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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
241 SPADINA AVENUE, IN THE CITY OF TORONTO,
IN THE PROVINCE OF ONTARIO.


NOTICE OF PASSING OF BY-LAW

To: Hing Loong Investments Limited
241 Spadina Avenue
Toronto, Ontario
M5T 2E2

✓Ontario Heritage Foundation.

Take notice that the Council of the
Corporation of the City of Toronto has passed
By-law No. 75-86 to designate the above property.

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


Roy V. Henderson
City Clerk

No. 75-86. A BY-LAW

*To designate the Property at
No. 241 Spadina Avenue 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. 241 Spadina Avenue 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. 241 Spadina Avenue.
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 Lots 4 and 5 and the southerly five feet throughout from front to rear of Lot 6, on the east side of Spadina Avenue, the said lots being according to Plan D60 registered in the Land Registry Office for the Registry Division of Toronto (No. 63).

Together with a right-of-way for the benefit of the owner from time to time of all of said lot 5 and the southerly five feet of said lot 6, over a strip of land five feet in width lying immediately to the north of the lands herein described, being the northerly five feet of the southerly ten feet throughout from front to rear of said lot 6.

SUBJECT to a right-of-way over the northerly five feet of the land herein described.

The easterly limit of Spadina Avenue as confirmed under the Boundaries Act by Plan BA-1149, registered on March 2, 1978 as Instrument CT282198.

The said parcel of land being most recently described in Instrument CT456070.

SCHEDULE "B"

Reasons for the designation of the Property at No. 241 Spadina Avenue (Consolidated Plate Glass Company Building).

The property at No. 241 Spadina Avenue is designated on architectural grounds. It was built in 1910 as the offices for the Consolidated Plate Glass Company and was designed by the American architectural firm of Wm. Steele and Sons. Wm. Steele had trained in the office of Louis Sullivan, and the building reflects the influence of the Chicago School in its fenestration and use of materials. Of particularly fine quality are the terracotta architectural ornamentation of the cornice and piers and the ironwork of the gate at grade. The building, prominently located on Spadina Avenue, is an outstanding example of the commercial architecture of its period.