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JUN 1 1995

Legal

Dennis Y. Perlin
City Solicitor

City Hall
Toronto, Ontario
M5H 2N2
TTY: (416) 392-0530

Please reply attention of: Edward Earle

Telephone: (416) 392-7226

Fax: (416) 392-0005

May 29, 1995

Weir & Foulds
Barristers & Solicitors
Suite 1600
Exchange Tower
Box 480
2 First Canadian Place
Toronto, Ontario
M5X 1J5

Attention: [REDACTED]

Dear Sirs:

Re: 35 Spruce Street - Notice of Intention to Designate
under the Ontario Heritage Act
Our File No.: 62-1280

Enclosed, please find a formal Notice, as required by subsection 29(3) of the Ontario Heritage Act, of City Council's intention to designate a property known as 35 Spruce Street as being of architectural and historical interest. In accordance with the requirements of the Ontario Heritage Act, you are advised that no alteration or demolition of the property affecting the reasons for designation may be undertaken without the consent of City Council.

As per our recent conversation, it is my understanding that you are prepared to accept service in this matter on behalf of your client, Spruce Residences Corp., the registered owner of the property. Thank you for your assistance in this matter.

Yours truly,

Edward Earle
Edward Earle

for Dennis Y. Perlin
City Solicitor

- c. Ontario Heritage Foundation, 10 Adelaide St. East, Toronto, Ontario M5C 1J3,
Attention: Richard Moorehouse (by registered mail)

NOTICE

IN THE MATTER OF THE ONTARIO HERITAGE ACT R.S.O. 1990, CHAPTER 0.18

AND

**35 SPRUCE STREET,
CITY OF TORONTO,
PROVINCE OF ONTARIO**

INTENTION TO DESIGNATE

TAKE NOTICE that the Council of The Corporation of the City of Toronto, on the 15th day of May, 1995 decided to designate the lands and buildings known municipally as 35 Spruce Street (Charles B. Mackay House).

Short Statement of Reasons for the Proposed Designation

The property at 35 Spruce Street is recommended for designation for architectural and historical reasons. The house was constructed in 1860 for Charles B. Mackay, a clerk at the Front Street Customs House.

The 1½-storey red and buff brick-clad building features elements associated with the vernacular Georgian style. The main (north) elevation is distinguished by a centrally placed entrance with a wooden doorcase containing a glazed transom and narrow sidelights. To either side are single, generously proportioned, six over six sash windows surmounted by buff brick voussoirs. The east elevation contains three ground storey openings with similar fenestration. Interior features of note include an enclosed dog-leg staircase with a landing, wooden railings, balusters and turned newel posts. A gabled roof with a narrow chimney covers the building. Landscape features include five mature trees and a decorative iron fence which fronts on Spruce Street.

Set back from Spruce Street in a landscaped garden, the Charles B. Mackay House is a pre-Confederation cottage and among the earliest residences in Cabbagetown.

The Toronto Historical Board's Heritage Property Report (Long Designation) respecting the property is available for viewing at the City Clerk's Department at City Hall and the offices of the Toronto Historical Board.

Notice of an objection to the designation may be served on the City Clerk, Second Floor, City Hall, 100 Queen Street West, Toronto, M5H 2N2 within thirty days of the 29th day of May, 1995, setting out the reason(s) for the objection and all relevant facts.

Dated at Toronto this 29th day of May, 1995.

Sydney Baxter
Deputy City Clerk