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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980 CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
76-78 GERRARD STREET WEST

NOTICE OF PASSING OF BY-LAW

To:



Richlore Const. Limited^{M3H 1J3}
3625 Dufferin Street, Suite 503
Toronto, Ontario M3K 1N4
Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 132-85 to designate the above property.

Dated at Toronto this 19th day of February, 1985.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 132-85. A BY-LAW

To designate the Property at No. 76-78 Gerrard Street West of architectural value.

(Passed January 28, 1985.)

WHEREAS the Ontario Heritage Act 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 property at No. 76-78 Gerrard Street West 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. 76-78 Gerrard Street West 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 "C" 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 Schedules "A" and "B" hereto, known as the property at No. 76-78 Gerrard Street West.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "B" 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.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, January 28, 1985.
(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 part of Lot 13 on the north side of Gerrard Street West, according to Plan 145 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 northerly limit of Gerrard Street West where it is intersected by the existing centre line of the said lot, the said point being distant 23.01 metres, more or less, measured westerly along the said northerly limit of Gerrard Street West from the westerly limit of Bay Street;

THENCE westerly along the said northerly limit of Gerrard Street West, being along the southerly limit of the said lot, a distance of 3.82 metres;

THENCE northerly in a straight line to and along the centre line of the partition wall between the building standing in 1975 on the hereindescribed parcel of land and the building immediately adjoining to the west thereof and known respectively as premises 76 and 78 Gerrard Street West and continuing northerly along the northerly production of the said centre line of wall in all a distance of 15.24 metres more or less to the intersection of the said northerly production by a line drawn easterly parallel to the aforesaid northerly limit of Gerrard Street West from a point in the easterly limit of Laplante Avenue distant 15.24 metres measured northerly thereon from the said northerly limit of Gerrard Street West;

THENCE easterly along the said parallel line, 3.82 metres more or less, to the site of the line of a fence;

THENCE southerly along the said site of line of fence to and along the westerly face of the westerly wall of the building standing at the aforesaid date on the lands immediately adjoining to the east of the hereindescribed parcel of land and known as premises 74 Gerrard Street West and continuing southerly in a straight line being along the existing centre line of lot, in all a distance of 15.24 metres more or less to the point of commencement.

The westerly limit of Bay Street, northerly limit of Gerrard Street West and easterly limit of Laplante Avenue as confirmed under The Boundaries Act by Plan BA-865 registered on 5 August 1976 as Instrument CT189558.

SCHEDULE "B"

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 part of Lot 13 on the north side of Gerrard Street West, according to Plan 145 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 westerly limit of the said lot, being in part along the centre line of the partition wall between the building standing in 1975 on the hereindescribed parcel of land and the building immediately adjoining to the west thereof and known respectively as premises 78 and 80 Gerrard Street West, a distance of 15.24 metres more or less, to the intersection thereof with a line drawn easterly parallel to the said northerly limit of Gerrard Street West from a point in the easterly limit of Laplante Avenue distant 15.24 metres measured northerly thereon from the said northerly limit of Gerrard Street West;

THENCE easterly along the said parallel line, 3.76 metres more or less, to its intersection with the northerly production of the centre line of the partition wall between the said building standing on the hereindescribed parcel of land and the building standing on the lands immediately adjoining to the east thereof and known respectively as premises 78 and 76 Gerrard Street West;

THENCE southerly along the said production to and along the said centre line of wall to the southern extremity thereof and continuing in a straight line, in all a distance of 15.24 metres

more or less, to a point in the southerly limit of the said lot distant 3.76 metres measured easterly thereon from the point of commencement.

THENCE westerly along the last mentioned limit, being along the aforesaid northerly limit of Gerrard Street West, a distance of 3.76 metres, to the said point of commencement.

The easterly limit of Laplante Avenue and northerly limit of Gerrard Street West as confirmed under The Boundaries Act by Plan BA-865 registered on 5 August 1976 as Instrument CT189558.

SCHEDULE "C"

Reasons for designation of the Property at No. 76-78 Gerrard Street West.

76-78 Gerrard Street West is designated on architectural grounds. This semi-detached house was built in 1889 by Frank Phillips, builder. One central projection with tall narrow and slightly arched windows terminates in a gable with a steeply pitched roof. Decorative brick band courses, inset terracotta features and a rough-cast stone base are distinguishing features. It is an important part of the last remaining block of original buildings on Gerrard Street West.