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*Metro Toronto*

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

AND IN THE MATTER OF THE DESIGNATION OF THE  
PROPERTY AT 20 FRONT STREET WEST  
(GOWAN KENT BUILDING, NOW FILM HOUSE)

RECEIVED

FEB 15 1983

ONTARIO HERITAGE  
FOUNDATION

NOTICE OF PASSING OF BY-LAW

To:

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Ontario Heritage Foundation. ✓

Take notice that the Council of the Corporation  
of the City of Toronto has passed By-law 108-83 to designate  
the above property. (File 2352).

DATED at Toronto this 15th day of February, 1983.

*Roy V. Henderson*  
Roy V. Henderson  
City Clerk

No. 108-83. A BY-LAW

*To designate the Property at No. 20 Front Street West of architectural value.*

(Passed January 24, 1983.)

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. 20 Front 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. 20 Front 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 24, 1983.  
(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 (formerly in the County of York) and Province of Ontario and being composed of part of Town Lot 3 on the north side of Front Street West according to the original plan of the Town of York, the boundaries of the said parcel being described as follows:

PREMISING that all bearings herein are astronomic and are related to Longitude 79 degrees and 30 minutes West;

COMMENCING at a point in the north-westerly limit of Front Street West as widened by By-law Number 266 of the Municipal Corporation of the City of Toronto, and confirmed under the Boundaries Act as shown on plan Number BA-544, registered in the Land Registry Office for the Registry Division of Toronto (63) as Instrument Number CT59298, distant 60.65 metres measured south-westerly along the said northerly limit of Front Street West from the westerly limit of Yonge Street as confirmed under the Boundaries Act as shown on the said plan BA-544, the said point being the south-westerly angle of a laneway running northerly and hereinafter referred to as Point "A";

THENCE south-westerly along the said north-westerly limit of Front Street West being along the arc of a curve to the right having a radius of 190.50 metres a distance of 27.30 metres more or less to the point of intersection thereof with the site of the easterly face of the easterly wall of a brick building formerly standing upon the lands immediately to the west of the lands herein-described, the chord of the said arc having a length of 27.28 metres and a bearing of South 57 degrees 34 minutes and 30 seconds West;

THENCE North 17 degrees 48 minutes and 20 seconds West along the last mentioned site of easterly face of wall a distance of 35.32 metres more or less to the northerly extremity thereof;

THENCE North 17 degrees 11 minutes and 10 seconds West a distance of 11.28 metres more or less to the southerly extremity of the site of the easterly face of the easterly wall of a brick building formerly standing on the lands immediately to the west of the lands hereindescribed;

THENCE North 17 degrees 27 minutes and 10 seconds West along the last mentioned easterly face of wall a distance of 15.10 metres more or less to the point of intersection thereof with the existing northerly limit of the said lot 3 as represented by the site of former occupation;

THENCE North 71 degrees 42 minutes and 40 seconds East along the said northerly limit of lot 3, a distance of 1.74 metres more or less to an angle therein;

THENCE North 71 degrees 25 minutes and 30 seconds East, continuing along the said northerly limit of lot 3 a distance of 14.65 metres more or less to an angle therein, the said angle being the north-westerly angle of a laneway running southerly to Front Street West and hereinafter referred to as Point "B";

THENCE North 71 degrees 25 minutes and 30 seconds East, continuing along the said northerly limit of lot 3, a distance of 3.17 metres more or less to the north-easterly angle of the lands hereindescribed being also the north-easterly angle of a laneway running southerly to Front Street West which said north-easterly angle is hereinafter referred to as Point "C";

THENCE South 27 degrees 19 minutes and 30 seconds East along the easterly limit of the lands hereindescribed and being also the westerly limit of Part 1 according to a plan of survey deposited in the said Land Registry Office (63) as Number 63R-885 a distance of 54.83 metres more or less to the point of intersection thereof with the said north-westerly limit of Front Street West the said point is hereinafter referred to as Point "D";

THENCE south-westerly along the said north-westerly limit of Front Street West being along the arc of a curve to the right having a radius of 190.50 metres a distance of 3.05 metres more or less to the said point of commencement, the chord of the said arc having a length of 3.05 metres and a bearing of South 53 degrees 00 minutes and 40 seconds West;

SUBJECT to a sub-surface easement for Subway purposes over part of the lands hereinbefore described as set out in Instrument Number 30116ES and being described as follows:

**BEGINNING** at the hereinbefore described Point "A";

**THENCE** south-westerly along the said northerly limit of Front Street West being along the arc of a curve to the right having a radius of 190.50 metres a distance of 20.43 metres, the chord of the said arc having a length of 20.42 metres and a bearing of South 56 degrees 32 minutes and 30 seconds West;

**THENCE** North 47 degrees 25 minutes and 20 seconds East, a distance of 21.04 metres to an angle therein;

**THENCE** North 35 degrees 00 minutes and 40 seconds East, a distance of 3.40 metres more or less to the point of intersection thereof with the said easterly limit of the lands hereinbefore described;

**THENCE** South 27 degrees 19 minutes and 30 seconds East along the last mentioned easterly limit, a distance of 4.42 metres more or less to the hereinbefore described Point "D";

**THENCE** south-westerly along the said north-westerly limit of Front Street West being along the arc of a curve to the right having a radius of 190.50 metres a distance of 3.05 metres more or less to the said point of beginning, the chord of the said arc having a length of 3.05 metres and a bearing of South 53 degrees 00 minutes and 50 seconds West;

**SUBJECT** also to a Right-of-way for all those entitled thereto over an easterly portion of the lands hereinbefore described, the said Right-of-way being described as follows:

**BEGINNING** at the hereinbefore described Point "A";

**THENCE** North 27 degrees 27 minutes and 10 seconds West along the westerly limit of the said Right-of-way, a distance of 55.82 metres more or less to the hereinbefore referred to Point "B";

**THENCE** North 71 degrees 25 minutes and 30 seconds East along the northerly limit of the Right-of-way a distance of 3.17 metres more or less to the hereinbefore described Point "C";

**THENCE** South 27 degrees 19 minutes and 30 seconds East along the easterly limit of the said Right-of-way a distance of 54.83 metres more or less to the hereinbefore described Point "D";

**THENCE** south-westerly along the said north-westerly limit of Front Street West being along the arc of a curve to the right having a radius of 190.50 metres a distance of 3.05 metres more or less to the said point of beginning, the chord of the said arc having a length of 3.05 metres and a bearing of South 53 degrees 00 minutes and 40 seconds West;

**SUBJECT** also to rights over the southerly portion of the said laneway to all those entitled thereof, in regards to building over the laneway as set out in Instrument Number 3161B.

#### **SCHEDULE 'B'**

**Reasons for the designation of the Property at No. 20 Front Street West.**

The Gowans Kent Building at No. 20 Front Street West is designated on architectural grounds. Built in 1923, the Gowans Kent Building was designed by Architects MacVicar and Heriot, for Cassidy's Ltd., functioning as office, chinaware showroom and warehouse for thirty years. Classically influenced, the stone detailing of the facade is distinctive with four arched openings inset with finely crafted metal entrances and display windows. The mouldings, keystones, spandrels and cornice are other features that contribute to the significance of this building in context with the scale and materials of the Dominion Public Building and Union Station on Front Street West.