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| JAN 24 2001<br>----- |
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City of Toronto Archives  
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Toronto, Ontario M5R 1Y2

Novina Wong  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER O.18 AND  
832 BAY STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW** ✓

To: Mr. Paul Gimou  
Fraser Milner, Barristers & Solicitors  
1 First Canadian Place  
100 King Street West  
Toronto, Ontario  
M5X 1B2

Dana Hall  
Ministry of Attorney General Legal  
Services Branch,  
Commercial Section  
77 Wellesley Street West, 10<sup>th</sup> Floor  
Toronto, Ontario  
M7A 1N3

Take notice that the Council of the City of Toronto has passed By-law No. 836-1999 to repeal By-law No. 713-1999 and designate 832 Bay Street as being of architectural and historical value or interest. ✓

Dated at Toronto this 17<sup>th</sup> day of January, 2000.

*Novina Wong*  
Novina Wong  
City Clerk

*2/22/01  
RC  
6/23/00  
RC*

Authority: Toronto Community Council Report No.15, Clause No. 12,  
as adopted by City of Toronto Council on December 14, 15 and 16, 1999  
Enacted by Council: December 16, 1999

**CITY OF TORONTO**

**BY-LAW No. 836-1999**

**To repeal By-Law No. 713-1999 being a by-law "To designate the property at 832 Bay Street (McLaughlin Motor Car Showroom) as being of architectural and historical value or interest" and to designate the property at 832 Bay Street (McLaughlin Motor Car Showroom) as being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at No. 832 Bay Street (McLaughlin Motor Car Showroom) as being of architectural and historical 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 historical or architectural 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 No. 832 Bay Street and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality; and

WHEREAS the Council of the City of Toronto, at its meeting of October 27, 1999 passed By-Law No. 713-1999 being "A By-law to designate the property at 832 Bay Street (McLaughlin Motor Car Showroom) as being of architectural and historical value or interest"; and

WHEREAS By-law No. 713-1999 was inadvertently passed before the Notice of Intention to designate 832 Bay Street had been sent to the owners thereof and published in a newspaper as required by the Ontario Heritage Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 713-1999 being a By-law "To designate the property at 832 Bay Street (McLaughlin Motor Car Showroom) as being of architectural and historical value or interest" is repealed.

2. The property at No. 832 Bay Street, more particularly described on Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.

3. 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.

4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at No. 832 Bay Street 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 as required by the Ontario Heritage Act.

ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

## Schedule "A"

## Reasons for designation

McLaughlin Motor Car Showroom  
832 Bay Street

The property at 832 Bay Street is designated for architectural and historical reasons. The McLaughlin Motor Car Showroom was completed in 1925 according to the designs of architects Hutton and Souter of Hamilton, Ontario. The building housed the Toronto automobile dealership of R.S. McLaughlin, president of General Motors of Canada. The Addison on Bay dealership has occupied the property since 1955.

The McLaughlin Motor Car Showroom is a good example of a specialized commercial building highlighted with Neo-Gothic design elements. The significant exterior features are found on the facades along Bay and Grenville Streets flanking the main entrance. Constructed of steel with buff brick cladding and cut limestone trim, the building has a two-storey plan which is angled to follow the jog in Bay Street. The main entrance is set in a stone arch containing double wood glazed doors. The entrance is flanked by bronze light fixtures and surmounted by a commercial sign area and a parapet. The elements of interest on the east and south walls are the large copper-trimmed showroom windows, and segmental-headed window openings with metal glazing. (The north and west walls are not included in the designation.) Significant interior details are the plaster columns and ceiling beams and mouldings in the first-floor new car showroom. (No other interior elements are included in the designation.)

The property at 832 Bay Street fills the short block from Grenville to Grosvenor Streets on the west side of Bay Street. A rare surviving example of an early 20th century automobile showroom in Toronto, it has been occupied continuously by a car dealership since 1925. With its location on Bay Street where it jogs north of College Street, the McLaughlin Motor Car Showroom is an important neighbourhood feature.

City of Toronto By-law No. 836-1999

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Subject: By-law: Designation of premises 832 Bay Street (McLaughlin Motor Car Showroom) under Part IV of the Ontario Heritage Act (Ward 24 - Downtown)  
File: B7-H12

## Schedule "B"

In the City of Toronto and Province of Ontario, being composed of parts of Lots 150, 151, 152, 153, 154, 155, 156 and 157 on Plan 159 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

PREMISING that the westerly limit of St. Vincent Street, as shown on the said Plan 159 has a course of North 16 degrees West and relating all bearings herein thereto, then;

COMMENCING at a point in the northerly limit of Grenville Street being the southerly limit of the said Lot 150, where the same is intersected by the westerly limit of Teraulay Street, now Bay Street, as extended by City of Toronto By-law 8566, the said point of intersection being distant 13.01 metres measured westerly along the said northerly limit from the said westerly limit of St. Vincent Street;

THENCE North 00 degrees and 39 minutes West being along the said westerly limit of Bay Street 26.09 metres more or less to a point in a line drawn parallel to the said westerly limit of St. Vincent Street and distant 6.10 metres westerly therefrom;

THENCE northerly along the said parallel line being along the said westerly limit of Bay Street 47.22 metres more or less to the northerly limit of the southerly 7.47 metres of the said Lot 157;

THENCE westerly along the last mentioned northerly limit 30.82 metres more or less to the easterly limit of the Lane in rear of the said Lots 150 to 157;

THENCE southerly along the said easterly limit of Lane 72.49 metres to the northerly limit of Grenville Street aforesaid;

THENCE easterly along the said northerly limit of Grenville Street 23.75 metres more or less to the point of commencement.

The westerly limit of Bay Street as confirmed under the Boundaries Act by Plan BA-890 (CT481606).

The said lands being most recently described in Instrument 112731EP(SECONDLY).

The hereinbefore described land being delineated by heavy outline on Plan SYE2932 dated October 22, 1999, as set out in Schedule "C".

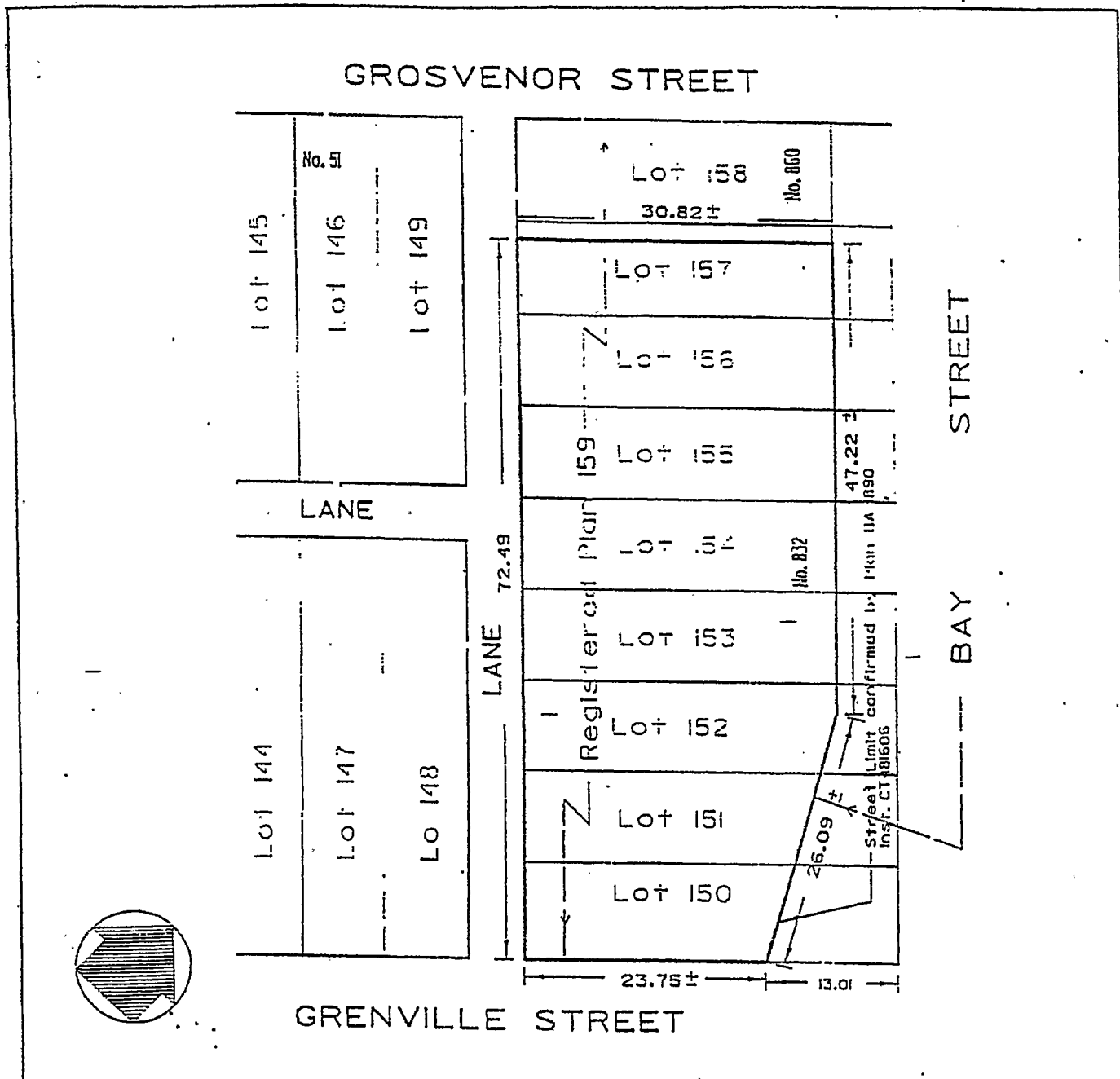
O. L. S.

City Surveyor

Toronto, October 22, 1999

WJM

### Schedule "C"



Premises No. 832 Bay Street

**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.

**TORONTO**  
WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS  
BEING OF ARCHITECTURAL AND  
HISTORICAL VALUE OR INTEREST

**RATIO 1:750**

15 0 15  
Metres Metres

05840 ME

W.K. Owlenko - City Surveyor

Checked W.J.M.

FILE  
37-413

PLAN SYE2932