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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  
EASTERLY FIFTY FOOT PORTION OF NO.35 CRESCENT  
ROAD (THE BOULTBEE HOUSE)

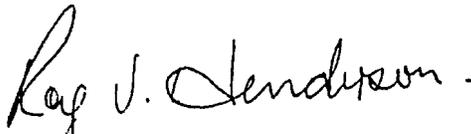
NOTICE OF PASSING OF BY-LAW

To: ~~Thomas Kellner Limited~~      ~~Gabe Holdings Ltd.~~  
~~38 Maple Avenue~~            ~~38 Maple Avenue~~  
~~TORONTO, ONTARIO~~        ~~TORONTO, ONTARIO~~  
~~M4W 2T7~~                      ~~M4W 2T7~~

Ontario Heritage Foundation ✓

Take notice that the Council of The Corporation of the  
City of Toronto has passed By-law No.845-79 to designate  
the above property. (File 1789).

DATED at Toronto this 26 day of February, 1980.

  
Roy V. Henderson  
City Clerk

No. 845-79. A BY-LAW

*To designate the Property known as No. 35 Crescent Road  
of architectural value and of historic interest.*

(Passed October 1, 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 the Council of The Corporation of the City of Toronto has caused to be served upon the owner of the lands and premises known as No. 35 Crescent Road 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 as 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 and historic value or interest the real property, more particularly described in Schedule 'A' hereto, known as No. 35 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, October 1, 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 part of Villa Lot 2 according to a plan registered in the Registry Office for the former County of York as 104, but now registered in the Land Registry Office for the Registry Division of Toronto (No. 63), and part of Lot A on the south side of North Drive, now Crescent Road, according to plan 176-E, registered in the said Land Registry Office, the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the southerly limit of Crescent Road where the same is intersected by the easterly face of a stone retaining wall standing in August 1979, and forming the easterly limit of the hereindescribed parcel of land, the said point being distant 116.10 feet more or less measured easterly along the said southerly limit of Crescent Road from the limit between lots B and C according to the said plan 176-E;

THENCE westerly along the said southerly limit of Crescent Road, 50.00 feet;

THENCE southerly along a line drawn at right angles to the said southerly limit of Crescent Road, 150.00 feet more or less to the southerly face of the stone retaining wall standing at the aforesaid date and forming the southerly limit of the said hereindescribed parcel of land;

THENCE easterly along the said southerly face of the stone retaining wall, being along the southerly limit of the said lot A and the easterly production thereof, and also being along a line drawn about parallel to the aforesaid southerly limit of Crescent Road to a point in the aforesaid easterly face of the stone retaining wall distant 102.33 feet more or less measured easterly along the said southerly face of stone retaining wall from the aforesaid limit between lots B and C;

THENCE northerly and north-westerly along the said easterly face of stone retaining wall, a distance of 156.58 feet more or less to the point of commencement.

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SCHEDULE "B"

Reasons for the designation of the Property at No. 35 Crescent Road.

This building is designated for architectural and historical reasons. The house was designed by architect, S.H. Townsend, for Alfred Boulton, Q.C., and built in 1895 on land that was part of the estate of Sir David L. Macpherson. In the early 1900's Boulton's son, Alfred E. Boulton, designed stone walls and, as the focus of the garden, a swimming pool enhanced by a Doric colonnade.

The two-storey house, with Tudor Gothic characteristics exhibited in the wood detailing and brickwork, was built into the hillside of the Rosedale Valley in unique surroundings.