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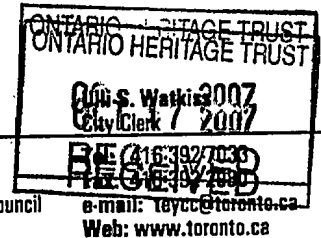
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City Clerk's Office

Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2



**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
302 YONGE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

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

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 302 Yonge Street under Part IV of the Ontario Heritage Act.

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.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th floor, Toronto, ON M5H 2N2, within thirty days of the 19th of October, 2007, which is November 19th, 2007. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 19th day of October, 2007.

Ulli S. Watkiss
City Clerk