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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
87 FRONT STREET EAST

NOTICE OF PASSING OF BY-LAW

To: North American Life Assurance Company
c/o Edgecombe Properties
196 Adelaide Street West
Toronto, Ontario
M5H 1W7

✓ Ontario Heritage Foundation.

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 843-86
to designate the above property.

Dated at Toronto this 2nd day of December, 1986.


Barbara Caplan
Acting City Clerk

No. 843-86. A BY-LAW

*To designate the Property at No. 87 Front Street East
of architectural value.*

(Passed November 17, 1986.)

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 known as No. 87 Front 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;

Whereas Council by adoption of Clause 15, of Neighbourhoods Committee Report No. 20, at its meeting held on November 17, 1986, authorized the designation of the property at No. 87 Front Street East of architectural value;

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 No. 87 Front 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.

GLORIA JAMES
Assistant City Clerk.

Council Chamber,
Toronto, November 17, 1986.
(L.S.)

SCHEDULE "A"

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

FIRSTLY: (Registry Office)

That part of the lands lying between Water Lot "G" and Front Street East known as part of the "walks and gardens" (Block 8) and part of the "strip of land lying between the top of the bank and the water's edge", designated as PARTS 2 and 3 on a plan of survey deposited in the Land Registry Office for the Registry Division of Toronto (No. 63), as 63R-671.

Together with a right, easement and privilege of using the easterly wall of the warehouse immediately to the west of the land above described as a party wall for letting in and supporting beams of the warehouse on the land herein described. The said Grantee (incorrectly referred to as "lessee" in a deed dated February 19, 1974 and registered February 26, 1974 in the said Land Registry Office as Instrument CT49349 with respect to the lands herein Firstly described) doing no damage to the said wall and of erecting and maintaining their building and warehouse over and above a lane about 2.74 metres in width running westerly from the west limit of the West Market Street (now Market Street) immediately adjoining the land above described on the south and shown upon a plan by Messrs. Wadsworth and Unwin made in July 1868 and of erecting and maintaining the necessary walls of each side of the said lane for the support thereof leaving an archway and passage under the said building and along the said lane of not less than 2.74 metres in height and also the right easement and privilege of loading wool out of or from the said warehouse from an opening in the ceiling of the archway in the said lane at all reasonable times. The said lane being included in the lands designated as PART 3 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-14295.

SECONDLY: (Land Titles Office)

The whole of Parcel Walks and Gardens-2, Section Y-1, being part of the strip of land between the top of the bank and the original Water's Edge of the Toronto Bay granted by the Crown by patent dated February 21, 1840, City of Toronto, Municipality of Metropolitan Toronto.

SCHEDULE "B"

Reasons for the designation of the Property at No. 87 Front Street East.

The property at 87 Front Street East (Edward Leadlay Company Building) is designated on architectural grounds. Edward Leadley, a hide and wool merchant, built this building for his own use in 1865. He subsequently altered it in 1871 with the addition of a Second Empire slate finished mansard roof with dormer windows and a four storey warehouse at the rear. The building has uniform fenestration on the upper floors with stone lintels and sills. The ornamented dormer windows flanked by pilasters have bracketed decorative heads. A handsome cornice once existed under the eaves. Further alterations were made in 1917 by the architect, W. Williamson, and in 1973 by the architects, Hamilton, Ridgely and Bennett. The building, prominently located opposite St. Lawrence Market, forms an integral part of the group of 19th century buildings along the south side of Front St. East in the St. Lawrence area.