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AUG 26 2019

Bill No. 8
2007

RECEIVED

By-law No. L.S.P.-3388-8

A by-law to designate 267 Dundas Street to be of historical and contextual value or interest.

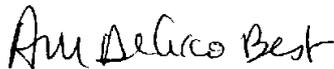
WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 267 Dundas Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at the 267 Dundas Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto 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 owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. By-law L.S.P.-3358-212 passed by Municipal Council on September 2, 2003 is hereby repealed.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on December 18, 2006.



Anne Marie DeCicco-Best
Mayor



Kevin Bain
City Clerk

SCHEDULE "A"
To By-law No. L.S.P.-3388-8

Part of Lot 1, South of Dundas Street West, designated as Part 32, 33R-6979, London.

SCHEDULE "B"
To By-law No. L.S.P.- 3388-8

Reasons for Designation

267 Dundas Street

Historical Reasons

The Bank of Toronto (later Toronto-Dominion and then the TD Bank) moved to the south west corner of Wellington and Dundas Streets shortly after World War I. The move was likely sparked by the relocation of City Hall to the north east corner of the intersection in 1913. In February 1928 the bank announced it would erect a new five story office on the site. The resulting building was opened a year later.

In addition to housing the bank, 267 Dundas Street was also home to the real estate office of London's on again off again mayor, George Wenige. Over the years, its upper floors housed a variety of businesses including investment companies, lawyers' offices and insurance agencies.

"A very traditional approach was taken by the Bank of Toronto's architect who created a 1920's version of the Renaissance inspired banking houses then standing on Richmond Street," notes Michael Baker in *Downtown London: Layers of Time*. These included the Canadian Bank of Commerce (built in 1905, demolished 1964) and the Imperial Bank (built 1907). The design of the Bank of Toronto was also strikingly similar to the landmark Hotel London (built 1926-27, demolished 1972) which was located across the street from the bank.

The design of the Bank of Toronto stood in marked contrast with the Art Deco façade of the nearby Huron and Erie (later Canada Trust) building which was constructed between 1930 and 1931. These two structures would mark the last of downtown London's new financial houses until the construction boom of the 1950's.

In the early 1970's the first in a series of electronic signs was installed at the southern corner of the building's roof. These displayed the time and temperature to motorists and pedestrians. They were fixtures in downtown London until removed in 2001. With the merger of the TD Bank and Canada Trust in 2001, 267 Dundas Street was declared a surplus building by the company. It was sold to the City of London for \$1.00 and named after former Canada Trust president J. Allyn Taylor.

Architectural Reasons

The design is a well proportioned Renaissance style structure faced in red brick and cut stone. As a corner building, the architecturally significant elevations face Dundas and Wellington Streets. Vertically, these elevations are divided into the heavy stone faced ground floor, three intermediate floors and an attic storey surmounted by an entablature and a parapet. Horizontally the northeast, northwest and the southeast corners are recessed slightly with quoins to "frame" each façade. The street floor is built in smooth faced ashlar stone with recessed horizontal joints. The window openings between the indented corners are found-arched with voussoirs and keystones. The entrances on the northeast and northwest corners have projecting entablatures carried on carved stone console brackets. The architrave around these openings carries up and around the transom windows over the doors and these are decorated with volute or scroll moldings. In front of the transom windows over the doors and these are decorated with volute or scroll moldings. In front of the transom windows are Roman metal grilles with a traditional fish scale pattern. The projecting entablatures on the northeast corner carry arched stone sculptures that at one time no doubt contained clocks. This first storey is crowned with a cornice above which is a cut stone "parapet" band. The carved stone surrounds to the second floor window openings grow out of this band and, with the exception of the windows on the corners, these openings are pedimented. All have decorative metal balustrades which interrupt the stonework false parapet band. The third and fourth floor window openings again have stone surrounds and the sills are carried on plain stone brackets.

The fifth floor, although it is below the cornice, is placed above a stone string course which defines the floor as an "attic" storey. Carved stone medallions are set in the brickwork between the windows on this floor and this further emphasizes its distinction as the top floor.

A full entablature and parapet caps the building. The architrave and frieze of the entablature are in cut stone and the cornice, which projects approximately twenty-four inches, is in metal modillions under the soffit. Above the cornice is a brick parapet with cut stone panel divisions.

The aluminum entrance framing and at least some of the window frames are not original, however, the frames for the round headed windows are very well detailed.

Contextual Reasons

Contextually this building is important as it supports the scale and patten of London's downtown streetscape. Its street level architecture, without storefront windows, provides interest and shows an attention to detail and quality in execution that is not often achieved in buildings of a later date.

Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

ER 478822
Jan 5/07

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of _____ pages

(3) Property Identifier(s) Block Property Additional: See Schedule
ALL of PIN 08321-0116

(4) Nature of Document
By-law No. L.S.P.-3388-8

(5) Consideration
TWO Dollars \$ 2.00

(6) Description
Part of Lot 1, South of Dundas Street West, designated as Part 32, 33R-6979, London.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:

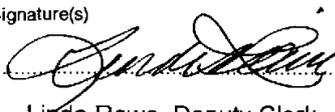
TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule

(9) This Document relates to instrument number(s) _____

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D
THE CORPORATION OF THE CITY OF LONDON		2007	01	02
	Linda Rowe, Deputy Clerk			

(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D
P.O. BOX 5099, LONDON ON N6A 4M8				

(13) Address for Service

Municipal Address of Property

N/A

(15) Document Prepared by:

CITY CLERK'S OFFICE
CITY OF LONDON
P.O. BOX 5035
LONDON ON N6A 4L9

Fees and Tax	
Registration Fee	
Total	