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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 LOTHIAN MEWS, FORMERLY  
THE BLOOR STREET BUILDING AT 96 BLOOR STREET  
WEST

NOTICE OF PASSING OF BY-LAW

To:           The Manufacturers Life Insurance Company,  
              200 Bloor Street East,  
              Toronto, Ontario,  
              M4W 1E4.

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of  
the City of Toronto has passed By-law No. 387-76 to designate  
the above property. (File 0745).

DATED at Toronto this 3rd day of September, 1976.

*Roy V. Henderson*  
Roy V. Henderson  
City Clerk.

No. 387—76. A BY-LAW

*To designate Lothian Mews, formerly The Bloor Street Building at 96 Bloor Street West of architectural value and of historic interest.*

[Passed July 14, 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 or architectural value or interest; and

Whereas notice of intention to so designate Lothian Mews, formerly The Bloor Street Building at 96 Bloor Street West 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 Lothian Mews, formerly The Bloor Street Building at 96 Bloor Street West 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 and historic value or interest the real property, more particularly described in Schedule 'A' hereto, known as Lothian Mews, formerly The Bloor Street Building at 96 Bloor Street West.
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

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be published in a newspaper having general circulation in the City of Toronto.

DAVID CROMBIE,  
*Mayor.*

ROY V. HENDERSON,  
*City Clerk.*

COUNCIL CHAMBER,  
Toronto, July 14, 1976.  
(L.S.)

#### SCHEDULE "A"

All and singular that certain parcel or tract of land (excluding buildings and appurtenance thereon) 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 parts of Lots 9 and 10, according to a Plan registered in the Registry Office for the former County of York as Number 419 and now registered in the Registry Office for the Registry Division of Toronto, the boundaries of the said parcel of land being described as follows: Commencing at a point in the easterly limit of the said Lot 9 as represented in part by the site of the line of a former old fence standing in September, 1921, where the same is intersected by the northerly limit of Bloor Street West as widened by By-law Number 9416 of the Municipal Corporation of the City of Toronto, the said point of intersection being distant sixteen feet two and one-quarter inches measured northerly along the said easterly limit of Lot 9 from the south-easterly angle of the said Lot 9 the said angle being a point in the original northerly limit of Bloor Street West, the said point of intersection being also distant Fifty-one feet five and one-quarter inches more or less measured westerly along the northerly limit of Bloor Street West widened as aforesaid from the westerly limit of Bellair Street as opened by By-law Number 433, Yorkville; Thence Northerly along the said easterly limit of Lot 9 being along the said site of line of fence, to and along the easterly face of the easterly wall of the old two-storey brick building standing in September 1961 upon the northerly part of the said Lot 9, a distance of One hundred and sixty-four feet Eight inches more or less to the northerly limit of the said Lot 9 being a point distant Fifty-one feet Three and one-half inches more or less measured westerly along the northerly limit of Lot 8 according to the said Plan Number 419 from the westerly limit of Bellair Street aforesaid;

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Thence Westerly along the northerly limits of the said Lots 9 and 10, being along the southerly limit of a lane, according to the said Plan Number 419, a distance of One hundred feet and one-half an inch to the westerly limit of the said Lot 10 as represented in part by the westerly face of the westerly wall of the said old two-storey brick building standing in July 1924, upon the northerly part of the said Lot 10; Thence Southerly along the said westerly face of wall, to and along the site of the line of a former old fence standing at the date hereinbefore last mentioned, in all, a distance of One hundred and sixty-six feet Three and three-quarter inches more or less to the said northerly limit of Bloor Street West as widened by By-law Number 9416, being to a point distant Fourteen feet six and one-half inches measured northerly along the said westerly limit of Lot 10 from the south-westerly angle of the said Lot 10, the last mentioned angle being a point in the said original northerly limit of Bloor Street West; Thence Easterly along the northerly limit of Bloor Street West widened as aforesaid, a distance of One hundred feet three and three-quarter inches more or less, to the point of commencement.

#### SCHEDULE "B"

Reasons for the designation of Lothian Mews, formerly The Bloor Street Building at 96 Bloor Street West.

Lothian Mews, 96 Bloor Street West (N) through Crichley Lane; the Bloor Street Building, 1926 by Mathers and Haldenby rebuilt as Lothian Mews, 1963 by Webb Zerafa and Menkes. The Lothian Mews complex is historically important as the first major attempt to amplify the streetscape of Toronto's core with an open, off-street pedestrian mews. The resulting intimate open-air scale created an almost European atmosphere in the heart of the City without radical rebuilding, setting an example that has been followed elsewhere, particularly in Yorkville with York Square and Cumberland Court.