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## BY-LAW NO. 96-207

**A BY-LAW TO DESIGNATE 169, 181, 185, 187, 189 and 193-195 UNIVERSITY AVENUE AND 162-164, 170, 172-174 AND 178 BARRIE STREET TO BE OF ARCHITECTURAL VALUE OR INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (CLAUSE 1. a), REPORT NO. 64, 1996)**

PASSED: June 25, 1996

WHEREAS Notice of Intention to Designate 169, 181, 185, 187, 189 and 193-195 University Avenue and 162-164, 170, 172-174 and 178 Barrie Street to be of architectural value or interest, pursuant to Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 was delivered to the owners of the property on the 29th day of September, 1994 and by registered mail to the Ontario Heritage Foundation on the 29th day of September, 1994;

AND WHEREAS said Notice was published in the Whig Standard on Wednesday, October 5, 1994, Wednesday, October 12, 1994, and Wednesday, October 19, 1994;

AND WHEREAS the thirty day appeal period expired on November 4, 1994;

AND WHEREAS one objection to such designation was received and subsequently withdrawn;

NOW THEREFORE the Council of the Corporation of the City of Kingston hereby enacts as follows:

1. 169, 181, 185, 187, 189 and 193-195 University Avenue and 162-164, 170, 172-174 and 178 Barrie Street, in the City of Kingston are hereby designated to be of architectural value or interest for the reasons as set out in Schedule "B" attached hereto.
2. The subject properties are more particularly described in Schedule "A" attached hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-Law and the reasons for designation to be registered against the lands described in Schedule "A" attached hereto in the Land Registry Office for Kingston at Kingston, Ontario.

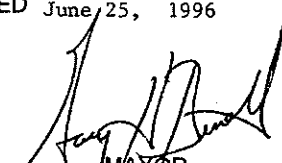
4. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the lands described in Schedule "A" hereto and on the Ontario Heritage Foundation, and to cause notice of the passing of this By-Law to be published in the Whig Standard once for each of the three consecutive weeks.

5. This By-Law shall come into force and take effect on the date of its passing.

GIVEN FIRST AND SECOND READINGS June 11, 1996

GIVEN THIRD READING AND FINALLY PASSED June 25, 1996

  
CITY CLERK

  
MAYOR

**SCHEDULE 'A' TO BY-LAW NO. 96-207**

**PROPERTY ADDRESS:** 169 University Avenue  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Lots 10 and 11, Plan C-19, more particularly described in Instrument No. 269315.

**PROPERTY ADDRESS:** 181 University Avenue  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Lots 8 and 9, Plan C-19, more particularly described in Instrument No. 182207.

**PROPERTY ADDRESS:** 185 University Avenue  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Lot 6 and Part of Lot 12 on the South side of Earl Street, Plan C-19, more particularly described in Instrument No. 179477.

**PROPERTY ADDRESS:** 187 University Avenue  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Lot 5, Plan C-19, more particularly described in Instrument No. 210284.

**PROPERTY ADDRESS:** 189 University Avenue  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Lot 4, Plan C-19, more particularly described in Instrument No. 179708.

**PROPERTY ADDRESS:** 193-195 University Avenue  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

**193 University Avenue:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Part of Lot 2, Plan C-19, more particularly described in Instrument No. 281368.

**195 University Avenue:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Farm Lot 24, Concession 1, City of Kingston, and being composed of Part of Lot 2, Plan C-19, more particularly described in Instrument No. 183956.

**PROPERTY ADDRESS:** 162-164 Barrie Street  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

**162 Barrie Street:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Block "L" of Abstract Block Subdivision of Farm Lot 24, Concession 1, and being composed of Part of Block L more particularly described in Instrument No. 236204.

**164 Barrie Street:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Block "L" of Abstract Block Subdivision of Farm Lot 24, Concession 1, and being composed of Part of Block L more particularly described in Instrument No. 138479.

**PROPERTY ADDRESS:** 170 Barrie Street  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Block "L" of Abstract Block Subdivision of Farm Lot 24, Concession 1, and being more particularly described in Instrument No. 176102.

**PROPERTY ADDRESS:** 172-174 Barrie Street  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

**172 Barrie Street:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Block "L" of Abstract Block Subdivision of Farm Lot 24, Concession 1, and being more particularly described in Instrument No. 137957.

**174 Barrie Street:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Block "L" of Abstract Block Subdivision of Farm Lot 24, Concession 1, and being more particularly described in Instrument No. 140061.

**PROPERTY ADDRESS:** 178 Barrie Street  
**OWNER:** Queen's University at Kingston

**LEGAL DESCRIPTION:**

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, described as Part of Block "L" of Abstract Block Subdivision of Farm Lot 24, Concession 1, more particularly described in Instrument No. 138479.

**SCHEDULE "B" TO BY-LAW NO. 96-207**

**REASONS FOR DESIGNATION**

**169 University Avenue**

This building is rated as Very Good because of its architectural composition, its high Victorian style, its design (it is a good example of an urban Victorian house, designed by an architect), its age and its landmark location on an important corner. The elements which define the character of this building are the brickwork, limestone banding, terra cotta inserts accenting a 3-storey bay, heavy bargeboards, and a rare brick garage with elliptical door surround, brick corbelling and classical moulding.

**181 University Avenue**

This building is rated as Very Good because of its bold architectural composition, its Richardsonian style, its architect, its age, its streetscape value and its few alterations. The elements which define the character of this building are the arched openings in the ground floor, the brickwork and the Palladian windows.

**185 University Avenue**

This building is rated as Very Good because of its architectural composition, its architect, its age, its streetscape and its few alterations. The elements which define the character of this building are the architectural elements of the facade, especially the arched transomed ground floor window (with stained glass transom), the asymmetrical composition, the rusticated base and stone sills, and the dentilled cornice.

**187 University Avenue**

This building is rated as Very Good because of its architectural composition and style, especially its extensive decorative trim, its attribution to a prominent local architect, its age, its contribution of an important heritage grouping and its few alterations. The elements which define the character of this building are the elements of the facade which resemble those of confirmed designs by William Newlands, especially the asymmetrical composition, the porch with its decorative spindlework, lattice and fretwork, the main bay bracketed cornice, the fretworked bargeboards on the main gable, and the rusticated base and stone sills.

**189 University Avenue**

The building is rated as Very Good because of its style, its architect, its age and its few alterations. The elements which define the character of this building are the elements of Newlands' design, especially the asymmetrical composition, the rusticated base and stone sills, the two-storey bay with bracketed cornice, the projecting bay above the paired entrance doors, the shingling, bracketed cornice and bargeboards in the gables, the spindlework and triple window in the main gable, and the curved muntins in the main first floor window.

**193, 195 University Avenue**

This building is rated as Excellent because of its unusual composition, its Queen Anne style, its architect, age, and its landmark status in anchoring an important street corner and establishing the street setback. The elements which define the character of this building are the asymmetrical and exuberant composition, the two engaged corner towers with conical and bell-shaped roofs (one with decorative shingling and metal seams) and decorative finials, the shingling and bracketed cornice in the main gable end, sunburst designs in the pediments of the secondary dormers, the bracketed cornice across the facade, the porch with tapered columns, the terra cotta, stone and brick ornaments, the pellet moulding in the wall gable, and decorative side wall shingles.

Schedule "B" continued

162, 164 Barrie Street

This large Victorian semi-detached house is rated as Very Good because of the quality of its brick, wood and stone detailing and its Queen Anne Revival influences. Its age is important, its few alterations, and it anchors a prominent street corner. The elements which define the character of this building are the two-storey bay window with elaborate cornice, the decorative brickwork with terra cotta inserts, the rounded verandah and its finely crafted woodwork.

170 Barrie Street

This building is rated as Very Good because of its balanced architectural composition, its Second Empire style, its exemplification of the work of a local architect / builder, its age, its contribution to a residential streetscape, and its few alterations. The elements which define the character of this building are the mansard roof, with elaborate firewalls, and the well-crafted balustrade on the entrance verandah. The existing landscape is also worthy of preservation.

172, 174 Barrie Street

These mirror image semi-detached houses are rated as Very Good because they are well-composed and styled examples of the work of a prominent Kingston architect. Their age and contribution to the residential streetscape are also important. The elements which define the character of this building are the two-story bay windows with gabled balconies. Brickwork and stone sills are also important.

178 Barrie Street

This detached house is very similar to 172,174 Barrie Street and is rated as Very Good because of its architectural composition (designed by the same architect), its age, its few alterations, and because it forms part of an important heritage grouping. The elements which define the character of this building are the location next to 174,176 Barrie Street, the two-storey bay with the recessed balcony, and the finely detailed wooden porch, which are indicative of Newlands's work.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="text-align: center; font-size: 24px; font-weight: bold;">653357</p> <p style="text-align: center;">CERTIFICATE OF REGISTRATION FRONTENAC (13) KINGSTON LAND REGISTRAR</p> <p style="text-align: center;">'96 AUG 27 PM 2 58</p> <p style="text-align: center;"><i>Marilyn McLean</i></p> <p>New Property Identifiers</p> <p>Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 16 pages</p>	<p>(3) Property Identifier(s) Block Property</p> <p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document</p> <p style="text-align: center;">By-Law</p>	
	<p>(5) Consideration</p> <p>ONE _____ 00/100 Dollars \$ 1.00</p>	
	<p>(6) Description</p> <p>In the City of Kingston, in the County of Frontenac, being more particularly described on the attached Schedules.</p> <p>As previously described in Instrument Nos. 269315, 182207, 179477, 210284, 179708, 281368, 183956, 236204, 138479, 176102, 137957 and 140061.</p>	
	<p>(7) This Document Contains:</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	
	<p>(8) This Document provides as follows:</p> <p>By-Law No. 96-207 of the Corporation of the City of Kingston designating 169, 181, 185, 187, 189 and 193-195 University Avenue and 162-164, 170, 172-174 and 178 Barrie Street to be of architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18.</p> <p style="text-align: right;">Continued on Schedule <input type="checkbox"/></p>	

(9) This Document relates to instrument number(s) 269315, 182207, 179477, 210284, 179708, 281368, 183956, 236204, 138479, 176102, 137957, 140061

<p>(10) Party(ies) (Set out Status or Interest)</p> <p>Name(s)</p> <p style="text-align: center;">THE CORPORATION OF THE CITY OF KINGSTON</p>	<p>Signature(s)</p> <p style="text-align: center;"><i>Deborah A. Bowen</i></p> <p style="text-align: center;">Deborah A. Bowen, (Acting) City Clerk</p>	<p>Date of Signature</p> <p style="text-align: center;">1996 08 23</p>
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(11) Address for Service c/o City Hall, 216 Ontario Street, Kingston, Ontario K7L 2Z3

<p>(12) Party(ies) (Set out Status or Interest)</p> <p>Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature</p> <p style="text-align: center;">Y M D</p>
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(13) Address for Service

<p>(14) Municipal Address of Property</p> <p>169, 181, 185, 187, 189, 193-195 University Avenue, Kingston 162-164, 170, 172-174, 178 Barrie Street, Kingston</p>	<p>(15) Document Prepared by:</p> <p>NORMAN C. JACKSON CITY SOLICITOR 216 Ontario Street Kingston, Ontario K7L 2Z3</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width: 50%;">Registration Fee</td> <td style="width: 50%; text-align: center;">50</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td style="text-align: center;">50</td> </tr> </table>	Fees and Tax		Registration Fee	50					Total	50
Fees and Tax												
Registration Fee	50											
Total	50											



Additional Property Identifier(s) and/or Other Information

**Box (7) (b) Schedule for: Description**

**169 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of Lot Nos. 10 and 11 on the East side of University Avenue (formerly Gordon Street) between Earl Street and Clergy Street West (formerly Young Street) as laid down in a plan of the Heslip tract laid out on Lot No. 24 in the First Concession of the Township of Kingston, formerly, now within the City limits said plan being made for Robt. J. Canon by Charles Booth P.L.S. dated the 26th day of May 1886 and registered in the Registry Office for said City on the 17th of November 1886 as C-19. As previously described in Instrument No. 269315.

**181 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston in the County of Frontenac, and being composed of Lots 8 and 9 on the Plan of Charles Booth, P.L.S., dated 26th May, 1886, and registered in the Registry Office for the City of Kingston, on the 17th November, 1886, as No. C19 of Wadsworth Lots laid out on part of Lot No. 24 on the First Concession of the Township of Kingston, in the City of Kingston, now being a subdivision of that part of said Lot 24 known as the Heaslip Tract shown in the Plan or Ordinance Lots of D. Williams, P.L.S. dated the 16th February, 1873, said Lots Nos. 8 and 9 each having frontage on University Avenue of 25 feet with a depth of 100 feet to a lane in rear. As previously described in Instrument No. 182207.

**185 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, Province of Ontario and being composed of Lot Number 6 as laid out on a plan of Wadsworth lots made by Charles Booth, P.L.S., dated at Kingston, May 26th, 1886, on part of Lot 24 in the 1st Concession of the Township of Kingston, now within the City limits, which plan was filed in the Registry Office for the City of Kingston, on November 17th, 1886 as Plan C-19 and the southerly 37 feet 6 inches of Lot 12 on the south side of Earl Street according to said Plan C-19. As previously described in Instrument No. 179477.

**187 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Kingston, in the County of Frontenac, composed of Lot Number Five as laid down on a plan of Wadsworths lots on part of Lot twenty-four in the First Concession of the Township of Kingston, formerly, but now within the City of Kingston, which plan was made by C. Booth, P.L.S. for R.J. Carson dated the 26th day of May A.D. 1886, and Registered in the Registry Office for the City of Kingston on the 17th day of November, A.D. 1886 as C-19. As previously described in Instrument No. 210284.

**189 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston in the County of Frontenac and being composed of lot number 4 on the east side of University Avenue between Earl and Union Streets as laid out on a plan of the Heaslip Tract laid out on number 24, formerly in the 1st concession of the Township of Kingston now within the City of Kingston, made by Charles Booth, O.L.S. dated May 26th, 1886 for R. J. Carson and registered in the Registry Office for the said City on the 17th day of November, 1886 as Plan C19. As previously described in Instrument No. 179708.

**193 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac and being composed of that portion of Lot Number Two (2) on a Plan of Lots known as the Wadsworth Lots laid out in the "Heaslip Tract" being part of Farm Lot Number Twenty-four formerly in the First Concession of the Township of Kingston,

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Additional Property Identifier(s) and/or Other Information

**Box (7) (b) Schedule for: Description (continued)**

(193 University Avenue)  
now in the City of Kingston, which said plan was made by Charles Booth, O.L.S. dated May 26th, 1886 and registered in the Registry Office for the City of Kingston on November 17th, 1886 as Plan No. C19 for said portion of a Lot hereby conveyed being better known and described as follows:

COMMENCING on the east side of University Avenue (formerly Gordon Street) at a point forty feet (40') south of the point where University Avenue (formerly Gordon Street) is intersected by Earl Street;

THENCE South along the east side of University Avenue (formerly Gordon Street) twenty-five feet (25');

THENCE east along the southerly side line of Lot Number Two a distance of one hundred feet (100') to a lane;

THENCE north along the rear of Lot number Two a distance of Twenty-one feet (21');

THENCE in a north-westerly direction of one hundred and one-fourth feet ( $100 \frac{1}{4}'$ ) more or less to the place of beginning. As previously described in Instrument No. 281368.

**195 University Avenue**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being composed of Lot No. 1 and Part of Lot No. 2, hereinbefore conveyed by one Henrietta Donnelly to Oliver J. Hickey, by Deed dated December 23rd, 1887, and registered in the Registry Office for the City of Kingston, as No. Z-6139 on a plan of lots known as the Wadsworth Lots laid out on the Heaslip Tract, being a part of Farm Lot 24, formerly in the First Concession of the Township of Kingston, now in the City of Kingston, which said plan was made by Charles Booth, P.L.S., May 26th, 1886, and registered in the Registry Office for the City of Kingston, on the 17th November, 1886, as Plan C.19, the said land hereby intended to be conveyed being more particularly described as follows:

COMMENCING on the easterly limit of University Avenue (formerly Gordon Street) at a point where the centre line of the dividing wall between the house on the lands intended to be conveyed and the house immediately to the south thereof, produced westerly intersects the said easterly limit of University Avenue.

THENCE south eighty-eight degrees twenty-six minutes forty seconds east along the said production of said centre line, of the dividing wall between the house on the land hereby intended to be conveyed and the house immediately to the south thereof, and the same produce one hundred feet three and one-quarter inches ( $100 \text{ feet } 3 \frac{1}{4}"$ ) more or less to a point, which point is said to be twenty-one feet (21 feet) northerly from the south east corner of Lot No. 2.

THENCE north one degree fourteen minutes west, twenty-eight point six four feet (28.64 feet) to an iron bar planted on Earl Street;

THENCE north eighty-four degrees twenty-six minutes west one hundred point seven feet (100.7 feet) to an iron bar planted at the corner of Earl and University Avenue;

THENCE south one degree fourteen minutes east forty point sixty-four (40.64 feet) to the point of commencement.

All of which is shown on a plan of survey prepared by Donald C. Smith, Ontario Land Surveyor, dated October 5th, 1962.

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Additional Property Identifier(s) and/or Other Information

**Box (7) (b) Schedule for: Description (continued)***(195 University Avenue)*

TOGETHER with the rights and easements enjoyed at the present time by the owners of the property hereby intended to be conveyed over the property immediately adjoining to the south and subject to such rights and easements as the said property immediately to the south of the lands hereby intended to be conveyed enjoys over the latter. As previously described in Instrument No. 183956.

**162 Barrie Street**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac and being composed of part of Block "L" of the Abstract Block Subdivision of Lot 24 in the First Concession of the Township of Kingston formerly but now in the said City of Kingston more particularly described as follows:

COMMENCING at the intersection of the westerly limit of Barrie Street and the northerly limit of Union Street in the said City;

THENCE westerly all the last mentioned limit a distance of one hundred feet (100');

THENCE northerly and parallel to the said westerly limit of Barrie Street a distance of thirty-two feet (32');

THENCE westerly and parallel to the said northerly limit of Union Street a distance of five feet (5');

THENCE northerly and parallel to the said westerly limit of Barrie Street a distance of three feet (3');

THENCE easterly to the north-west corner of the house now standing upon the lands hereby conveyed and thence continuing easterly in a straight line along the northerly wall of the said house to the north-east corner thereof and thence continuing easterly in a straight line to a point in the said westerly limit of Barrie Street a distance of thirty-five feet (35') measured northerly therealong from the place of beginning, which point is one hundred and five feet (105') distant from the westerly boundary of the lands hereby conveyed;

THENCE southerly along the said westerly limit of Barrie Street thirty-five feet (35') to the place of beginning.

TOGETHER with a Right-of-Way in common with all other parties entitled thereto over a strip of land five feet (5') in width extending northerly from the said northerly limit of Union Street a distance of thirty-two feet (32') along the westerly limit of the lands hereby conveyed and subject to a Right-of-Way over the westerly five feet (5') of the lands hereby conveyed commencing at the said northerly limit of Union Street and extending northerly a distance of thirty-two feet (32'), all of which is shown bordered in red, with the westerly half of the Right-of-Way coloured in green, on the plan by H. H. Lawson, O.L.S., dated September 3-4, 1941 attached to the deed to the Grantors registered instrument 55262. As previously described in Instrument No. 236204.

**164 Barrie Street**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac and being composed of part of Block "L" of the Abstract Block Subdivision of Farm Lot 24 in the First Concession of the Township of Kingston, formerly, now in the City of Kingston and more particularly described as follows:

PREMISING that the westerly limit of Barrie Street has a bearing of north 4 degrees 03 minutes west and relating all bearing herein, thereto.

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Additional Property Identifier(s) and/or Other Information

**Box (7) (b) Schedule for: Description (continued)**

*(164 Barrie Street)*

COMMENCING at a point in the westerly limit of Barrie Street and distant measured northerly thereon, 62.3 feet from the northerly limit of Union Street;

THENCE north 84 degrees 54 minutes west to and along a fence 105 feet to a point;

THENCE south 4 degrees 03 minutes east a distance of 18.96 feet to a point in the northerly face of a brick house, municipally known as No. 15 Union Street;

THENCE south 85 degrees 11 minutes east along the northerly face of said brick house a distance of 1.42 feet to the north-easterly corner thereof;

THENCE south 4 degrees 49 minutes west along the easterly face of said house a distance of 9.09 feet to a point;

THENCE south 4 degrees 03 minutes east a distance of 1.14 feet, more or less, to the intersection with the northerly face of the northerly wall of a brick house known municipally as No. 162 Barrie Street;

THENCE south 85 degrees 20 minutes east to and along the northerly face of the last mentioned brick house a distance of 43 feet, more or less, to a corner therein;

THENCE southerly and at right angles to the last mentioned course a distance of 0.50 feet, more or less, to the centre line of a party wall between said house No. 162 and a brick house standing on the herein described lands known municipally as 164 Barrie Street;

THENCE south 85 degrees 20 minutes east along the centre line of said party wall and the easterly production thereof a distance of 62.11 feet, more or less, to a point in the westerly limit of Barrie Street;

THENCE north 4 degrees 03 minutes west along the westerly limit of Barrie Street a distance of 29.5 feet, more or less, to the point of commencement.

The herein described parcel or tract of land is shown outlined in RED on a plan by James A. Minnes, Ontario Land Surveyor, dated May 30, 1963, number 196 for reference purposes;

TOGETHER WITH a Right-of-Way over a strip of land 10 feet in width, lying 5 feet on opposite sides of a line drawn on a course of north 4 degrees 03 minutes west from a point in the northerly limit of Union Street distant westerly thereon 105 feet from the westerly limit of Barrie Street, said Right of Way extending to the southerly limit of the herein before described parcel of land and shown coloured YELLOW on said plan. As previously described in Instrument No. 138479.

**170 Barrie Street**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Province of Ontario, County of Frontenac, City of Kingston, and being composed of Part of Block "L" of the Abstract Block Subdivision of Farm Lot 24 in the First Concession of said City, which said parcel or tract of land may be more particularly described as follows:

COMMENCING at a point in the Westerly limit of Barrie Street, distant therein Northerly Sixty-two and Three-tenths (62.3) feet from the Northerly Limit of Union Street;

THENCE North 4 degrees and 9 minutes West along the Westerly limit of Barrie Street a distance of Thirty-four and Two-tenths (34.2) feet to an iron stake;

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Additional Property Identifier(s) and/or Other Information

**Box (7) (b) Schedule for: Description (continued)***(170 Barrie Street)*

THENCE North 85 degrees and 20 minutes West a distance of One Hundred and Thirty-two (132) feet more or less;

THENCE South 4 degrees and 9 minutes East along a fence a distance of Thirty-three and thirty-five hundredths (33.35) feet;

THENCE South 85 degrees and 1 minute East a distance of One Hundred and Thirty-two (132) feet to the point of commencement.

THE above described land is shown outlined in red on a Plan made by David T. Humphries, O.L.S., dated May 20th, 1953, and attached to Instrument number 76621, registered in the Registry Office for the Registry Division of Kingston and Frontenac on the 4th day of August, 1953. As previously described in Instrument No. 176102.

**172 Barrie Street**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac and being composed of part of Block "L" of the Abstract Block Subdivision of Farm Lot 24 in the First Concession of the Township of Kingston, formerly, now in the City of Kingston and more particularly described as follows:

PREMISING that the westerly limit of Barrie Street has a bearing of north 4 degrees 03 minutes west and relating all bearings herein, thereto.

COMMENCING at a point in the westerly limit of Barrie Street a distance measured northerly thereon, 119.2 feet from the northerly limit of Union Street;

THENCE north 88 degrees 14 minutes west to and along the centre line of a frame verhandah in front of houses municipally known as Nos. 172 and 174, a distance of 16.6 feet, more or less, to the easterly face of the easterly wall of said brick houses;

THENCE northerly along the easterly face of said wall a distance of 0.3 feet to the centre line of the partition wall between said houses;

THENCE westerly in and along said partition wall a distance of 26.8 feet to a point;

THENCE north 87 degrees 34 minutes west in and along the centre line of the partition wall between the extensions at the rear of said houses, a distance of 33.75 feet to the westerly face of said extensions;

THENCE north 87 degrees 41 minutes west in and along a fence a distance of 53.5 feet to a point;

THENCE south 2 degrees 27 minutes east in and along a fence a distance of 17.55 feet to a point;

THENCE south 85 degrees 17 minutes east, a distance of 131.87 feet, more or less, to a point in the westerly limit of Barrie Street;

THENCE north 4 degrees 03 minutes west along the westerly limit of Barrie Street, a distance of 22.7 feet, more or less, to the point of commencement.

The herein described parcel or tract of land is shown coloured ORANGE on a plan by James A. Minnes, Ontario Land Surveyor, dated May 30, 1963, number 196 for reference purposes.

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**Box (7) (b) Schedule for: Description (continued)***(172 Barrie Street)*

TOGETHER WITH A RIGHT OF WAY from the northerly limit of the hereinbefore described lands to the westerly limit of Barrie Street, said Right of Way being shown coloured GREEN on said attached plan. As previously described in Instrument No. 137957.

**174 Barrie Street**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac, and being composed of part of Block "L" of the Abstract Block Subdivision of Farm Lot 24 in the First Concession of the Township of Kingston, formerly, now in the City of Kingston and more particularly described as follows:

PREMISING that the westerly limit of Barrie Street has a bearing of north 4 degrees, 03 minutes west and relating all bearings herein, thereto.

COMMENCING at a point in the westerly limit of Barrie Street and distant measured northerly thereon, 119.2 feet from the northerly limit of Union Street;

THENCE north 88 degrees, 14 minutes west to and along the centre line of a frame verandah in front of houses municipally known as Nos. 172 and 174, a distance of 16.6 feet, more or less, to the easterly face of the easterly wall of said brick houses;

THENCE northerly along the easterly face of said wall, a distance of 0.3 feet to the centre line of the partition wall between said houses;

THENCE westerly in and along said partition wall a distance of 26.8 feet to a point;

THENCE north 87 degrees 34 minutes west in and along the centre line of the partition wall between the extensions at the rear of said houses, a distance of 33.75 feet to the westerly face of said extensions;

THENCE north 87 degrees 41 minutes west in and along a fence a distance of 53.5 feet to a point;

THENCE north 3 degrees 20 minutes west in and along a fence a distance of 21.5 feet to a point;

THENCE south 87 degrees 42 minutes east in and along a fence a distance of 79.9 feet to a point;

THENCE south 88 degrees 41 minutes east along the southerly face of the southerly wall of a brick house municipally known as No. 178 and the easterly production thereof, a distance of 50.4 feet, more or less, to a point in the westerly limit of Barrie Street;

THENCE south 4 degrees 03 minutes east along the westerly limit of Barrie Street a distance of 21.9 feet, more or less, to the point of commencement.

The herein described parcel or tract of land is shown coloured brown on a plan by James A. Minnes, Ontario Land Surveyor, dated May 30, 1963, numbered 196 for references purposes.

TOGETHER WITH a Right of Way from the rear of the hereinbefore described parcel of land to the westerly limit of Barrie Street, said Right of Way being shown coloured green on said attached plan,

SUBJECT to a Right of Way over the westerly 12 feet in width of the hereinbefore described parcel of land;

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**Box (7) (b) Schedule for: Description (continued)***(174 Barrie Street)*

AND SUBJECT also to a Right of Way 2 feet and 4 inches in width along the northerly limit of the hereinbefore described parcel of land, extending from the westerly limit of Barrie Street westerly to a depth of 78 feet more or less, said Right of Way being shown coloured yellow on said plan. As previously described in Instrument No. 140061.

**178 Barrie Street**

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kingston, in the County of Frontenac and being composed of part of Block "L" of the Abstract Block Subdivision of Farm Lot 24 in the First Concession of the Township of Kingston, formerly, now in the City of Kingston and more particular described as follows:

PREMISING that the westerly limit of Barrie Street has a bearing of north 4 degrees 03 minutes west and relating all bearings herein, thereto.

COMMENCING at a point in the westerly limit of Barrie Street and distant measured northerly thereon, 141.1 feet from the northerly limit of Union Street.

THENCE north 88 degrees 41 minutes west to and along the southerly face of the southerly wall of a brick house municipally known as No. 178 and standing on the herein described lands, a distance of 50.4 feet to a point;

THENCE north 87 degrees 42 minutes west in and along a fence a distance of 79.9 feet to a point;

THENCE north 0 degrees 40 minutes west a distance of 0.58 feet to a point;

THENCE north 84 degrees 59 minutes west in and along a fence a distance of 107.13 feet to a point;

THENCE north 1 degree 10 minutes west in and along a fence a distance of 30.20 feet to a point;

THENCE south 85 degrees 02 minutes east in and along a fence a distance of 99.63 feet to an iron pipe found;

THENCE south 0 degrees 31 minutes west to and along the easterly face of a frame garage standing on the herein described lands a distance of 7.84 feet, more or less, to the intersection with a line drawn parallel to the northerly face of the northerly wall of said brick house and distant 4.0 feet measured northerly therefrom and at right angles thereto;

THENCE south 88 degrees 46 minutes east along said parallel line a distance of 136.7 feet, more or less, to a point in the westerly limit of Barrie Street;

THENCE south 4 degrees 03 minutes east along the westerly limit of Barrie Street a distance of 25.21 feet, more or less, to the point of commencement.

The herein described parcel or tract of land is shown outlined in RED on a plan by James A. Minnes, Ontario Land Surveyor, dated May 30, 1963, numbered 196 for reference purposes.

TOGETHER with a Right-of-Way of a strip of land adjoining the northerly limit of the hereinbefore described parcel of land, extending westerly from the westerly limit of Barrie Street a distance of 136.7 feet, said Right-of-Way being shown coloured GREEN on said plan;

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# Schedule

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**S**

Additional Property Identifier(s) and/or Other Information

**Box (7) (b) Schedule for: Description (continued)**

*(178 Barrie Street)*

AND TOGETHER WITH a Right-of-Way over a strip of land 2 feet 4 inches in width adjoining the southerly limit of the hereinbefore described lands, extending westerly from the westerly limit of Barrie Street a distance of 78 feet, more or less, said Right-of-Way being shown coloured BROWN on said plan;

AND TOGETHER WITH also the Right for the stone base course of said house No. 178 to project 2 inches and the cornice and eaves of said house as now built to project 14 inches into and over the lands adjoining to the south of the hereinbefore described parcel of land. As previously described in Instrument No. 138479.

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