

Authority: Toronto and East York Community Council Item TE28.15, adopted as amended, by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 990-2015

To designate the property at 263-265 Queen Street East as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 263-265 Queen Street East as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 263-265 Queen Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas a notice of objection was served upon the Clerk of the municipality; and

Whereas, by letter to the Conservation Review Board dated June 8, 2015, the notice of objection was withdrawn;

The Council of the City of Toronto enacts:

1. The property at 263-265 Queen Street East, 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 263-265 Queen Street East and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 263-265 Queen Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the south side of Queen Street East between Sherbourne and Ontario Streets, the Christina Lauder Buildings (1875) are two-storey two-part commercial storefronts.

Statement of Significance

The property at 263-265 Queen Street East contains the Christina Lauder Buildings, which have value as representative examples of commercial buildings from the late 19th century with the scale and gable roof identified with the first generation of stores in the area, as well as the detailing of the storefront and the decorative brickwork associated with period design.

The Christina Lauder Buildings demonstrate contextual value for their historical relationship to Queen Street East, east of Sherbourne Street as it developed in the late 19th century and where they stand as important surviving examples of the type of commercial buildings that characterized the block prior to the removal of the other period structures. They remain historically and visually related to their surroundings on Queen Street East opposite the commercial blocks at 216-242 Queen, which are listed on the City's heritage inventory as other surviving examples of late 19th century buildings in the vicinity.

Heritage Attributes

The heritage attributes of the property known as the Christina Lauder Buildings at 263-265 Queen Street East

- The placement, setback and orientation of the buildings on the south side of Queen Street East in the block between Sherbourne Street (west) and Ontario Street (east)
- The scale, form and massing of the two-storey building under a gable roof
- The materials, with brick cladding and brick and wood detailing on the north wall
- On the principal (north) façade, the organization of the first-floor storefronts that reflect period detailing
- The fenestration in the second storey of the north wall with pairs of segmental-arched window openings with brick detailing
- The corbelled brickwork beneath the cornice on the north wall

The side elevations (east and west), the rear wall (south) and the south additions are not identified as heritage attributes.

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21091-0061 (LT)

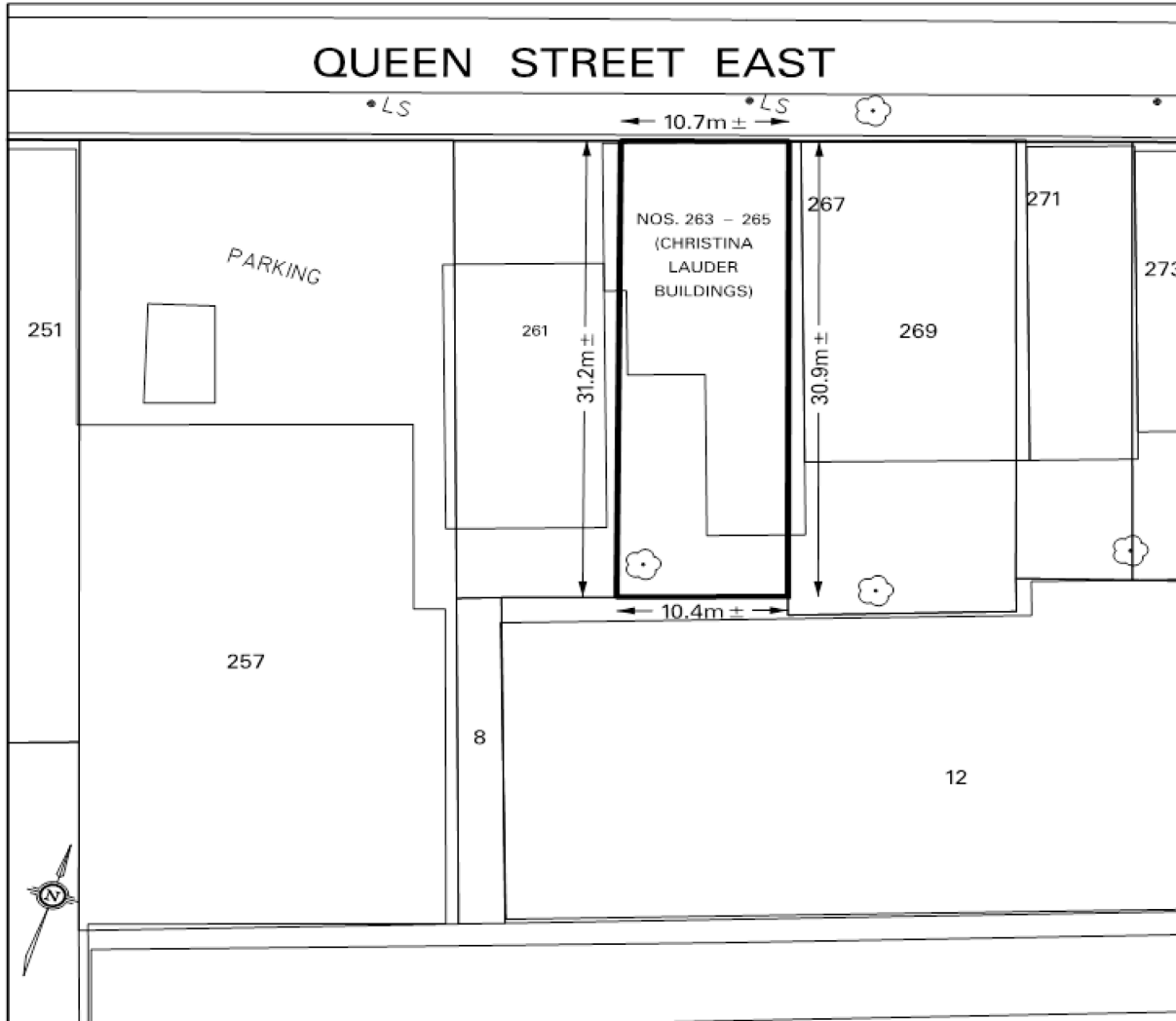
PT LT 5 S/S QUEEN ST PL 124 TORONTO PT 3, 63R1687

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-2014-028 dated March 21, 2014, as set out in Schedule "C".

SCHEDULE "C"



NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
NOS. 263 – 265 QUEEN STREET EAST
(CHRISTINA LAUDER BUILDINGS)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 28 – TORONTO CENTRE-ROSEDALE
DATE: MARCH 21, 2014

SKETCH No. PS-2014-028