

Authority: Toronto and East York Community Council Report 7, Clause 29,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: February 6, 2007

CITY OF TORONTO

BY-LAW No. 101-2007

To designate the property at 344 Dundas Street West (Laxton House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 344 Dundas Street West (Laxton House) 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 the buildings and structures 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 344 Dundas Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 property at 344 Dundas Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is 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 property 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 property at 344 Dundas Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description:

The properties at 344 and 346 Dundas Street West are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the pair of semi-detached house form buildings was recorded as “unfinished” when the tax assessment roll was recorded in August 1896. The houses were constructed for William and John Laxton (replacing a single detached house dating to 1878) and subsequently rented to a journalist and a widow. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value:

The cultural heritage value of the properties at 344 and 346 Dundas Street West are related to their design or physical value as representative examples of late 19th century residential housing with features of Queen Anne Revival styling that display a high degree of craftsmanship. As one of the most prolific styles associated with residential buildings in the late 1800s, the Queen Anne was identified by its mixture of materials and decorative features including decorative terra cotta.

The cultural heritage value of the Laxton Houses also relates to their contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

Heritage Attributes:

The heritage attributes of the Laxton Houses related to their cultural heritage value as representative examples of Queen Anne Revival styling displaying a high degree of craftsmanship are found on the principal (south) façades and the south slopes of the roofs above, consisting of:

- The 2½-storey plans with canted southeast and southwest corners above raised sandstone bases with window openings.
- The application of red brick cladding with brick, sandstone, terra cotta and wood detailing.
- The gable roofs with cross-gables, extended eaves and wood brackets; and, in the cross-gables, the decorative shingles and Palladian windows with wood detailing.
- The organization of the south facades, designed as mirror images with the entrances in the centre; the monumental round-arched entrance porches beneath enclosed sunporches with decorative wood detailing, including fretwork; the entrance on #344 Dundas, which retains a transom and door with an oval light (the doors on #346 Dundas have been replaced); on either side of the entries, the large round-arched window openings in the first storey; on the first-floor door and window openings, brick voussoirs with corbels and terra brick keystones; in the second storey and on the corners, flat-headed window openings with brick voussoirs;

the sandstone sills on all of the window openings; and, the terra cotta spandrels beneath the second-floor window openings

The entrance canopy on #346 Dundas is an addition that is not included in the Reasons for Designation.

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.

SCHEDULE “B”**LEGAL DESCRIPTION**

PIN 21208-0254 (LT)

PT BLK 5 PL D168 AKA PL D247 TORONTO AS IN EP87173

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-012 dated January 29, 2007, as set out in Schedule “C”.

SCHEDULE "C"

