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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. 74 GERRARD STREET EAST (HOUSE)

NOTICE OF PASSING OF BY-LAW

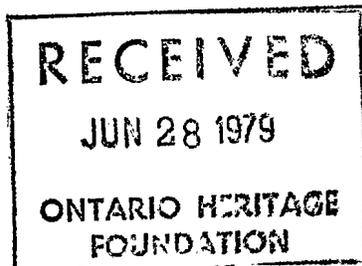
To: Omnitown Developments Limited,
655 Midland Avenue,
Scarborough, Ontario.
M1K 5E7

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No. 462-79 to designate
the above property. (File 1689).

DATED at Toronto this 26th day of June, 1979.

Roy V. Henderson
Roy V. Henderson
City Clerk



No. 462-79. A BY-LAW

*To designate the Property at No. 74 Gerrard Street East
of architectural value.*

(Passed May 28, 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 owners of the lands and premises known as No. 74 Gerrard Street East 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. 74 Gerrard Street East.
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.

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

Council Chamber,
Toronto, May 28, 1979.
(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 composed of part of Lot 19 on the north side of Gerrard Street, now Gerrard Street East according to Plan 22A 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 the south-westerly angle of the said lot;

THENCE northerly along the said westerly limit of lot, 30.78 metres, more or less, to the north-westerly angle thereof;

THENCE easterly along the northerly limit of the said lot, 6.22 metres, more or less, to its intersection with the northerly production of the easterly face of the easterly wall of the building standing in May 1979 on the hereindescribed parcel of land;

THENCE southerly along the said production and easterly face of wall and the southerly production thereof, in all a distance of 30.78 metres, more or less, to the southerly limit of the said lot;

THENCE westerly along the last-mentioned limit being along the northerly limit of Gerrard Street East, a distance of 6.29 metres, more or less, to the point of commencement.

SCHEDULE 'B'

Reasons for the designation of the property at No. 74 Gerrard Street East.

This building is designated an architectural grounds. Built in the late 1880's, it exemplifies the importance of compatible form and detailing in the context with earlier house design in the immediate area. The distinctive quality of this building is shown in the fine wood details of the entrance canopy and the gable trim as well as in the contrasting textures of stone bands and decorative brick panels below and above the windows.