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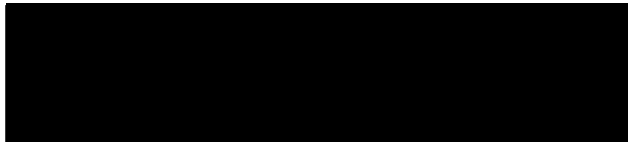
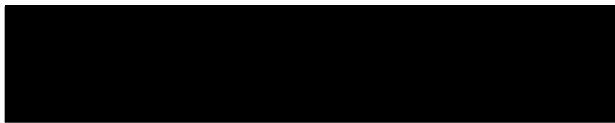
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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980 CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
172 KING STREET EAST

NOTICE OF PASSING OF BY-LAW

To:



Webster-Callahan Inc.
c/o Blake, Cassels & Graydon
Box 25, Commerce Court West
Toronto, Ontario
M5L 1A9

Ontario Heritage Foundation.

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 565-84 to
designate the above property.

Dated at Toronto this 28th day of August, 1984.

A handwritten signature in cursive script, appearing to read "B. Caplan".

Barb Caplan
Deputy City Clerk

No. 565-84. A BY-LAW

To designate the Property at No. 172 King Street East of architectural value or interest.

(Passed August 13, 1984.)

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. 172 King 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. 172 King 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 CAPLAN
Deputy City Clerk.

Council Chamber,
Toronto, August 13, 1984.
(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 Town Lot 21 on the north side of King Street, now King Street East, according to the Town of York Plan, registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel being described as follows:

COMMENCING at the intersection of the northerly limit of King Street East with the westerly limit of George Street, the said intersection being the south-easterly angle of the said lot 21;

THENCE westerly along the said northerly limit of King Street East 9.94 metres more or less to its intersection with a line drawn southerly parallel to the said westerly limit of George Street from the centre line of the west wall of a building formerly known as the Nipissing Hotel;

THENCE northerly along the said parallel line to and along the said centre line of west wall 2.59 metres more or less to the centre line of the south jamb of a chimney shaft;

THENCE westerly parallel to the said northerly limit of King Street East 0.33 metres more or less to the centre of the back of the chimney shaft;

THENCE northerly parallel to the said westerly limit of George Street 1.09 metres more or less to the centre line of the north chimney jamb;

THENCE easterly parallel to the said northerly limit of King Street East 0.33 metres more or less through the said centre line of the north chimney jamb to the centre line of the wall;

THENCE northerly parallel to the said westerly limit of George Street 4.96 metres;

THENCE westerly parallel to the said northerly limit of King Street East 0.44 metres;

THENCE northerly parallel to the said westerly limit of George Street 3.55 metres more or less to the centre line of the rear wall of a building;

THENCE westerly parallel to the said northerly limit of King Street East 0.11 metres to the centre line of the west wall of the addition to the said hotel;

THENCE northerly parallel to the said westerly limit of George Street 6.12 metres more or less to the easterly production of the northerly face of the rear wall of the building to the west thereof and the south boundary of the stable yard of the hotel;

THENCE westerly parallel to the said northerly limit of King Street East 0.15 metres to the westerly face of a party wall;

THENCE northerly along the said westerly face of wall 0.15 metres;

THENCE easterly along the northerly face of the said party wall 0.15 metres to the westerly face of the westerly wall of the building on the hereindescribed lands;

THENCE northerly along the said westerly face of westerly wall 2.72 metres more or less to the northerly face of the northerly wall of the said building;

THENCE easterly along the said northerly face of northerly wall 9.83 metres to a jog in the said wall;

THENCE northerly 0.11 metres to the northerly face of the northerly wall;

THENCE easterly 0.84 metres more or less along the said northerly face of wall to the said westerly limit of George Street;

THENCE southerly along the last mentioned limit 21.24 metres more or less to the point of commencement.

The westerly limit of George Street and the northerly limit of King Street East as confirmed under the Boundaries Act by Plan BA862 registered on June 21, 1976 as Instrument CT182065.

SCHEDULE "B"

Reasons for the designation of the Property at No. 172 King Street East.

The property at 172 King Street East is designated on architectural grounds. The Sovereign Bank was designed in 1907 by Toronto architect, George W. Gouinlock, who is well-known for his work on buildings of the Canadian National Exhibition. The facades are typical of the late Renaissance Revival Style, popular for prestigious bank buildings of the period. The design includes a rusticated base, a two-storey order of Ionic pilasters in cast stone with brick infill panels, pedimented windows, and a projecting cornice with modillions. Among the earlier 19th century buildings of the St. Lawrence district, it is an important architectural feature.