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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1980, CHAPTER 337 AND  
2854 DUNDAS STREET WEST,  
IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To: [REDACTED]  
c/o G.A.L. Holdings Ltd.  
Suite 100  
4180 Dundas Street West  
Etobicoke, Ontario  
M8X 1X8

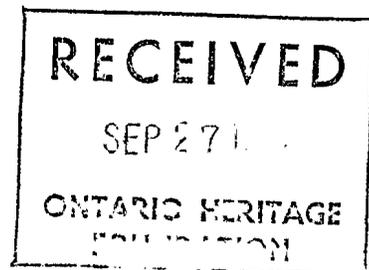
✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation  
of the City of Toronto has passed By-law No. 597-89 to  
designate the above-mentioned property.

Dated at Toronto this 26th day of September,  
1989.

*Barbara G. Caplan*

Barbara G. Caplan  
City Clerk



No. 597-89. A BY-LAW

*To designate the Property at 2854 Dundas Street West  
of architectural value or interest.*

(Passed September 7, 1989.)

Whereas by Clause 8 of Neighbourhoods Committee Report No. 14 adopted by Council at its meeting held on September 7th, 1989, authority was granted to designate the property at 2854 Dundas Street West 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 2854 Dundas Street West 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 2854 Dundas 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 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, September 7, 1989.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 1 on the north side of Dundas Street, now Dundas Street West, according to Plan 641 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 the north-east corner of Keele Street and Dundas Street West;

THENCE easterly along Dundas Street West, 7.67 metres more or less to the south-easterly angle of the westerly building standing upon the said lot;

THENCE northerly along the easterly line of the said building and production thereof about 32.92 metres to a lane;

THENCE westerly along the said lane, 7.31 metres more or less to Keele Street;

THENCE southerly along Keele Street, 30.58 metres more or less to the point of commencement.

The said land being most recently described in Instrument CA12365.

## SCHEDULE "B"

Reasons for the designation of the Property at 2854 Dundas Street West (Former Bank of Toronto):

The property at 2854 Dundas St. West, formerly known as the Toronto-Dominion Bank, is designated on architectural grounds. It was built in 1911, as a branch of the Bank of Toronto, later the Toronto-Dominion Bank. It was designed by Eustace Bird, a Toronto architect in association with the New York architectural firm of Carrere and Hastings. Designed in the classical revival style, the three storey building, sheathed in stone, is symmetrical with regular fenestration. Important features include the chamfered corner of the building with entrance portico, Tuscan columns, entablature and balustrade, an arched recessed doorway with decorated surround, rusticated stone on ground floor, shallow pilasters and first floor cornice. Other significant features include the stone window surrounds, second storey bracketed window hoods and the third floor or roof cornice. The building at 2854 Dundas St. West was designed to acknowledge the important intersection at Dundas and Keele Streets, then the main crossroads of West Toronto Junction. The building is important in context with the three other corner buildings.