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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,  
S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE PROPERTY  
KNOWN AS THE ROYAL BANK BUILDING AT NOS. 73-79 YONGE  
STREET

NOTICE OF PASSING OF BY-LAW

To: Mr. Elliot N. Yarmon,  
Tankoos Yarmon Ltd.,  
8 King Street, East,  
Toronto, Ontario,  
M5C 1B5

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of the  
City of Toronto has passed By-law No. 103-76 to designate the  
above property. (Reference File 0565).

DATED at Toronto this 15th day of April, 1976.

  
ROY V. HENDERSON  
City Clerk.

No. 103—76. A BY-LAW

To designate the Royal Bank Building at Nos. 73-79 Yonge Street  
*of architectural value.*

[Passed March 17, 1976.]

Whereas The Ontario Heritage Act, 1974, 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 value or interest; and

Whereas notice of intention to so designate the Royal Bank building at Nos. 73-79 Yonge Street having been duly published and served and a notice of objection to such designation having been received, the Council of The Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

Whereas the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that 73-79 Yonge Street be duly designated by by-law of the City of Toronto pursuant to the provisions of The Ontario Heritage Act, 1974; and

Whereas the aforesaid Council has considered the said report and;

Whereas the reasons for the designation are set out as Schedule "B" hereto;

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 the Royal Bank Building at Nos. 73-79 Yonge 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.

DAVID CROMBIE,  
*Mayor.*

ROY V. HENDERSON,  
*City Clerk.*

COUNCIL CHAMBER,  
Toronto, March 17, 1976.  
(L.S.)

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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 formerly in the County of York) and Province of Ontario, being composed of part of Town Lot 1 on the north side of King Street East, and to the west of the reserve for public buildings, the boundaries of the said parcel of land being described as follows:

Commencing at a point in the easterly limit of Yonge Street where the same is intersected by the northerly limit of King Street East as established by Municipal survey, filed in the Registry Office for the Registry Division of Toronto as Number 702E, the said point of intersection being Three and one-half inches southerly along the said limit of Yonge Street from the old conventional northerly limit of King Street East;

Thence easterly along the said northerly limit of King Street East, as established by the said Municipal survey, Eighty-one feet Two and Five-eighths inches to the point of intersection with the production southerly of the easterly face of the easterly wall of the building erected in or about the years 1913 and 1914 upon the southerly part of the lands herein described and standing thereon in the month of April 1956;

Thence northerly to and along the last mentioned face of wall a distance of One hundred and Ten feet Six and one-half inches more or less to the line of the northerly face of the northerly wall of the building standing on the lands immediately adjoining the southerly part of the lands herein described, which building was in the month of April 1956 municipally known as Numbers 10-12 King Street East;

Thence easterly along the last mentioned face of wall a distance of Fifty feet Six inches more or less to the westerly face of the westerly wall of the brick building standing in the month of April 1956 on the lands immediately adjoining the easterly part of the lands herein described;

Thence northerly along the last mentioned face of wall to and along the westerly face of the westerly wall of the three-storey brick building, also standing in the month of April 1956 on the lands immediately adjoining the easterly part of the lands herein described, in all a distance of Thirty-four feet Eleven and one-half inches more or less to the northerly face of the northerly wall of the last mentioned building;

Thence easterly along the last mentioned face of wall a distance of One foot Eleven inches more or less to the easterly face of the easterly

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wall of the building standing in the month of April 1956, on the northerly portion of the easterly part of the lands herein described;

Thence northerly along the last mentioned face of wall and its production northerly in all a distance of Fifteen feet Two inches to the southerly limit of a private lane, which southerly limit is also the production easterly of the line of the northerly face of the northerly wall of the building municipally known in the month of April, 1956, as Number 85 Yonge Street;

Thence westerly along the said limit of lane a distance of Fourteen feet Four inches more or less to the easterly face of a structure containing a basement stairway and hoist attached to and forming part of the said building on the northerly portion of the easterly part of the lands herein described;

Thence northerly along the said easterly face of structure a distance of One foot more or less to the northerly face of the northerly wall thereof;

Thence westerly along the last mentioned face of wall a distance of Seventeen feet Ten and one-half inches more or less to the point of intersection with the production northerly of the westerly face of the westerly wall of the said building on the northerly portion of the easterly part of the lands herein described;

Thence southerly to and along the last-mentioned face of wall a distance of Fifteen feet Ten inches more or less to the northerly face of the northerly wall of the front or westerly portion of the building standing in the month of April, 1956, on the northerly part of the lands herein described;

Thence westerly along the last mentioned face of wall a distance of One hundred Feet Two and one-quarter inches more or less to the said easterly limit of Yonge Street;

Thence southerly along the said easterly limit of Yonge Street a distance of One hundred and Forty-five feet Eight and one-half inches more or less to the point of commencement;

#### SCHEDULE "B"

Reasons for the designation of The Royal Bank Building,  
Nos. 73-79 Yonge Street and King Street East (NE)

The Royal Bank Building, 1913-15 by Ross & Macdonald, original banking hall by Carrere & Hastings, Eustace G. Bird, Associate is designated on architectural grounds as a particularly fine example of the temple form of bank building adapted to a highrise structure. The work of important firms of Montreal and New York architects, the ground floor of the building was influenced by the design of the now

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demolished Bank of Toronto at King and Bay Streets. The height of the building (it was once the tallest building in the British Empire) gives it an importance in the skyline equal to its importance in defining the corner of Yonge and King Streets in strongly urban terms.