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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 NO.364 DUNDAS STREET EAST (SEMI-
DETACHED HOUSE)

NOTICE OF PASSING OF BY-LAW

To: [REDACTED], in trust

Suite 1704
8 King Street East
Toronto, Ontario
M5C 1B5

[REDACTED]
C/o Shub, Levstein & Bradshaw
Suite No.201
1543 Victoria Park Ave.
Scarborough, Ontario
M1L 2T3

Ontario Heritage Foundation, ✓

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No.54-80 to designate
the above property. (File 1849).

DATED at Toronto this 11th day of March, 1980.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 54-80. A BY-LAW

*To designate the Property at No. 364 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 No. 364 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 No. 364 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 part of Lot 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 distant 23.37 metres measured westerly thereon from the westerly limit of Ontario Street;

THENCE northerly in a straight line to and along the westerly face of the westerly wall of the building standing in 1979 on the hereindescribed parcel of land and continuing northerly along a line drawn parallel to the said westerly limit of Ontario Street, a distance of 41.15 metres, more or less, to the northerly limit of the said lot;

THENCE easterly along the said northerly limit of lot, 5.79 metres;

THENCE southerly in a straight line to and along the centre line of the partition wall between the said building and the building standing at the aforesaid date on the lands immediately adjoining to the east thereof and continuing southerly parallel to the said westerly limit of Ontario Street, in all a distance of 41.15 metres, more or less, to the aforesaid northerly limit of Dundas Street East;

THENCE westerly along the last-mentioned limit, being along the southerly limit of the said lot, 5.79 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 property at No. 364 Dundas Street East.

The building at No. 364 Dundas Street East is designated on architectural grounds. This semi-detached house, built in 1875, is representative of the Victorian interest in decorative woodwork which is reflected in the unusually delicate characteristics of the verandah tracery, the cornice brackets and turned finials on the pedimented dormers.