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City Clerk's Office

Secretariat
Christine Archibald
Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
420 BLOOR STREET EAST
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW

The Toronto Dominion Bank
380 Wellington Street
London, Ontario
N6A 4S4

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Heather Ogle
Senior Manager, Lease Portfolio Management
TD Canada Trust
161 Bay Street, 3rd Floor
Toronto, Ontario
M5J 2T2

Steve Blimkie
Fasken Martineau DuMoulin
P.O. Box 20
Toronto Dominion Bank Tower
Toronto Dominion Bank Centre
Toronto, Ontario, M5K 1N6

Take notice that the Council of the City of Toronto has passed By-law No. 868-2006 to designate 420 Bloor Street East (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 24th day of October, 2006.

Ulli S. Watkiss
City Clerk

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2/1/07
R-PM

RC

Authority: Toronto and East York Community Council Report 5, Clause 19,
as adopted by City of Toronto Council on June 27, 28 and 29, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 868-2006

To designate the property at 420 Bloor Street East (Dominion Bank Branch) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 420 Bloor Street East (Dominion Bank Branch) as being of cultural heritage 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 cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 420 Bloor Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 420 Bloor Street East, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 420 Bloor Street East and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description:

The property at 420 Bloor Street East is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interests and meets the criteria for municipal designation prescribed by the province of Ontario under the categories of design or physical value and contextual value. Located on the northwest corner of Bloor Street East and Sherbourne Street North, this branch of the Dominion Bank (forerunner to the Toronto-Dominion Bank and TD Canada Trust) was completed in 1912 following the issuance of a building permit.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 420 Bloor Street East is related to its design or physical value as a representative example of an early 20th century bank branch designed with features of Edwardian Classicism. Popularized for commercial and residential buildings after 1900, the style is characterized by smooth brick surfaces and restrained detailing from the Classical tradition.

The cultural heritage value of the Dominion Bank Branch also relates to its historical association with Toronto architect John M. Lyle, whose commissions of note included the Royal Alexandra Theatre, Runnymede Library and Union Station (in partnership). Lyle designed numerous branches for the Dominion Bank, and the Bloor and Sherbourne Branch has been described as a prototype for the later banks (Geoffrey Hunt, John M. Lyle: toward a Canadian Architecture, 1982, 77).

The cultural heritage value of the Dominion Bank Branch is also connected to its contextual value as the anchor building at the northwest corner of Bloor Street East and Sherbourne Street North. The bank originally terminated Bloor Street East before the completion of the Prince Edward Viaduct and its associated roads and bridges over the Don Valley to the east. With its scale and setback, the bank complements the building formerly known as Hooper's Drugs (1928) at 407 Bloor Street West (on the southwest corner of Bloor and Sherbourne, opposite), which is recognized on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes:

The heritage attributes of the property at 420 Bloor Street East relating to its cultural heritage value as a representative example of Edwardian Classicism are found on the exterior walls and the roof, which is extended by a brick parapet. Particular attention is focused on the principal facades facing south and east toward Bloor and Sherbourne streets.

Rising two extended stories above a limestone base, the structure is clad with red brick and trimmed with brick and stone. The principal (south) façade features a modified ell-shaped plan that is recessed at the west end. The remaining three bays are symmetrically organized by stone pilasters where acanthus leaves decorate the capitals. In the centre bay, the main entrance is placed in an oversized stone surround with an entablature with brackets. The upper storey contains a flat-headed window opening with a double window, stone lintel and brick flat arch with stone corbel stops.

This detailing is repeated on the large window openings found on either side of the entry and the three-part window openings in the second storey. At the west end, a secondary entry is set in a stone surround and separated from the single window opening in the upper floor by a stone panel engraved "THE DOMINION BANK CHAMBERS." A stone cornice with a nameband reading "THE DOMINION BANK" is surmounted by a brick parapet where stone is applied for the balustrade, coping, scrolled brackets and a decorative panel with shield motifs. The cornice and parapet extend from the south façade across the east elevation and the rear (north) wall. The east elevation facing Sherbourne Street North is similarly treated, with flat-headed window openings between decorated pilasters (the stone base has been altered). The rear (north) wall lacks some of the decorative detailing, apart from a frontispiece with a window opening and an entablature at the west end. The west wall, which faces the neighbouring building, has brick cladding and no distinguishing features.

SCHEDULE "B"

PIN 21112-0060 (LT).

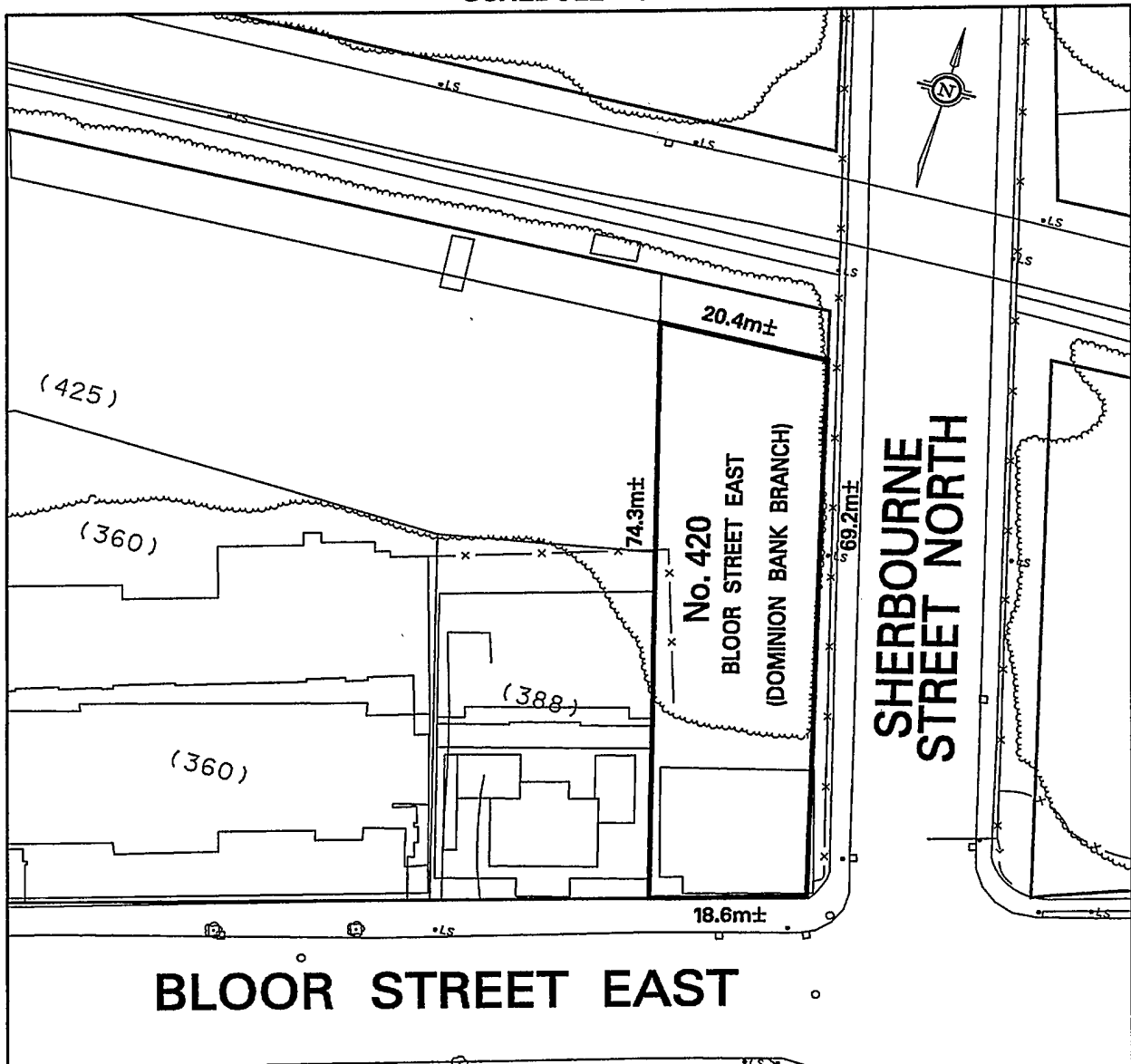
PT LT 20 CON 2 FTB TWP OF YORK AS IN OT29919 EXCEPT EM 57961 & EM6974

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2006-125 dated September 15, 2006, as set out in Schedule "C".

SCHEDULE "C"



BLOOR STREET EAST

SHERBOURNE
STREET NORTH

Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 420 BLOOR STREET EAST
(DOMINION BANK BRANCH)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: SEPT. 16, 2008

SKETCH No. PS-2006-125