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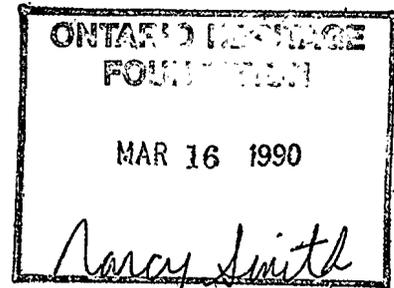
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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
197-203 YONGE STREET, CITY OF TORONTO
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: The Corporation of the City of Toronto
c/o Virginia M. West
Commissioner
City Property Department
9th Floor, East Tower
City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

✓ Ontario Heritage Foundation



Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 131-90 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 13th day of March, 1990.


Barbara G. Caplan
City Clerk

✓

No. 131-90. A BY-LAW

To designate the property at 197-203 Yonge Street (now known as 197, 197R and 201 Yonge Street and 170 and part of 160 Victoria Street) (Canadian Bank of Commerce) of architectural value or interest.

(Passed February 20, 1990.)

Whereas by Clause 10 of Neighbourhoods Committee Report No. 3 adopted by Council at its meeting held on February 19 and 20, 1990, authority was granted to designate the property at 197-203 Yonge Street (now known as 197, 197R and 201 Yonge Street and 170 and part of 160 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 197-203 Yonge Street (now known as 197, 197R and 201 Yonge Street and 170 and part of 160 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 and shown on Schedules "A" and "C" hereto, known as 197-203 Yonge Street (now known as 197, 197R and 201 Yonge Street and 170 and part of 160 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
City Clerk.

Council Chamber,
Toronto, February 20, 1990.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY: (Land Titles Office)

Part of Park Lot 8 in Concession 1 From the Bay in the original Township of York, designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-15002.

Together with a Right-of-way for all purposes in common with others entitled thereto and the right to retain a gasoline tank on and over that part of the said Park Lot 8 in Concession 1 designated as PART 5 on the said Plan 66R-15002, Saving and Excepting thereout and therefrom PART 8 on a plan of survey deposited in the said Land Registry Office as 66R-14431 as set out in 89861 and C-468580.

Subject to a Right-of-way over the said PART 2 as set out in 89860.

The easterly limit of Yonge Street as confirmed under the Boundaries Act by Plan BA-1090 registered on January 3, 1978, as Plan D-441. See A-666297.

Being the remainder of Parcel 100 in the Register for Section M Toronto.

SECONDLY: (Land Titles Office)

The whole of Parcel 8-30 in the Register for Section Y-2 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being part of Park Lot 8 in Concession 1 From the Bay in the original Township of York.

THIRDLY: (Registry Office)

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 a point in the easterly limit of Yonge Street where it is intersected by the westerly production of the southerly face of the southerly wall of the three storey brick building now standing on the front portion of the lands herein described, said point being 95.40 metres measured northerly along said limit of Yonge Street from its intersection with the northerly limit of Queen Street East;

Thence easterly along said southerly face of wall and its easterly production 28.04 metres more or less to the westerly face of the westerly wall of the brick garage building now standing on the lands to the east and south of the lands herein described;

Thence northerly along said westerly face of wall and its northerly production 5.88 metres more or less to the southerly face of the southerly wall of the one storey brick building standing on the lands herein described;

Thence easterly along said southerly face of wall and continuing easterly along the southerly face of the two storey brick building also standing on the lands herein described and continuing easterly along the production of the said last mentioned face of wall in all 35.79 metres more or less to the westerly limit of Lot 6 on the west side of Victoria Street according to Plan 22A registered in the Land Registry Office for the Registry Division of Toronto (No. 63);

Thence northerly along the existing westerly limits of Lots 6 and 7 according to the said Plan 22A a distance of 22.43 metres to a point in the said westerly limit of Lot 7, where the same would be intersected by a line drawn parallel to the southerly limit of the said Lot 7 as represented by the site of the northerly face of the northerly wall of a former old brick building and distant 8.23 metres northerly therefrom measured at right angles thereto, the said point being 123.14 metres more or less measured northerly from the northerly limit of Queen Street East on the course of the westerly limit of Victoria Street and being also distant 16.52 metres more or less measured westerly along the said parallel line from the said westerly limit of Victoria Street;

Thence westerly along the production of the said parallel line 20.94 metres more or less to the easterly limit of a lane sometimes referred to as the extension southerly of St. Enoch's Square, being to a point therein distant 122.73 metres more or less measured northerly from the northerly limit of Queen Street East on the course of the said westerly limit of Victoria Street;

Thence southerly along the said easterly limit of lane 15.53 metres more or less to the southerly limit of St. Enoch's Square;

Thence westerly along last mentioned limit 5.59 metres more or less to the westerly limit thereof;

Thence northerly along last mentioned limit 0.91 metres;

Thence westerly parallel to the northerly limit of Queen Street East 37.20 metres more or less to the easterly limit of Yonge Street;

Thence southerly along last mentioned limit 12.86 metres more or less to the point of commencement.

Saving and Excepting thereout and therefrom that part of the said Park Lot 8 in Concession 1 designated as PART 3 on a plan of survey deposited in the said Land Registry Office as 63R-3416.

Together with a Right-of-way in, over, along and upon a strip of land about 0.91 metres in width lying immediately to the north of the herein described lands and extending easterly from Yonge Street 37.18 metres more or less to the southerly extension of St. Enoch's Square;

And Subject to a Right-of-way in, over, along and upon the northerly 0.91 metres of these lands extending easterly from Yonge Street 37.18 metres more or less to the southerly extension of St. Enoch's square, being the lands conveyed or intended to be conveyed to the Grantor by conveyance registered in the said Land Registry Office on the 6th day of September, 1946, as Instrument 57240E.P.

And Subject to Right-of-way in nature of an easement in favour of The Ontario Heritage Foundation, its successors and assigns, over, along and upon the surface only of that part of the said Park Lot 8 in Concession 1 designated as PART 4 on the said Plan 63R-3426, as set out in Instrument CT948092.

And Subject to a Right-of-way in nature of an easement in favour of Olympia and York Developments Limited, its successors and assigns, over, along and upon the surface only of that part of the said Park Lot 8 in Concession 1 designated as PART 4 on the said Plan 63R-3426, as set out in Instrument CT948093.

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

FOURTHLY: (Registry Office)

Part of Lot 7 on the west side of Victoria Street according to Plan 22A 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 a point in the westerly limit of Victoria Street where the same would be intersected by a line drawn parallel to the southerly limit of the said Lot 7 as represented by the site of the northerly face of the northerly wall of a former old brick building and distant 8.23 metres northerly therefrom measured at right angles thereto, the said point being distant 123.47 metres more or less measured northerly from the northerly limit of Queen Street East along the said westerly limit of Victoria Street;

Thence westerly along the said parallel line 16.52 metres more or less to the point of intersection with the westerly limit of the said Lot, the said point of intersection being distant 123.14 metres measured northerly from the said northerly limit of Queen Street East on the course of the westerly limit of Victoria Street;

Thence southerly along said westerly limit of Lot 7, 8.23 metres more or less to the south-westerly angle of the said Lot;

Thence easterly along the said southerly limit of Lot 7 a distance of 16.55 metres more or less to the said westerly limit of Victoria Street;

Thence northerly along the last mentioned limit 8.23 metres more or less to the point of commencement;

The westerly limit of Victoria Street as confirmed under the Boundaries Act by Plan BA-1090 registered on October 3, 1977, as CT257508.

The herein FOURTHLY described land being most recently described in SECONDLY in Instrument CT617274.

FIFTHLY: (Registry Office)

Part of Lot 6 on the west side of Victoria Street according to Plan 22A registered in the Land Registry Office for the Registry Division of Toronto (No. 63) designated as PART 1 on a plan of survey deposited in the said Land Registry Office as 63R-3426.

Subject to a Right-of-way in the nature of an Easement in favour of the Ontario Heritage Foundation, it successors and assigns, over, along and upon the surface only of the said PART 1 as set out in Instrument CT948092.

And subject to a Right-of-way in the nature of an easement in favour of Olympia and York Developments Limited, its successors and assigns, over, along and upon the surface only of the said PART 1 as set out in Instrument CT948093.

The westerly limit of Victoria Street as confirmed under the Boundaries by Plan BA-1090, registered on October 3, 1977, as CT257508.

The herein FIFTHLY described land being most recently described in Instrument CT933811.

SCHEDULE "B"

Reasons for the designation of the property at 197-203 Yonge Street (now known as 197, 197R and 201 Yonge Street and 170 and part of 160 Victoria Street) (Canadian Imperial Bank of Commerce):

The property at 197-203 Yonge Street (now known as 197, 197R and 201 Yonge Street and 170 and part of 160 Victoria Street) is designated on architectural grounds. In 1905 the architects Darling and Pearson were commissioned to design the Yonge and Queen Branch of the Canadian Bank of Commerce. While the four-storey building, with a two-storey rear wing, was constructed in brick, attention is focused only on the facade. A monumental three-storey recessed entrance portico formed by two fluted Ionic columns and incised end piers is surmounted by an entablature, pediment and stepped parapet with paired end corbels. The main entrance features a double leaf entry door with divided transom, symmetrical fenestration, multi-paned windows with labels and keystones and classical motifs in the second storey. The frieze with name band terminates with cartouches bearing dates.

The bank building, designed in the Classical style as interpreted by Beaux Arts principles, is related in appearance and context to the Bank of Toronto at 205 Yonge Street (also 1905) and is an important component of the Theatre Block between Queen and Shuter Streets.

SCHEDULE "C"

DESIGNATION OF
PREMISES 197, 197
and 170 and part
160 Victoria St
MAP 51H-211

