



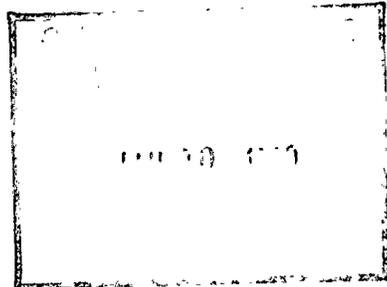
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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
234-242 QUEEN STREET EAST, CITY OF TORONTO
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: See attached list

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 762-89 to designate the above-mentioned properties.

Dated at Toronto this 9th day of January, 1990.


Barbara G. Caplan
City Clerk

✓

No. 762-89. A BY-LAW

*To designate the property at 234-242 Queen Street East
of architectural value or interest.*

(Passed November 29, 1989.)

Whereas by Clause 13 of Neighbourhoods Committee Report No. 19 adopted by Council at its meeting held on November 29, 1989, authority was granted to designate the property at 234-242 Queen Street East of architectural 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 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 234-242 Queen Street East 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 "F" 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 Schedules "A", "B", "C", "D", and "E", known as 234, 236, 238, 240 and 242 Queen Street East, respectively.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedules "A", "B", "C", "D", and "E" 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 owners 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.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, November 29, 1989.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 1 according to Plan 4A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

Premising that the westerly limit of the said Lot 1, being the easterly limit of Sherbourne Street, is on a course of North 16 degrees and 00 minutes West and governs all bearings herein, then;

COMMENCING at a point in the southerly limit of the said Lot 1, being the northerly limit of Queen Street East, distant 53.04 metres measured easterly thereon from the westerly limit of the said Lot 1 and being in the centre line of a passage and staircase in common between the building standing in 1967 upon the herein described land and that immediately to the east;

THENCE North 15 degrees 17 minutes and 40 seconds West along the centre line of the said passage way and stairway and along the centre line of wall between the said buildings, in all a distance of 17.42 metres to the northerly face of the said buildings;

THENCE North 16 degrees West being parallel to the easterly limit of Sherbourne Street a distance of 16.26 metres;

THENCE South 72 degrees and 30 minutes West 5.45 metres to a point in the easterly limit of a lane, distant 47.55 metres measured easterly from the easterly limit of Sherbourne Street;

THENCE South 18 degrees 20 minutes and 40 seconds East along the said easterly limit of a lane 4.51 metres to the northerly face of the northerly wall of a two-storey brick building standing in 1980 on the land immediately to the west;

THENCE South 15 degrees and 29 minutes East along the easterly face of the easterly wall of the said two-storey brick building and along the easterly face of the easterly wall of a one-storey brick building standing in 1980 on the land immediately to the west, a distance of 11.52 metres to the aforesaid northerly face of wall of the building standing on the herein described land;

THENCE South 15 degrees 38 minutes and 40 seconds East along the westerly face of the westerly wall of the said building on the herein described land, a distance of 17.49 metres more or less to a point in the northerly limit of Queen Street East, distant 47.77 metres measured easterly thereon from the easterly limit of Sherbourne Street;

THENCE North 74 degrees 11 minutes and 30 seconds East along the said northerly limit of Queen Street East 5.27 metres more or less to the point of commencement.

TOGETHER WITH a Right-of-way to the use of the stairs and passage leading thereto, these stairs being in common between Numbers 234 and 236 Queen Street East, are to be kept and maintained at the joint cost of the owners of the premises aforesaid and further with the right to the owners to have the continued right to the use of the closets as at present enjoyed by the tenants of the said premises.

SCHEDULE "B"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 1 according to Plan 4A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

Premising that the westerly limit of the said Lot 1, being the easterly limit of Sherbourne Street, is on a course of North 16 degrees and 00 minutes West and governs all bearings herein, then;

COMMENCING at a point in the southerly limit of the said Lot 1, being the northerly limit of Queen Street East, distant 53.04 metres measured easterly thereon from the westerly limit of the said Lot 1 and being the centre line of a passageway and stairway in common between the buildings standing in 1967 upon the herein described land and that immediately to the west;

THENCE North 15 degrees 17 minutes and 40 seconds West along the centre line of said passageway and stairway and along the centre line of wall between the said buildings in all a distance of 17.42 metres to the northerly face of the said buildings, the said point being distant 53.15 metres measured easterly from the easterly limit of Sherbourne Street.

THENCE North 16 degrees West being parallel to the easterly limit of Sherbourne Street a distance of 16.26 metres to a point distant 53.15 metres measured easterly from the easterly limit of Sherbourne Street.

THENCE North 74 degrees 02 minutes and 30 seconds East, 5.12 metres to an iron pipe found as planted by W.S. Gibson & Sons in 1954, said iron pipe being in the easterly limit of the said Lot 1 and being the westerly limit of Plan 177 registered in the said Land Registry Office;

THENCE South 16 degrees 00 minutes and 20 seconds East to and along the centre line of wall between the buildings standing in 1967 upon the herein described land and that immediately adjacent to the east thereof, in all a distance of 33.70 metres to the southerly limit of said Lot 1;

THENCE South 74 degrees 11 minutes and 30 seconds West along the southerly limit of said Lot 1, being the northerly limit of Queen Street East, 5.23 metres to the point of commencement.

TOGETHER WITH the right to use the stair and passage leading from Queen Street East in common between the two stores numbered 234 and 236 Queen Street East.

The said land being most recently described in Instruments CT367566 and CT598495.

SCHEDULE "C"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 7 on the north side of Queen Street, now Queen Street East, according to Plan D21 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING at the south-west angle of the said Lot 7, being the intersection of the centre line of the partition wall between store number 238 Queen Street East situate on the herein described land and store number 236 Queen Street East, situate on the land immediately adjacent to the west thereof, with the northerly limit of Queen Street East;

THENCE northerly along the centre line of the said partition wall and along the fence in rear thereof dividing the rear premises of the said 236 and 238 Queen Street East, 30.48 metres more or less to a lane;

THENCE easterly along the southerly limit of the said lane 4.39 metres more or less to the fence between the rear of premises 238 and 240 Queen Street East;

THENCE southerly along the said fence and along the centre line of the partition wall between the store on the lands herein described being number 238 Queen Street East and the store on the lands immediately adjacent to the east thereof, being number 240 Queen Street East, 30.48 metres more or less to the northerly limit of Queen Street East.

THENCE westerly along the said northerly limit of Queen Street East 4.39 metres more or less to the point of commencement.

The said land being most recently described in Instrument 141130E.P.

SCHEDULE "D"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 6 and 7 on the north side of Queen Street East according to Plan D21 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING in the northerly limit of Queen Street East at a point distant 4.39 metres more or less westerly from the south-east angle of said Lot 6, the said point being the intersection of the centre line of the party wall between Store number 240 Queen Street East situate on the land herein described and Store number 242 Queen Street East on the land immediately adjacent to the east thereof, with the northerly limit of Queen Street East;

THENCE northerly along the centre line of the said party wall and along the fence in the rear thereof dividing the rear premises of Street numbers 240 and 242 Queen Street East, 30.48 metres more or less to a lane;

THENCE westerly along the southerly limit of said lane 4.39 metres more or less to the fence between the rear premises of Street number 238 and 240 Queen Street East;

THENCE southerly along said fence and along the centre line of party wall between the store on the land herein described and the store on the land immediately to the west thereof, being Street number 238 Queen Street East, 30.48 metres more or less to the northerly limit of Queen Street East;

THENCE easterly along the said northerly limit of Queen Street East 4.39 metres more or less to the point of commencement.

The said land being most recently described in Instrument 113851E.P.

SCHEDULE "E"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 6 on the north side of Queen Street, now Queen Street East, according to Plan D21 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING at the south-east angle of the said Lot 6, being the intersection of the easterly face of the easterly wall of the store on the land herein described with the northerly limit of Queen Street East;

THENCE northerly along the easterly face of the said wall and along the fence in the rear thereof dividing the rear premises of Street numbers 242 and 244 Queen Street East, 30.48 metres more or less to a lane;

THENCE westerly along the southerly limit of the said lane, 4.39 metres more or less to the fence between the rear premises of Street numbers 240 and 242 Queen Street East;

THENCE southerly along the said fence and along the centre line of the party wall between the store on the lands herein described, being number 242 Queen Street East, and the store on the lands immediately adjacent to the west thereof, being number 240 Queen Street East, 30.48 metres more or less to the northerly limit of Queen Street East;

THENCE easterly along the said northerly limit of Queen Street East, 4.39 metres more or less to the point of commencement.

The said land being most recently described in Instrument 145645E.P.

SCHEDULE "F"

Reasons for the designation of the property at 234-242 Queen Street East:

The property at 234-242 Queen Street East, is designated on architectural grounds.

Originally known as the Carlyle Block, it was built in 1892-1893 by David and William Carlyle, contractors. The three-storey brick commercial building, designed in the Romanesque Revival style, is symmetrical with regular fenestration arrangements. Important features are the ground floor pilasters and shopfront cornice, projecting second floor decorated bays, stained glass and window sash, moulded brickwork and stone trim. Other significant elements include the arched window surrounds, segmentally arched paired windows on the third floor, keystones, second and third floor shallow pilasters and the elaborately decorated roof cornice. The Carlyle Block at 234-242 Queen Street East is important in context with other 19th century buildings on Queen St. East and by its height, materials and design, it contributes greatly to the 19th century character of the street.