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file

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1980 CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF THE  
PROPERTY AT NO.280 QUEEN STREET WEST  
(COMMERCIAL BLOCK)

NOTICE OF PASSING OF BY-LAW

To:

~~██████████  
c/o Society of Carpatho-  
Russian Canadians  
280 Queen Street West  
Toronto, Ontario  
M5V 2A1~~

~~██████████ ██████████  
c/o Society of Carpatho-  
Russian Canadians  
280 Queen Street West  
Toronto, Ontario  
M5V 2A1~~

~~██████████ ██████████  
c/o Society of Carpatho-  
Russian Canadians  
280 Queen Street West  
Toronto, Ontario M5V 2A1~~  
Ontario Heritage Foundation ✓

~~██████████ ██████████  
c/o Society of Carpatho-  
Russian Canadians  
280 Queen Street West  
Toronto, Ontario M5V 2A1~~

Take notice that the Council of the Corporation of  
the City of Toronto has passed By-law No.354-82 to designate  
the above property. (File 2182).

DATED at Toronto this 29th day of June, 1982.

*Roy V. Henderson*  
Roy V. Henderson  
City Clerk

No. 354-82. A BY-LAW

*To designate the Property at No. 280 Queen Street West  
of architectural value.*

(Passed June 3, 1982.)

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 No. 280 Queen Street West 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. 280 Queen Street West.
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, June 3, 1982.  
(L.S.)

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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 and Province of Ontario, being composed of part of Park Lot 14 (Block 2) in Concession 1 From the Bay in the original Township of York but now in the said City of Toronto, the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the northerly limit of Queen Street West where the same is intersected by the southerly production of the centre line of wall between the building standing in February 1982 on the hereindescribed parcel of land and the building immediately adjoining to the east thereof and known as premises 280 and 278 Queen Street West respectively, the said point being distant 24.20 metres more or less measured westerly along the said northerly limit of Queen Street West from the westerly limit of Beverley Street;

THENCE northerly along the said production to and along the said centre line of wall and the northerly production thereof, in all a distance of 41.45 metres to a point distant 24.57 metres west of the aforesaid westerly limit of Beverley Street measured along a line drawn parallel to the aforesaid northerly limit of Queen Street West;

THENCE westerly along the said parallel line 9.49 metres more or less to its intersection with the northerly production of the centre line of wall between the aforesaid building standing on the hereindescribed parcel of land and the building immediately adjoining to the west thereof and known as premises 280 and 282 Queen Street West respectively;

THENCE southerly along the said production to and along the said centre line of wall and the southerly production thereof, in all a distance of 41.45 metres more or less to the aforesaid northerly limit of Queen Street West;

THENCE easterly along the last mentioned limit 9.45 metres more or less to the point of commencement.

The northerly limit of Queen Street West as confirmed under The Boundaries Act by plan BA-1156 registered on March 9, 1978, as Instrument CT283017.

SCHEDULE "B"

Reasons for the designation of the Property at No. 280 Queen Street West.

The Commercial Block at 280 Queen Street West is designated on architectural grounds. Built in 1881, where Queen Street West widens, this unique store and residential building is a richly decorative example of late Victorian architecture,

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deriving influence from both the Queen Anne and Second Empire styles. The first owner was B. Homer Dixon, and the store's first tenant was William Mara, Grocers. The patterned brickwork and stone dressings are a restrained setting for the rows of cornice brackets. Fine woodwork details enhance the usual hipped roof dormers in the slate mansard roof and in the steeply pitched pyramidal roof of the corner tower. Terminating a vista and presenting a facade to both west and south, this building is a prominent neighbourhood landmark.