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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 25 SPADINA ROAD (HOUSE)

NOTICE OF PASSING OF BY-LAW

To: ~~The Municipality of Metropolitan Toronto
C/o Mr. W. J. Lotto
The Clerk of the Municipality of Metropolitan Toronto
City Hall
Toronto, Ontario .~~

Ontario Heritage Foundation. ✓

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No.165-80
to designate the above property. (File 1869).

DATED at Toronto this 8th day of April, 1980.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 165-80. A BY-LAW

*To designate the Property at No. 25 Spadina Road
of architectural value.*

(Passed February 4, 1980.)

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. 25 Spadina 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 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. 25 Spadina 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, February 4, 1980.
(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, being Unit 7 on Plan D-227 registered in the Land Registry Office for the Land Titles Division of Toronto and York South (No. 66).

SCHEDULE "B"

This building is designated on architectural grounds. Romanesque revival in character, this house was built in 1897 to the design of architect, F.H. Herbert, who was especially noted for distinctive residential work. The coursed rubble red sandstone base, dressed stone trim, and red brick walls are enhanced by the unique bracketed detailing of the balcony above the arched entrance recess, of the second floor oriel window, and of the unusual brick gable that is superimposed on a tile gable. The curved corner bay window, the hipped dormer with finial and overall brickwork increase the importance of this design in its urban context.