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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.37 METCALFE STREET (HOUSE)

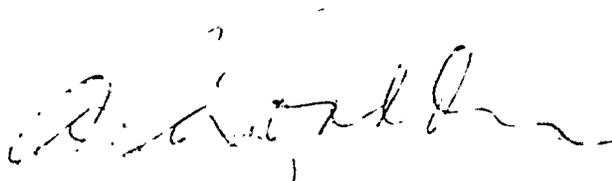
NOTICE OF PASSING OF BY-LAW

To: ~~#445238 Ontario Limited
c/o Upshall, Mackenzie & Kelday
Barristers and Solicitors
50 Queen Street East
BRAMPTON, ONTARIO
L6V 2A2~~

Ontario Heritage Foundation. ✓

Take notice that the Council of the Corporation of the
City of Toronto has passed By-law No.331-81 to designate
the above property. (File 2051).

DATED at Toronto this 30th day of June, 1981.


A. R. N. Woadden
Deputy City Clerk

No. 331-81. A BY-LAW

*To designate the Property at No. 37 Metcalfe Street
of architectural value.*

(Passed May 21, 1981.)

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 No. 37 Metcalfe Street 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 No. 37 Metcalfe Street.
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.

ARTHUR C. EGGLETON,
Mayor.

A.R.N. WOADDEN,
Deputy City Clerk.

Council Chamber,
Toronto, May 21, 1981.
(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 and Province of Ontario, being composed of parts of Lots 21 and 22 on the south side of Winchester Street according to Plan 26 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the easterly limit of Metcalfe Street where the same is intersected by a line drawn parallel to and at the perpendicular distance of 1.52 metres southerly from the southerly face of the southerly wall of the brick apartment house standing in September 1931 on the lands immediately adjoining to the north of the hereindescribed parcel of land and known as premises 43 Metcalfe Street, the said point being distant 31.96 metres measured southerly along the said easterly limit of Metcalfe Street from the southerly limit of Winchester Street;

THENCE southerly along the said easterly limit of Metcalfe Street, being along the westerly limit of the said lot 22, a distance of 15.33 metres, more or less, to the site of the line of a former old fence;

THENCE easterly along the said site of line of a former old fence, being along a line about parallel to the said southerly limit of Winchester Street, a distance of 14.94 metres, more or less, to a point therein distant 1.01 metres west of the westerly wall of the brick apartment house standing at the aforesaid date on the hereindescribed parcel of land and known as premises 37 Metcalfe Street;

THENCE southerly along the line of a fence 1.37 metres, more or less, to an angle therein;

THENCE easterly along the said line of fence 4.50 metres;

THENCE continuing easterly along the said line of fence 7.32 metres;

THENCE southerly along the site of the line of a former old fence 17.60 metres, more or less, to a point in the northerly limit of Millington Street distant 26.54 metres measured easterly thereon from the aforesaid easterly limit of Metcalfe Street;

THENCE easterly along the said northerly limit of Millington Street, being along the southerly limit of the said lot 21, a distance of 11.30 metres, more or less, to the easterly face of the easterly wall of the frame sheds standing at the aforesaid date on the hereindescribed parcel of land;

THENCE northerly along said easterly face of wall to and along the easterly face of the easterly wall of an extension appurtenant to the last-mentioned

apartment house and along the site of the line of a former old fence, in all a distance of 36.18 metres, more or less, to the intersection thereof with the aforesaid line drawn parallel to and at the perpendicular distance of 1.52 metres southerly from the southerly face of the southerly wall of the brick apartment house standing at the aforesaid date on the lands immediately adjoining to the north of the hereindescribed parcel of land and known as premises 43 Metcalfe Street;

THENCE westerly along the said parallel line 37.80 metres, more or less, to the point of commencement.

SCHEDULE 'B'

Reasons for the designation of the property at No. 37 Metcalfe Street:
The property at 37 Metcalfe Street is designated in architectural grounds. The original house was built in 1875 by John Douglas and it was first occupied by Joseph B. Reed as 75 Winchester Street until 1883. James L. Morrison, President of Grip Print and Publishing Company was the next owner. The house was enlarged in 1892 to the design of architect, J. Wilson Gray. Although the entry on the north side is important, it is the classical features and the detailed carvings accentuating the Metcalfe Street facade that identify this house as a unique example of architectural skill and craftsmanship.

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

AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTY KNOWN AS 50-52 METCALFE STREET (HOUSE)

NOTICE OF PASSING OF BY-LAW

To: Lcc-Ott, Edward
 Lcc-Ott, Ethel,
 67 Glen Davis Crescent,
 Toronto, Ontario.
 M4E 1X7

 Emilija Arozina and Zoran Bakich,
 50-52 Metcalfe Street,
 Toronto, Ontario. M4X 1R8
 ✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No.74-77 to designate
the above property. (File 0535).

DATED at Toronto this 25th day of March, 1977.



Roy V. Henderson
City Clerk

No. 74—77. A BY-LAW

To designate the building at 50-52 Metcalfe Street of architectural value.

[Passed February 28, 1977]

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 building at No. 50-52 Metcalfe Street 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 50-52 Metcalfe Street 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 the designation are set out as Schedule "B" hereto;

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. 50-52 Metcalfe Street.

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, February 28, 1977.
(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, composed of Lot number four and the Southerly part of Lot number five on the West side of Metcalfe Street in the subdivision of part of Park Lot Number Two according to registered Plan Number D49 which part of Lot number five is described as follows:

Commencing on the West side of Metcalfe Street at the south-east angle of said Lot number five;

Thence Northerly along the West side of Metcalfe Street ten feet (10 feet);

Thence Westerly parallel to the Southerly boundary of the said lot one hundred and eighty-one feet four inches (181 feet 4 inches) to the Western boundary of the Lot;

Thence Southerly along that boundary ten feet (10 feet) to the said Southerly boundary;

Thence Easterly along the said Southerly boundary One hundred and eighty-one feet and four inches (181 feet 4 inches) to the place of beginning.

SCHEDULE "B"

Reasons for the designation of the building at No. 50-52 Metcalfe Street.

The said building is designated as having architectural value for its very good and highly individual design in the Romanesque Revival.

Legal Department

WILLIAM R. CALLOW, Q.C.
CITY SOLICITOR

MICHAEL E. FRAM, Q.C.
DEPUTY CITY SOLICITOR

DAVID C. LYONS, Q.C.
CORPORATION COUNSEL

CITY OF TORONTO



CITY HALL
TORONTO M5H 2N2

SOLICITORS

N.V.S. WYER
P.C.H. KRIS
R. MOY
MISS F.F. FORAN
W.V. HAWRYLIW
J.D. PHILLIPS

W.E. WARD
H. PASTUSZAK
M.J. WINER
MRS. L. EOAKE
MRS. G.B. WARREN
S. EMERSON

MISS D.M. MORRELL

Please reply attention of:

Mr. F. H. Chambers.

Telephone; 367-7225.

February 25, 1977.

Roy V. Henderson, Esq.,
City Clerk,
2nd Floor.
City Hall.

Attention: Mr. Oliver Wright

Dear Sir:

Re: Anticipated Designation of 50-52 Metcalfe St.

A By-law to designate the above property has been presented to Council.

If enacted, Section 29, subsection (14) of the Ontario Heritage Act, 1974 requires a copy of such by-law to be served on the owner of the property and on the Foundation.

At the time of the Hearing before the Conservation Review Board, the owners of the property were Edward Lee-Ott and Ethel Lee-Ott. Since that time, the property has been transferred to Emilija Arezina and Zoran Bakich as partnership property. Their address is shown by Registry Office records to be 50-52 Metcalfe St.

Will you please serve copies of the by-law on both the former owners and the new owners.

Yours truly,

City Solicitor.

W.R.C.
jex
FHC

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

AND IN THE MATTER OF THE LANDS AND PREMISES
KNOWN MUNICIPALLY AS 50-52 METCALF STREET,
IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

To: Lee-Ott, Edward
Lee-Ott, Ethel,
67 Glen Davis Crescent,
Toronto, Ontario.
M4E 1X7.

✓ Ontario Heritage Foundation.

Take notice that the Council of the Corporation of the City of Toronto, on the 17th and 19th days of September, 1975, decided to designate the lands and buildings, known municipally as 50-52 Metcalf Street, as a property of architectural value or interest under The Ontario Heritage Act, 1974, S.O. Chapter 122. The reason for the proposed designation is its very good and highly individual design in the Romanesque Revival, that combines the use of arches and elaborate roof lines normal in Toronto with extensive tile hanging and use of picturesque massing less common in the area. The building is also important in the streetscape because of its mass and its adherence to the common setback and scale of the area.

Notice of objection to the designation may be served on the Clerk within thirty days of September 26th 1975.

DATED at Toronto this 26th day of September, 1975.


ROY V. HENDERSON
Deputy City Clerk.

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

AND IN THE MATTER OF THE DESIGNATION OF THE PROPERTY
KNOWN MUNICIPALLY AS NO.37 METCALFE STREET
IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

To: 445238 Ontario Limited
c/o Upshall, Mackenzie and Kelday
Barristers and Solicitors
50 Queen Street East
BRAMPTON, ONTARIO
L6V 1A2

Ontario Heritage Foundation.

Take notice that the Council of the Corporation of the City of Toronto, on the 26th day of February, 1981, decided to designate the lands and buildings, known municipally as No.37 Metcalfe Street, as a property of architectural value or interest under The Ontario Heritage Act, 1974, 1974 S.O. Chapter 122.

Short Statement of Reasons for the Proposed Designation

37 Metcalfe Street (house) is recommended for designation for architectural reasons. The original house was built in 1875 by John Douglas, and it was first occupied by Joseph B. Reed as 75 Winchester Street until 1883. James L. Morrison, President of Grip Print and Publishing Company, was the next owner. The house was enlarged in 1892 to the design of architect, J. Wilson Gray. Although the entry on the north side is important, it is the classical features and the detailed carvings accentuating the Metcalfe Street facade that identify this house as a unique example of architectural design skill and craftsmanship.

Notice of Objection to the designation may be served on the Clerk within thirty days of the 17th of March, 1981. (File 2051)

DATED at Toronto this 17th day of March, 1981.


Roy V. Henderson
City Clerk