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

AND IN THE MATTER OF THE DESIGNATION OF
PROPERTY AT NO.11 WELLINGTON STREET WEST
(WAREHOUSE).

RECEIVED

OCT 6 1983

ONTARIO HERITAGE
FOUNDATION

NOTICE OF PASSING OF BY-LAW

To: National Trust Company, Ltd.
c/o Canadian Imperial Bank
of Commerce
Property Development and
Administration Division
Commerce Court, Postal Station
Toronto, Ontario
M5L 1A2

National Trust Company Ltd.
21 King Street West
Toronto, Ontario
M5C 1B3

Ontario Heritage Foundation. ✓

Take notice that the Council of the Corporation of
the City of Toronto has passed By-law No.602-83 to designate
the above property. (File 2413).

DATED at Toronto this 4th day of October, 1983.

Ray V. Henderson.
Ray V. Henderson
City Clerk

MINISTRY OF
CULTURE & RECREATION

OCT 6 1983

HALF - BACK

No. 602-83. A BY-LAW

To designate the property at No. 11 Wellington Street West of architectural value.

(Passed September 6, 1983.)

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 No. 11 Wellington Street West 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 value the real property more particularly described in Schedule 'A' hereto, known as No. 11 Wellington Street West.
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, September 6, 1983.
(L.S.)

Schedule "A"

ALL AND SINGULAR that certain parcel or tract 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 part of Lot 3 on the south side of Market Street, now Wellington Street West, 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 the said lot 3 distant 1.83 metres measured westerly thereon from the north-easterly angle thereof;

THENCE southerly along a line drawn parallel to the westerly limit of Yonge Street, being along the westerly limit of a private lane, a distance of 39.32 metres more or less, to the south-easterly angle of the building standing in August 1983 on the hereindescribed parcel of land and known as premises 11 Wellington Street West;

THENCE westerly along the southerly face of the southerly wall of the said building, being on a course about parallel to the southerly limit of Wellington Street West, a distance of 7.70 metres more or less, to the south-westerly angle of the said building;

THENCE northerly along the westerly face of the westerly wall of the said building, 39.32 metres more or less, to the said southerly limit of Wellington Street West;

THENCE easterly along the last mentioned limit, being along the aforesaid northerly limit of lot 3, a distance of 7.70 metres more or less, to the point of commencement.

The southerly limit of Wellington Street West and the westerly limit of Yonge Street as confirmed under the Boundaries Act by Plan BA-544 registered in the said Land Registry Office on 16 April 1974 as Instrument CT59298.

Schedule "B"

Reasons for the designation of the property at No. 11 Wellington Street West.

The property at No. 11 Wellington Street West is designated on architectural grounds. Built in 1854-55 by John Dixon, and designed by William Hay, Architect, this building was first occupied by John Henderson, Merchant. The shopfront is detailed in stone with Tuscan columns. The brickwork in the two floors above defines inset windows, spandrels and pilasters trimmed in arched stonework below the cornice. The attic storey, possibly added in 1867, reflects the brick detailing below and the pilasters are capped with a distinctive "moulded block" above the roof line. It is a rare example of the work of an early Toronto architect within the context of an important group of heritage buildings.