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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
301 AND 303 GEORGE STREET (FRANK BEECROFT HOUSES)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

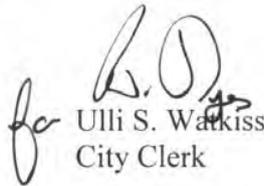
[REDACTED]

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

[REDACTED]

Take notice that the Council of the City of Toronto has passed By-law No. 1242-2012 to designate 301 and 303 George Street (Frank Beecroft Houses) (Ward 27, Toronto Centre-Rosedale) as being of cultural heritage value or interest.

Dated at Toronto this 5th day of November, 2012.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council 13.14,
as adopted by City of Toronto Council on March 5, 6 and 7, 2012
Enacted by Council: October 4, 2012

CITY OF TORONTO

BY-LAW No. 1242-2012

To designate the properties at 301 and 303 George Street (Frank Beecroft Houses) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the properties municipally known as 301 and 303 George Street (Frank Beecroft Houses) as being of cultural heritage 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 buildings and structures located thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 301 and 303 George Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the properties and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The properties at 301 and 303 George Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, are designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the properties described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties at 301 and 303 George Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 4th day of October, A.D. 2012.

FRANCES NUNZIATA,
Speaker
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Frank Beecroft Houses

Description

The properties at 301 and 303 George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the property contains a pair of 2½-storey semidetached house form buildings (1911) that were constructed by Frank Beecroft, a contractor.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 301 and 303 George Street have design value as representative examples of residential structures dating to the pre-World War I era that were designed to complement in scale and setback their neighbours on the east side of George Street. The sombre red brickwork, symmetry and classical influences are typical of the popular Edwardian Classical style of this period.

Contextually, the properties known as 301 and 303 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The surviving pair of semi-detached house form buildings contributes to the streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the properties at 301 and 303 George Street are:

- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings
- The materials, with brick cladding, and brick, stone and wood trim
- The gable roof with a firebreak (south), end chimneys (north and south) and, on the west slope, the pair of hipped dormers
- On the principal (west) façades, the symmetrically-placed flat-headed door and window openings with lintels, and the oriel window in the second storey of the left (north) unit that is typical of Edwardian Classicism
- The exposed north wall that is viewed from George Street.

The wing that extends eastward from the rear (east) wall of the buildings at 301 and 303 George Street is not identified as a heritage attribute in the Reasons for Designation.

SCHEDULE "B"

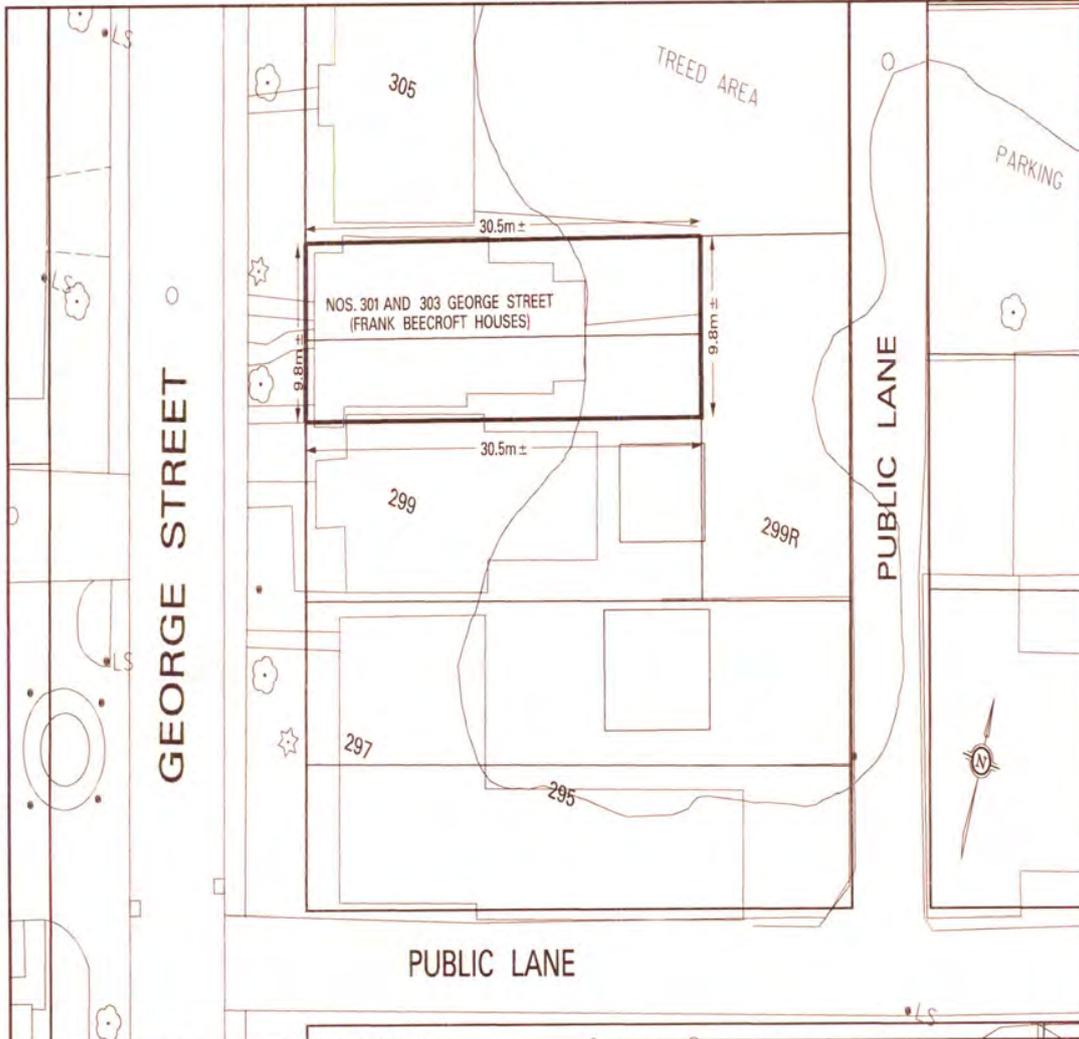
PIN 21100-0119 (LT)
PT LT 9-10 PL 150 TORONTO AS IN CA653895

PIN 21100-0077 (LT)
PT LT 10 PL 150 TORONTO AS IN EP135623

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The herein before described land being delineated by heavy outline on Sketch No. PS-2012-057 dated May 8, 2012 as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

PREPARED BY: DWAYNE PITT

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK.

CHECKED BY JOHN HOUSE

PROPERTY INFORMATION SHEET

NOS. 301 AND 303 GEORGE STREET (FRANK BEECROFT HOUSES)
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

WARD 27 - TORONTO CENTRE-ROSEDALE

DATE: MAY 08, 2012

SKETCH No. PS-2012-057