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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,  
1974 S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE  
PROPERTY AT NOS. 35-39 FRONT STREET EAST  
(BEARDMORE BUILDING)

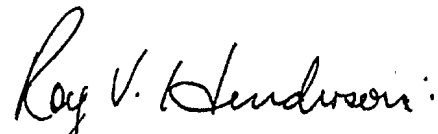
NOTICE OF PASSING OF BY-LAW

To: Upper Canada Heritage Restorations Inc.,  
49 Wellington Street East,  
Toronto, Ontario.  
M5E 1C9

Devonport Enterprises Limited,  
c/o 123 Glen Road,  
Toronto, Ontario.  
M4W 2W1  
✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of  
the City of Toronto has passed By-law No.571-78 to designate  
the above property. (File 1548).

DATED at Toronto this 22nd day of September, 1978.

  
Roy V. Henderson  
City Clerk

No. 571-78, A BY-LAW

*To designate the Property at Nos. 35-39 Front Street East of Architectural value.*

(Passed August 14, 1978.)

WHEREAS The Ontario Heritage Act, 1974, 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 Nos. 35-39 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;

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 Nos. 35-39 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.

DAVID CROMBIE,  
Mayor.

ROY V. HENDERSON,  
City Clerk.

Council Chamber,  
Toronto, August 14, 1978.  
(L.S.)

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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, being composed of part of a strip of land heretofore granted for the purpose of a public walk along the top of the bank on the south side of Front Street, now Front Street East, and known as the "Walks and Gardens" as shown on a plan registered in the Registry Office for the Registry Division of Toronto as 5A; part of a strip of land between the top of the bank and the water's edge as shown on the said plan 5A and parts of water lots 33 and 34 according to the said plan 5A, the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the southerly limit of Front Street East distant 60.96 metres measured easterly thereon from the easterly limit of Scott Street;

THENCE EASTERLY along the said southerly limit of Front Street East, 24.91 metres more or less, to the intersection thereof by the centre line of the partition wall between the brick buildings known as 39 and 41 Front Street East;

THENCE SOUTHERLY along the said centre line of partition wall, 55.17 metres more or less, to the north-westerly limit of a lane;

THENCE SOUTH-WESTERLY along the said north-westerly limit of lane 24.74 metres more or less, to the south-westerly corner of the brick building known as 35 Front Street East;

THENCE NORTHERLY in a straight line 56.39 metres more or less, to the point of commencement.

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SCHEDULE "B"

Reasons for the designation of the Property at Nos. 35-39 Front Street East.

The Beardmore Building at Nos. 35-39 Front Street East is designated on architectural grounds. Built in 1872, it is one of the first major designs of the important Toronto Architect, David Roberts. A fine example of a commercial building for the period which incorporates three shops, each having an entrance and two windows flanked by decorative cast iron pilasters. A variety of semi-circular arched window openings in brick, a fourth floor mansard roof with decorative dormers and a raised central flagpole platform are distinctive features of the facade.