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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.82 SOUTH DRIVE (HOUSE)

NOTICE OF PASSING OF BY-LAW


To:



✓Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No.586-77 to designate
the above property. (File 1347).

DATED at Toronto this 4th day of November, 1977.


Roy V. Henderson
City Clerk

No. 586-77. A BY-LAW

To designate the Property at No. 82 South Drive, of architectural value.

(Passed September 26, 1977.)

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. 82 South Drive 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. 82 South Drive.
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.

DAVID CROMBIE,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, September 26, 1977.
(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 Villa Lot XLIV according to a plan registered in the Registry Office for the former County of York as 104, but now registered in the Registry Office for the Registry Division of Toronto, the boundaries of the said parcel being described as follows:

PREMISING that the bearings hereinafter mentioned are astronomic and are referred to the Central Meridian Zone 10 of the Ontario Co-ordinate System, then:

COMMENCING at the intersection of the northerly limit of the said Villa Lot XLIV with the easterly limit of Scarth Road as confirmed under the Boundaries Act by plan BA-427 registered on 28th day of June 1973 as instrument CT4775;

THENCE easterly along the said northerly limit of lot, a distance of 100.00 feet to a point therein distant 50.00 feet more or less measured easterly thereon from the intersection of the northerly production of the centre line of partition wall between two houses standing in July 1977 on the westerly portion of the said lot and known as premises 82 South Drive and 1 Scarth Road;

THENCE southerly along a line drawn at right angles to the said northerly limit of lot, a distance of 163.50 feet more or less to the southerly limit of the said lot;

THENCE westerly along the said southerly limit of lot, being along the northerly limit of South Drive as confirmed by the said plan BA-427, a distance of 71.90 feet more or less to the beginning of a curve to the right having a radius of 48.25 feet;

THENCE north-westerly along the said curve to the right having a radius of 48.25 feet, a distance of 87.00 feet more or less to the end of the said curve distant 75.68 feet measured on a course of North 46 degrees 26 minutes and 15 seconds West from the said beginning of curve, the said end of curve being also the beginning of another curve to the left having a radius of 185.96 feet;

THENCE northerly along the said curve to the left having a radius of 185.96 feet being along the aforesaid easterly limit of Scarth Road as confirmed, a distance of 56.23 feet more or less to the end of the said curve distant 56.02 feet measured on a course of North 3 degrees 26 minutes and 55 seconds West from the said beginning of curve, the said end of curve being the beginning of another curve to the left having a radius of 101.61 feet;

THENCE northerly along the said curve to the left having a radius of 101.61 feet, being along the said easterly limit of Scarth Road as confirmed, a distance of 35.35 feet more or less to the end of the said curve distant 35.17 feet measured

on a course of North 22 degrees 04 minutes and 35 seconds West from the said beginning of curve, the said end of curve being the point of commencement.

SCHEDULE 'B'

Reasons for the designation of the Property at No. 82 South Drive

The house at No. 82 South Drive is designated on architectural grounds. Built about 1886, it is one of the first two-family houses in Rosedale and, as such, it is a good example of a design expression that acknowledges the contextual characteristics of the area in form, scale, detail and material.