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

AND IN THE MATTER OF THE DESIGNATION OF THE  
PROPERTY AT NO. 48 CRESCENT ROAD, INCLUDING  
THE PROPERTY NOW KNOWN AS NO. 44 CRESCENT ROAD

NOTICE OF PASSING OF BY-LAW

To: 377202 Ontario Limited,  
c/o Zackheim, Cohen & Lubell,  
801 Eglinton Avenue West,  
Suite 400,  
Toronto, Ontario. M4G 2J9

Attention: Mr. Lubell

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of  
the City of Toronto has passed By-law No. 565-79 to designate  
the above property. (File 1508).

DATED at Toronto this 7th day of August, 1979.

*Roy V. Henderson*  
Roy V. Henderson  
City Clerk

No. 565-79. A BY-LAW

*To designate the Property at No. 48 Crescent Road, including the property now known as No. 44 Crescent Road, of architectural value.*

(Passed June 25, 1979.)

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 notice of intention to so designate the property at No. 48 Crescent Road, including the property now known as No. 44 Crescent Road, 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. 48 Crescent Road, including the property now known as No. 44 Crescent Road, be duly designated by by-law of the City of Toronto pursuant to the provisions of The Ontario Heritage Act, 1974; and

WHEREAS the aforesaid Council has considered the said report; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

THEREFORE, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value the real property more particularly described in Schedule 'A' hereto, known as No. 48 Crescent Road, including the property now known as No. 44 Crescent Road.
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.

JOHN SEWELL,  
*Mayor.*

ROY V. HENDERSON,  
*City Clerk.*

Council Chamber,  
Toronto, June 25, 1979.  
(L.S.)

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**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, being composed of lot 39 and parts of lots 40 and 41 on the north side of North Drive, now Crescent Road, according to a plan registered in the Registry Office for the Registry Division of Toronto as 84E, the boundaries of the said parcel being described as follows:

COMMENCING at the south-westerly angle of the said lot 39;

THENCE NORTHERLY along the westerly limit of the said lot 39, a distance of 41.15 metres more or less, to the north-westerly angle thereof;

THENCE EASTERLY along the northerly limits of the said lots 39, 40 and 41, a distance of 30.71 metres;

THENCE SOUTHERLY in a straight line 41.15 metres more or less, to a point in the northerly limit of Crescent Road distance 30.33 metres measured easterly thereon from the point of commencement;

THENCE WESTERLY along the last-mentioned limit, being along the southerly limits of the said lots 40 and 39, a distance of 30.33 metres, to the said point of commencement.

**SCHEDULE 'B'**

Reasons for the designation of the Property at No. 48 Crescent Road, including the property now known as No. 44 Crescent Road.

The building is designated on architectural grounds. Built in 1900 on the Macpherson estate subdivision and designed by S.H. Townsend, it is a good example of the work of an important Toronto architect. It features a recessed arched brick entrance with impost return, distinctive leaded windows and shingled gables. The dry fieldstone wall enhances the property in context with the neighbourhood and the coachhouse/garage is a noteworthy auxiliary building.