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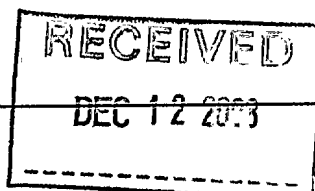
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City Clerk's Office



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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
302 YONGE STREET (Bank of Nova Scotia Branch)  
CITY OF TORONTO, PROVINCE OF ONTARIO**


**NOTICE OF PASSING OF BY-LAW**

Hanard Investments Limited  
38 Berwick Avenue  
Toronto, Ontario  
M5P 1H1

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. 1158-2008 to designate 302 Yonge Street (Bank of Nova Scotia Branch) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 5<sup>th</sup> day of December, 2008.

  
f Acting City Clerk

Authority: Toronto and East York Community Council Item 8.9,  
as adopted by City of Toronto Council on September 26 and 27, 2007  
Enacted by Council: October 30, 2008

**CITY OF TORONTO**

**BY-LAW No. 1158-2008**

**To designate the property at 302 Yonge Street (Bank of Nova Scotia Branch) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 302 Yonge Street (Bank of Nova Scotia Branch) as being of cultural heritage value or interest; and

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 cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 302 Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has 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, 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 HEREBY ENACTS as follows:

1. The property at 302 Yonge Street, 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 302 Yonge Street 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of October, A.D. 2008.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION****Description**

The property at 302 Yonge Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design or physical value and contextual value. Located on the northwest corner of Yonge Street and Dundas Street West, the two-storey commercial building was completed by 1949 when it was first recorded in the city directories and occupied by a branch of the Bank of Nova Scotia and two commercial tenants. Plans dated June 1947 indicated that the "bank and office building" was designed by the owners of the property, Principal Investments Limited, who served as the general contractors for its construction. The Bank of Nova Scotia operated a branch in the premises for half a century.

**Statement of Cultural Heritage Value****Design or Physical Value**

The Bank of Nova Scotia Branch has design value as a carefully-detailed example of a bank branch blending the smooth stone cladding and symmetrical fenestration associated with Modern Classicism with a rounded corner inspired by Art Moderne styling. The mixture of stylistic influences was typical of the conservative approach to architectural design following World War II before the International Style gained acceptance in Toronto.

**Contextual Value**

The Bank of Nova Scotia Branch is a visible reminder of the evolution of Yonge Street after it developed as Toronto's "Main Street" in the late 19th century when Robert Simpson and Timothy Eaton operated competing department stores near the intersection of Yonge Street and Queen Street West. Buildings along the thoroughfare were replaced over time, including this corner where the former two- and three-storey commercial edifices were demolished for the bank branch. With the more recent redevelopment of properties on the other corners of this intersection, the Bank of Nova Scotia Branch is an important surviving anchor building.

**Heritage Attributes**

The heritage attributes of the Bank of Nova Scotia Branch related to its design and contextual value as a representative example of a post-World War II bank building that anchors a prominent intersection in the commercial heart of Toronto are found on the southeast corner, east and south facades, and the roofline above the latter walls, consisting of:

- The Indiana limestone cladding and stone trim on the two-storey structure.
- The rounded southeast corner, which highlights the design and where the main entrance is recessed (the original doors and transom have been replaced).

- The similar treatment of the long south wall facing Dundas Street West and the short east wall on Yonge Street with stone detailing on the tall flat-headed window openings in the first floor and the square window openings in the second storey.
- The placement of secondary entrances in the outer bays on the east and south walls, with the bank's crest above the east entry.

On the southeast corner above the entrance, the clock and the decorative tourelle with metal detailing were not part of the original design and, with the current cornice, were added after the bank vacated the premises, and are not included in the Reasons for Designation. The north wall is a party wall and, with the brick-clad rear (west) elevation, is not included in the heritage attributes. The surface of the roof, including the signage, is not included in the Reasons for Designation.

**SCHEDULE "B"**

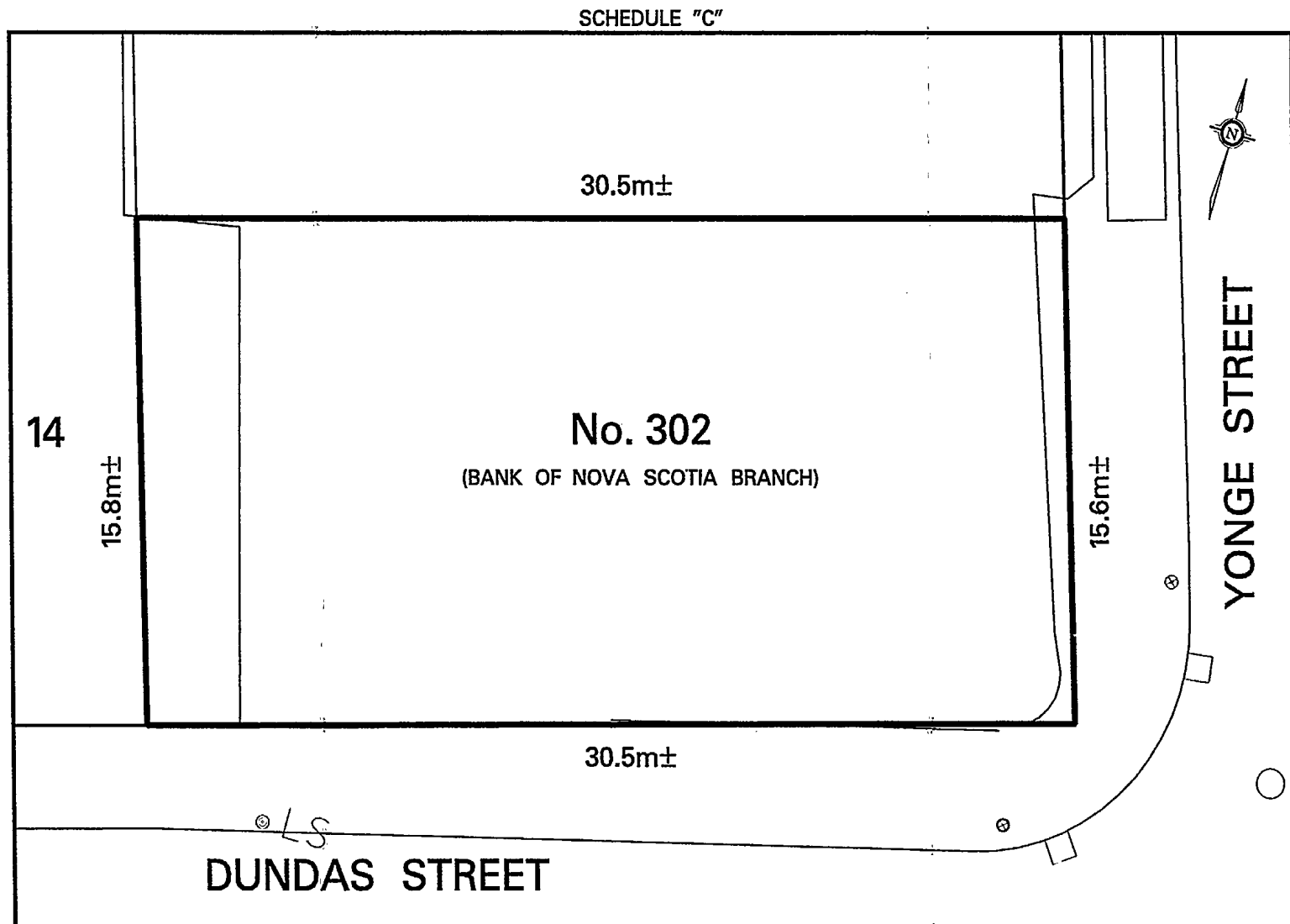
PIN 21103-0107 (LT)

LT 3 W/S YONGE ST PL 2A TORONTO; PT LT 4 W/S YONGE ST PL 2A TORONTO AS IN  
CT701809 EXCEPT EASEMENT THEREIN

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-2008-124 dated  
September 22, 2008, as set out in Schedule "C".

SCHEDULE "C"



**Toronto**  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING SERVICES

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

PREPARED BY: DWAYNE PITT

CHECKED BY JOHN HOUSE

PROPERTY INFORMATION SHEET

NO. 302 YONGE STREET (BANK OF NOVA SCOTIA BRANCH).  
LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

WARD 27 - TORONTO CENTRE-ROSEDALE  
DATE: SEPTEMBER 22, 2008

SKETCH No. PS-2008-124