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No. 703-85. A BY-LAW

To designate the Properties at Nos. 652, 654, 656, 660, 662, 664, 666, 668, 670 and 672 Queen Street West of architectural value.

(Passed September 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. 652, 654, 656, 660, 662, 664, 666, 668, 670 and 672 Queen Street West and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real properties 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 value or interest the real properties more particularly described in Schedule "A" hereto, known as Nos. 652, 654, 656, 660, 662, 664, 666, 668, 670 and 672 Queen Street West.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties 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 properties 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, September 23, 1985.
(L.S.)

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: (652 Queen Street West)

Part of Lot 25, according to Plan D115 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 the south-westerly angle of the said parcel of land, being the point of intersection of the northerly limit of Queen Street West by the centre line of partition wall between the three storey brick buildings standing in May of 1929 upon the herein described lands and the adjoining lands to the west thereof, the said point being distant 6.07 metres westerly from the intersection of the said limit of Queen Street West by the westerly limit of Palmerston Avenue, formerly called Ontario Street and originally called Muter Street;

Thence northerly along the said centre line of wall 18.34 metres to the rear extremity of the same;

Thence westerly and parallel to the said limit of Queen Street West 0.15 metres to the westerly face of the westerly wall of the rear part and extension of the more easterly one of the said buildings;

Thence northerly along the said westerly face 7.67 metres to the northerly face of the northerly wall of the said extension;

Thence easterly and parallel to the said limit of Queen Street West 0.10 metres to the line of fence dividing in part at the date hereinbefore last mentioned the rear premises of the aforesaid buildings;

Thence northerly along the line of the said fence 6.72 metres, more or less, to a point in the southerly limit of a strip of land used as a lane, and extending westerly from the said limit of Palmerston Avenue to the easterly limit of Euclid Avenue, such strip of land having a breadth of about 3.05 metres, the said point being distant 6.31 metres westerly from the said limit of Palmerston Avenue;

Thence easterly along the said southerly limit 6.31 metres to the westerly limit of Palmerston Avenue aforesaid;

Thence southerly along the last mentioned limit 32.74 metres, more or less, to the northerly limit of Queen Street West aforesaid;

Thence westerly along the said limit of Queen Street West 6.07 metres, more or less, to the point of commencement.

The said parcel of land being most recently described in Instrument CT 188215WB.

SECONDLY: (654 Queen Street West)

Part of Lot 25, according to Plan D115 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 the south-east angle of the said parcel of land, being the point of intersection of the northerly limit of Queen Street West by the centre line of the partition wall between the three storey brick buildings standing in May of 1929 upon the herein described lands and the adjoining lands to the east thereof, the said point being distant 6.07 metres westerly from the intersection of the said limit of Queen Street West with the westerly limit of Palmerston Avenue, formerly called Ontario Street and originally called Muter Street;

Thence northerly along the said centre line of wall 18.34 metres to the rear extremity of the same;

Thence westerly and parallel to the said limit of Queen Street West 0.15 metres to the westerly face of the westerly wall of the rear part and extension of the more easterly one of the said buildings;

Thence northerly along the said westerly face 7.67 metres to the northerly face of the northerly wall of the said extension;

Thence easterly and parallel to the said limit of Queen Street West 0.10 metres to the line of fence dividing in part at the date hereinbefore last mentioned the rear premises of the aforesaid buildings;

Thence northerly along the line of the said fence 6.72 metres, more or less, to a point in the southerly limit of a strip of land used as a lane, and extending westerly from the said limit of Palmerston Avenue to the easterly limit of Euclid Avenue, such strip of land having a breadth of about 3.05 metres, the said point being distant 6.31 metres westerly from the said limit of Palmerston Avenue;

Thence westerly 4.47 metres to the line of fence forming at the date hereinbefore last mentioned the division between the rear of the premises of the more westerly one of the said buildings and the next building to the west thereof;

Thence southerly along the said line of fence to and along the centre line of partition wall between the rear extensions of the last mentioned buildings, to and along the centre line of partition wall between the main parts of the last mentioned buildings, and in all a distance of 32.72 metres, more or less, to a point in the northerly limit of Queen Street West;

Thence easterly along the said northerly limit of Queen Street West, 4.52 metres to the point of commencement.

The said parcel of land being most recently described in Instrument CT 418117.

THIRDLY: (656 Queen Street West)

Part of Lot 25, according to Plan D115 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 the south-westerly angle of the said parcel of land, being the point of intersection of the northerly limit of Queen Street West by a line drawn parallel to the westerly face of the partition wall between the three storey brick buildings standing in May of 1929, upon the herein described lands and the adjoining lands to the west thereof, the said point being distant 19.70 metres westerly from the intersection of the said northerly limit of Queen Street West by the westerly limit of Palmerston Avenue, formerly called Ontario Street and originally called Muter Street;

Thence northerly along the said parallel line, 18.29 metres to the northerly face of the main part of the aforesaid buildings;

Thence easterly and parallel to the said limit of Queen Street West 0.06 metres to the centre line of partition wall between the one storey extensions of the aforesaid buildings;

Thence northerly along the said centre line of wall, and along the centre line of the continuation thereof, in all a distance of 9.73 metres to the northerly face of the northerly wall of the more easterly one of the said extensions;

Thence easterly and parallel to the said limit of Queen Street West, 0.09 metres to the line of fence dividing in part at the date hereinbefore last mentioned the rear premises of the most westerly two of the aforesaid buildings;

Thence northerly along the line of the said fence 4.67 metres, more or less, to a point in the southerly limit of a strip of land used as a lane, and extending westerly from the said limit of Palmerston Avenue to the easterly limit of Euclid Avenue, such strip of land having a breadth of about 3.05 metres, the said point being distant 19.70 metres westerly from the said limit of Palmerston Avenue;

Thence easterly along the said southerly limit, 8.92 metres to the line of fence forming at the date hereinbefore last mentioned the division between the rear premises of the buildings on the easterly part of the herein described lands and the adjoining lands to the east thereof;

Thence southerly along the line of the last mentioned fence, to and along the centre line of wall between the rear extensions of the last mentioned buildings, to and along the centre line of partition wall between the main parts of the last mentioned buildings, in all a distance of 32.72 metres, more or less, to a point in the northerly limit of Queen Street West aforesaid;

Thence westerly along the last mentioned limit 9.11 metres, more or less, to the point of commencement.

The said parcel of land being most recently described in Instrument 201122WB.

FOURTHLY: (660 Queen Street West)

Part of Lot 25, according to Plan D115 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 the south-easterly angle of the said parcel of land, being the point of intersection of the northerly limit of Queen Street West by a line drawn parallel to the westerly face of the partition wall between the three storey brick buildings standing in May of 1929 upon the herein described lands and the adjoining lands to the east thereof, the said point being distant 19.70 metres westerly from the intersection of the said northerly limit of Queen Street West by the westerly limit of Palmerston Avenue, formerly called Ontario Street and originally called Muter Street;

Thence northerly along the said parallel line 18.29 metres to the northerly face of the main part of the aforesaid buildings;

Thence easterly and parallel to the said limit of Queen Street West 0.06 metre to the centre line of partition wall between the one-storey extensions of the aforesaid buildings;

Thence northerly along the said centre line of wall, and along the centre line of the continuation thereof, in all a distance of 9.73 metres to the northerly face of the northerly wall of the more easterly one of the said extensions;

Thence easterly and parallel to the said limit of Queen Street West 0.09 metre to the line of fence dividing in part at the date hereinbefore last mentioned the rear premises of the said buildings;

Thence northerly along the line of the said fence, 4.67 metres, more or less, to a point in the southerly limit of a strip of land used as a lane, and extending westerly from the said limit of Palmerston Avenue to the easterly limit of Euclid Avenue, such strip of land having a breadth of about 3.05 metres, the said point being distant 19.70 metres westerly from the said limit of Palmerston Avenue;

Thence westerly along the said southerly limit, 4.04 metres to the line of fence dividing in part at the date hereinbefore last mentioned the rear premises of the more westerly one of the said buildings and the next building to the west thereof;

Thence southerly along the last mentioned line of fence, 8.31 metres to the northerly face of the northerly wall of the rear extensions of the last mentioned buildings;

Thence westerly and parallel to the said limit of Queen Street West 0.13 metre to the centre line of the partition wall between the said rear extensions;

Thence southerly along the last named centre line of wall and continuing to and along to the centre line of partition wall between the last mentioned buildings, in all a distance of 24.38 metres, more or less, to a point in the northerly limit of Queen Street West aforesaid;

Thence easterly along the last mentioned limit, 3.89 metres, more or less, to the point of commencement.

The said parcel of land being most recently described in Instrument CT 658693.

FIFTHLY: (662 Queen Street West)

Part of Lot 25, according to Plan D115 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 the south-westerly angle of the said parcel of land, being the point of intersection of the northerly limit of Queen Street West by the centre line of partition wall between the three storey brick buildings standing in May of 1929, upon the herein described lands and the adjoining lands to the west thereof, the said point being distant 29.11 metres westerly from the intersection of the said northerly limit of Queen Street West by the westerly limit of Palmerston Avenue, formerly called Ontario Street and originally called Muter Street;

Thence northerly along the said centre line of wall, 18.26 metres to the northerly extremity thereof;

Thence easterly and parallel to the said limit of Queen Street West, 0.05 metre to the easterly face of the easterly wall of the rear extension of the more westerly one of the said buildings;

Thence northerly along the said face of wall, and continuing along the line of old fence leading northerly therefrom, in all a distance of 14.41 metres, more or less, to a point in the southerly limit of a strip of land used as a lane, and extending westerly from the said limit of Palmerston Avenue to the easterly limit of Euclid Avenue, such strip of land having a breadth of about 3.05 metres, the said point being distant 29.29 metres westerly from the said limit of Palmerston Avenue;

Thence easterly along the said southerly limit, 5.55 metres to the line of fence dividing in part at the date hereinbefore last mentioned the rear premises of the more easterly one of the said buildings and the next building to the east thereof;

Thence southerly along the last mentioned line of fence 8.31 metres to the northerly face of the northerly wall of the rear extensions of the last mentioned buildings;

Thence westerly and parallel to the said limit of Queen Street West, 0.13 metre to the centre line of partition wall between the said rear extensions;

Thence southerly along the last named centre line of wall, and continuing to and along to the centre line of partition wall between the last mentioned buildings, in all a distance of 24.38 metres, more or less, to a point in the northerly limit of Queen Street West aforesaid;

Thence westerly along the last mentioned limit, 5.52 metres, more or less, to the point of commencement.

The said parcel of land being most recently described in Instrument CT 480442.

SIXTHLY: (664 Queen Street West)

Part of Lot 25, according to Plan D115 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 southerly limit of said lot 25, distant 16.46 metres measured easterly thereon from the south-westerly angle of said lot;

Thence northerly to and along the centre line of partition wall between the stores and dwellings standing in 1928 on the herein described parcel and the parcel immediately to the west and continuing northerly along the westerly face of the westerly wall on the northerly part of the building on the herein described parcel, in all a distance of 24.69 metres, more or less, to the north-westerly angle of said brick wall;

Thence easterly along the northerly face of said wall 0.22 metres to a fence line;

Thence northerly along the said fence line 7.92 metres, more or less, to a point in the southerly limit of a lane, distant 16.37 metres measured easterly thereon from the westerly limit of said lot 25;

Thence easterly along the southerly limit of said lane and parallel to the southerly limit of said lot 3.82 metres to a fence line;

Thence southerly along the last mentioned fence 7.92 metres, more or less, to the north-easterly angle of the northerly part of the brick building on the herein described parcel;

Thence westerly along the northerly wall of the northerly part of said building 0.11 metres to the centre line of said wall;

Thence southerly along the centre line of said wall and along the centre line of partition wall between the stores and dwellings on the herein described parcel and the parcel immediately to the east and continuing southerly, in all a distance of 24.69 metres, more or less, to a point in the southerly limit of said lot 25, distant 20.42 metres measured easterly thereon from the south-westerly angle of the said lot and 29.17 metres, more or less, from the westerly limit of Palmerston Avenue;

Thence westerly along the southerly limit of said lot 25, being the northerly limit of Queen Street West, 3.96 metres to the point of commencement.

The said parcel of land being most recently described in Instrument CT 426095.

SEVENTHLY: (666 Queen Street West)

Part of Lot 25, according to Plan D115 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 southerly limit of said lot 25, distant 12.19 metres measured easterly thereon from the south-westerly angle of said lot;

Thence northerly to and along the centre line of partition wall between the stores and dwellings standing in 1928 on the herein described parcel and the parcel immediately to the west, and continuing northerly along a fence line, in all a distance of 32.61 metres to a point in the southerly limit of a lane, distant 11.94 metres measured easterly thereon from the westerly limit of lot 25;

Thence easterly along the southerly limit of said lane and parallel to the southerly limit of said lot, 4.43 metres to a fence line;

Thence southerly along the last mentioned fence line, 7.92 metres, more or less, to the northerly face of the northerly wall of the brick building standing on the parcel immediately to the east of the herein described parcel;

Thence westerly along the northerly face of said wall 0.22 metres to the north-westerly angle of said wall;

Thence southerly along the westerly face of said wall to and along the centre line of partition wall between the stores and dwellings on the herein described parcel and the parcel immediately to the east and continuing southerly, in all a distance of 24.69 metres, more or less, to a point in the southerly limit of said lot, distant 16.46 metres measured easterly thereon from the south-westerly angle of said lot;

Thence westerly along the southerly limit of said lot, being the northerly limit of Queen Street West, 4.27 metres to the point of commencement.

The said parcel of land being most recently described in Instrument CT 513721.

EIGHTHLY: (668 Queen Street West)

Part of Lot 25, according to Plan D115 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 southerly limit of said lot 25, distant 8.13 metres measured easterly thereon from the south-westerly angle of said lot;

Thence northerly to and along the centre line of partition wall between the stores and dwellings standing in 1928 on the herein described parcel and the parcel immediately to the west, and continuing northerly to and along a fence line, in all a distance of 32.61 metres to a point in the southerly limit of a lane, distant 7.70 metres measured easterly thereon from the westerly limit of said lot;

Thence easterly along the southerly limit of said lane and parallel to the southerly limit of said lot, 4.24 metres to a fence line;

Thence southerly along the last mentioned fence line to and along the centre line of partition wall between the stores and dwellings on the herein described parcel and the parcel immediately to the east and continuing southerly, in all a distance of 32.61 metres to a point in the southerly limit of said lot, distant 12.19 metres measured easterly thereon from the south-westerly angle of said lot 25;

Thence westerly along the southerly limit of said lot, being the northerly limit of Queen Street West, 4.06 metres to the point of commencement.

The said parcel of land being most recently described in Instrument CT 693509.

NINTHLY: (670 Queen Street West)

Part of Lot 25, according to Plan D115 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 southerly limit of said lot 25, distant 4.09 metres measured easterly thereon from the south-westerly angle of said lot;

Thence northerly to and along the centre line of partition wall between the stores and dwellings standing in 1928 on the herein described parcel and the parcel immediately to the west and continuing northerly along a fence line, in all a distance of 32.61 metres to a point in the southerly limit of a lane, distant 3.92 metres measured easterly thereon from the westerly limit of said lot 25;

Thence easterly along the southerly limit of said lane and parallel to the southerly limit of said lot, 3.77 metres to a fence line;

Thence southerly along the last mentioned fence to and along the centre line of partition wall between the stores and dwellings on the herein described parcel and the parcel immediately to the east and continuing southerly, in all a distance of 32.61 metres to a point in the southerly limit of said lot 25, distant 8.13 metres measured easterly thereon from the south-westerly angle of said lot;

Thence westerly along the southerly limit of said lot 25, being the northerly limit of Queen Street West, 4.04 metres to the point of commencement.

The said parcel of land being most recently described in Instrument CT 133170WB.

TENTHLY: (672 Queen Street West)

Part of Lot 25, according to Plan D115 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 the south-westerly angle of the said lot 25;

Thence easterly along the southerly limit of the said lot, being the northerly limit of Queen Street West, 4.09 metres;

Thence northerly to and along the centre line of partition wall between the stores and dwellings standing in 1928 on the herein described parcel and the parcel immediately to the east and continuing northerly along a fence line, in all a distance of 32.61 metres to a point in the southerly limit of a lane, distant 3.92 metres measured easterly thereon from the westerly limit of said lot 25;

Thence westerly along the southerly limit of said lane and parallel to the southerly limit of said lot 25, 3.92 metres to the westerly limit of the said lot;

Thence southerly along the westerly limit of said lot 25, 32.61 metres to the point of commencement.

The said parcel being most recently described in Instrument CT 260742.

SCHEDULE "B"

Reasons for the designation of the Properties at Nos. 652, 654, 656, 660, 662, 664, 666, 668, 670 and 672 Queen Street West (Crocker Building).

Nos. 652, 654, 656, 660, 662, 664, 666, 668, 670 and 672 Queen Street West are designated on architectural grounds. This row of commercial buildings, built between 1887-1891 was financed by James Crocker, a local developer and alderman. It is the largest and most intact row of its type in the City of Toronto. The integrally designed facades of the row create a balanced composition of building height, parapet heights, and fenestration patterns on square headed, round headed and shallow arched windows. The high standard of Victorian craftsmanship is demonstrated particularly in the parapets with their projecting cornices, massive consoles and corbelled brickwork. The row is a major contribution to the architectural character of Queen St. West and an excellent example of the local architecture of 19th century commercial development.