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OCT 19 1983

ONTARIO HERITAGE
FOUNDATION

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND 73 VICTORIA STREET,
IN THE CITY OF TORONTO, IN THE PROVINCE
OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

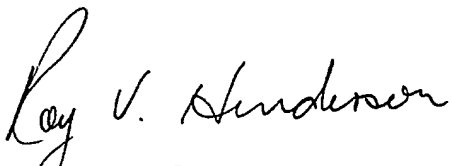
To: Norclair Developments Limited
c/o 121 Richmond Street West
Suite 1000
Toronto, Ontario
M5H 2K1

Norclair Developments Limited
c/o Stephen B. Norris
Smith, Joffe, Norris
Barristers and Solicitors
Suite 312
2 St. Clair Avenue East
Toronto, Ontario
M4T 2T5

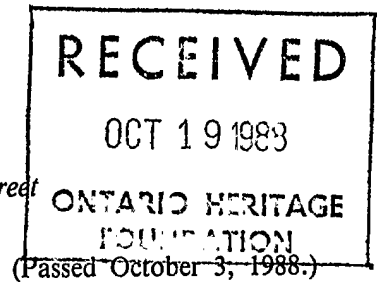
By Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City
of Toronto has passed By-law No. 854-88 to designate the above-
mentioned property.

Dated at Toronto this 18th day of October, 1988.


Roy V. Henderson
City Clerk

No. 854-88. A BY-LAW
*To designate the property at 73 Victoria Street
of architectural value or interest.*



Whereas by Clause 8 of Neighbourhoods Committee Report No. 19 adopted by Council at its meeting held on October 3, 1988, authority was granted to designate the property at 73 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 73 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 73 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, October 3, 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 Lot 7 on the north side of March Street, now Lombard Street according to Plan 8A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING at the south-west angle of said Lot 7 being the intersection of the north side of Lombard Street with the east side of Victoria Street;

THENCE northerly on the east side of Victoria Street, 14.00 metres to the south face of a brick wall;

THENCE easterly along said wall or easterly production thereof 26.68 metres more or less, to another brick wall lately erected by one Thompson;

THENCE southerly along the westerly face of said last mentioned brick wall 14.00 metres more or less to Lombard Street;

THENCE Westerly along the north side of Lombard Street, 26.68 metres more or less to the point of commencement.

The easterly limit of Victoria Street and the northerly limit of Lombard Street as confirmed under the Boundaries Act by Plan BA-2189 registered on April 26, 1985 as CT715632.

The said land being most recently described in Instrument CT898403.

SCHEDULE "B"

Reasons for the designation of the Property at 73 Victoria Street

The property at 73 Victoria Street, known as the Comstock Building, is designated on architectural grounds. Built for developer Alan G. Thompson in 1890, following the designs of Architects Denison and King, the Comstock building is a good example of a small office building in Toronto. Executed in the Romanesque style, the main facades of the south and west are significant and feature arched openings on the ground floor, regular fenestration, decorative carved stone, continuously changing planes of brickwork, terra-cotta highlights and a prominent corner tower. The Comstock building is an excellent example of a small office building in downtown Toronto and a landmark along Victoria Street.