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No. 629-85. A BY-LAW

To designate the Property at No. 744 Queen Street East of architectural value.

(Passed September 9, 1985.)

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. 744 Queen Street East 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 or interest the real property more particularly described in Schedule "A" hereto, known as No. 744 Queen Street East.
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.

BARBARA G. CAPLAN
Deputy City Clerk.

Council Chamber,
Toronto, September 9, 1985.
(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 north side of Kingston Road, now Queen Street East according to Plan 304, 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:

PREMISING that the bearings hereinafter mentioned are astronomic and are referred to the easterly limit of Grant Street having a bearing of North 16 degrees 00 minutes and 00 seconds West as shown on plan of survey deposited in the said Land Registry Office as 63R-2273, then;

COMMENCING at the south-westerly angle of the said lot 3;

THENCE North 16 degrees 00 minutes and 00 seconds West along the westerly limit of the said lot 3, being along the said easterly limit of Grant Street, a distance of 30.48 metres more or less, to the southerly limit of PART 4 on the said plan 63R-2273;

THENCE North 74 degrees 28 minutes and 00 seconds East along the said southerly limit of PART 4 on plan 63R-2273, a distance of 15.05 metres more or less to the westerly limit of PART 5 on the said plan 63R-2273;

THENCE South 16 degrees 00 minutes and 00 seconds East along the said westerly limit of PART 5, a distance of 13.11 metres more or less to an angle therein;

THENCE South 15 degrees 02 minutes and 10 seconds East along the said westerly limit of PART 5, to and along the westerly limit of PART 6 on the said plan 63R-2273, in all a distance of 17.39 metres more or less to the southerly limit of the aforesaid lot 3 according to plan 304;

THENCE South 74 degrees 31 minutes and 20 seconds West along the said southerly limit of lot 3, being along the northerly limit of Queen Street East, a distance of 14.76 metres more or less to the point of commencement.

SUBJECT TO a right-of-way at all times, for all persons entitled thereto, over, along and upon the northerly 3.05 metres of the hereinbefore described parcel.

The said parcel of land being most recently described in Instrument No. CT644590.

SCHEDULE "B"

Reasons for the designation of the Property at No. 744 Queen Street East.

No. 744 Queen Street East is designated on architectural grounds. Built in 1905 as the Canadian Bank of Commerce building it was designed by the important architectural firm of Darling and Pearson. Classical in detail, it is noteworthy for its south facade, with its convex plan, engaged Ionic columns, cornice and modulated parapet. The west facade is divided into bays with windows having articulated dressed stonework and elaborate cartouches. The details of the building demonstrate fine craftsmanship. This prominently located corner building is outstanding in the Queen Street East area near Broadview Avenue.