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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
2205 QUEEN STREET EAST, CITY OF TORONTO
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To:



✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 476-90 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 25th day of September, 1990.

A handwritten signature in cursive script that reads "B. Caplan".

Barbara G. Caplan
City Clerk

ONTARIO HERITAGE
FOUNDATION

SEP 27 1990

Nancy Smith.

✓

No. 476-90. A BY-LAW

*To designate the property at 2205 Queen Street East
(The Scadding Confectionery) of architectural value or interest.*

(Passed September 10, 1990.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 11, adopted by Council at its meeting held on September 10, 1990, authority was granted to designate the property at 2205 Queen Street East (The Scadding Confectionery) of architectural value or interest; and

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 2205 Queen Street East (The Scadding Confectionery) 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 and shown on Schedules "A" and "C" hereto, known as 2205 Queen Street East (The Scadding Confectionery).
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.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, September 10, 1990.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of the westerly 6.10 metres in breadth throughout from front to rear of Lot 8 on the south side of Queen Street, now Queen Street East, according to Plan 254E registered in the Land Registry Office for the Registry Division of Toronto (No. 63).

The said land being most recently described in Instrument CT837062.

"Schedule "B"

Reasons for the designation of the property at 2205 Queen Street East (The Scadding Confectionery).

2205 QUEEN STREET EAST (The Scadding Confectionery)

The property at 2205 Queen Street East is designated on architectural grounds. The Scadding Confectionery was constructed in 1906 for Charles E. Scadding by builder William Johnston according to the designs of Toronto architect Edwin R. Babington. Scadding operated a business on the first floor and occupied the upper floors until 1909, when he sold the site.

The 2½ storey building was constructed in brick, a material used sparingly in the area until the 1920s. The freestanding house form displays Queen Anne features. The corners of the structure are defined by projecting brick piers. On the narrow facade (north), the store front, while altered, retains its original configuration, with the principal entrance centered and recessed between two commercial windows. Above a moulded wooden cornice, an oriel window with a moulded surround and flared eaves is set in the second storey. The building is protected by a hip roof with a wide cornice, two dormers, and an octagonal turret. The turret, capped with a conical roof, has wooden piers separating its windows. All roof surfaces are presently clad with hexagonal asphalt shingles.

Two brick pilasters divide the long west wall where the openings are set according to function. The east elevation, separated from the neighbouring building by a narrow passage, displays a painted advertisement. The rear (south) wall contains another entry to the commercial portion. The building anchors the southeast corner of Queen Street and Leuty Avenue in the area recognized as the urban centre of the Beaches.

The Scadding Confectionery is a unique structure in the Beaches with its freestanding form, brick construction, and architectural features. Its distinctive turret and its position on a prominent intersection identify the building as an important local landmark on Queen Street East.

SCHEDULE "C"

MAP AREA 540-222

<p>LEUTY AVENUE</p> <p>QUEEN STREET EAST</p> <p>REGISTERED PLAN 254-E</p> <p>LANE (REG'D PLAN 254-E)</p> <p>22</p> <p>23</p>		<p>DEPARTMENT OF PUBLIC WORKS CITY OF TORONTO</p>	
		<p>SKETCH TO ILLUSTRATE</p> <p>PART OF LOT 8 REGISTERED PLAN 254-E CITY OF TORONTO MUNICIPALITY OF METROPOLITAN TORONTO</p> <p>10 0 10 20 Metres RATIO 1:500 Metres</p>	
<p>DESIGNATED AS BEING OF ARCHITECTURAL VALUE OR INTEREST CITY OF TORONTO BY-LAW PASSED Registered</p> <p><u>NOTE</u> THIS IS NOT A PLAN OF SURVEY</p>		<p>Drawn G.B. Checked ----- Approved -----</p>	<p>O.L.S. D. Ostapuk - City Surveyor JUNE 1990 FILE 01-H4;01-Z93 PLAN SYE2414</p>

SYE2414