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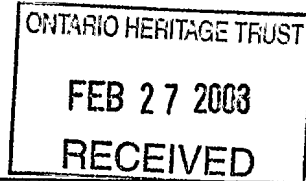
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City Clerk's Office



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
104 YONGE STREET (UPPER CANADA BIBLE AND TRACT SOCIETIES BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**


NOTICE OF PASSING OF BY-LAW

Olympia and York Developments
Scotia Realty Limited
31 Adelaide Street East
Toronto, Ontario
M5C 1J4

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

Take notice that the Council of the City of Toronto has passed By-law No. 76-2008 to designate 104 Yonge Street (Upper Canada Bible and Tract Societies Building) (Toronto Centre-Rosedale Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of February, 2008.


f Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: January 30, 2008

CITY OF TORONTO

BY-LAW No. 76-2008

To designate the property at 104 Yonge Street (Upper Canada Bible and Tract Societies Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 104 Yonge Street (Upper Canada Bible and Tract Societies) 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 104 Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under 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 104 Yonge Street, 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 104 Yonge Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****104 Yonge Street (formerly known as 102 Yonge Street) Upper Canada Bible and Tract Societies Building**Description

The property at 104 Yonge Street (formerly known as 102 Yonge Street) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of Yonge Street in the first block north of King Street West, the three-storey office building was constructed in 1886 following the issuance of a building permit in September 1885. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974, and a heritage easement agreement was registered in 1984. The east façade of the Upper Canada Bible and Tract Societies Building has been incorporated into the commercial complex at the east end of Scotia Plaza.

Statement of Cultural Heritage Value

The Upper Canada Bible and Tract Societies Building is an important surviving example of a late 19th century commercial building in the City's financial district with features of the Second Empire style. The style, identified by its distinctive mansard (or double gable) roof, was introduced to Toronto in the mid 1800s with two prominent institutional buildings: Government House, the Lieutenant Governor's residence on King Street West, and Toronto General Hospital, in its earlier location on Gerrard Street East. While the style was especially popular for residential designs, Second Empire elements were also applied to commercial buildings.

The site is identified with the historical development of Yonge Street, south of Queen Street, where businessman and philanthropist Jesse Ketchum operated a tannery in the early 19th century. Ketchum deeded this property to the Upper Canada Bible and Tract Societies, which was founded in 1828 with the purpose of distributing religious books and pamphlets. The organization continued to operate in the current structure, which replaced the original building in 1886. During the early 20th century, the Societies published Bibles in two dozen languages to serve the needs of immigrants arriving in the province.

Historically, the Upper Canada Bible and Tract Societies Building is also related to the practice of two notable firms of Toronto architects. The structure was designed by the partnership of Gordon and Helliwell. The firm gained prominence for their religious architecture, including Bathurst Street Methodist Church (1888) at #736 Bathurst and Parkdale Presbyterian Church (1888) at 250 Dunn Avenue, which are recognized on the City's heritage inventory. In 1910, local architects Burke, Horwood and White prepared plans for a new storefront and cornice when the property was occupied by Dunfield and Company.

The Upper Canada Bible and Tract Societies Building is an important surviving reminder of the late 19th century appearance of Yonge Street as it evolved with structures reflecting the modest scale and decorative detailing favoured during the period. To the south, the façade of the Robert Fairweather Building (1919), now identified as #100 Yonge, is also preserved along the east side of Scotia Plaza where it is designated under the *Ontario Heritage Act*.

Heritage Attributes

The heritage attributes of the Upper Canada Bible and Tract Societies Building related to its design value as an important surviving example of a late 19th century building with Second Empire detailing in the City's financial district are found on the principal (east) façade and roofline, consisting of:

- The three storey east façade, which is organized into three bays.
- The stone cladding with stone and metal trim.
- The mansard roof with pedimented dormers.
- The fenestration with decorative trim.
- The spandrels bas-reliefs of a Bible and scroll.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66), being composed of:

FIRSTLY:

Part of PIN 21404-0001 (LT)

Part of PCL 2-10 FREEHOLD SEC Y1

PT TOWNLT 2 S/S ADELAIDE ST W PL TOWN OF YORK TORONTO DESIGNATED AS
PART 12, 66R14003

THE WLY LIMIT OF YONGE ST CONFIRMED BY PL BA-1120 AS IN CT273365 SEE C35374

SECONDLY:

Part of PIN 21404-0002 (LT)

Part of PCL 2-10 LEASEHOLD SEC Y1

PT TOWNLT 2 S/S ADELAIDE ST W PL TOWN OF YORK TORONTO DESIGNATED AS
PART 12, 66R14003

THE WLY LIMIT OF YONGE ST CONFIRMED BY PL BA-1120 AS IN CT273365 SEE C35374

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-305 dated December 5, 2007, as set out in Schedule "C".

SCHEDULE "C"

<h1>ADELAIDE STREET EAST</h1>	
<p>GRAND OPERA LANE</p>	
<p>YONGE STREET</p>	
<p>Toronto TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p> <p>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</p>	<p style="text-align: center;">PROPERTY INFORMATION SHEET</p> <p style="text-align: center;">No. 104 YONGE STREET (UPPER CANADA BIBLE AND TRACT SOCIETIES BUILDING) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE)</p> <p>WARD 28 - TORONTO CENTRE-ROSEDALE DATE: DEC. 5, 2007</p> <p style="text-align: right;">SKETCH No. PS-2007-305</p>