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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337
AND 83A BEECH AVENUE AND 2236 QUEEN STREET EAST,
IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To:

[REDACTED]

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 440-89 to
designate the above-mentioned property.

Dated at Toronto this 25th day of July, 1989..

BCaplan
Barbara G. Caplan
City Clerk

✓

No. 440-89. A BY-LAW

To designate the Property at 83A Beech Avenue and 2236 Queen Street East (Fox Theatre and Apartment Complex) of architectural and historic value or interest.

(Passed June 29, 1989.)

Whereas by Additional Matter No. 11 adopted by Council at its meeting held on June 15, and 16, 1989, authority was granted to designate the property at 83A Beech Avenue and 2236 Queen Street East of architectural and historic 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 historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises at 83A Beech Avenue and 2236 Queen Street East, and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

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

1. There is designated as being of architectural and historic value or interest the real property more particularly described in Schedule "A" hereto, at 83A Beech Avenue and 2236 Queen Street East.
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.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, June 29, 1989.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 4, 5 and 6 on the north side of Queen Street, now Queen Street East, according to Plan 733 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING at the south-easterly angle of the said Lot 4;

THENCE northerly along the easterly limit of the said lot, 32 metres;

THENCE westerly and parallel to the southerly limit of Lots 4, 5 and 6, 45.72 metres to the westerly limit of the said Lot 6;

THENCE southerly along the westerly limit of the said Lot 6, being the easterly limit of Beech Avenue, 13.72 metres to a point therein distant 18.29 metres measured northerly thereon from the northerly limit of Queen Street East;

THENCE easterly and parallel to the northerly limit of Queen Street East, 12.19 metres;

THENCE southerly and parallel to the westerly limit of the said Lot 6, 18.29 metres to the northerly limit of Queen Street East;

THENCE easterly along the southerly limits of Lots 6 and 5, being the northerly limit of Queen Street East, 11.90 metres to a point distant 0.91 metres measured easterly thereon from the easterly face of the easterly wall of the stores and apartments standing in 1955 on the herein described land;

THENCE northerly and parallel to the easterly face of said easterly wall, 15.22 metres to the southerly limit of a frame building on the herein described land;

THENCE easterly along the southerly face of the said frame building, 0.61 metres;

THENCE northerly and parallel to the aforementioned easterly face of the easterly wall of the said building, 1.55 metres to a point distant 16.76 metres northerly from the northerly limit of Queen Street East;

THENCE easterly and parallel to the northerly limit of Queen Street East, 9.60 metres to a point distant 3.87 metres measured easterly along said parallel line from the westerly limit of the said Lot 4;

THENCE southerly and parallel to the aforementioned easterly face of the said easterly wall, 1.52 metres;

THENCE easterly and parallel to the northerly limit of Queen Street East, 8.32 metres to a point distant 3.05 metres measured westerly from the easterly limit of the said Lot 4;

THENCE southerly and parallel to the easterly limit of the said Lot 4, 15.24 metres to the southerly limit thereof;

THENCE easterly along the southerly limit of the said Lot 4, 3.05 metres the point of commencement.

SUBJECT TO a Right-of-way at all times for all persons entitled thereto over, along and upon the easterly 3.05 metres of the southerly 32 metres of the said Lot 4;

AND SUBJECT TO a Right-of-way at all times for all persons entitled thereto, over, along and upon that part of the said Lot 5 according to the said Plan 733, which may be more particularly described as follows:

COMMENCING at a point in the southerly limit of the said Lot 5 distant 24.09 metres measured easterly along the northerly limit of Queen Street East from the easterly limit of Beech Avenue;

THENCE northerly and parallel to the easterly face of the easterly wall of the brick building standing on the land immediately to the west of the said Right-of-way, said parallel line being distant 0.91 metres measured easterly from the easterly face of the said wall, 15.22 metres;

THENCE westerly and parallel to the northerly limit of Queen Street East, 0.91 metres to the easterly face of the easterly wall of the said building;

THENCE southerly along the easterly face of the easterly wall of the said building, 15.22 metres to the northerly limit of Queen Street East;

THENCE easterly along the northerly limit of Queen Street East, 0.91 metres to the point of commencement.

PROVIDED HOWEVER, that the eaves and eave troughing, chimney breast, door frontings, and similar projections or encroachments of the buildings to the east and west thereof over the said Right-of-way shall not be deemed encroachments thereon.

The said land being most recently described in Instrument CT284032.

SCHEDULE "B"

Reasons for the designation of the Property at 83A BEECH AVENUE and 2236 QUEEN STREET EAST (FOX THEATRE AND APARTMENT COMPLEX)

The property at 83A Beech Avenue and 2236 Queen St. East is designated for architectural and historical reasons. Built for A. Webster in 1913 as The Prince Edward Theatre and Apartments, an early mixed residential commercial building with commercial space along Queen Street and an apartment complex, it blends sympathetically with the residential area along Beech Avenue. In 1948, the theatre became The Fox and alterations occurred to it in 1949 (Honickman and Widmer, Architects) and in 1950 (Wilfred Shulman, Architect). The building is an L-shaped, three-storey brown brick structure with wood trim. Important features include the two-storey projecting bay windows, the double-hung sash windows, the stone cornice and brick parapets. Other important elements include the main apartment entrance with bracketed hoods. The Fox Theatre is an important local landmark and neighbourhood centre in The Beaches, forming an important component along Queen St. East. It is also an example of an early movie theatre still in its original use.