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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
519 JARVIS STREET
CITY OF TORONTO, PROVINCE OF ONTARIO



NOTICE OF PASSING OF BY-LAW

Mr. William Gerrard
Ontario Realty Corporation
Property Development Branch
77 Wellesley Street West
11th Floor
Toronto, Ontario
M7A 1N3

Mr. Michael McClelland
E.R.A. Architects Inc.
10 St. Mary Street
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Ms. Margaret McBurney, President
Arts and Letters Club
14 Elm Street
Toronto, Ontario
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The Honourable John Smitherman MPP
Toronto Centre-Rosedale
Room 447, Legislative Building
Queen's Park
Toronto, Ontario
M8A 1A4

Ontario Heritage Foundation

Take notice that the Council of the City of Toronto has passed By-law No. 412-2000 to designate 519 Jarvis Street as being of architectural and historical value or interest.

Dated at Toronto this 18th day of July, 2000.


Novina Wong
City Clerk


KT

10/4/00
pc ✓

Authority: Toronto Community Council Report No. 6, Clause No. 13, as adopted by City of Toronto Council on April 11, 12 and 13, 2000; and Toronto Community Council Report No. 11, Clause No. 55, as adopted by City of Toronto Council on July 4, 5 and 6, 2000

Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 412-2000

To designate the property at 519 Jarvis Street (Chester D. Massey House) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at No. 519 Jarvis Street (Chester D. Massey House) as being of architectural and historical 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 historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 519 Jarvis Street and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at No.519 Jarvis Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical 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 No. 519 Jarvis Street 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"

HERITAGE TORONTO

HERITAGE PROPERTY REPORT

519 Jarvis Street: Charles Massey House

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 519 Jarvis Street (Charles Massey House) under Part IV of the *Ontario Heritage Act*. It contains Basic Building Data, as well as sections on the Historical Development, Architectural Description and Context of the property. Sources, the "Short Statement of Reasons for Designation" (intended for publication), Map and Photographs are attached.

Basic Building Data:

| | |
|------------------------|---|
| Address: | 519 Jarvis Street (east side of Jarvis Street, north of Wellesley Street East) |
| Ward: | 24 (Downtown) |
| Current Name: | not applicable |
| Historical Name: | Chester D. Massey House |
| Construction Date: | 1883 |
| Architect: | E. J. Lennox |
| Contractor/Builder: | none found |
| Additions/Alterations: | 1897, stable, G. M. Miller and Company (1941, demolished); 1907, north wing (picture gallery, billiards room, gymnasium, bedroom and study), sandstone entry and sunroom, Sproatt and Rolph; 1910, porte cochere completed (replacing wood porch), Sproatt & Rolph; 1968, alterations, Allward & Gouinlock; dates unknown, brick sandblasted; window opening bricked in on west wall; interior partitions |
| Original Owner: | Chester D. Massey, businessman |
| Original Use: | residential (single family house) |
| Current Use*: | not applicable; * this does not refer to permitted use(s) as defined |

Heritage Category: in the Zoning By-law
Category A

Recording Date/Recorder: January 2000/KA

HISTORICAL BACKGROUND:

Jarvis Street:

When Toronto was founded as the Town of York in 1793, Lieutenant-Governor John Graves Simcoe authorized the establishment of a townsite and the division of the lands to the north. Over 30 hundred-acre Park Lots were laid out between present-day Queen and Bloor Streets from the Don River westward. The allotments were awarded to members of Upper Canada's political and military elite as the location of country estates.

Park Lot #6 was granted to William Jarvis, the first Provincial Secretary of Upper Canada. The land remained undeveloped until 1824 when William's heir, Colonel Samuel Peters Jarvis, built a country house named "Hazelburn". In 1845, Jarvis engaged Toronto architect and surveyor John G. Howard to subdivide the estate. Howard laid out a residential subdivision entered via a tree-lined avenue, present-day Jarvis Street. Building lots were apportioned by size, with more modest allotments at the south end of the street and increasingly larger parcels to the north. The latter lots were acquired by Toronto's leading families who financed the construction of elaborate mansions in the popular architectural styles of the period. Among the surviving properties on upper Jarvis Street are the Edward Blake House (1891) at #449, "Elderslie" (Thomas Thompson/Edmund Morris House, 1874) at #471, George H. Gooderham House (1889) at #504, John McKinnon House (1888) at #506, and Edward Gallow House (1889) at #512. All of the above-noted properties are included on the *City of Toronto Inventory of Heritage Properties*.

Massey Family:

Hart Almerrin Massey (1823-1896) assumed the management of his father's foundry and machine shop in Newcastle, Canada West (now Ontario) in 1851. Under his direction, the firm was incorporated as the Massey Manufacturing Company in 1870 and relocated to Toronto in 1879. The company employed hundreds of workers to produce agricultural implements on a six-acre site on King Street West near Strachan Avenue. The company grew through a series of mergers, including one with its chief rival, the A. Harris, Son and Company, in 1891. Renamed Massey-Harris, the company was the largest producer and exporter of its type in the British Empire at the close of the 19th century. After 1958, it was known as Massey-Ferguson until its take over by the Varsity Corporation in 1987.

While Hart Massey remained president of the company, his eldest son and heir, Charles Albert Massey (1848-1884) oversaw the management. In 1880, following the company's arrival in Toronto, Hart Massey and his wife, Eliza Phelps Massey (1823-1908), returned to Canada after a decade in Cleveland, Ohio. They acquired the property at 515 Jarvis Street on the northeast corner of Wellesley Street East. The site contained a house completed in 1868 for businessman Arthur McMaster, nephew of the prominent Toronto businessman and Baptist philanthropist,

William McMaster. The Massey family named the residence "Euclid Hall", purportedly in recognition of a Cleveland street.

Chester D. Massey House:

Hart Massey allocated the north portion of his Jarvis Street lot as the location of Charles Massey's residence. Charles Massey engaged Toronto architect, Edward James Lennox (1854-1933), to design his house. Following an apprenticeship with architect William Irving, Lennox entered a short-lived partnership with Frederick McCaw. In 1881, Lennox began a solo practice that was one of the largest in Canada by 1885. The architect is best known for his designs for Toronto's Third City Hall, now known as Old City Hall (1889-1899), the west wing of the Ontario Legislature (1910), the second St. Paul's Anglican Church on Bloor Street East (1913), and Casa Loma (1910-1913). During the early phase of his career, Lennox received a series of commissions from the Massey family. In 1883, he designed the head office building for the Massey Manufacturing Company at 915 King Street West. This was followed by plans for the Fred Victor Mission (named for Hart Massey's youngest son who died in 1890), the Massey Mausoleum in Mount Pleasant Cemetery (1890-1894), and the Charles Massey House at 519 Jarvis Street. The extant buildings noted above are listed on the *City of Toronto Inventory of Heritage Properties*.

During the construction of the house at 519 Jarvis Street, Charles Massey died of typhoid fever at age 36. As a memorial to his son, an enthusiastic amateur musician, Hart Massey presented the City of Toronto with the Massey Music Hall (now Massey Hall) in 1894. Following the demise of Charles Massey, his younger brother, Chester Daniel Massey (1850-1926), acquired the Jarvis Street house. Chester D. Massey eventually succeeded another brother, Edward Hart Massey (1864-1901), as the president of the Massey-Harris Company. As Hart Massey's only surviving son, Chester D. Massey administered his father's will, overseeing the establishment of the Massey Foundation in 1918. Among their philanthropic works, the Massey Foundation funded and donated Massey College (1961-1963) to the University of Toronto.

In 1905, Chester D. Massey acquired the property to the north, demolishing the former Gowans House at 533 Jarvis Street. Two years later, he engaged the Toronto architectural firm of Sproatt and Rolph to oversee extensions to his residence. Henry Sproatt (1866-1934) and Ernest Rolph (1871-1958) formed a partnership in 1896. Sproatt, the son of a civil engineer, apprenticed with architect A. R. Denison before working as a draughtsman for Darling and Curry in 1885. Following additional training in New York City, Sproatt became a principal in the firm of Darling, Sproatt and Pearson (Samuel Curry was briefly a partner). During the firm's tenure from 1893-1896, Ernest Rolph was engaged as a draughtsman. Rolph had previously trained with Toronto architect David Roberts, Jr., assisting him with the designs for the George Gooderham House (now the York Club) at 135 St. George Street. Sproatt and Rolph enjoyed a 40-year partnership, including a three-year period from 1905 to 1907 when Samuel Curry joined them. Sproatt and Rolph designed numerous landmark buildings, among them the Eaton's College Street Store and the Royal York Hotel (dating to 1928 and designed in association with the Montreal firm of Ross and Macdonald), the Canada Permanent Building (1928-1930), and the Ontario Hydro Building (1935). Following its completion of the alterations to the Chester D. Massey House, the firm received a number of commissions from the Massey Foundation, including the Birge-Carnegie Library and Burwash Hall (both completed in 1911) at Victoria University, Hart House (1911-1919), and Soldiers' Tower (1924). All of the latter properties are identified on the *City of Toronto Inventory of Heritage*

Properties.

Sproatt and Rolph extended the building on either side, designing a new entrance, corner tower and porte cochere on the south, and a single-storey wing on the north. The latter addition incorporated a basement gymnasium and billiards room and, on the main floor, a study and a picture gallery where Chester D. Massey displayed his impressive collection, including works by Maris, Corot, Boudin, Fantin-Latour, and Israels (part of the collection was donated to the National Gallery of Canada). The German-born artist, Gustav Hahn (1866-1962), was commissioned to paint a mural in the picture gallery. In 1930, Hahn was appointed head of the Department of Interior Design at the Ontario College of Art. While pursuing an academic career, Hahn served for two decades as the chief designer at Elliott and Sons, specialists in church interiors. Among his public and private mural projects in Toronto, the Ontario Legislature Building at Queen's Park and "Holwood" (Sir James Flavelle House), now the University of Toronto's Faculty of Law Building on Queen's Park Crescent, are recognized on the *City of Toronto Inventory of Heritage Properties*.

Chester D. Massey and his first wife, Anna Vincent (died 1903), raised their sons, Vincent (1887-1967) and Raymond (1896-1983), in the Jarvis Street house. While Vincent Massey served as president of Massey-Harris, he relinquished control of the company in 1925 to embark on a diplomatic career. His lifelong role as a patron of the arts evolved from his service as a trustee of the National Gallery of Canada in the 1920s to his position as chairman of the Massey Commission in 1949 that led to the creation of the Canada Council. In 1950, Vincent Massey (via the Massey Foundation) and the Royal Architectural Institute of Canada jointly established the Massey Medals for Architecture. Following stints as Canada's ambassador to the United States and as High Commissioner in London, England, Vincent Massey was appointed the first Canadian-born Governor General in 1952. His younger brother, Raymond Massey, became a popular actor on Broadway and in Hollywood.

In the 1940s, the property was expanded for a second time with the acquisition of the former Kent House at 537 Jarvis Street. While the house located on that site was demolished, a stable at the rear of the lot was retained. Dating to the late 1880s, it is the only surviving stable constructed on the three lots that now comprise the property at 519 Jarvis Street.

Following Chester D. Massey's death in 1926, the property at 519 Jarvis Street was initially used as an annex for Ryan's Art Galleries. Founded by Toronto sportsman Thomas Ryan, the inventor of five-pin bowling, the Galleries occupied the neighbouring Euclid Hall. In 1930, Glaser Vaughan Radio Limited began a lengthy tenancy; their alterations to the property included the addition of a recording studio in the basement. During the last part of the 20th century, the house was used for residential and commercial space.

The property at 519 Jarvis Street was acquired with the neighbouring properties at 515 Jarvis Street and 2 and 4 Wellesley Place by the Ontario Cancer Institute and Princess Margaret Hospital in 1968. The Province of Ontario purchased the group of properties in 1990. Toronto City Council included the property at 519 Jarvis Street on the *City of Toronto Inventory of Heritage Properties* on September 19, 1983.

Architectural Description:Exterior: Chester D. Massey House

The Chester D. Massey House is designed in the Queen Anne Revival style popular for residential design at the close of the 19th century. Inspired by 16th and 17th century prototypes, the style was devised in Britain by architect Richard Norman Shaw (1831-1912) and his associates. Medieval features, especially asymmetrical plans, corner towers, projecting wings, varied window shapes and types, and complicated rooflines, were mixed with Classical motifs using a variety of cladding materials. The early 20th century additions to the Chester D. Massey House incorporate elements associated with the more restrained Edwardian Classicism.

Resting on a rubblestone and brick foundation, the house is constructed and clad with red brick and trimmed with brick, stone, wood and terra cotta. A cross-gable roof (the slate has been removed) with brick chimneys covers the asymmetrical plan. Gables on the south and east sides are faced with terra cotta shingles. On all elevations, gabled dormers have wood detailing with sunburst patterns in the apex of each gable. Small gables on the west, south and north slopes contain mock half-timbering and fieldstone. Flat roofs with extended eaves protect the north wing and south entrance bay.

The principal (west) façade is organized into three bays and divided horizontally by stone band courses. In the centre of this wall, a two-storey bay window has single flat-headed window openings with stone sills. In the lower storey of the bay window, the openings are surmounted by stone labels and flanked by brick piers with stone caplets. The second-floor window openings have brick voussoirs and, below the sills, brick panels. The bay window is covered by a gable roof with moulded bargeboards, curved brackets, half-timbering and a diminutive window opening. On the right, each storey contains a single flat-headed window opening with stone sills and brick voussoirs and panels. The wall on the left side of the bay window has small single window openings with brick and stone detailing that contain pairs of casement-style windows.

On the south wall, the left end contains the entrance bay and porte cochere, executed in Berea sandstone and added in 1907-1910. The entrance is elevated and recessed in a stone porch supported on Tuscan columns. On the west side of the porch, stone steps lead beneath an entablature to the principal entrance. On the west wall, a single leaf panelled wood door has a bevelled glass window and a transom. A secondary entry is placed on the north wall. The second floor of the entrance bay is enclosed as a sunroom. Door and window openings have stone detailing, incorporating quoins and pilasters. A balcony extends across the roof of the porte cochere with its complementary Classical features. The remainder of the south wall is organized into three bays. In the centre, there is a square bay window in the first floor with coloured leaded glass windows. An oriel window is positioned above. The other window openings are flat-headed with stone sills and brick voussoirs. On the left, a brick chimney rises through the centre of a two-storey bay window. A two-storey tower with single flat-headed window openings, brick and stone trim, and a conical cap marks the southeast corner of the wall.

The north wall has flat-headed single window openings, terra cotta cladding and, in the second storey, an oriel window. At the west end of the north wall, the rectangular-shaped wing rises one

extended storey. The north wing is clad with brick and trimmed with stone. At the north end, the wall projects and contains casement window with patterned rolled glass and stone detailing. The west wall of the north wing is devoid of openings but features brick and stone detailing, while the east wall of this addition is glazed in the lower storey with a balcony above. The rear (east) wall of the Chester D. Massey House features an open two-storey porch between an oriel window and a terra cotta clad jetty with brackets.

Interior: Chester D. Massey House

As originally designed, the Chester D. Massey House was planned with living areas on the first floor, a study, bedrooms and washrooms on the second floor, and servants' quarters and storage in the attic half-storey. The north wing incorporated a picture gallery on the main floor, with a billiards room and gymnasium in the basement. Important interior areas included in the "Reasons for Designation" are the first-floor vestibule, reception hall, drawing room, parlour, dining room, butler's pantry and the second-floor study. In the north wing, the picture gallery on the main floor and the billiards room in the basement are also identified as significant areas.

On the first floor of the Chester D. Massey House, the vestibule is located inside the principal (west) entrance. The vestibule contains bevelled glass, cast iron work, light fixtures, and oak panelling beneath a coffered ceiling. North of the vestibule, the staircase is the focal point of the entrance hall. At the landing, the staircase window is curved to contain panels of bevelled glass. On the west side of the entrance hall, two doorways lead into the drawing room. An intricately detailed plaster ceiling highlights the drawing room. The parlour, dining room and butler's pantry are located along the south end of the main floor. The parlour displays high baseboards, wood doorcases with mouldings, and built-in glass-fronted cabinets under a decorated panelled plaster ceiling. Its south wall has a Classical mantelpiece with Ionic columns, a bevelled mirror, and a firebox with a cast shell motif. Located east of the parlour, the dining room has a coved ceiling and a cornice with a running scroll pattern. The parquet floor displays a basketweave design. Distinctive features in the dining room are the ornate Classical mantelpiece on the east wall, and the wood bench fitted into the square bay window along the south wall. The wood panelled walls are interspersed with the built-in sideboard and mirrored cabinetry. East of the dining room, the butler's pantry is placed in the corner (southeast) tower. Important features in this room are the painted and tiled mantel with columns, the panelled wood wainscoting, and the coved ceiling. Above the butler's pantry, the second-floor study has Arts and Crafts detailing with a beamed ceiling, wood panelling and, on the west wall, a wood mantel with tiles.

In the north wing, the picture gallery is located on the west side of the main floor. The room is highlighted by the mural paintings above the cornice. Executed by artist Gustav Hahn, the figures are allegorical representations of the arts, sciences and literature. A large lightwell with coloured glass is positioned in the centre of the ceiling. The oak panelling, the mantel with pink marble facing, and the built-in cabinets with glass fronts are significant features. Under the picture gallery, the basement billiards room retains its wood panelling and a large mantel with stone facing.

Stable:

The stable features a 1½-storey rectangular plan beneath a steeply-pitched gable roof. Resting on a rubblestone foundation, the building is constructed of brick with mock half timbering in the upper half-storey and brick banding below. The end walls (north and south) have doors in the upper floor. On the west wall, glass windows replace the former stable doors.

CONTEXT:

The property at 519 Jarvis Street is located on the east side of the street in the first block north of Wellesley Street East. The Chester D. Massey House is set back from Jarvis Street on a large ell-shaped lot. An iron fence marks the west property line. The stable is placed in the northeast corner of the site and assists in defining the historical context of the property.

On Jarvis Street, the property at #519 Jarvis is flanked on the south by Euclid Hall, the former Hart Massey House and currently the location of the Keg Mansion Restaurant. The Chester D. Massey House is an integral part of the group of four house-form buildings at 515 and 519 Jarvis Street and 2 and 4 Wellesley Place. The properties are located side-by-side and back-to-back on neighbouring streets. The buildings are related in their low-scale 19th-century character and in their shared setback on their respective streets. The group of properties is part of the large block bounded by Jarvis Street, Wellesley Street East, Sherbourne Street, and Earl Street.

Within these boundaries, the properties at 515 and 519 Jarvis Street, 138-142 Wellesley Street East, 2 and 4 Wellesley Place, 520 Sherbourne Street, and 3, 5 and 11 Earl Street are listed on the *City of Toronto Inventory of Heritage Properties*.

SUMMARY:

The Chester D. Massey House was constructed in 1883 for a prominent member of the Masseys, one of the most influential families in the industrial and philanthropic history of Toronto. E. J. Lennox, the most prolific Toronto architect at the end of the 19th century, designed the house. Additions to the building were completed under the supervision of the important Toronto architectural firm of Sproatt and Rolph and incorporated murals by artist Gustav Hahn. The house is an excellent example of Queen Anne Revival design with complementary Classical additions and significant interior features. It is among a small group of surviving Jarvis Street mansions that reflect the importance of the street in the late 19th century development of Toronto. The Chester D. Massey House is an integral part of a group of four house form buildings at 515 and 519 Jarvis Street and 2 and 4 Wellesley Place.

Sources:

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-

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Attachment I:

Short Statement of Reasons for Designation

Chester D. Massey House
519 Jarvis Street

The property at 519 Jarvis Street is designated for architectural and historical reasons. The Chester D. Massey House was constructed in 1883 according to the designs of the important Toronto architect, E. J. Lennox. In 1907, the architectural firm of Sproatt and Rolph designed additions to the house, incorporating an interior mural by artist Gustav Hahn. Chester D. Massey served as the president of Massey-Harris Company, the largest producer of agricultural implements in the British Empire. The house was the childhood home of Vincent Massey, the first Canadian-born Governor General, and Raymond Massey, the famed Broadway and Hollywood actor.

The Chester D. Massey House is an excellent example of Queen Anne Revival design. A cross-gable roof with gabled dormers and brick chimneys covers the 2½-storey house. The north wing and the south entrance block have flat roofs. Resting on a rubblestone and brick foundation, the house is constructed of brick with red brick cladding and brick, stone, wood and terra cotta trim. Significant exterior features are the bay window on the principal (east) façade, the square bay window, oriel window, and corner tower on the south wall, the terra cotta clad jetty, oriel window and two-storey porch on the rear (east) wall, and the oriel window on the north wall. The house is extended to the north by a single-storey wing with a casement window on the north wall and a balcony on the east wall. An entrance bay with a sunroom and a porte cochere is attached to the south end of the house.

The first-floor vestibule, stairhall, drawing room, parlour, dining room and butler's pantry, the second-floor study and, in the north wing, the main-floor picture gallery and the basement billiards room are identified as significant interior areas. The interior elements are described in detail in the Heritage Property Report (Long Statement of Reasons for Designation). In the northeast corner of the site, a late 19th century stable assists in defining the original context of the property.

The property at 519 Jarvis Street is located on the east side of Jarvis Street in the first block north of Wellesley Street East. The Chester D. Massey House is historically important through its association with three generations of the Massey family and their contributions to the industrial development of Toronto and to Canadian government and culture. The house is an excellent example of late-19th century architectural design with significant interior features. The property at 519 Jarvis Street is important in context with "Euclid Hall" (Arthur McMaster/Hart A. Massey House) at 515 Jarvis Street and with the adjoining properties at 2 and 4 Wellesley Place.

SCHEDULE "B"

Subject: By-law Designation of premises 519 Jarvis Street (Chester D. Massey House)
under Part IV of the Ontario Heritage Act File: J9-H8

In the City of Toronto and Province of Ontario, being composed of:

FIRSTLY:

Part of Park Lot 6 in Concession 1 from the Bay in the Geographic Township of York, the boundaries of the land being described as follows:

Commencing at a point distant 53.19 metres measured easterly along a line drawn parallel to the northerly limit of Wellesley Street East from a point in the easterly limit of Jarvis Street distant 55.23 metres measured northerly thereon from the northerly limit of Wellesley Street East;

Thence northerly parallel to the easterly limit of Jarvis Street 37.43 metres;

Thence westerly parallel to the northerly limit of Wellesley Street East 53.19 metres, more or less, to the easterly limit of Jarvis Street;

Thence southerly along the easterly limit of Jarvis Street 37.43 metres;

Thence easterly parallel to the northerly limit of Wellesley Street East 53.19 metres to the point of commencement.

The hereinbefore **FIRSTLY** described lands being most recently described in Instrument 138520EP.

SECONDLY:

Part of Park Lot 6 in Concession 1 from the Bay in the Geographic Township of York, the boundaries of the land being described as follows:

Commencing at a point in the easterly limit of Jarvis Street distant 19.81 metres south from the northerly limit of land formerly owned by the late Arthur Robinson McMaster, the said northerly limit being 126.49 metres measured north along the said easterly limit of Jarvis Street from the northerly limit of Wellesley Street East and at the southerly limit of the land sold by the said Arthur Robinson McMaster to one George D. Morse;

Thence southerly along the said easterly limit of Jarvis Street 14.02 metres;

Thence easterly parallel to Wellesley Street East 87.11 metres, more or less, to the easterly limit of said Park Lot 6;

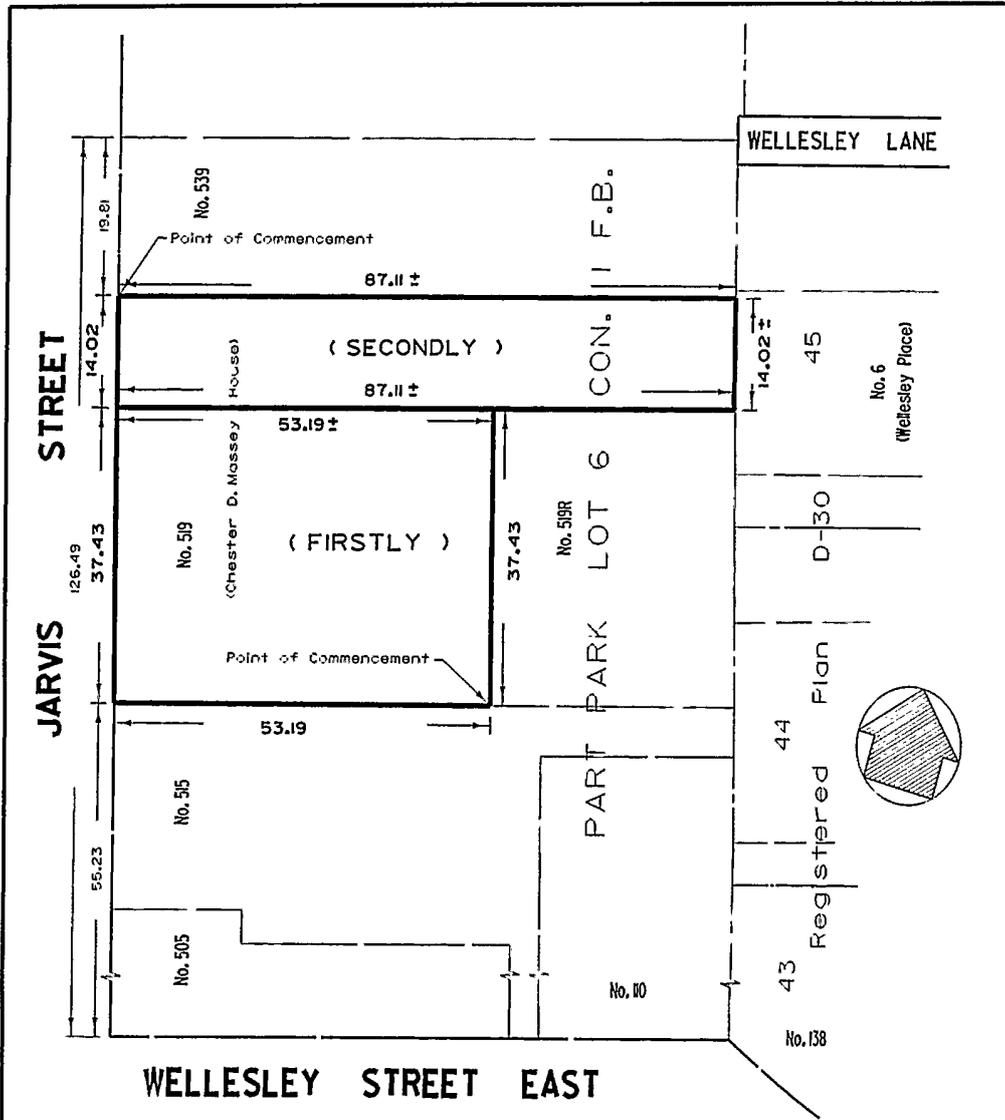
Thence north along the last mentioned limit 14.02 metres, more or less, to the southerly limit of the lands sold to the said George D. Morse, being at a point distant 19.81 metres south from the lands formerly owned by the said Arthur Robinson McMaster;

Thence westerly parallel to Wellesley Street East 87.11 metres to the easterly limit of Jarvis Street and the point of commencement.

The hereinbefore SECONDLY described lands being most recently described in Instrument 121278EP(THIRDLY).

1. The hereinbefore FIRSTLY and SECONDLY described lands being delineated by heavy outline on Plan SYE2945 dated June 13, 2000, as set out in Schedule C.

Schedule "C"



 Premises No. 519 Jarvis Street

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.

Toronto
 WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE
**LAND DESIGNATED AS
 BEING OF ARCHITECTURAL AND
 HISTORICAL VALUE OR INTEREST**

RATIO 1:750


Drawn ME
 Checked W.J.M.
 Date: JUNE 13, 2000

W.Kowlenko-City Surveyor

FILE
 J9-H8

PLAN SYE2945

SYE2945