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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974
1974 S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTY AT NO. 145 YONGE STREET (THE R.S.
WILLIAMS BUILDING)

NOTICE OF PASSING OF BY-LAW

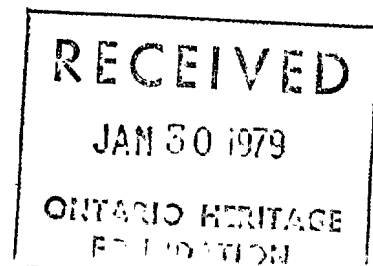
To: J.M.P.M. Enterprises Limited,
Suite 902,
372 Bay Street,
Toronto, Ontario.
M5H 2W9

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No. 14-79 to designate
the above property. (File 1588).

DATED at Toronto this 26th day of January, 1979.

Roy V. Henderson
Roy V. Henderson
City Clerk



No. 14-79. A BY-LAW

*To designate the Property at No. 145 Yonge Street,
of architectural value.*

(Passed December 18, 1978.)

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 owners of the lands and premises known as No. 145 Yonge Street 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 No. 145 Yonge 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.

JOHN SEWELL,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, December 18, 1978.
(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 and Province of Ontario, being composed of part of Lot 1 on the south side of Hospital Street, now Richmond Street East, according to the Town of York Plan, the boundaries of the said parcel being described as follows:

COMMENCING at a point in the easterly limit of Yonge Street where the same is intersected by the southerly face of the southerly wall of the building standing in November 1978 on the lands lying immediately to the north of the hereindescribed parcel of land, the said point being distant 30.50 metres measured southerly along the said easterly limit of Yonge Street from the southerly limit of Richmond Street East;

THENCE EASTERLY along the said southerly face of wall, 32.61 metres, more or less, to the easterly face of the easterly wall of the ten storey concrete building standing at the aforesaid date on the hereindescribed parcel of land;

THENCE SOUTHERLY along the said easterly face of wall, 7.16 metres, more or less, to the northerly face of the northerly wall of the building standing at the aforesaid date on the lands lying immediately to the south of the hereindescribed parcel and known as premises 143 Yonge Street;

THENCE WESTERLY along the said northerly face of wall, 32.61 metres, more or less, to the aforesaid easterly limit of Yonge Street;

THENCE NORTHERLY along the last-mentioned limit, 7.19 metres, more or less, to the point of commencement.

SCHEDULE 'B'

Reasons for the designation of the Property at No. 145 Yonge Street.

The building at No. 145 Yonge Street is designated on architectural grounds. A unique building that was, in 1912, one of the earliest to be designed in reinforced concrete to reach a height of ten storeys. The architects were Chapman & McGiffin with structural engineers Harkness & Oxley. In addition to single span beams and floor slabs the exterior walls were also constructed of concrete in uniform thickness on each floor to avoid columns and pilasters in all commercial spaces. The street facade, with a large area of glass at each storey and sides faced in finely detailed terra cotta, features an elegant arched entablature and on the floor above a decorative parapet representing the original use as a music sales building. It is an important and valuable landmark.