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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND 20 VICTORIA
STREET, CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

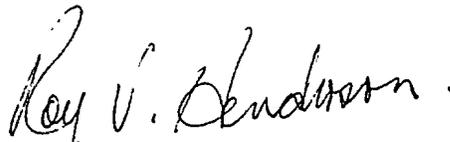
To: Twigg Yonge Adelaide Limited
Suite 532
20 Dundas Street West
Toronto, Ontario
M5G 2C2
Attn: Tony Twigg

Twigg Yonge Adelaide Limited
c/o K. D. Jaffary
Suite 2000
145 King Street West
Toronto, Ontario
M5H 2B6

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 797-88 to
designate the above-mentioned property.

Dated at Toronto this 27th day of September, 1988.



Roy V. Henderson
City Clerk

No. 797-88. A BY-LAW

*To designate the property at 20 Victoria Street
of architectural value or interest.*

(Passed September 6, 1988.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 17, adopted by Council at its meeting held on September 6, 1988, authority was granted to designate the property at 20 Victoria Street of architectural 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 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 20 Victoria 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 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 20 Victoria 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.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
Deputy City Clerk.

Council Chamber,
Toronto, September 6, 1988.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Town Lot 1 on the north side of King Street, now King Street East; and part of Old Toronto Street closed by Act of Parliament 1810, according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 3 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-15310.

TOGETHER WITH the right of the said owner to continue in their present positions, for so long as its 9-storey building standing on the 29th day of June 1962 upon the lands herein described exists, any encroachments of the window sills and footings of the said 9-storey building and of the steel fire escape located on the westerly side of the said 9-storey building and steel straps supporting the said fire escape affixed to the south wall of the said 9-storey building over or into the lands lying immediately to the south and west of and adjacent to the herein described lands, but subject nevertheless to the right of the owner of the lands lying immediately to the south of and adjacent to the herein described lands at the time of constructing or extending any future building upon the lands lying immediately to the south of and adjacent to the herein described lands abutting the southerly face of the southerly wall of the said 9-storey building to a height below the level of the ceiling above the fourth floor of the said 9-storey building:

- (a) To remove such portions of the sills pertaining to the windows on the third and fourth floors of the said 9-storey building to the extent that the same encroach on the lands immediately to the south of and adjacent to the lands herein described.
- (b) To cover up the said steel straps or to substitute substantially equivalent straps or supports for the said steel fire escape.

TOGETHER WITH the benefit of certain building restrictions running with the lands lying immediately to the south of and adjacent to the lands herein described, to the intent that

- (a) In the event of the erection of such future building or extension thereof upon the lands lying immediately to the south of and adjacent to the herein described lands to a height above the level of the ceiling above the fourth floor of the said 9-storey building, then no part of such future building above the level of the height of said ceiling shall be erected closer to the said 9-storey building than 20 feet;
- (b) Unless the northerly face of the northerly wall of the portion of any future building or extension thereof erected upon the lands lying immediately to the south of and adjacent to the herein described lands below the level of the ceiling above the fourth floor of the said 9-storey building is erected so as to abut the southerly face of the southerly wall of said 9-storey building so that there shall be no space between the said two walls below the level of the height of said ceiling, then such northerly face of the northerly wall shall be situate at least three feet southerly from the southerly face of the southerly wall of said 9-storey building measured at right angles thereto, as set out in Instrument 54238 E.S., filed for reference only as A-221081.

The westerly limit of Victoria Street as confirmed under the Boundaries Act by Plan BA 2190 registered on March 22, 1985 as C-194337.

Being part of Parcel 1-10 in the Register for Section Y-1.

SCHEDULE "B"

Reasons for the designation of the property at 20 Victoria Street (Imperial Life Assurance Company)

The property at 20 Victoria Street is designated on architectural grounds. The Imperial Life Assurance Company building was built in 1910 following the designs of Toronto architect, G.M. Miller, who was also responsible for the six-storey addition constructed in 1924. The facade was reworked for Imperial Life in 1936 by the architectural firm of Mathers & Haldenby. This symmetrical building

with balanced fenestration is faced with smooth-cut stone. Important features include the six-bay, two-storey base with stylized, fluted pilasters, plain cornice and recessed windows which on the second floor possess decorated slipsills. Other significant features are the four-storey bay windows, double-hung windows, sill banding courses, stylized frieze and slightly recessed copper-sheathed ninth floor. The Imperial Life Assurance Company building is an important building in context with adjacent buildings on Victoria Street.