



An agency of the Government of Ontario

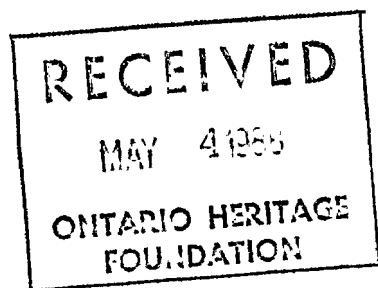


Un organisme du gouvernement de l'Ontario

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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1980, CHAPTER 337 AND 173 YONGE STREET,  
CITY OF TORONTO, PROVINCE OF ONTARIO

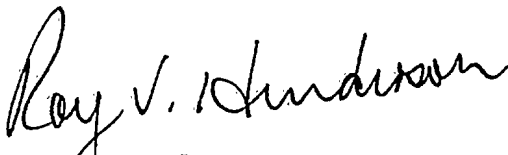
NOTICE OF PASSING OF BY-LAW

To: Bank of Montreal  
Real Estate Division  
Property Administration  
P.O. Box 1417  
55 Bloor Street West  
Toronto, Ontario  
M4W 3N5

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 310-88 to designate the above-mentioned property.

Dated at Toronto this 3rd day of May, 1988.

  
Roy V. Henderson  
City Clerk

No. 310-88. A BY-LAW

*To designate the Property at 173 Yonge Street  
of architectural value or interest.*

(Passed April 18, 1988.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 9 adopted by Council on April 18, 1988, authority was granted to designate the property at 173 Yonge 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 173 Yonge 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 173 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.

ARTHUR C. EGGLETON,  
*Mayor.*

BARBARA G. CAPLAN  
*Deputy City Clerk.*

Council Chamber,  
Toronto, April 18, 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 Park Lot 8 in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

COMMENCING at the intersection of the easterly limit of Yonge Street with the northerly limit of Queen Street East, being the south-westerly angle of said Park lot 8;

THENCE easterly along the said limit of Queen Street East, 31.79 metres to the westerly face of the westerly wall of the three-storey brick building known in September 1920, as number 8 Queen Street East;

THENCE North 16 degrees and 11 minutes West, along the said westerly face of wall, and along the northerly production thereof, in all, a distance of 12.20 metres to the northerly face of the northerly wall of the aforesaid building;

THENCE North 15 degrees and 42 minutes West, along the westerly face of the westerly wall of the two storey building in rear of the building herein first mentioned, a distance of 3.66 metres to the line of the southerly face of the southerly wall of a certain two-storey brick building standing in September, 1920;

THENCE South 73 degrees and 53 minutes West, to and along the last mentioned face of wall 10.52 metres to the easterly face of a brick wall;

THENCE continuing westerly and following the southerly faces of southerly walls of the brick building standing in October, 1923, upon the lands immediately to the north of the lands herein described, in all, a distance of 21.34 metres more or less to the easterly limit of Yonge Street aforesaid;

THENCE southerly along the last mentioned limit 15.93 metres more or less to the point of commencement.

The easterly limit of Yonge Street and the northerly limit of Queen Street East as confirmed under the Boundaries Act by Plan BA-1090 registered on October 3, 1977 as CT257508.

The said land being most recently described in SIXTHLY in Instrument 431 E & W.

## SCHEDULE "B"

Reasons for the designation of the Property at 173 Yonge Street (Bank of Montreal)

The property at 173 Yonge Street is designated on architectural grounds. Built in 1909-1910 as a branch office for the Bank of Montreal, the Edwardian Baroque building was designed by the well-known Toronto architectural firm of Darling and Pearson. About 1913 an addition was built to the east. The major facades of the south and west are terracotta, and symmetrical with regular fenestration. Important exterior features include the granite base, the first floor arched windows with moulded surround, recessed oak panelled entrance, oak doors, solid tympanum with blind medallions and deeply recessed second floor windows. Other significant elements include the ornamented cornice, decorated parapet and light fixtures flanking the main entrance. The interior is noteworthy, containing a double barrel vaulted vestibule, vaulted banking hall with side aisle, and an anti-room containing the original iron stairway and elevator case. The interior is finely detailed with marble columns, flooring and wall coverings, wainscoting in the banking hall and decorative high quality plaster work. Prominently located at a major intersection in downtown Toronto, this landmark's significance is increased by its contextual relationship to the other architecturally significant building at the corner.