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Toronto

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1980, CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF  
150, 152, 154 AND 156 KING STREET EAST

NOTICE OF PASSING OF BY-LAW

To: Notila Holdings Limited  
c/o Euromont Consultants Inc.  
30 Hazelton Avenue  
Toronto, Ontario M5R 2E2  
Attn: Mr. Robert Coulter

Ontario Heritage Foundation

Take notice that the Council of the Corporation  
of the City of Toronto has passed By-law No. 793-85  
to designate the above properties.

Dated at Toronto this 12th day of November, 1985.

Check  
✓  
File

*Roy V. Henderson*  
Roy V. Henderson  
City Clerk

No. 793-85. A BY-LAW

*To designate the Property at Nos. 150, 152, 154 and 156 King Street East of architectural value and of historic interest.*

(Passed October 23, 1985.)

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 historic or 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 Nos. 150, 152, 154 and 156 King 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 "B" 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 and historic value or interest the real property more particularly described in Schedule "A" hereto, known as Nos. 150, 152, 154 and 156 King Street East.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" 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 owner 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.*

ROY V. HENDERSON  
*City Clerk.*

Council Chamber,  
Toronto, October 23, 1985.  
(L.S.)

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SCHEDULE "A"

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Part of Lot 23 on the north side of King Street, now King Street East, and part of Lot 23 on the south side of Duke Street, now Adelaide Street East, both the said lots being according to the Town of York Plan, registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

Commencing at a point in the northerly limit of King Street East where it is intersected by the production southerly of the centre line of the party wall between the house on herein described property and that to the west thereof, the said point being distant 20.65 metres measured easterly on the said limit of King Street East from the easterly limit of Jarvis Street;

Thence easterly along the north limit of King Street East, 9.21 metres to the production southerly of the centre line of the party wall between the house on the herein described property and that to the east thereof;

Thence northerly along the said centre line of wall, 14.17 metres to the northerly end thereof;

Thence still northerly along the east face of the east wall of rear extension of herein described premises, being along the west face of west wall of extension of premises to the east thereof, and along the west face of a one-storey brick building in rear thereof and along the west face of a one-storey frame building, in all 30.38 metres to the production easterly of the north face of the rear extension of the herein described premises;

Thence westerly about parallel with King Street East, being along the said production and along said north face of wall, 9.98 metres more or less, to the east face of brick building immediately to the west of herein described premises;

Thence southerly along said face 3.18 metres to the southerly end of said building;

Thence easterly parallel with Adelaide Street East 0.12 metres to the centre line of the party wall between the building on herein described property and that to the west thereof;

Thence southerly along said centre line of party wall and along the production thereof southerly 41.38 metres more or less to the place of beginning, the westerly boundary as above described being the existing westerly boundary of lot 23 aforesaid.

Together with the Right-of-way for the balance of the term of nine hundred and ninety-nine (999) years, in common with the owners of the land over which such Right-of-way is given, over that part of said lot 23 on the south side of Adelaide Street East, which may be better known and described as follows:

Commencing at a point in the southerly limit of Adelaide Street East where it is intersected by the easterly face of a brick building on land to the west of that herein described, said point being distant 19.27 metres measured easterly along the southerly limit of Adelaide Street East from the easterly limit of Jarvis Street;

Thence southerly, nearly parallel with Jarvis Street, along the east face of brick building aforesaid, along the fence in rear thereof and along the east face of base of brick building to the south thereof, being along the existing westerly boundary of lot 23 aforesaid, in all 37.51 metres to the northerly face of the rear extension of number 156 King Street East;

Thence easterly along said face 3.40 metres;

Thence northerly parallel with the base of brick building before mentioned, to and along a fence line and along the westerly face of a one-storey frame building in front thereof, in all 37.51 metres to the southerly limit of Adelaide Street East;

Thence westerly along said southerly limit 3.53 metres to the place of beginning, such Right-of-way being subject to the terms and conditional upon payment by the occupant of fifteen dollars (\$15.00) a year, payable in advance on the first day of January in each year.

And together with a Right-of-way in common with others entitled thereto in, over, along and upon a strip of land in the said City of Toronto, being composed of part of lot 24 on the south side of Duke Street, now Adelaide Street East, and part of lot 24 on the north side of King Street, now King Street East, both the said lots being according to said Town of York Plan, the boundaries of the said strip of land being described as follows:

Commencing at a point in the easterly limit of Jarvis Street where the same is intersected by the southerly face of the southerly wall of the brick building standing in April 1953 upon the lands lying immediately to the north of the said strip of land, the said point of intersection being distant 40.75 metres more or less measured southerly along the said easterly limit from the southerly limit of Adelaide Street East, the said point being also distant 0.24 metres more or less measured northerly along the said easterly limit from the limit between the said lots;

Thence southerly along the said easterly limit of Jarvis Street 3.25 metres more or less to the point of intersection thereof with the northerly face of the northerly wall of the brick building standing at the date hereinbefore last mentioned upon the lands lying immediately to the south of the westerly part of the said strip of land, the last mentioned point of intersection being distant 37.98 metres more or less measured northerly along the said easterly limit from the northerly limit of King Street East;

Thence easterly along the said northerly face of wall and continuing easterly in a straight line to and along the northerly face of the northerly wall of a brick building standing at the date herein before last mentioned upon the lands lying immediately to the south-east of the said strip of land, in all a distance of 20.54 metres more or less to the point of intersection with the centre line of the westerly wall of the last mentioned brick building, which last mentioned point of intersection is distant 37.76 metres more or less measured northerly on a course parallel with the said easterly limit of Jarvis Street from the said northerly limit of King Street East;

Thence northerly along the site of the centre line of the westerly wall of a former extension of the last mentioned brick building 3.45 metres more or less to the point of intersection thereof with the easterly production of the southerly face of wall herein first mentioned, which last mentioned point of intersection is distant 40.64 metres more or less measured southerly on a course parallel with the said easterly limit of Jarvis Street from the said southerly limit of Adelaide Street East;

Thence westerly to and along the said southerly face of wall 20.54 metres more or less to the point of commencement.

The southerly limit of Adelaide Street East as confirmed under the Boundaries Act by Plan BA-788, registered on December 30, 1975, as Instrument CT157877, and the easterly limit of Jarvis Street and the northerly limit of King Street East as confirmed under the Boundaries Act by Plan BA-862, registered on June 21, 1976 as Instrument CT182065.

#### SECONDLY:

Lot 24 on the north side of King Street, now King Street East, according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), having a frontage on King Street East of 20.12 metres more or less.

The northerly limit of King Street East and the easterly limit of Jarvis Street as confirmed under the Boundaries Act by Plan BA-862 registered on June 21, 1976 as Instrument CT182065.

The said parcel of land described Firstly and Secondly herein being most recently described in Instrument CT452233.

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### SCHEDULE "B"

Reasons for the designation of the Property at Nos. 150, 152, 154 and 156 King Street East.

The property at Nos. 150, 152, 154 and 156 King Street East is designated on architectural and historic grounds. Originally built in 1833 by Daniel Brooke and John Murchison, respectively, they were substantially rebuilt before the fire of 1849. The mansard was added to 156 King Street East in 1884. These structures are rare examples in size and age of the once predominant Georgian vernacular style of architecture in the City. They are noteworthy for their brickwork, including the splayed brick arches of the fenestration and the corbelled details of the cornice, and for the continuity of their intact Victorian shopfronts. This prominent group is important in context with the Old Town of York site, St. Lawrence Hall and the historic King Street area.