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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND 300 JARVIS STREET,
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: Polygrand Developments Inc.
Suite 200
425 Queen Street West
Toronto, Ontario
M5V 2A5

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 223-88 to designate the above-mentioned property.

Dated at Toronto this 29th day of March, 1988.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 223-88. A BY-LAW
*To designate the Property at
No. 300 Jarvis Street of architectural value.*

(Passed March 11, 1988.)

Whereas at its meeting held on March 11, 1988, Council adopted Clause 3 of Neighbourhoods Committee Report No. 6, authorizing the designation of the property at No. 300 Jarvis Street for architectural reasons; 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 notice of intention to so designate the property at No. 300 Jarvis Street having been duly published and served and a notice of objection to such designation having been received, the Council of The Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

Whereas the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it set out its findings of facts and made recommendations respecting the proposed designation of No. 300 Jarvis Street pursuant to the provisions of the Ontario Heritage Act; and

Whereas the aforesaid Council has considered the said report; and

Whereas the reasons for designation are set out in Schedule "B" hereto.

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 the property at No. 300 Jarvis Street.
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, March 11, 1988.
(L.S.)

Schedule "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Park Lot 6 in Concession 1 From the Bay, parts of Lots 1, 3, 4, 5 and 6 according to Plan D270, Lots 1 and 2 and parts of Lots 3, 4 and 5 and part of the Private Lane according to Plan 716 and Lot 2 and parts of Lots 1, 3, and 4 according to Plan D53, all the said plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PARTS 1, 2 and 3 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-12847.

The westerly limit of Jarvis Street as confirmed under the Boundaries Act by Plan BA-691, registered on August 7, 1975, as Plan D-301 (see A-503505).

Being the whole of Parcel 1-3 in the Register for Section A-D-53.

Schedule "B"

The property at 300 Jarvis Street is designated on architectural grounds. Originally built as the Frontenac Arms Apartments in 1930, the building, designed by the Toronto architect, Joseph A. Thatcher, is a well-executed example of 1930's apartment house design. The building has a well proportioned symmetrical facade with a two-storey stone base and upper floors in Flemish Bond light and dark patterned brickwork with regular fenestration. The Art Deco detailing of the base window spandrels, the ninth floor sill band course and the pilaster capitals are particularly noteworthy features.

As the Essex Park Hotel the building has been preserved as a distinctive early example of a 1930's residential highrise unique on Jarvis Street in a contextually important location opposite Allan Gardens.