

Authority: Item CC44.36, adopted as amended, by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

## CITY OF TORONTO

### BY-LAW 877-2019

**To provide for the entering into of a heritage easement agreement for the conservation of the properties known municipally as 245-251 Queen Street East, 263-265 Queen Street East, 90 Ontario Street and 384 and 410 Richmond Street East.**

Whereas the Ontario Heritage Act authorizes the council of a municipality to enact by-laws providing for the entering into of easements or covenants with owners of real property or interests in real property, for the conservation of property of cultural heritage value or interest;

The Council of the City of Toronto enacts:

1. The entering into of a heritage easement agreement with the owner of the lands known municipally as 245-251 Queen Street East, 263-265 Queen Street East, 90 Ontario Street and 384 and 410 Richmond Street East, more particularly described in Schedule A attached to this by-law and being property of cultural heritage value or interest, is hereby authorized.
2. The City Solicitor is authorized to cause the heritage easement agreement authorized by this by-law to be registered on title to the property described in Schedule A to this by-law in the proper Land Registry Office.

Enacted and passed on June 19, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A**  
**LEGAL DESCRIPTION**

**Municipal Address: 245 and 251 Queen Street East and 354 Richmond Street East**

**21091-0001 (LT)** - PCL 2-1 SEC A124; FIRSTLY: PT LT 2 S/S QUEEN ST PL 124 TORONTO; PT LT 3 S/S QUEEN ST PL 124 TORONTO; PT LT 4 S/S QUEEN ST PL 124 TORONTO COMM ON THE S/S OF QUEEN ST, AT A POINT DISTANT 60 FT FROM ITS INTERSECTION WITH THE E LIMIT OF A LANE KNOWN AS WALKER'S OR MC FARREN'S LANE; THENCE SLY PARALLEL WITH THE WESTERN BOUNDARY OF LT 2, 101 FT 7 INCHES TO THE N LIMIT OF ANOTHER LANE; THENCE ELY ALONG SAID N LIMIT, 6 FT; THENCE SLY PARALLEL TO THE W LIMIT OF SAID LT 2, BEING ALSO THE E LIMIT OF MC FARREN'S LANE, 12 FT TO A POST PLANTED ON THE S LIMIT OF SAID LAST MENTIONED LANE AT A DISTANCE OF 66 FT FROM THE E LIMIT OF MC FARREN'S LANE; THENCE SLY PARALLEL WITH THE SAID W LIMIT OF LT 2, 61 FT TO THE S LIMIT OF SAID LT 3; THENCE ELY ALONG THE S BOUNDARY OF LOTS 3 AND 4, 65 FT 10 INCHES; THENCE NLY ALONG AN OLD FENCE TO A POINT 130 FT 11 INCHES ELY ON QUEEN ST, FROM THE SAID INTERSECTION OF QUEEN ST WITH THE E LIMIT OF MC FARREN'S LANE; THENCE WLY ALONG THE S LIMIT OF QUEEN ST, 70 FT 11 INCHES TO THE POB; T/W THE FREE RIGHT AND LIBERTY IN COMMON WITH OTHERS ENTITLED THERETO, FOR THE S. PRICE AND SONS, LIMITED, ITS SUCCESSORS AND ASSIGNS OWNER OR OWNERS FOR THE TIME BEING OF THE LAND HEREINBEFORE DESCRIBED AND ITS AND THEIR TENANTS AND SERVANTS, AND ALL OTHER PERSONS AUTHORIZED IN THAT BEHALF BY IT OR THEM FROM TIME TO TIME AND AT ALL TIMES HEREAFTER AT ITS AND THEIR PLEASURE FOR ALL PURPOSES CONNECTED WITH THE USE AND ENJOYMENT OF THE SAID LAND TO PASS AND REPASS BTN WALKER'S (MC FARREN'S) LANE AND THE SAID LAND WITH OF WITHOUT HORSES, CATTLE OR OTHER ANIMALS, CARTS, WAGONS, OR CARRIAGES IN ALONG UPON AND OVER A CERTAIN LANE OR STRIP OF LAND 12 FT WIDE BY A DEPTH OF 66 FT BEING PARTS OF 2 AND 3 ON THE S/S OF QUEEN ST, AS SHOWN ON PL 124 (TORONTO) DESCRIBED AS FOLLOWS: COMM ON MC FARREN'S LANE AT THE W BOUNDARY OF SAID LT 2, AT A DISTANCE OF 61 FT FROM THE SW ANGLE OF THE SAID LT 2; THENCE ELY PARALLEL WITH THE S LIMIT OF SAID LT 2, 66 FT; THENCE NLY PARALLEL WITH THE SAID W BOUNDARY OF SAID LT 2, 12 FT; THENCE WLY PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID LT 2, 66 FT TO THE SAID W BOUNDARY; THENCE SLY ALONG THE SAID W BOUNDARY, 12 FT TO THE POB; SECONDLY: PT LT 2 S/S QUEEN ST PL 124 TORONTO; PT LT 3 S/S QUEEN ST PL 124 TORONTO COMM AT A POINT IN THE ELY LIMIT OF MC FARREN'S LANE OTHERWISE KNOWN AS WALKER'S LANE DISTANT 113 FT 7 INCHES SLY FROM THE INTERSECTION OF THE SAID LIMIT WITH THE SLY LIMIT OF QUEEN ST E; THENCE ELY AND PARALLEL TO THE SLY LIMITS OF SAID LOTS 2 AND 3, BEING ALONG THE SLY LIMIT OF LANDS DESCRIBED IN PCL 113 SEC N., IN THE LAND TITLES OFFICE, TORONTO, 66FT; THENCE SLY AND PARALLEL TO THE SAID ELY LIMIT OF LANE, BEING ALONG THE WLY LIMIT OF LANDS DESCRIBED IN PCL 103 SEC N., IN THE LAND TITLES OFFICE, TORONTO, 61 FT 1 1/4 INCHES MORE OR LESS TO THE SLY LIMIT OF THE SAID LT 3 AS REPRESENTED AT THE DATE HEREINBEFORE LAST MENTIONED BY THE ELY PRODUCTION OF THE SLY FACE OF THE SLY WALL OF A THREE-STOREY BRICK BUILDING; THENCE WLY ALONG THE SLY LIMITS OF SAID

LOTS 3 AND 2, BEING TO AND ALONG THE SLY FACE OF LAST MENTIONED WALL AND THE PRODUCTION OF THE SAME WLY 66 FT TO THE ELY LIMIT OF MC FARREN'S LANE AFORESAID; THENCE NLY ALONG THE LAST MENTIONED LIMIT 61 FT TO THE POC; T/W A ROW AT ALL TIMES OVER ALONG AND UPON THE FOLLOWING DESCRIBED STRIP OF LAND SOMETIMES REFERRED TO AS A LANE:- BEGINNING AT THE N WLY ANGLE OF THE LANDS HEREINBEFORE SECONDLY DESCRIBED BEING A POINT IN THE SAID ELY LIMIT OF MC FARREN'S LANE AT THE W BOUNDARY OF SAID LT 2 AT A DISTANCE OF 61 FT FROM THE SW ANGLE OF SAID LT 2; THENCE ELY PARALLEL WITH THE S LIMIT OF SAID LT 2, 66 FT; THENCE NLY PARALLEL TO THE SAID LIMIT OF MC FARREN'S LANE, 12 FT; THENCE WLY PARALLEL TO THE S OF SAID LT 2, 66 FT TO THE SAID W BOUNDARY; THENCE SLY ALONG THE SAID W BOUNDARY 12 FT TO THE POB; THIRDLY: PT LT 2 S/S QUEEN ST PL 124 TORONTO; PT LT 3 S/S QUEEN ST PL 124 TORONTO COMM ON THE S/S OF QUEEN ST AT A POINT DISTANT 60 FT FROM ITS INTERSECTION WITH THE E LIMIT OF A LANE KNOWN AS WALKERS OR MC FARREN'S LANE; THENCE SLY PARALLEL WITH THE W BOUNDARY OF LT 2, 101 FT 7 INCHES TO THE N LIMIT OF ANOTHER LANE; THENCE WLY ALONG THE N LIMIT OF SAID LAST MENTIONED LANE, 60 FT TO THE E OF WALKERS OR MC FARREN'S LANE; THENCE NLY ALONG THE LAST MENTIONED LIMIT 101 FT 7 INCHES TO THE NW ANGLE OF SAID LT 2; THENCE ELY ALONG THE S LIMIT OF QUEEN ST 60 FT TO THE POB; FOURTHLY:PT LT 4 N/S DUCHESS ST PL 124 TORONTO COMM AT A POINT IN THE NLY LIMIT OF DUCHESS ST WHERE THE SAME IS INTERSECTED BY THE WLY FACE OF THE WLY WALL OF THE BRICK GARAGE BUILDING STANDING IN MARCH 1926, UPON THE SLY PT OF THE SAID LT 4; THENCE NLY ALONG THE WLY LIMIT OF SAID LT 4, 179 FT 7 3/4 INCHES, MORE OR LESS, TO THE NLY LIMIT OF THE SAID LT 4; THENCE ELY ALONG THE NLY LIMIT OF SAID LT 4, 65 FT MORE OR LESS TO THE WLY LIMIT OF ONTARIO PLACE; THENCE SLY ALONG THE SAID WLY LIMIT OF ONTARIO PLACE, AND ALONG THE WLY LIMIT OF A CERTAIN LANE DEDICATED BY BY-LAW 4665 OF THE MUNICIPAL CORPORATION OF THE CITY OF TORONTO, IN ALL A DISTANCE OF 178 FT 9 INCHES MORE OR LESS TO THE NLY LIMIT OF DUCHESS ST; THENCE WLY ALONG THE LAST MENTIONED LIMIT 64 FT 9 INCHES MORE OR LESS TO THE POC; TORONTO , CITY OF TORONTO

**Municipal Address: 360 and 384 Richmond Street East**

**21091-0003 (LT)** - PCL 5-1 SEC A124; FIRSTLY: PT TOWNLT 1 N/S RICHMOND ST PL TOWN OF YORK TORONTO PT 2, 66R14949; S/T PT 2, 66R14949 AS IN ES40092 (C368193); SECONDLY: PT TOWNLT 1 N/S RICHMOND ST PL TOWN OF YORK TORONTO; PT LT 5 N/S RICHMOND ST PL 124 TORONTO; PT LT 6 N/S RICHMOND ST PL 124 TORONTO PT 1,66R14949; THIRDLY: PT LT 5 N/S RICHMOND ST PL 124 TORONTO PT 3, 66R14949; S/T PT 3, 66R14949 AS IN CT799678 (C368194); THE BOUNDARY OF THE N LIMIT OF RICHMOND ST HAS BEEN CONFIRMED UNDER BA788 REGISTERED AS CT157877 (C368195); TORONTO , CITY OF TORONTO

**Municipal Address: 265 Queen Street East**

**21091-0061 (LT)** - PT LT 5 S/S QUEEN ST PL 124 TORONTO PT 3, 63R1687; S/T & T/W CA451942; S/T CA802658; CITY OF TORONTO

**Municipal Address: 90 Ontario Street and 410 Richmond Street East**

**21091-0071 (LT) - PT TOWNLT 1 N/S DUCHESS ST PL TOWN OF YORK TORONTO AS  
IN CT409664; T/W CT409664; CITY OF TORONTO**