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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
318 DUNDAS STREET WEST, IN THE CITY OF
TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To: 612103 Ontario Limited
c/o Day, Ault & White
Suite 2212
401 Bay Street
Toronto, Ontario
M5H 2Y4
✓ Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 36-86 to designate the above property.

Dated at Toronto this 4th day of February, 1986.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 36-86. A BY-LAW

*To designate the Property at
No. 318 Dundas Street West of architectural value.*

(Passed January 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. 318 Dundas Street West 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 value or interest the real property more particularly described in Schedule "A" hereto, known as No. 318 Dundas Street West.
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.

ROY V. HENDERSON
City Clerk.

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

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Block V, according to Plan D247 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the parcel of land being described as follows:

COMMENCING at a point in the north limit of St. Patrick Street, now Dundas Street West, where a right line drawn along the western limit of the brick building on the lands herein-described when produced meets said north limit, the said point being distant when measured along the said north limit, 142.06 metres from the easterly limit of Beverley Street;

THENCE in a northerly direction along said right line to the north-west corner of the said brick building;

THENCE still in a northerly direction parallel to the easterly limit of Beverley Street, a total distance from said Dundas Street West of 44.60 metres more or less to a lane;

THENCE in an easterly direction along the southerly limit of the said lane, 7.62 metres;

THENCE in a southerly direction parallel to the easterly limit of Beverley Street, 44.60 metres more or less to the north limit of said Dundas Street West;

THENCE in a westerly direction along the said north limit, 7.62 metres to the place of beginning.

The northerly limit of Dundas Street West as confirmed under the Boundaries Act by Plan BA-1040, registered on September 6, 1977 as Instrument CT252644.

The said parcel of land being most recently described in Instrument CT716566.

SCHEDULE "B"

Reasons for the designation of the Property at No. 318 Dundas Street West.

The property at 318 Dundas St. West is designated on architectural grounds. It was built in 1878, as the residence of Dr. Joseph Adams. Designed in the Second Empire style, the building is noteworthy for its white brick facade with projecting bay window, entry porch, its mansard roof with pedimented dormers, one of which arises directly from the bay windows, its paired eave brackets and dentil course ornamentation. The building, which is representative of the mid-Victorian development of the area, is an integral part of the important group of buildings which form this part of Dundas Street West and which face the Art Gallery of Ontario.