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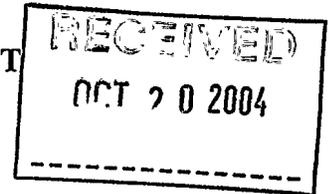
This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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**.

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OCT 27 2004

CONSERVATION REVIEW BOARD
**IN RE THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
40 KINGSWOOD ROAD (GEORGE DAVIS HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

██████████
40 Kingswood Road
Toronto, Ontario
M4E 3N5

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. 750-2004 to designate 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest.

Dated at Toronto this 19th day of October, 2004.

Ulli S. Watkiss
City Clerk

CO/29/04
✓
RL

Authority: Notice of Motion J(19), moved by Deputy Mayor Bussin, seconded by Councillor Pitfield, as adopted by City of Toronto Council on July 20, 21 and 22, 2004

Enacted by Council: September 30, 2004

CITY OF TORONTO

BY-LAW No. 750-2004

To designate the property at 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 40 Kingswood Road (George Davis House) as being of cultural heritage 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 cultural heritage 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 40 Kingswood 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.

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

1. The property at 40 Kingswood Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. 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. City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 40 Kingswood 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 30th day of September, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

The property at 40 Kingswood Road is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Located on the west side of Kingswood Road, north of Queen Street East, the house was completed in 1919 for George Davis, an editor with Maclean's Publishing. The site is associated historically with the stained glass artist F. S. Hollister, who occupied the premises during the 1930s. Hollister was a principal with the Toronto firm of Cowan and Hollister, whose commissions included the World War 1 memorial windows for the Peace Tower in Ottawa. Architecturally, the George Davis House is a good example of Period Revival Design with English Tudor elements that contributes to the Balmy Beach neighbourhood.

The heritage attributes of the property are comprised of the exterior walls and roof. The structure rises two stories under a steeply-pitched gable roof with extended eaves and a brick chimney. The house is clad with reddish brown brick and trimmed with brick, stucco and wood. The upper floor is faced with stucco and displays wood half timbering. A projecting jetty, featuring brackets and a gable roof with extended and returned eaves, is placed on the east façade facing Kingswood Road. A bay window with multi-paned transoms is found at the base of the jetty, which is flanked on the right by an entrance. The remaining fenestration, combining bay windows and narrow flat-headed window openings, has multi-paned transoms.

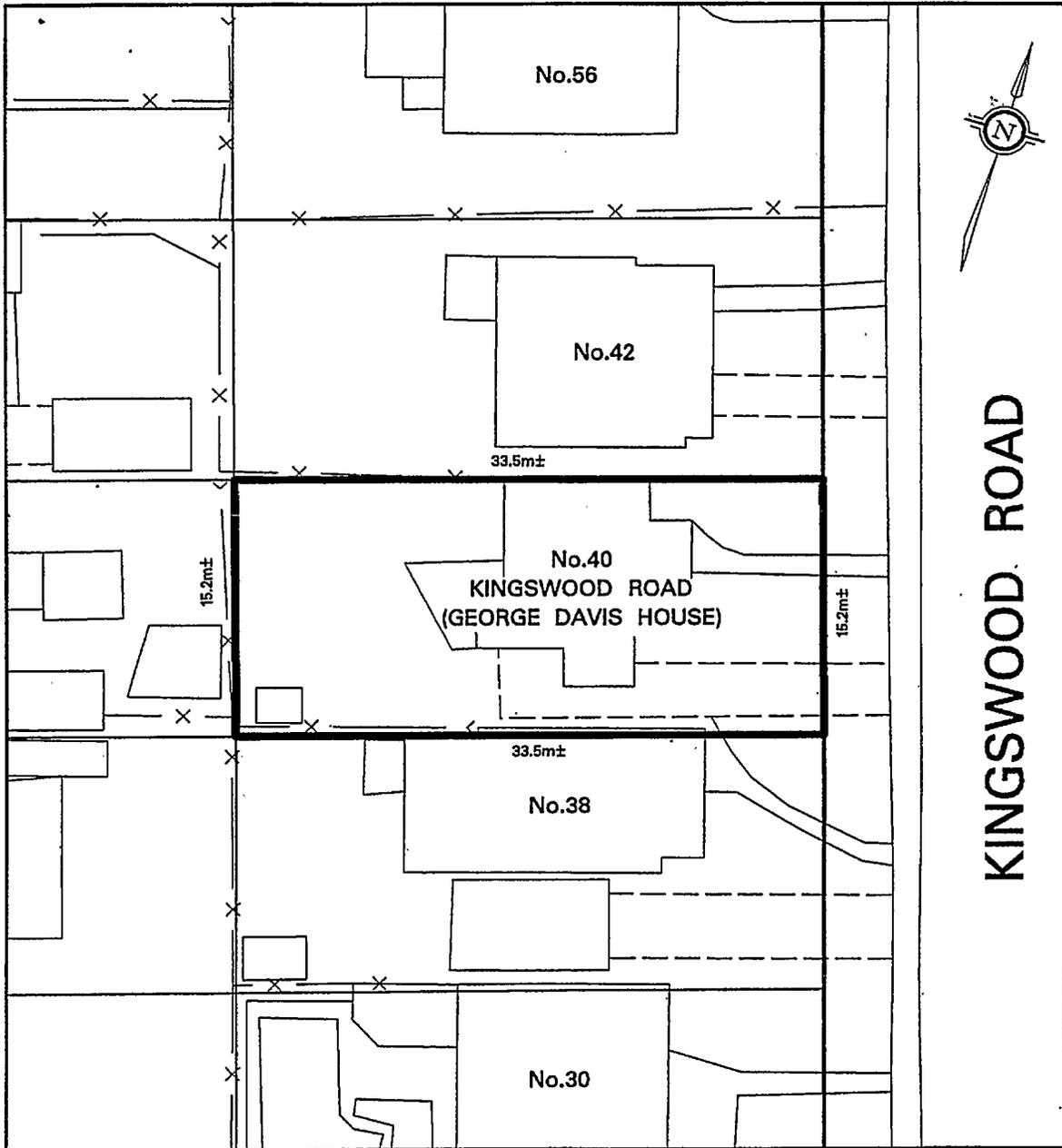
SCHEDULE "B"

PIN 21008-0097 (LT).

Lot 59 on Plan 1408 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-121 dated August 10, 2004, as set out in Schedule "C".

SCHEDULE "C"



TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 40 KINGSWOOD ROAD
(GEORGE DAVIS HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
(NOT TO SCALE)

WARD 32 - BEACHES-EAST YORK
DATE: AUG. 10, 2004

SKETCH No. PS-2004-121