at Toronto this 20th day of February, 1976.

  
ROY V. HENDERSON  
City Clerk.

No. 462—75. A BY-LAW

*To designate the Edward Leadlay House at  
No. 25 Augusta Avenue of architectural value.*

[Passed November 12, 1975.]

Whereas The Ontario Heritage Act, 1974, 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 the Edward Leadlay House at No. 25 Augusta Avenue 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 the Edward Leadlay House at No. 25 Augusta Avenue.

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.

DAVID CROMBIE,  
*Mayor.*

ROY V. HENDERSON,  
*City Clerk.*

COUNCIL CHAMBER,  
Toronto, November 12, 1975.  
(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, formerly in the County of York and Province of Ontario and being composed of lots numbers 2 and 3 and part of Lot Number 4 on the east side of Esther Street, now Augusta Avenue according to a plan registered as No. 65 in the Registry Office for the Registry Division of Toronto which said parcel is more particularly described as follows: Commencing at a point in the easterly limit of Augusta Avenue where the same is interested by the existing southerly boundary of said lot No. 2; thence northerly along the said limit of Augusta Avenue one Hundred and twelve feet eight and one half inches more or less to where the same is intersected by a fence forming the northerly boundary of the lands herein described; thence easterly along the line of the said fence one hundred and one feet six inches more or less to a point in the easterly boundary of a strip of land ten feet more or less in width now used as a private lane; thence northerly along the easterly boundary of the said ten foot strip of land, twenty-three feet two and three quarters inches to a point where an iron bar has been planted; thence easterly parallel to the northerly limit of lot 5 to and along the south face of the wall of the coal bin forty feet six inches to the westerly face of the westerly wall of a concrete block building standing in the year 1938 on the easterly portions of the said Lots 3 and 4; thence northerly along the said westerly face six and one half inches more or less to the centre line of a party wall dividing the said concrete block building two stories in height from concrete block garage building one storey in height; thence easterly along the said centre line of partition wall (which is hereby declared to be a party wall) thirty one feet two and one quarter inches to the easterly boundary of the said lands included in said Plan No. 65; thence southerly along the easterly boundary of the lands included in said Plan No. 65, being the easterly face of the concrete block building two stories in height and an old frame shed one hundred and thirty six feet four inches more or less to the south-east angle of the said old frame shed; thence westerly along the southerly face of the southerly wall of the said frame shed, the northerly face of the northerly wall of old frame shed standing on the lands immediately to the south of the lands herein described; and along the line of a fence standing in the year 1938 and the northerly face of the northerly wall of an old brick building standing on the lands immediately to the south of the lands herein described and along a picket fence, in all one hundred and ~~seventy two feet seven~~ and one half inches more or less to the place of beginning.

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SCHEDULE "B"

Reasons for the designation of the Edward Leadlay House  
at No. 25 Augusta Avenue.

The Edward Leadlay House is designated for architectural reasons because it is an especially good-example of the High Victorian, Italianate style in domestic architecture, with many well preserved interior features. The Tower of the house also has contextual significance as a local landmark visible above the surrounding buildings and as the feature terminating the vista east along Wolseley Avenue.