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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,
S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE PROPERTY
KNOWN AS THE FORMER DOMINION BANK BUILDING AT 380
YONGE STREET

NOTICE OF PASSING OF BY-LAW

To: Toronto Dominion Realty Co. Limited,
Toronto Division Premises Dept.,
Toronto Dominion Centre,
Toronto, Ontario.
(Attention: [REDACTED])

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of the
City of Toronto has passed By-law No. 85-76 to designate the above
property. (File 0885).

DATED at Toronto this 7th day of May, 1976.

Roy V. Henderson

ROY V. HENDERSON
City Clerk.

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ONTARIO HERITAGE
FOUNDATION

No. 85—76. A BY-LAW

To designate the former Dominion Bank Building at 380 Yonge Street of architectural value.

[Passed March 17, 1976.]

WHEREAS The Ontario Heritage Act, 1974, 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 value or interest; and

WHEREAS the Council of The Corporation of the City of Toronto has to be served upon the owner of the lands and premises known as the former Dominion Bank Building at 380 Yonge Street 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 the designation are set out as 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 property, more particularly described in Schedule "A" hereto, known as the former Dominion Bank Building at 380 Yonge Street.

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.

DAVID CROMBIE,

Mayor.

COUNCIL CHAMBER,

Toronto, March 17, 1976.

(L.S.)

ROY V. HENDERSON,

City Clerk.

SCHEDULE "A"*FIRSTLY*

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 (formerly in the County of York) and Province of Ontario, being composed of a part of lot lettered "A" according to a plan registered as number 145, which said parcel of land is more particularly described as follows: Commencing at the intersection of the westerly limit of Yonge Street and the southerly limit of Gerrard Street West, being the north easterly angle of said lot lettered "A"; thence southerly along the said limit of Yonge Street thirty feet and two inches to the southerly face of the southerly wall of the old three storey brick building standing in April, 1928 upon the front part of the lands hereby conveyed; thence westerly along the said southerly face of wall of the one storey brick building in rear thereof, and along the northerly face of the northerly wall of the one storey brick building on the adjoining lands to the south thereof, being along the limit of between said lot lettered "A" and lot number 6 according to a plan filed as number D-4, in all a distance of eighty feet and nine and three-quarter inches to the line of an irregular old fence running northerly; thence northerly along the line of the aforesaid fence twenty-nine feet and eleven inches to the southerly limit of Gerrard Street West aforesaid; thence easterly along the last mentioned limit, eighty feet and two and three-quarter inches more or less to the point of commencement.

SECONDLY

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, formerly of the County of York and being composed of part of the lands included in Plan Number 145 registered in the Registry Office for the Registry Division of Toronto shown on said Plan as a strip of land thirty feet in depth on the south side of Gerrard Street West and which said parcel hereby conveyed is more particularly described as follows: Commencing on the south side of Gerrard Street West as shown on said Plan at a point distant from the west side of Yonge Street measured westerly along the said south side of Gerrard Street West eighty feet more or less said point being at the intersection of the south side of Gerrard Street by the easterly limit of the lands conveyed to one Henry H. Strathy by one James Robert Strathy by deed dated the 15th day of October, 1895, and registered as Number 7129-R; thence southerly parallel with Yonge Street thirty feet more or less to the southerly limit of said thirty foot strip; thence westerly parallel with Gerrard Street and along the said southerly limit of said strip forty-six feet more or

less to the easterly limit of the lands heretofore conveyed by the said Henry H. Strathy to one Thomas W. Crozier and being at the intersection of said southerly limit with the centre line produced southerly of the division wall between the most westerly house on the land hereby conveyed, known as Street Number 7 Gerrard Street West, and that immediately to the west thereof, known as Street Number 9 Gerrard Street West; thence northerly along said centre line of said division wall and the productions thereof thirty feet more or less to the southerly side of Gerrard Street; thence easterly along the southerly side of Gerrard Street forty-six feet more or less to the place of beginning. Save and except that parcel of land more particularly described as follows: All and singular that part of said lot lettered "A" according to said plan 145 more particularly described as follows: Commencing at a point in the westerly limit of Yonge Street, being at the south easterly angle of said lot lettered "A" and being also the north easterly angle of lot number 6 according to a plan registered as number D-4 in the Registry Office for the Registry Division of West Toronto and now on file in the said Registry Office for the Registry Division of Toronto and being at the point of intersection of the said limit of Yonge Street with the line of the southerly face of the southerly wall of the building in course of erection in March, 1930 on the easterly part of said lot lettered "A", the said point being distant thirty feet and two inches measured southerly along the said westerly limit from the southerly limit of Gerrard Street West; thence westerly to and along the said southerly face of wall, being along the southerly limit of said lot lettered "A", and being also along the northerly limit of said lot number 6, eighty-eight feet to a point distant thirty feet measured southerly on a course parallel to the said limit of Yonge Street from the said southerly limit of Gerrard Street West; thence northerly parallel to the said limit of Yonge Street four inches; thence easterly parallel to the said southerly limit of lot lettered "A", eighty-eight feet to the westerly limit of Yonge Street afore-said; thence southerly along the last mentioned limit, four inches to the point of commencement.

SCHEDULE "B"

Reasons for the designation of the former Dominion Bank Building at
No. 380 Yonge Street.

The Dominion Bank Building (now The Toronto Dominion Bank) 380 Yonge Street at Gerrard Street West (SW) 1930, by John M. Lyle is designated on architectural grounds as a very fine example, with well-preserved interiors, of the work of John M. Lyle, a Toronto architect of great importance. The building, designed in a simplified classical style, shows Lyle's distinctive detailing that is based on forms of flowers and animals native to Canada and on Canadian history and industry. The location of the building at the south end of the widened portion of Yonge Street, from College Street to Gerrard Street, gives it great importance in the streetscape.