

**CITY OF YELLOWKNIFE
BY-LAW NO. 4079**

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, to designate the building located on Lot 19, Block 10, Plan 1598, known as the "Bank of Toronto Building" as a Heritage Site;

PURSUANT TO:

- a) Sections 106, 107 and 108 of the *Cities, Towns and Villages Act*, R.S.N.W.T., 1988, c. C-8 and the *Planning Act*, R.S.N.W.T., 1988, c. P-7;
- b) By-law No. 3445, a by-law to provide for the protection of Yellowknife's heritage resources;

WHEREAS the City Heritage Committee has recommended in accordance with By-law No. 3445 and the General Plan, 1996, Policy 3.3.2.14 that the "Bank of Toronto Building" located on Lot 19, Block 10, Plan 1598 be designated as a heritage site; and

WHEREAS the "Bank of Toronto Building" located on Lot 19, Block 10, Plan 1598 is of historic and architectural value and interest worthy of protection as a heritage resource;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in a regular session duly assembled, hereby enacts as follows:

APPLICATION

1. That the real property known as the "Bank of Toronto Building", more particularly described as a building located on Lot 19, Block 10, Plan 1598 as described in Schedule A which is attached to and forms part of this by-law, is hereby designated as a heritage site in accordance with By-law No. 3445.
2. That the City Clerk is authorized to add the aforementioned property to the list of sites designated as heritage sites and forming a schedule to By-law No. 3445 in accordance with Section 7 (3) of that By-law.
3. That the Planning and Lands Department of the City is authorized, in accordance with By-law No. 3445, Section 11, to:
 - a. register against the aforementioned property in accordance with the forms of the Land Titles Office, a copy of this heritage designation;
 - b. enter on all zoning maps of the City indications of designated heritage sites; and

- c. serve notice of the enacted by-law on the owner and on the occupant of the property.
- 4. That the City Administrator for the City of Yellowknife is authorized to provide financial assistance to the sympathetic renovation of heritage property as provided for in By-law No. 3445, Section 16 (1).

EFFECT

- 5. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 57 of the *Cities, Towns and Villages Act*.

READ a First Time this 12 day of October A.D., 1999.

David Lovell
MAYOR

[Signature]
CITY ADMINISTRATOR

READ a Second Time this 22 day of November A.D., 1999.

David Lovell
MAYOR

A/ Tim Mercer
CITY ADMINISTRATOR

READ a Third Time and Finally Passed this 22 day of November, A.D., 1999.

David Lovell
MAYOR

A/ Tim Mercer
CITY ADMINISTRATOR



**CITY OF YELLOWKNIFE
BY-LAW NO. 4079
Schedule A**

**Heritage Committee
Site Evaluation Summary**

Name of the site: Bank of Toronto Building
Built: ca 1938
Location: Lot 19, Block 10, Plan 1598
Current Owner: Garry Karst and Maureen Jensen-Karst

The City of Yellowknife Heritage Committee has completed an evaluation of the Bank of Toronto Building using criteria reviewed and approved by City Council in February 1988. The Committee is recommending that this property be designated a Heritage Resource in the City of Yellowknife for the following reasons:

1. The Bank of Toronto Building is reported to have been built in 1938, making it one of Yellowknife's oldest surviving buildings. Typical of a number of Old Town's early buildings, this log structure reflects the boom and bust cycles of a northern mining town. Originally a private residence, the building was acquired by the Toronto Bank in fall of 1944 and opened for business on October 2 of the same year. Seven years later, banking operating had outgrown the small building. The Bank moved its commercial operations but retained the building as an employee residence. In 1964 old time Yellowknifer Sam Otto acquired the building and moved it to the Latham Island street which bears his name.

A young Allan Lambert, former President and Chairman of the Toronto Dominion Bank, cut his teeth as manager in the Yellowknife branch.

2. The building is one of Yellowknife's earliest examples of log construction. It is attractive, in very good condition, and continues to be used as a residence. The current owners have gone to considerable effort to retain the exterior character.
3. The building has gained considerable prominence as an Old Town landmark. Its fine exterior and proximity to the street have made it a favourite of walking tours. The building has also been featured in a number of publications and articles on the history of Yellowknife.
4. The building appears to be structurally sound and not threatened by public, private or natural action. Its use as a residence is consistent with its history and most compatible to the building's continued preservation.