

205 Yonge St., Toronto

# 205 Yonge St., Toronto

Iconic, Landmark, Heritage Investment

Property in Downtown Core Toronto

**DIRECTLY ACROSS FROM THE EATON CENTRE AND IN THE TORONTO'S THEATRE BLOCK**



## INVESTMENT HIGHLIGHTS:

The Splendid Bank of Toronto was built in 1905 and designed by E. J. Lennox, one of the most famous Toronto architect who designed over 70 buildings in Toronto that include :Casa Loma, Old City Hall and King Edward Hotel. The Iconic Building has a presence of neo-classical style exterior structure, with touches of Beaux-Arts designs and it flows with the elaborated workmanship with an imprint of high elegance and luxurious design in the marble walls, mosaic floor, terrazzo floor , columns, moldings and much more. The exquisite domed roof and square Corinthian col-umns at the front of the building, the Bank of Toronto building stands as a distinctive and prominent visual landmark within one of Canada's most popular and thriving retail environments. Located directly across the Toronto Eaton Centre and within walking distance to the financial core, Yonge & Dundas Square, Massey Hall, Pantages Theatre, Rogers Centre, Air Canada Centre, Ed Mirvish Theatre and many more attractions.



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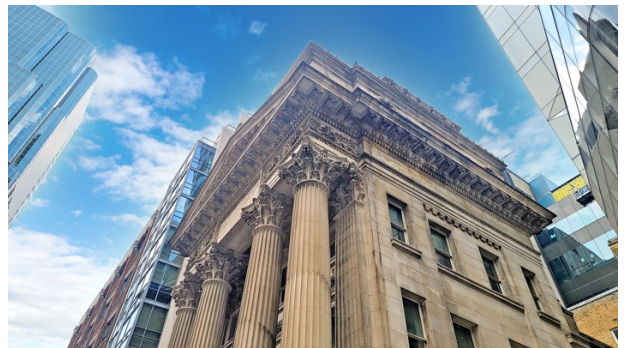
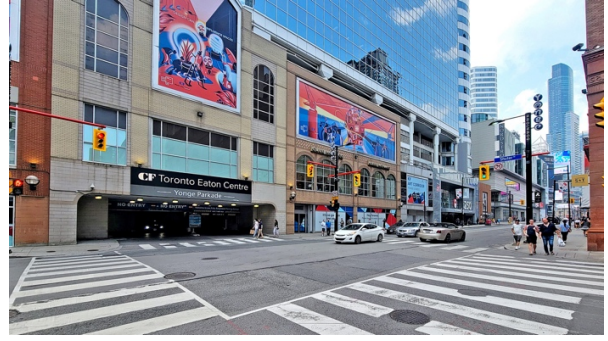
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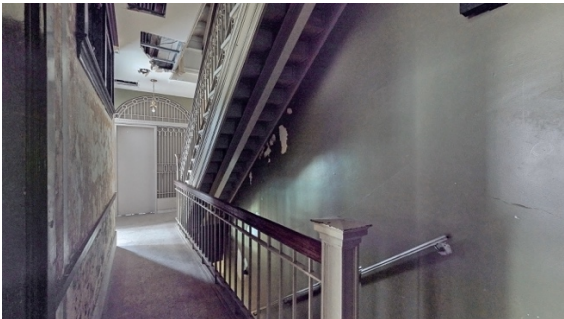
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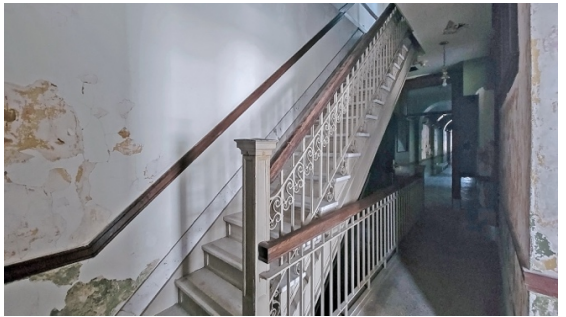
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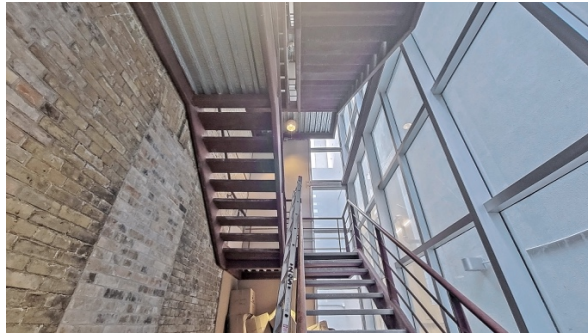
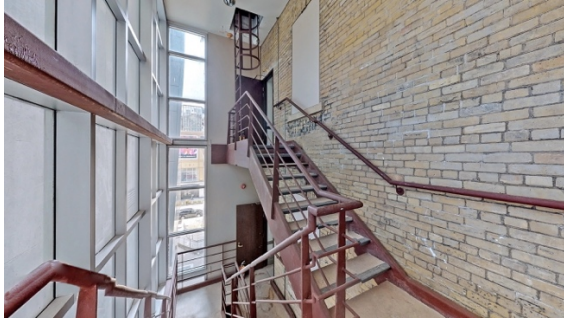
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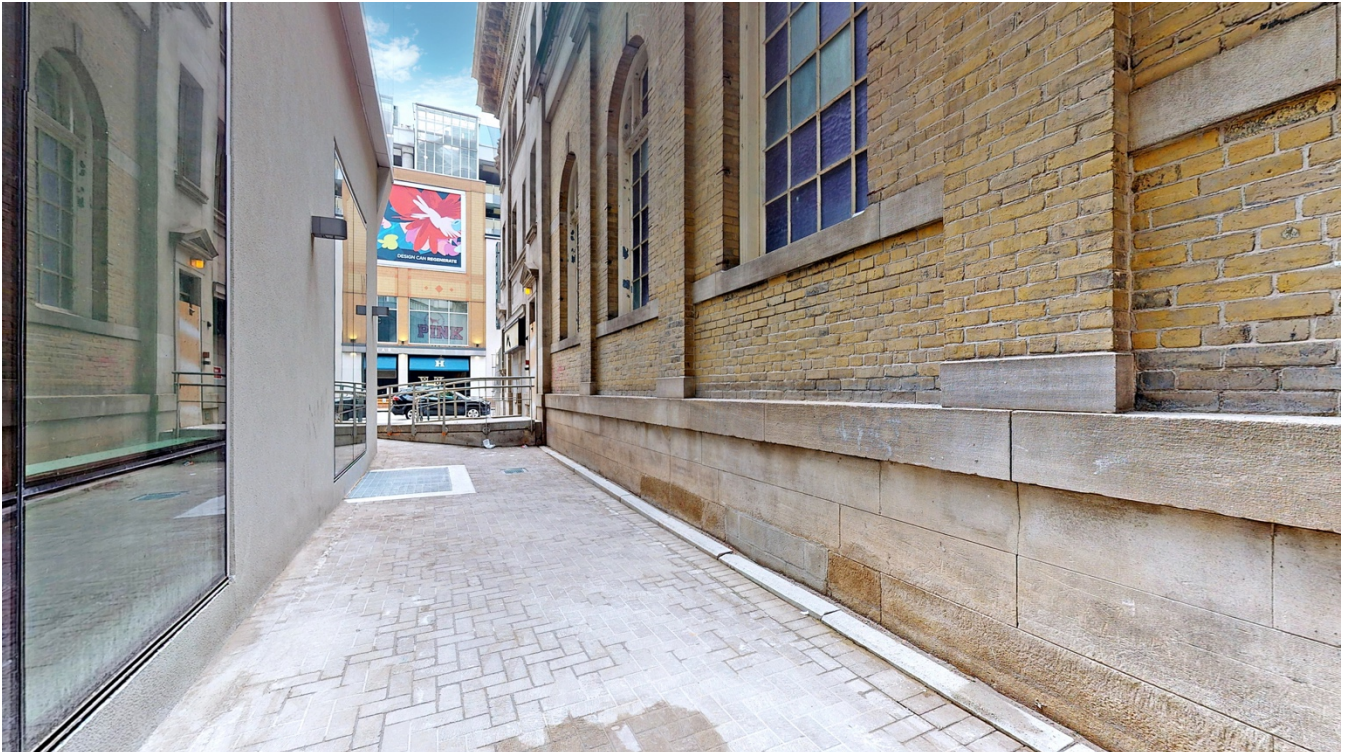
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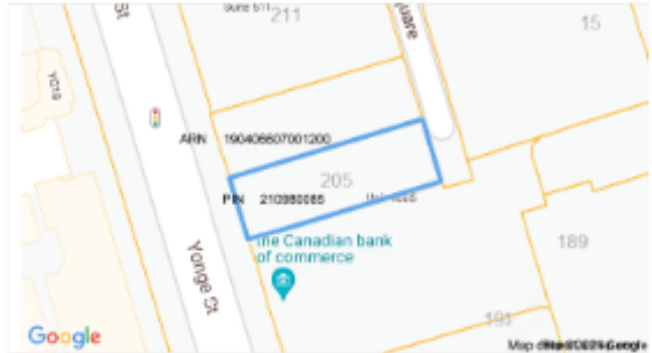
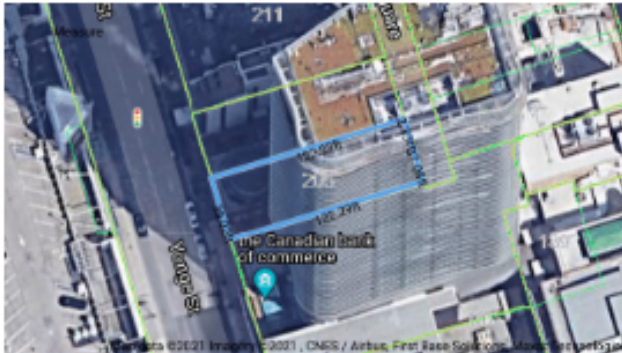
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Floor Plans:

Site & Structure



Lot Size | Area: 4,789.94 ft<sup>2</sup> (0.110 ac) | Perimeter: 321.52 ft  
Measurements: 122.29 ft x 37.08 ft x 2.33 ft x 122.23 ft x 39.02 ft  
Lot Measurement Accuracy: Low

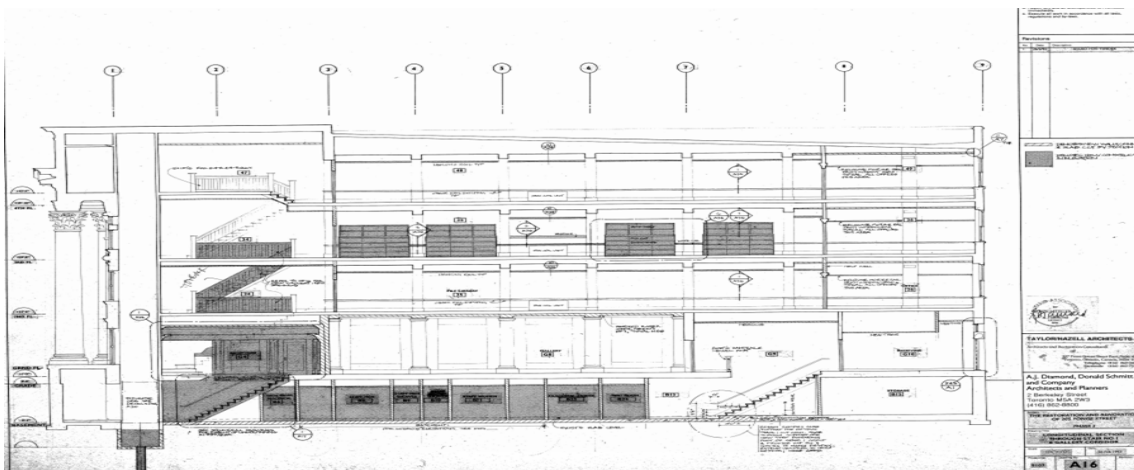
Re: 205 Yonge Street, Toronto Ontario ("Property")

Subsequent to our site measurements of the Property on March 08, 2017 we confirm the following:

The area noted below is in compliance with the *ANSI/BOMA Z65.3-2009 Gross Areas of a Building, Exterior Gross Area (EGA)*. The area is consistent with version 1A of the corresponding floor plans.

- Basement: Exterior Gross Area on March 08, 2017 = 4,120 square feet**
- Floor 1: Exterior Gross Area on March 08, 2017 = 4,203 square feet**
- Floor 2: Exterior Gross Area on March 08, 2017 = 2,945 square feet**
- Floor 3: Exterior Gross Area on March 08, 2017 = 2,966 square feet**
- Floor 4: Exterior Gross Area on March 08, 2017 = 3,196 square feet**

**Entire Building: Exterior Gross Area on March 08, 2017 = 17,430 square feet**



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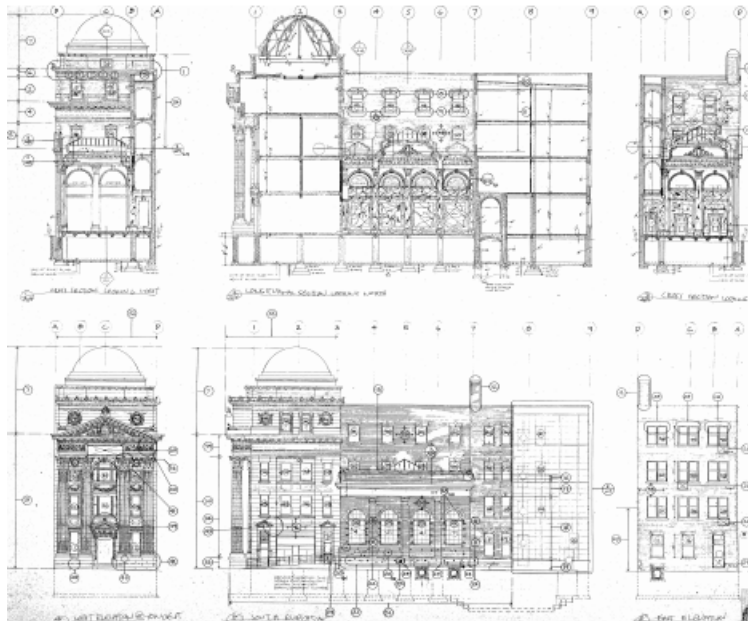
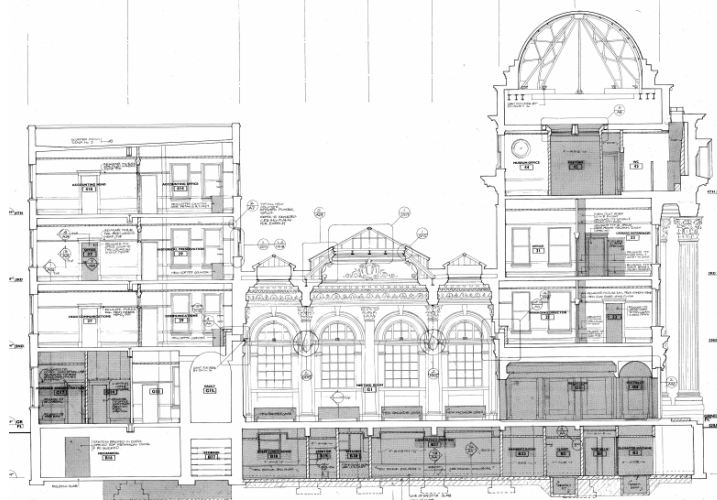
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## CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Bank of Toronto include its:

- location within Toronto's theatre block
- distinction and prominence as a visual landmark on Yonge Street
- close proximity to other significant classically-inspired banking buildings
- monumental scale and proportions in Beaux Arts influenced design as created by the prominent Toronto architect E.J. Lennox
- classically-inspired main (west) facade with three-storey Indiana limestone Corinthian columns, a deep pedimented portico, and sculptural detailing of the capitals, architrave, pediment and cornices
- classically inspired and intricately carved festoon-surrounded oculi above the pediment and the gargoyles and mascarons of the upper levels of the main (west) facade
- prominent aluminum-clad hemispherical dome that crowns the edifice and helps to exaggerate the building's height
- raised plinth of the west elevation, the large narrow portico and the varied massing used to exaggerate scale and monumentality
- yellow brick composition of the south elevation and associated round-headed metal windows, Indiana limestone sills, cornices and stringcourses
- glazed elevator shaft which provides views of the cab in motion from the exterior of the building (an example of the design's innovation and opulence)
- classically-inspired interior elements of the entrance hall such as the mosaic floor, marble staircase, and high ceiling (currently obscured)
- classically-inspired elements of the banking hall such as the two-storey height, mosaic floor, terrazzo floor, marble walls, square Corinthian columns and pilasters, stained glass skylights, plaster cornices, iron grills, decorative plaster ornamentation, Diocletian (or thermal) windows and blind windows
- large steel bank vault at the rear of the banking hall
- elevator shaft directly behind the main facade (an indicator of the ostentation and design importance given to this modern feature in what is a relatively low building)

For Further information please contact me at: [Rodica@rodicas.com](mailto:Rodica@rodicas.com)



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