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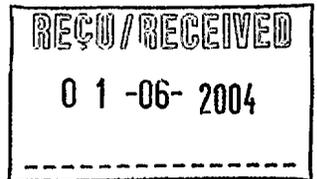
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
99 (FORMERLY 97) OLD FOREST HILL ROAD
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW

[REDACTED]
[REDACTED]
[REDACTED]
Toronto, Ontario
[REDACTED]

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

[REDACTED]
[REDACTED]
555 Bay Street, Suite 300
Toronto, Ontario
M5G 2C2

Take notice that the Council of the City of Toronto has passed By-law No. 263-2004 to designate 99 (formerly 97) Old Forest Hill Road as being of cultural heritage value or interest.

Dated at Toronto this 31st day of May, 2004.

Ulli S. Watkiss
City Clerk



Authority: Toronto South Community Council Report No. 1, Clause No. 10,
as adopted by City of Toronto Council on January 27, 28 and 29, 2004
Enacted by Council: April 16, 2004

CITY OF TORONTO

BY-LAW No. 263-2004

**To designate the property at 99 (formerly 97) Old Forest Hill Road
(Morden Neilson House) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 99 (formerly 97) Old Forest Hill Road (Morden Neilson House) as being of cultural heritage 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 cultural heritage 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 99 (formerly 97) Old Forest Hill Road 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 99 (formerly 97) Old Forest Hill Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage 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 99 (formerly 97) Old Forest Hill Road 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 16th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

The property at 99 (formerly 97) Old Forest Hill Road is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Located on the east side of Old Forest Hill Road, south of Eglinton Avenue West, the property also has frontage on Vesta Drive. Morden Neilson commissioned the house, which was completed in 1932 according to the designs of F. Stewart Porte an associate of Toronto architect Douglas Kertland. Morden Neilson served as the president and general manager of William Neilson Limited, the ice cream and confectionery company founded by his father. Under Morden Neilson's guidance, the business became the largest producer of ice cream in the British Empire and the biggest manufacturer of chocolate in Canada. Following Morden Neilson's death in 1947, his widow, Margaret, remained in the house until 1949 when her son, Hartley Neilson, began a residency that continued for a decade. The property is of historical interest for its association with the Neilson Company. It is architecturally significant as an excellent example of Period Revival styling, inspired by and exhibiting features from English Tudor architecture. The property is an important neighbourhood feature in the former Village of Forest Hill.

The heritage attributes of the property are found on the exterior walls and roofs. Clad with random-coursed stone and trimmed with stone and wood, the Morden Neilson House displays a modified ell-shaped plan that rises to 2 1/2 storey's and is extended by an attached 1 1/2 storey garage at the north end. Steeply-pitched gable roofs with shed-roofed and pented dormers and three groups of large stone chimneys with multiple stacks cover the building. At the west end, the roof is hipped and incorporates hipped dormers on the west slope and pented openings, set in singles, pairs and multiples, with many containing casement windows with leaded or coloured glass. Each elevation features distinctive detailing, from the lanterns to the eavestroughs with down spouts incorporating the initials of the original owner, "MN". A porte cochere, constructed of wood and stone with a gabled roof and a carved cornice, connects the north side of the building to a stone wall along the driveway. On the north façade of the house, the principal entrance has a wood door with a narrow light that is flanked by single window openings with iron shutters. The medieval detailing continues above the entry, where a crest with the image of a knight, a nameplate with a Latin inscription, and floral motifs are placed. In the second storey, carved corbels embellish a wood-clad jetty with a six-part window. A gabled frontispiece rises at the west end of the north façade while, on the west wall, buttresses support a three-part bay window that is set in a wood surround with a decorated cornice. On the south elevation, attention is drawn to a gable containing stucco and wood strapwork, bargeboard and brackets. One slope of the gable roof is extended to the lower storey to cover a gabled stone and wood porch with simulated roof truss. Inside the porch, sidelights flank a wood door with a carved female figure. To the west of this entry, a pair of tall four-part windows with stone voussoirs marks the first storey. On the east side of the south entrance, crests flank an oversized oriel window. The east wall facing Vesta Drive incorporates a series of gables, some extending to the ground. Where the wall projects at the south end of the east elevation, an oversized gable has three stained glass panels surmounted by a Tudor arch incorporating a crest with a book motif. A stone fence bounds the east side of the property along Vesta Drive.

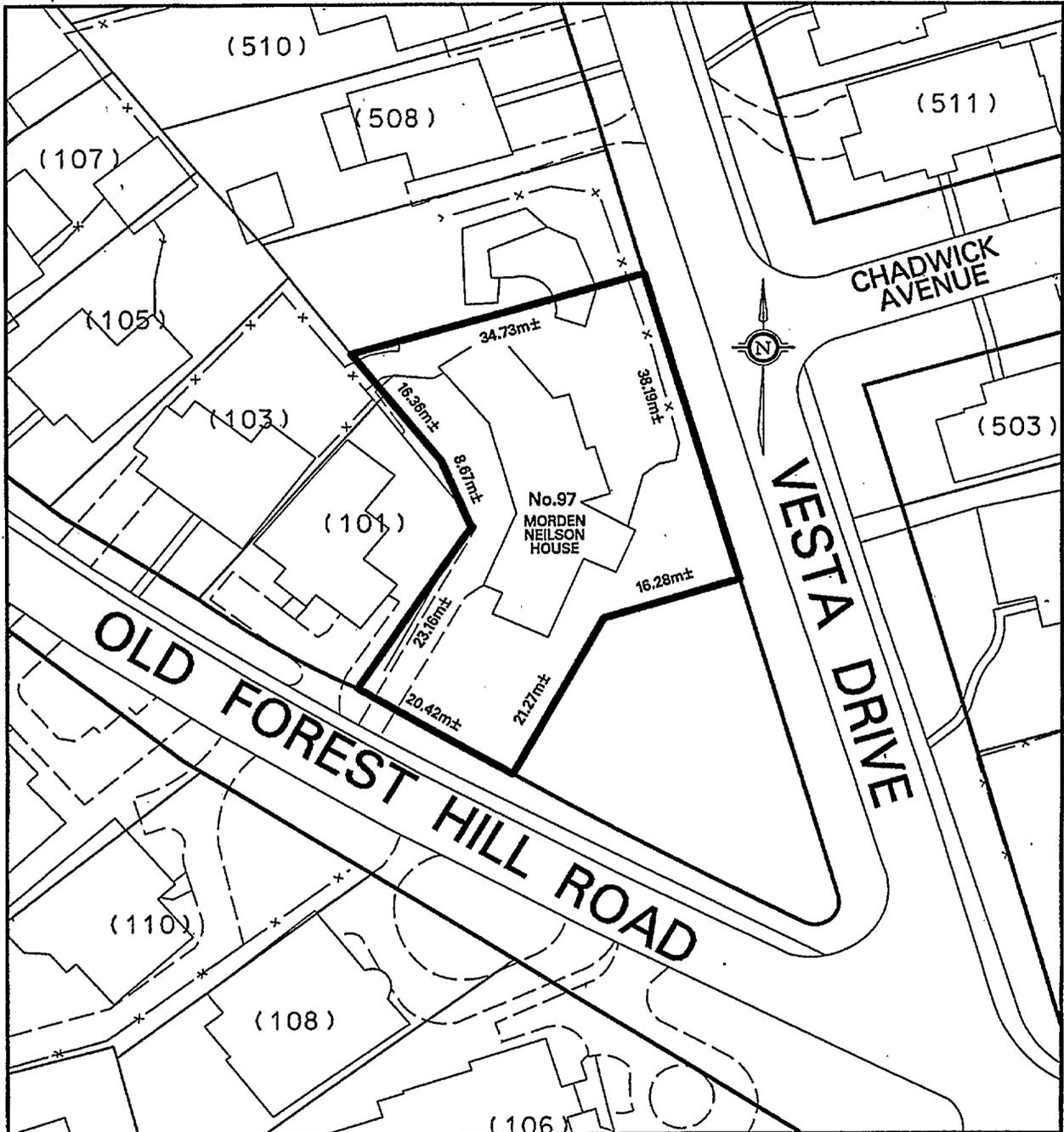
SCHEDULE "B"

Part of PIN 21176-0110 (LT).

Lot 24 and part of Lots 17 and 25 on Plan 1560 designated as PART 2 on Plan 66R-20934 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-031 dated March 18, 2004, as set out in Schedule "C".

SCHEDULE "C"



Toronto

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
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

PROPERTY INFORMATION SHEET

No. 97 OLD FOREST HILL ROAD
(MORDEN NEILSON HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST

(NOT TO SCALE)

WARD 21 - ST. PAUL'S
DATE: MARCH 18, 2004

SKETCH No. PS-2004-031