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City Clerk's Office

ONTARIO HERITAGE TRUST

NOV 03 2015

RECEIVED

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Roselind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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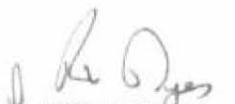
**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
237 QUEEN STREET EAST
CITY OF TORONTO, PROVINCE OF ONTARIO
NOTICE OF PASSING OF BY-LAW NO. 989-2015**

Centre Auto Collision Limited
c/o O/A Centre Automobile
354 Richmond Street East
Toronto, ON M5A 1P7

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 989-2015 to designate 237 Queen Street East (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 30th day of October, 2015.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item TE5.17. as adopted by City of Toronto Council on May 5, 6 and 7, 2015

CITY OF TORONTO

BY-LAW No. 989-2015

To designate the property at 237 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 237 Queen Street East 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 237 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 no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 237 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 237 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)

The property at 237 Queen Street East (including the addresses at 241 and 243 Queen Street East) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Description

The property at 237 Queen Street East is located on the south side of the street, east of Sherbourne Street, and contains a 2½ storey building that was in place in 1870 for Andrew McFarren, a dealer in wholesale and retail groceries, liquor, flour and feed whose family retained part of the site for over 70 years. The original building was modified in two phases in the late 19th and mid-20th century with the removal of its westernmost units to accommodate adjoining buildings.

Statement of Significance

The Andrew McFarren Building has cultural heritage value for its design as an important representative example of a 1870s commercial building on Queen Street East. With its low scale, rectangular plan and gable roof, the Andrew McFarren Building is indicative of the first generation of stores in Toronto that were usurped in the late 19th century by taller and more elaborately detailed buildings with flat roofs and narrow street frontages.

The cultural heritage value of the Andrew McFarren Building is also drawn from its role in understanding the development of Queen Street East as one of Toronto's primary commercial corridors in the late 19th century. Archival records and maps indicate that the Andrew McFarren Building was one of the first brick buildings constructed on Queen Street adjoining Sherbourne Street, which became a prominent intersection in the growing city. McFarren Lane was renamed in recognition of the family's development and ownership of the site for more than 70 years.

Contextually, the value of the Andrew McFarren Building is related to its role in maintaining and supporting the historical character of Queen Street East in the blocks adjoining Moss Park and Corktown as it developed in the second half of the 19th century. With the Christina Lauder Buildings further east at 263-265 Queen, which shares its vintage and scale, and the contiguous row of stores on the north side of Queen between Sherbourne and Seaton Streets that dates to the 1880s and 1890s, the Andrew McFarren Building is part of a distinctive enclave of surviving commercial buildings.

The Andrew McFarren Building is also valued contextually for its historical and visual links to its setting on Queen Street East. When constructed in 1870, the building extended along the Queen Street frontage east of Sherbourne Street to the laneway now known as McFarren's Lane. Despite the removal of the west part of the structure over time, the Andrew McFarren Building retains its presence on Queen Street East.

Heritage Attributes

The heritage attributes of the Andrew McFarren Building on the property at 237 Queen Street East (including the addresses at 241 and 243 Queen Street East) are:

- The placement, setback and orientation of the building on the south side of Queen Street East, east of Sherbourne Street where the principal elevation faces north
- The scale, form and massing of the 2½-storey building with the rectangular-shaped plan under the gable roof
- The roof detailing, with the returned eaves on the east end and the segmental-headed wall dormers along the north slope
- On the principal (north) elevation, the ground (first) floor storefront where the entries are recessed between commercial scale window openings with wood trim
- In the second storey, the symmetrical arrangement of the flat-headed window openings containing wood sash windows
- The side wall (east), which is viewed from Queen Street East and McFarren Lane

SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 21091-0054(LT)

Parts of Lots 8 and 9 on the east side of Caroline Street on Plan 29 Toronto as set out in CT920446

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-2015-105 dated August 31, 2015, as set out in Schedule "C".

SCHEDULE "C"


Toronto
 ENGINEERING & CONSTRUCTION SERVICES
 ENGINEERING SUPPORT SERVICES
 LAND & PROPERTY SURVEYS

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

237 QUEEN STREET EAST
 (ANDREW MCFARREN BUILDING)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: AUGUST 31, 2015

SKETCH No. PS-2015-105