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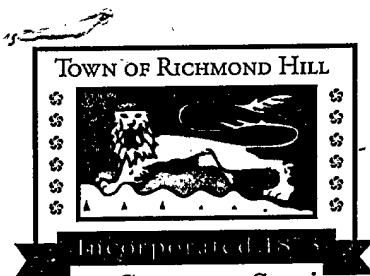


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Corporate Services Department  
Administrative Services Section

## Town of Richmond Hill

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Registered Mail

May 18, 1999

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

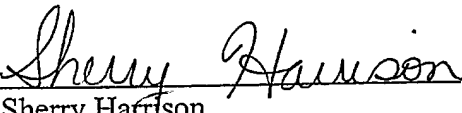
**Re: Notice of Passing of By-law No. 86-99**

The Council of the Corporation of the Town of Richmond Hill, at its meeting held on the 3rd day of May, 1999, passed the following resolution concerning 10111 - 10113 Yonge Street, Richmond Hill:

"That Council receive Staff Report SRCSD.99.31 and enact proposed By-law No. 86-99 to authorize the designation of the The Standard/CIBC Bank Building, 10111-10113 Yonge Street as a property of historical or architectural value or interest under the *Ontario Heritage Act*."

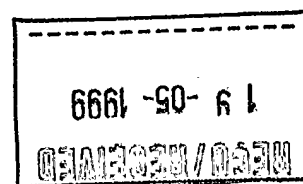
A copy of By-law No. 86-99 is attached for your reference.

Yours truly,

  
Sherry Harrison  
Legislative & Projects Advisor

/smh  
attach.

cc: D. McLarty, Director of Administrative Services  
G. Duncan, Heritage Planner



23/9/99  
RC

THE CORPORATION OF THE TOWN OF RICHMOND HILL

**BY-LAW NO. 86-99**

A By-law to Authorize the designation of  
10111 - 10113 Yonge Street, the Standard/CIBC  
Bank Building under the *Ontario Heritage Act*

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, authorizes the Council of a municipality to enact by-laws to designate real property to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 10111 - 10113 Yonge Street, Richmond Hill, 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 general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "A" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That the real property located at 10111 - 10113 Yonge Street, being part of Lot 46, Concession 1, and being also part of Lot 9, Plan 481, now described as Lots 20 and 21, Judge's Plan 7032, Town of Richmond Hill, in the Regional Municipality of York, and more particularly described in Schedule "B" is hereby designated under part IV of the *Ontario Heritage Act*, R.S.O. 1990, as being of historic or architectural value or interest.
2. That the Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.
3. That the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property in the Land Registry Office.
4. That the statements contained in Schedule "A" hereto are hereby declared to be the reasons for the aforesaid designation.
5. Schedules "A" and "B" attached hereto shall form part of this by-law.

READ A FIRST AND SECOND TIME THIS 3RD DAY OF MAY, 1999.

READ A THIRD TIME AND PASSED THIS 3RD DAY OF MAY, 1999.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

## SCHEDULE "A"

### REASONS FOR DESIGNATION

Standard Bank  
Lot 46, Con. 1 EYS  
10111 - 10113 Yonge Street  
1915

The Standard Bank is recommended for designation for historical and architectural reasons.

This Edwardian Classical style building was erected in 1915 by local builder William Graham for the Standard Bank of Canada. The Standard Bank's Richmond Hill branch was established in the old Grand Central Hotel building in 1902, and moved slightly north on Yonge Street when the new premises were constructed. The land and building were leased by the bank from the owner, Thomas H. Trench, owner of the Trench Carriage Works on the adjoining property. In 1925, the Stirling Bank of Canada merged with the Standard Bank. In 1928, the Standard Bank merged with the Canadian Bank of Commerce, who purchased the property where their Richmond Hill branch operated, in 1949. In 1961, the Commerce merged with the Imperial Bank of Canada, becoming the Canadian Imperial Bank of Commerce. The CIBC branch operated here until 1992, when it moved to a new location in the South Hill Plaza.

Although not a particularly large structure, the Standard Bank's Yonge Street facade is imposing, with four prominent flat brick pilasters and pressed metal capitals and entablature. The buff colored brick is accented with cut limestone copings, belt courses and window sills. On the side walls, flat brick pilasters and an elaborately corbelled frieze decorate the surface, fully exposed on the south wall, but largely hidden on the north wall by a later infill building.

Original one over one wooden windows remain on the second floor of the facade, and on the south side wall, but the large window and two doors on the street level of the facade have been altered within their original masonry openings.

## SCHEDULE 'B'

### FIRSTLY:

In the Town of Richmond Hill, Regional Municipality of York, (formerly in the Village of Richmond Hill, in the County of York) and province of Ontario, and being composed of a part of Lot 46, in Concession 1 of the Township of Markham, being also a part of Lot 9, according to a plan filed in the Registry Office for the East and West Riding of the County of York as number 481; the said parcel of land being more particularly described as follows:

PREMISING that the easterly limit of Yonge Street being the westerly limit of the said Lot 46, has a course of North Nine degrees West (N9°W) and relating all bearings herein thereto;

COMMENCING at a point where an iron pipe has been planted in the said easterly limit of Yonge Street the said point being distant Two feet (1') measured northerly along the said easterly limit from the northerly face of the northerly wall of the brick building standing in July, 1949, upon the said lands herein described, the said point being also distant Nine hundred and eighty-eight feet and Nine inches (988'9") more or less measured on a course of North Nine degrees West (N9°W.) along the said easterly limit of Yonge Street from the southwesterly angle of the said Lot 46;

THENCE South Nine degrees East (S.9°E.) along the said easterly limit of Yonge Street Thirty-two feet Five and one-half inches (32' 5 1/2") to an iron bar planted to mark the southwesterly angle of the lands owned by one T. Trench;

THENCE North Seventy-three degrees Thirty-two minutes East (N.73°32'E.) being along the southerly limit of the lands owned as aforesaid. One hundred and thirty feet (130') to a stake planted;

THENCE North Nine degrees West (N.9°W.) Nineteen feet Four and one-half inches (19'4 1/2") to an iron pipe planted at the point of intersection with a line drawn on a course North Seventy-nine degrees Nineteen minutes East (N.79° 19'E) from the point of commencement;

THENCE South Seventy-nine degrees Nineteen minutes West (S.79° 19'W.) along the line drawn as aforesaid One hundred and twenty-eight feet and Eleven inches (128' 11") to the point of commencement.

TOGETHER WITH a right-of-way at all times in common with all others entitled thereto, over, along and upon a strip of land Twenty feet (20') in perpendicular width comprising parts of lots 9 and 10 according to said registered plan 481 and part of Lot C according to a plan filed in said Registry Office as number 511, more particularly described as follows;

BEGINNING at the northeasterly angle of the Said lands hereinbefore described;

THENCE South Seventy-nine degrees Nineteen minutes West (S.79°19'W.) along the northerly limit of the said lands hereinbefore described Twenty feet (20');

THENCE North Nine degrees West (N.9°W.) One hundred and nineteen feet Two and one-quarter inches (119'2 1/4") more or less to the southerly limit of North Avenue as established by the said registered plan number 511;

THENCE North Seventy-three degrees Thirteen minutes East (N.73°12'E.) along the said southerly limit of Lorne Avenue Twenty feet and Two inches (20'2") more or less to the point of intersection with a line drawn on a course North Nine degrees West (N.9°W.) from the point of beginning;

THENCE South Nine degrees East (S.9°E.) along the last mentioned line One hundred and twenty-one feet and Four inches (121'4") more or less to the point of beginning.

IT BEING understood and agreed that the one-storey frame building standing at the date hereinbefore last mentioned, partly upon the northwesterly part of the said strip of land, shall not be deemed to constitute an interference with the said right-of-way during the lifetime of the said frame building.

RESERVING a right to the party of the first part, his heirs and assigns to maintain in its present position that part of the one storey frame store building standing at the date hereinbefore last mentioned mainly upon the lands lying immediately to the north of the said lands hereinbefore firstly described, which last mentioned building encroaches to the extent of One foot and Two inches (1'2") more or less upon the said lands hereinbefore firstly described, which right shall cease upon the demolition of the said last mentioned frame building.

WHICH SAID parcel of land is further shown in distinguishing colour on a print of a plan of survey prepared by Speight, van Nostrand, Ward & Anderson, Ontario Land Surveyors, and dated 27th July, 1949, and attached to Instrument No. Richmond Hill 5199.

PREVIOUSLY DESCRIBED IN Instrument No. Richmond Hill 5199

SECONDLY:

In the Town of Richmond Hill, Regional Municipality of York, (formerly in the Village of Richmond Hill, in the County of York) and Province of Ontario, and being composed of a part of Lot 46 in Concession 1 of the Township of Markham, being also a part of Lot 9, according to a Plan filed in the Registry Office for the East and West Riding of the County of York as number 481, the said parcel of land being more particularly described as follows:

PREMISING that the easterly limit of Yonge Street being the westerly limit of the said Lot 46, has a course of North nine degrees West (N.9°W.) and relating all bearings herein thereto;

COMMENCING at the most westerly angle of the said parcel of land, which point may be located in the following manner:

BEGINNING at the south-westerly angle of the said Lot 46;

THENCE North Nine degrees West (N 9°W.) along the easterly limit of Yonge Street Nine hundred and fifty-six feet Three and one-half inches (956' 3 1/2") more or less to an iron bar planted to mark the south-westerly angle of lands owned by one T. Trench;

THENCE North Seventy-three degrees Thirty-two minutes East (N.73°32' E.) being along the southerly limit of lands owned as aforesaid Eighteen feet One and one-half inches (18' 1 1/2") to an iron pipe planted to mark the point of commencement;

THENCE continuing North Seventy-three degrees Thirty-Two minutes East (N.73°32' E.) along the said southerly limit of lands owned as aforesaid Sixty-three feet Eight and three-quarters inches (63' 8 3/4") to an iron pipe planted;

THENCE South Sixteen degrees Twenty-eight minutes East (S.16°28'E.) Five feet and Six inches (5'6") to an iron pipe planted;

THENCE South Seventy-eight degrees Thirty-one minutes West (S. 78° 31' W.) Sixth-three feet One and three-quarters inches (63' 1 3/4") to the point of commencement.

TOGETHER with an easement to construct, erect and maintain the eaves of any building that is now, or may at any time hereafter be erected upon the said lands and adjoining lands now owned by the Grantee, to over-hang the northerly one foot of the lands of the Grantor immediately adjoining to the south of the lands hereinbefore described.

WHICH said parcel is further shown in distinguishing colour on a print of a plan of survey prepared by Speight, van Nostarand, Ward & Anderson, Ontario Land Surveyors, dated 27th July, 1949, attached to Instrument No. Richmond Hill 5200.

PREVIOUSLY DESCRIBED in Instrument No. Richmond Hill 5200.

which FIRSTLY and SECONDLY LANDS

are now described as Lot 21, Judges's Plan No. 7032, Town of Richmond Hill, Regional Municipality of York.

THIRDLY

In the Town of Richmond Hill, in the Regional Municipality of York, (formerly County of York) and being composed of the whole of Lot 20 according to Judge's Plan No. 7032.

TOGETHER WITH a right-of-way at all times in common with all others now or hereafter entitled thereto over, along and upon that part of a strip of land Twenty feet (20'0") in perpendicular width comprising part of the said Lot 9 and part of Lot 10 according to the said Plan number 481, (being part of Lot 46, Concession 1, Markham) and part of Lot C according to a plan filed in the said Registry Office as number 511, not included within the limits of the said lands hereby conveyed, the said strip of land being described as follows:

BEGINNING at the south-easterly angle of the said strip of land being a point where an iron bar has been planted in the aforesaid parallel line to mark the south-easterly angle of the said lands described in Part 1, the said point being distant nineteen feet four and one-half inches (19'4 1/2") measured northerly along the aforesaid parallel line from a point in the said westerly part of the southerly limit of lands formerly owned by Thomas Trench and distant One hundred and thirty feet (130'0") measured on a course of North Seventy-three degrees Thirty-two minutes East (N.73°32'E.) thereon from the said easterly limit of Yonge Street;

THENCE South Seventy-nine degrees Nineteen minutes West (S79°19'W) along the southerly limit of the said lands described in Part 1, Twenty feet (20'0"0);

THENCE North Nine degrees West (N.9°W.) parallel with the said easterly limit of Yonge Street Ninety-nine feet Nine and three quartr inches (99'9 3/4") more or less, to the southerly limit of Lorne Avenue as established by the said Plan Number 511;

THENCE North Seventy-three degrees Thirteen minutes East (No. 73°13'E) along the said southerly limit of Lorne Avenue, Twenty feet Two inches (20'2") more or less, to the point of intersection with the first mentioned parallel line;

THENCE South Nine degrees East (S.9°E.) Along the first mentioned parallel line, one hundred and one feet Eleven and one-half inches (101' 11 1/2") more or less, to the place of beginning;

SUBJECT TO a right-of-way at all times for all those now or hereafter entitled thereto over, along and upon the easterly Twenty feet (20'0") of the said lands described in Part 1.

PREVIOUSLY DESCRIBED in Instrument No. Richmond Hill 37495.