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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
47 BENLAMOND AVENUE, CITY OF TORONTO
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: Benlamond Ridge Developments Ltd.



Benlamond Ridge Developments Ltd.



✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 345-90 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 19th day of June, 1990.

A handwritten signature in cursive script, appearing to read "Sydney K. Baxter".

Sydney K. Baxter
Deputy City Clerk

✓

No. 345-90. A BY-LAW

*To designate the Property at No. 47 Benlamond Avenue
(Alexander Macloud House) of architectural value.*

(Passed May 28, 1990.)

Whereas by adoption of Clause 14, Neighbourhoods Committee Report No. 7, adopted by Council on May 28, 1990, authority was granted to designate the property at 47 Benlamond Avenue (Alexander Macloud House) of architectural value;

Whereas the Ontario Heritage Act authorizes the Council of a municipality to designate real property, including all the building and structures thereon, to be of historic or architectural value or interest; and

Whereas notice of intention to so designate the property at No. 47 Benlamond Avenue (Alexander Macloud House) 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. 47 Benlamond Avenue (Alexander Macloud House) be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act; and

Whereas the aforesaid Council has considered the said report; and

Whereas the reasons for designation are set out in 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 or interest the real property more particularly described in Schedule "A" hereto known as the property at No. 47 Benlamond Avenue (Alexander Macloud House).
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.

SYDNEY K. BAXTER
Deputy City Clerk.

Council Chamber,
Toronto, May 28, 1990.
(L.S.)

SCHEDULE "B"

Reasons for designation of the Property at No. 47 Benlamond Avenue (Alexander Maccloud House);

The property at 47 Benlamond Avenue (Alexander Maccloud House) is designated on architectural grounds. It was built in 1909 for Alexander Maccloud, builder, and first occupied by William Phillips. The 2½ storey house is red brick with wood trim, frame additions and stone foundations. Important features include the fenestration arrangement, one-storey north porch, sash, stained glass, two-storey wood porches, two-storey projecting south bay window and entrances. Other significant elements include the three-storey bays on the north and south faces, roof, gable beds, cornices, chimneys and octagonal belvedere. The property at 47 Benlamond Avenue, prominently located on the edge of a ravine, is evocative of the style of house, though on a larger scale, built in East Toronto at the turn of the century and represents a unique pair of houses.

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

Part of Lot 16 and part of Block A on the south side of Benlamond Avenue according to Plan 422 registered in the Land Registry Office for the Registry Division of Toronto (No.63), the boundaries of the said land being described as follows:

Premising that the southerly limit of Benlamond Avenue according to the said Plan 422 has a bearing of North 74 degrees and 56 minutes West and relating all bearings herein thereto, then;

Commencing at a point in the southerly limit of Benlamond Avenue distant 62.18 metres measured on a course of South 74 degrees and 56 minutes East thereon from the westerly limit of Lot 17 according to the said Plan 422;

Thence South 14 degrees 59 minutes and 30 seconds West parallel to the said westerly limit of Lot 17, a distance of 131.90 metres more or less to a stake planted in the southerly limit of the lands herein described;

Thence North 83 degrees 53 minutes and 30 seconds East along the said southerly limit, 4011 metres to a stake planted;

Thence North 14 degrees 59 minutes and 30 East, 39.55 metres to a stake planted;

Thence on a curve to the left having a radius of 4.57 metres, a distance of 4.52 metres to a stake planted;

Thence North 41 degrees and 46 minutes West, 7.96 metres to a stake planted;

Thence on a curve to the right having a radius of 10.67 metres, a distance of 8.46 metres to a stake planted;

Thence North 3 degrees 39 minutes and 30 seconds East, 2.92 metres more or less to an iron tube planted in a line drawn parallel to the said southerly limit of Benlamond Avenue and distant 56.39 metres southerly therefrom measured on a course of South 14 degrees 59 minutes and 30 seconds West;

Thence westerly along the said parallel line, 12.27 metres more or less to an iron tube planted in the said parallel line at the distance of 74.68 metres measured easterly thereon from the said westerly limit of Lot 17;

Thence North 14 degrees 59 minutes and 30 seconds East, 16.15 metres to an iron tube planted;

Thence North 25 degrees and 50 minutes west, 8.84 metres to a point in a line drawn parallel to the said westerly limit of Lot 17 and distant 68.88 metres easterly therefrom measured on the course of the said southerly limit of Benlamond Avenue and being also distant 33.53 metres measured southerly along the said parallel line from the said southerly limit of Benlamond Avenue;

Thence North 14 degrees 59 minutes and 30 seconds East along the said parallel line, 33.53 metres to the said southerly limit of Benlamond Avenue;

Thence westerly along the last mentioned limit, 6.70 metres to the point of commencement.