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No. 533—75. A BY-LAW

*To designate the Confederation Life Building at Nos. 2-14 Richmond Street East of architectural value.*

[Passed November 26, 1975.]

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 the Council of The Corporation of the City of Toronto has caused to be served upon the owner of the lands and premises known as the Confederation Life Building at Nos. 2-14 Richmond Street East 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 the designation are set out as 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 the Confederation Life Building at Nos. 2-14 Richmond Street East at 157-161 Yonge Street through 106-112 Victoria Street.

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,  
*Presiding Officer.*

ROY V. HENDERSON,  
*City Clerk.*

COUNCIL CHAMBER,  
Toronto, November 26, 1975.  
(L.S.)

## SCHEDULE 'A'

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto (formerly in the County of York) in the Province of Ontario being composed of part of Town Lot Number One (1), North side of Richmond Street and part of Old Toronto Street, Town of York Plan and being more particularly described as follows: Commencing on the easterly limit of Yonge Street where it is intersected by the existing southerly limit of Queen Street; thence southerly along the said easterly limit of Yonge Street a distance of two hundred and seven feet and two and one-quarter inches more or less to the point of intersection with the northerly limit of Richmond Street; thence easterly along the said northerly limit of Richmond Street a distance of two hundred and sixty-five feet three and three-quarter inches more or less to the point of intersection with the westerly limit of Victoria Street; thence northerly along the said westerly limit of Victoria Street, a distance of two hundred and seven feet four and one-half inches more or less to the point of intersection with the southerly limit of Queen Street; thence westerly along the said southerly limit of Queen Street, a distance of two hundred and sixty-four feet seven inches more or less to the intersection of the east limit of Yonge Street, the place of beginning. Saving and excepting from the said parcel of land that part of said Town Lot one at the south-east corner of Yonge and Queen Streets described as follows: Commencing on the easterly limit of Yonge Street where it is intersected by the existing southerly limit of Queen Street, which southerly limit was in the year 1912 defined by the northerly face of the northerly wall of the brick building then erected and standing on the land herein excepted; thence southerly along the easterly limit of Yonge Street, thirty-two feet to a point in the said easterly limit, said point being also the point where the production of the centre line of the dividing wall between the said building erected and standing in the year 1912 on the lands herein described and excepted and the building erected on the lands to the south thereof would intersect the said easterly limit of Yonge Street; thence easterly through and along the centre line of the said dividing wall, before mentioned, forty-eight feet to a point in a line drawn parallel to Yonge Street at a distance easterly therefrom of forty-eight feet and distant thirty-two feet eight and one-half inches southerly from what in the year 1912 was known as the south limit of Queen Street as defined by the said northerly face of the said northerly wall of the said building then standing on the said lands herein described; thence still easterly through and along the centre line of the said dividing wall,

twenty-seven feet six inches more or less to a point in a line drawn parallel to Yonge Street at a distance easterly therefrom, seventy-five feet six inches which is distant thirty-four feet two inches from what is known as the south limit of Queen Street as defined in the year 1912 by the said northerly face of the said northerly wall of the said brick building then standing; thence still easterly along the said centre line of the said dividing wall thirty-five feet to the south-east corner of the property hereby excepted, which said south-east corner is a point in a line drawn parallel to Yonge Street at a distance easterly therefrom of one hundred and ten feet six inches, distant thirty-six feet one inch southerly from what is now known as the south limit of Queen Street, as defined in the year 1912 by the said northerly face of the said northerly wall of the said brick building then standing; thence northerly nearly parallel to Yonge Street and along what was the easterly face of the easterly wall of the brick building aforesaid, thirty-six feet one inch to the northerly face of the northerly wall aforesaid and the then existing southerly limit of Queen Street defined in 1912 as aforesaid; thence westerly along the said existing southerly limit of Queen Street being along the northerly face of the easterly part of the said brick building then standing in the year 1912 and along the continuation of and along the northerly face of the northerly wall of the said brick building then occupied by the Imperial Bank, one hundred and ten feet three and one-half inches more or less, to the point of commencement, said premises and boundary walls are shown on a sketch of survey by Unwin, Murphy and Esten, O.L.S. attached to the Lease dated 26th March, 1912, and registered in the City Registry Office as No. 34059-T from the Provident Investment Company and Agnes Euphemia Wood to Imperial Bank of Canada and marked with the letter "A".

## SCHEDULE 'B'

Reasons for the designation of the Confederation Life Building at Nos. 2-14 Richmond Street East.

The Confederation Life Building, designed in 1890 by Knox & Elliott of Chicago; Baumont Jarvis, Associate, as altered by John Wilson Gray, c. 1900, is designated to be of architectural value as being a fine example of the progressive and modernized Gothic Style, practiced at the end of the nineteenth century, here adapted to the design of a very large building which was once the tallest in the City and still dominates the streetscape in its immediate area.