



Conservation
Review Board

Ministry of
Culture and
Communications

Commission des
biens culturels

Ministère de la
Culture et des
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CONSERVATION REVIEW BOARD

IN THE MATTER OF The Ontario Heritage Act, R.S.O. 1980,
Chapter 337, and amendments thereto;
- and -

IN THE MATTER OF the lands and premises known municipally as
47 Benlamond Avenue (Alexander McLeod House)

- and -

IN THE MATTER OF a reference to the Conservation Review Board
for a hearing and report in respect of the intended designation
of the above property under the aforesaid Act.

REPORT OF THE CONSERVATION REVIEW BOARD

Elizabeth Burnham, Chair
John Fleming, Member

March 30, 1990

Appearing for the City of Toronto: John David Phillips, and
Stanley Emmerson, solicitors

Appearing for the owner, Benlamond Ridge Development Limited:
John Dawson, student-at-law, of Diamond, Fairbairn law firm.

Members of the Public appearing in support of the designation:
Miriam Jarvis, neighbour
Mary Campbell, neighbour and President and archivist
of the East Toronto & Beaches Association
Hilary Rowland, neighbour

The hearing reconvened on Friday, March 30, 1990, at City Hall,
Toronto.

The owner, Benlamond Ridge Development, withdrew its objection
to the designation.

The City filed with the Board: a copy of the title documents,
metes and bounds description of the property, and a map of
the property. The proper procedures required under the Act
were complied with.

The Board members had previously taken the opportunity to view the property and the surrounding area prior to the hearing.

The witness for the City, Kathryn Anderson, a preservation officer with the Toronto Historical Board, was qualified as an expert. Her heritage property report, dated March 1990, on 47 Benlamond Avenue in East Toronto, was filed as an exhibit (Ex.16) and the detailed report was supported by a slide presentation and verbal commentary on the property.

The Alexander McLeod house, or the William Phillips house, was constructed in 1911 at, 47 Benlamond Avenue, by a local builder Alexander McLeod, who owned and developed the site. The house was owned by McLeod and rented to William C. Phillips until 1920. The house is an example of domestic architecture and features a unique plan with an octagon bisecting a longitudinal axis, and an octagonal belvedere, an element rarely found in Toronto architecture. The building reflects the villa architecture of the previous century in its setting and plan. Subsequent alterations were handled in a sympathetic manner.

The house, together with the neighbouring buildings at 45, 49 and 57 Benlamond Avenue, form a cohesive residential enclave. The plan for the house took advantage of the location of the lot overlooking Glen Davis Ravine.

The Alexander McLeod house represents an important architectural contribution to East Toronto, in particular, and to Toronto. The unique composition, based on a series of octagons, topped by an octagonal belvedere, set it apart from other dwellings of the era.

The Board recommends that the property known municipally as 47 Benlamond Avenue should be designated by by-law under Part IV of the Ontario Heritage Act as being of architectural value and interest to ensure its preservation.

(Original Signed by)

Elizabeth Burnham, Member

John T. Fleming,