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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. 358-62 DUNDAS STREET EAST
(SEMI-DETACHED HOUSE)

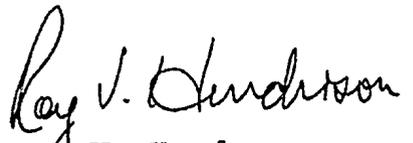
NOTICE OF PASSING OF BY-LAW

To: 423389 Ontario Limited
C/o [REDACTED]
Suite No. 1704 [REDACTED]
8 King Street East
TORONTO, ONTARIO
M5C 1B5

Ontario Heritage Foundation ✓

Take notice that the Council of The Corporation of the
City of Toronto has passed By-law No.52-80 to designate the
above property. (File 1839).

DATED at Toronto this 4th day of March, 1980.


Roy V. Henderson
City Clerk

No. 52-80. A BY-LAW

*To designate the Properties at Nos. 358 and 362 Dundas Street East
of architectural value.*

(Passed December 10, 1979.)

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. 358 and 362 Dundas 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. 358 and 362 Dundas 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.

JOHN SEWELL,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, December 10, 1979.
(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, being composed of parts of Lots 24 and 25 on the north side of Beech Street, now Dundas Street East, according to Plan 82 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the northerly limit of Dundas Street East where the same is intersected by the southerly production of the westerly face of the westerly wall of the brick building standing in 1979 on the hereindescribed parcel of land, the said point being the south-easterly angle of lot 8 according to a plan registered in the said Registry Office as 83E and distant 22.99 metres measured easterly along the said northerly limit of Dundas Street East from the easterly limit of Seaton Street;

THENCE northerly along the said production and westerly face of wall and continuing northerly in a straight line, a distance of 31.28 metres, more or less, to the south-western angle of the brick garage standing at the aforesaid date on the northerly part of the hereindescribed parcel of land;

THENCE northerly along the westerly face of the said garage and the northerly production thereof, a distance of 10.02 metres, more or less, to its intersection with the northerly limit of the said lot 24, the said intersection being the north-easterly angle of lot 1 according to the said plan 83E;

THENCE easterly along the northerly limits of the said lots 24 and 25, being along the southerly limit of a lane, a distance of 15.68 metres, more or less, to the intersection thereof by the northerly production of the easterly face of the easterly wall of the said garage;

THENCE southerly along the said production and easterly face of wall, a distance of 10.17 metres, more or less, to the south-eastern angle of the said garage;

THENCE southerly in a straight line to and along the westerly face of the westerly wall of the insul-bric building standing at the aforesaid date on the lands immediately adjoining to the east of the hereindescribed parcel of land and continuing southerly in a straight line, a distance of 31.14 metres, more or less, to a point in the said northerly limit of Dundas Street East distant 38.69 metres measured easterly thereon from the said easterly limit of Seaton Street;

THENCE westerly along the said northerly limit of Dundas Street East, being along the southerly limits of the said lots 25 and 24, a distance of 15.70 metres, more or less, to the point of commencement.

THE northerly limit of Dundas Street East being confirmed under The Boundaries Act by Plan BA-822 registered on 3 May 1976 as Instrument CT174336.

SCHEDULE "B"

Reasons for the designation of the properties at Nos. 358 and 362 Dundas Street East.

The building at Nos. 358 and 362 Dundas Street East is designated on architectural grounds. The tradition of the Georgian style in house design of the period and the good source of bricks and local craftsmanship in 1867, when this semi-detached house was built, contribute to the importance of this building. The fine proportions of the windows, the doorway with transom and sidelights, the bay window with bell cast roof, a decorative corbelled brick cornice and pedimented dormers are special features of the facade.