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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
264 ST. CLAIR AVENUE WEST  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**


RECEIVED  
JUL 19 2000

Mr. Gary Switzer  
Great Gulf (St. Clair) Ltd.  
250 Lesmill Road  
Toronto, Ontario  
M3B 2T5

Ontario Heritage Foundation

Take notice that the Council of the City of Toronto has passed By-law No. 408-2000 to designate 264 St. Clair Avenue West as being of architectural and historical value or interest.

Dated at Toronto this 18th day of July, 2000.

  
Novina Wong  
City Clerk

  
KT

10/5/00 ✓  
RC

✓

Authority: Toronto Community Council Report No. 6, Clause No. 22, as adopted by City of Toronto Council on April 11, 12 and 13, 2000; and Toronto Community Council Report No. 11, Clause No. 58, as adopted by City of Toronto Council on July 4, 5 and 6, 2000  
Enacted by Council: July 6, 2000

**CITY OF TORONTO**

**BY-LAW No. 408-2000**

**To designate the property at 264 St. Clair Avenue West (Alexander Davidson Coach House) as being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at No. 264 St. Clair Avenue West (Alexander Davidson Coach House) as being of architectural and historical value or interest; and

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 historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 264 St. Clair Avenue West and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at No. 264 St. Clair Avenue West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at No. 264 St. Clair Avenue West 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****HERITAGE TORONTO****HERITAGE PROPERTY REPORT****264 St. Clair Avenue West (Alexander Davidson Coach House)**

This report comprises the "Long Statement of Reasons for Designation" under Part IV of the *Ontario Heritage Act* for the property at 264 St. Clair Avenue West (Alexander Davidson Coach House). It contains Basic Building Data, as well as sections on Historical Development, Architectural Description, Context, Summary and Sources. Location Map and Photographs are included, and the "Short Statement of Reasons for Designation" (intended for publication) is appended.

**Basic Building Data:**

Address:	264 St. Clair Avenue West (northwest corner of St. Clair Avenue West and Russell Hill Road)
Ward:	Midtown (Ward 23)
Current Name:	not applicable
Historical Name:	Alexander Davidson Coach House
Construction Date:	1911-1912
Architect:	J. Wilson Gray
Contractor/Builder:	Gordon Brothers
Additions/Alterations:	1946, garage doors replaced; dormers added
Original Owner:	Dr. Alexander Davidson, physician
Original Use:	residential (coach house)
Current Use*:	residential (single family dwelling); * <i>this does not refer to permitted use(s) as defined in the Zoning by-law</i>
Heritage Category:	Category C
Recording Date and Recorder:	KA/February 2000

## HISTORICAL BACKGROUND

### Forest Hill:

With the establishment of the Town of York in 1793, Lieutenant Governor John Graves Simcoe directed the division of lands north of the townsite into a series of lots. The portion between present-day Queen and Bloor Streets was surveyed into over 30 park lots, while the concessions between Bloor and Eglinton were arranged in a series of 200-acre farm lots. The allotments were distributed to government officials as the location of country estates.

Farm Lot 23, located north of St. Clair between Yonge and Bathurst Street, was awarded to Peter Russell, the Receiver General of Upper Canada and, by 1796, the administrator of the province. In 1817, Russell's sister, Elizabeth, sold the lot to Augustus Warren Baldwin (born 1776), her cousin's son and an admiral in the British navy. Admiral Baldwin was the brother of Dr. William Warren Baldwin who developed his estate, "Spadina", on adjacent Lot 24. In 1818, the admiral built a house on the property that he named "Russell Hill" in recognition of his birthplace near Cork, Ireland. Following his retirement from the British navy in 1836, Admiral Baldwin moved permanently to his estate. When Baldwin died childless in 1886, his brothers and their heirs inherited the property. At the end of the 19<sup>th</sup> century, historical maps mark the lands as the "Baldwin Estate".

When the Baldwin lands were divided into building lots, the family imposed a restrictive covenant on the area. New housing was detached, constructed of masonry, designed by an architect, respected a 30-foot setback from the adjoining streets, and had a value of no less than \$5000.

### 264 St. Clair Avenue West:

In 1911-1912, the property now known as 262 and 264 St. Clair Avenue West was developed for Dr. Alexander Davidson, a surgeon at Toronto Western Hospital. In 1925, Dr. William Belfrey Hendry, Chief of Obstetrics and Gynaecology at Toronto General Hospital and a professor of medicine at the University of Toronto, acquired the site. The house was named the Hendry Building following its conversion to medical offices in 1946, and the adjoining coach house was used as a residence.

Architect J. Wilson Gray (1861-1922) designed the house and complementary coach house. Born in Scotland, Gray (1861-1922) trained at Edinburgh University before immigrating to Toronto in 1885. During a career in which he designed numerous churches and houses, Gray is best known for his alterations and additions to the Confederation Life Building at 12 Richmond Street East. The latter property is designated under Part IV of the *Ontario Heritage Act*.

The properties at 262 and 264 St. Clair Avenue, containing the Alexander Davidson House and Coach House, were included on the *City of Toronto Inventory of Heritage Properties* by Toronto City Council on October 26-28, 1999.

### ARCHITECTURAL DESCRIPTION:

The Alexander Davidson Coach House is designed in the Edwardian Classical style to complement the adjoining Alexander Davidson House. Constructed of brick and trimmed with brick and stone, the building features a 1½-storey rectangular plan. The gable roof has decorative downspouts and, on the south slope, a truncated gable. The windows and the door on the south wall are trimmed with brick voussoirs and stone keystones and sills. The original garage doors on the east wall were removed when the building was converted for residential use.

### CONTEXT:

The property at 264 St. Clair Avenue West is located on the north side of St. Clair Avenue, west of Russell Hill Road, on lands subdivided from the Baldwin Estate. With the adjoining Alexander Davidson House at 262 St. Clair Avenue West, the Alexander Davidson Coach House is set back from and elevated above St. Clair Avenue in a landscaped setting with mature trees. The site is indicative of the residential properties that lined St. Clair Avenue West in the Forest Hill neighbourhood.

### SUMMARY:

The property at 264 St. Clair Avenue West has long associations with the Toronto medical community as two successive medical doctors owned the coach house west of the house at 262 St. Clair Avenue West. For the part of the 20th century, the Alexander Davidson Coach House served as a residence. Its form, materials and detailing complement the adjoining Alexander Davidson House.

### Sources:

City of Toronto Directories, 1910 ff.

Dilse, Paul. "Dr. Alexander Davidson House and Coach House, 262 and 264 St. Clair Avenue West, Toronto, Ontario." August 1999.

Goad's Fire Insurance Atlases, 1880 ff.

Lundell, Liz. The Estates of Old Toronto. Erin, Ont.: The Boston Mills Press, 1997.

"William Belfrey Hendry". Entry in The Municipality of Toronto by J. E. Middleton. Vol. II. Toronto: Dominion Publishing Company, 1923.

## Attachment I:

## Short Statement of Reasons for Designation

Alexander Davidson House  
262 St. Clair Avenue West

The property at 264 St. Clair Avenue West is identified for architectural and historical reasons. The Alexander Davidson Coach House was constructed in 1911-1912 according to the plans of Toronto architect J. Wilson Gray. The coach house, with the adjoining Alexander Davidson House at 262 St. Clair Avenue West, was built for Dr. Alexander Davidson, a surgeon at Toronto Western Hospital. In 1925, Dr. William Belfrey Hendry, Chief of Obstetrics and Gynaecology at Toronto General Hospital and a professor of medicine at the University of Toronto, acquired the site. The coach house was converted for residential use.

The Alexander Davidson Coach House is designed in the Edwardian Classical style to complement the Alexander Davidson House. The building is constructed of red brick and trimmed with brick, artificial stone and wood. The 1½-storey rectangular plan is covered by a gable roof with decorative downspouts and, on the south slope, a truncated gable. The windows and the door on the south wall are trimmed with brick voussoirs and stone keystones and sills.

The property at 264 St. Clair Avenue West is located on the north side of St. Clair Avenue, west of Russell Hill Road. The coach house is set back from and elevated above St. Clair Avenue in a landscaped setting with mature trees. The property is indicative of the residential properties that lined St. Clair Avenue West in the Forest Hill neighbourhood.



**SCHEDULE "B"**

Subject: By-law Designation of Premises 264 St. Clair Avenue West (Alexander Davidson Coach House) under Part IV of the Ontario Heritage Act File: S32-H9

In the City of Toronto and Province of Ontario, being composed of the westerly 13.05 metres throughout from south to north of Lot 1 on Plan 373-E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

SAVING AND EXCEPTING thereout and therefrom that portion of the said Lot conveyed to the City of Toronto for the purpose of widening St. Clair Avenue West under By-law No. 5761.

The said lands being most recently described in Instrument CA613021(SECONDLY).

The hereinbefore described land being delineated by heavy outline on Plan SYE 2942 dated May 12, 2000, as set out in Schedule "C".

## Schedule "C"

		<p align="center"><b>Toronto</b> WORKS AND EMERGENCY SERVICES</p>	
		<p align="center">SKETCH TO ILLUSTRATE <b>LAND DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST</b></p> <p align="center">RATIO 1:400</p> <p align="center">Metres  Metres</p>	
<p><input type="checkbox"/> Premises 262 St. Clair Avenue West</p> <p><b>NOTE:</b> THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS, IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.</p>		<p>Drawn <u>ME</u> Checked <u>W.J.M.</u> Date: MAY 12, 2000</p>	
		<p align="center">W.Kowalenko-City Surveyor</p> <p align="center">FILE S32-H9</p> <p align="center"><b>PLAN SYE2934</b></p>	