



TORONTO  
BY-LAW NUMBER

**1990-0345**

BOX NUMBER

**P020009**

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SUPPLEMENTARY FILE

1990-0345-01.tif  
[ naming convention for oversize scans ]

No. 345-90

# A By-law

**To** designate the Property at  
No. 47 Benlamond Avenue (Alexander  
Macloud House) of architectural value.

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\_\_\_\_\_  
\_\_\_\_\_

**MAY 28 1990**

Passed \_\_\_\_\_ 19 \_\_\_\_\_

*JBP*  
JBP

\_\_\_\_\_  
City Clerk

Certified as to form and legality and as being  
within the powers of Council to enact,

*[Signature]*  
\_\_\_\_\_  
*City Solicitor*

CLAUSE 14  
NHC # 7  
MAY 28, 1990

*R*

No. 345-90. A BY-LAW

*To designate the Property at No. 47 Benlamond Avenue  
(Alexander Macloud House) of architectural value.*

(Passed May 28, 1990.)

Whereas by adoption of Clause 14, Neighbourhoods Committee Report No. 7, adopted by Council on May 28, 1990, authority was granted to designate the property at 47 Benlamond Avenue (Alexander Macloud House) of architectural value;

Whereas the Ontario Heritage Act authorizes the Council of a municipality to designate real property, including all the building and structures thereon, to be of historic or architectural value or interest; and

Whereas notice of intention to so designate the property at No. 47 Benlamond Avenue (Alexander Macloud House) 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. 47 Benlamond Avenue (Alexander Macloud House) 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 "B" hereto.

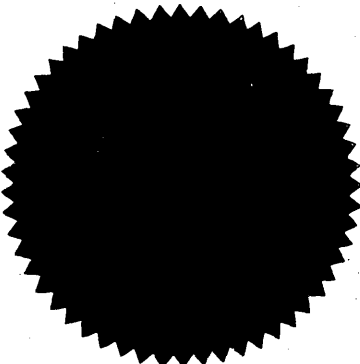
Therefore, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described in Schedule "A" hereto known as the property at No. 47 Benlamond Avenue (Alexander Macloud House).
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.

  
ARTHUR C. EGGLETON,  
*Mayor*

  
SYDNEY K. BAXTER  
*Deputy City Clerk.*

Council Chamber,  
Toronto, May 28, 1990.  
(L.S.)



## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

Part of Lot 16 and part of Block A on the south side of Benlamond Avenue according to Plan 422 registered in the Land Registry Office for the Registry Division of Toronto (No.63), the boundaries of the said land being described as follows:

Premising that the southerly limit of Benlamond Avenue according to the said Plan 422 has a bearing of North 74 degrees and 56 minutes West and relating all bearings herein thereto, then;

Commencing at a point in the southerly limit of Benlamond Avenue distant 62.18 metres measured on a course of South 74 degrees and 56 minutes East thereon from the westerly limit of Lot 17 according to the said Plan 422;

Thence South 14 degrees 59 minutes and 30 seconds West parallel to the said westerly limit of Lot 17, a distance of 131.90 metres more or less to a stake planted in the southerly limit of the lands herein described;

Thence North 83 degrees 53 minutes and 30 seconds East along the said southerly limit, 4011 metres to a stake planted;

Thence North 14 degrees 59 minutes and 30 East, 39.55 metres to a stake planted;

Thence on a curve to the left having a radius of 4.57 metres, a distance of 4.52 metres to a stake planted;

Thence North 41 degrees and 46 minutes West, 7.96 metres to a stake planted;

Thence on a curve to the right having a radius of 10.67 metres, a distance of 8.46 metres to a stake planted;

Thence North 3 degrees 39 minutes and 30 seconds East, 2.92 metres more or less to an iron tube planted in a line drawn parallel to the said southerly limit of Benlamond Avenue and distant 56.39 metres southerly therefrom measured on a course of South 14 degrees 59 minutes and 30 seconds West;

Thence westerly along the said parallel line, 12.27 metres more or less to an iron tube planted in the said parallel line at the distance of 74.68 metres measured easterly thereon from the said westerly limit of Lot 17;

Thence North 14 degrees 59 minutes and 30 seconds East, 16.15 metres to an iron tube planted;

Thence North 25 degrees and 50 minutes west, 8.84 metres to a point in a line drawn parallel to the said westerly limit of Lot 17 and distant 68.88 metres easterly therefrom measured on the course of the said southerly limit of Benlamond Avenue and being also distant 33.53 metres measured southerly along the said parallel line from the said southerly limit of Benlamond Avenue;

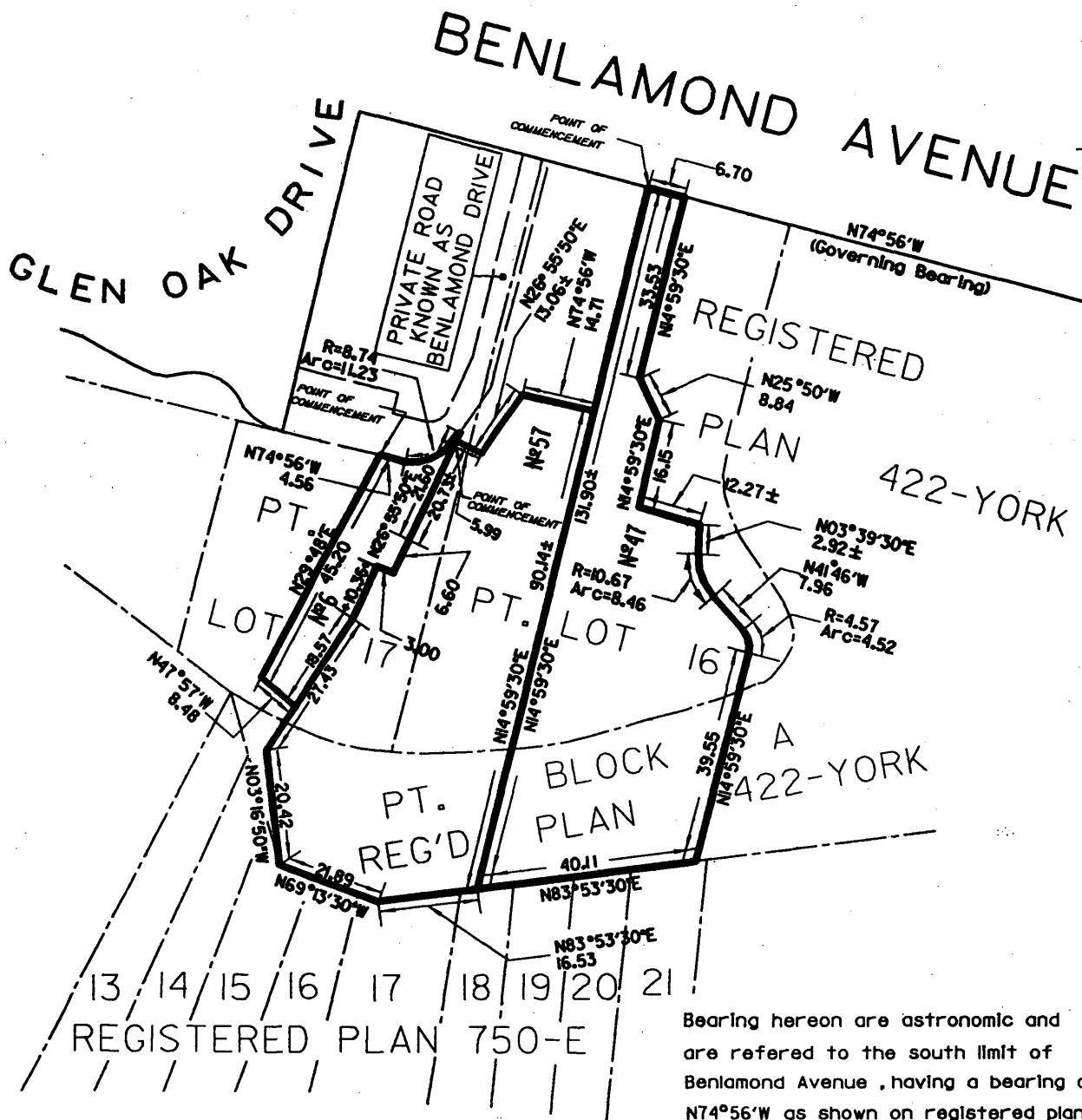
Thence North 14 degrees 59 minutes and 30 seconds East along the said parallel line, 33.53 metres to the said southerly limit of Benlamond Avenue;

Thence westerly along the last mentioned limit, 6.70 metres to the point of commencement.

SCHEDULE "B"

Reasons for designation of the Property at No. 47 Benlamond Avenue (Alexander Macloud House);

The property at 47 Benlamond Avenue (Alexander Macloud House) is designated on architectural grounds. It was built in 1909 for Alexander Macloud, builder, and first occupied by William Phillips. The 2½ storey house is red brick with wood trim, frame additions and stone foundations. Important features include the fenestration arrangement, one-storey north porch, sash, stained glass, two-storey wood porches, two-storey projecting south bay window and entrances. Other significant elements include the three-storey bays on the north and south faces, roof, gable beds, cornices, chimneys and octagonal belvedere. The property at 47 Benlamond Avenue, prominently located on the edge of a ravine, is evocative of the style of house, though on a larger scale, built in East Toronto at the turn of the century and represents a unique pair of houses.



Bearing hereon are astronomic and are referred to the south limit of Benlamond Avenue, having a bearing of N74°56'W as shown on registered plan 422-York.

No. 57 BENLAMOND AVENUE AND No. 6 BENLAMOND DRIVE DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST CITY OF TORONTO BY-LAW 633-89 PASSED OCTOBER 5, 1989 Registered as CA56373 October 25, 1989

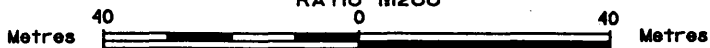
No. 47 BENLAMOND AVENUE IS DESIGNATED AS BEING OF ARCHITECTURAL VALUE CITY OF TORONTO BY-LAW 345-90 PASSED MAY 8, 1990

**NOTE**

THIS IS NOT A PLAN OF SURVEY

DEPARTMENT OF PUBLIC WORKS  
CITY OF TORONTO

SKETCH TO ILLUSTRATE  
PART OF BLOCK A  
PART OF LOTS 16 AND 17  
REGISTERED PLAN 422-YORK  
CITY OF TORONTO  
MUNICIPALITY OF METROPOLITAN TORONTO  
RATIO 1:1200



Drawn G.B.  
Checked B.M.  
Approved -----

D.08 Tapik - City Surveyor July 9, 1990 O.L.S.

FILE  
B53-H3

PLAN SYE2415