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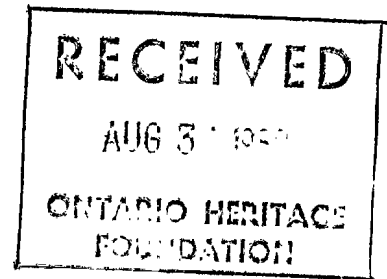


Un organisme du gouvernement de l'Ontario

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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1980, CHAPTER 337 AND 45 RICHMOND  
STREET WEST, IN THE CITY OF TORONTO, IN  
THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To: 697941 Ontario Inc.  
c/o Markborough Properties Ltd.  
90 Eglinton Avenue West  
Toronto, Ontario  
M4R 3E7

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City  
of Toronto has passed By-law No. 589-88 to designate the above-  
mentioned property.

Dated at Toronto this 30th day of August, 1988.

A handwritten signature in cursive script, reading "Roy V. Henderson".  
Roy V. Henderson  
City Clerk

No. 589-88. A BY-LAW

*To designate the Property at 45 Richmond Street West  
of architectural value or interest.*

(Passed August 8, 1988.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 16 adopted by Council at its meeting held on August 8, 1988, authority was granted to designate the property at 45 Richmond Street West of architectural value or interest; and

Whereas the Ontario Heritage Act 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 45 Richmond Street West 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 45 Richmond Street West.
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,  
*Mayor.*

BARBARA G. CAPLAN  
*Deputy City Clerk.*

Council Chamber,  
Toronto, August 8, 1988.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Town Lot 4 on the south side of Hospital Street, now Richmond Street West, according to Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 1 on a plan of survey deposited in the said Land Registry Office as 63R-3808.

The southerly limit of Richmond Street West as confirmed under the Boundaries Act by Plan BA-1788 registered on September 17, 1980 as CT432414.

The said land being most recently described in Instrument CT844723.

## SCHEDULE "B"

Reasons for the designation of the Property at 45 Richmond Street West

The property at 45 Richmond Street West is designated on architectural grounds. It was constructed in 1927-28, and reflects the Venetian design influence of architects, Baldwin and Greene. The building is symmetrical, with balanced fenestration. Important features of the first storey include the recessed vaulted entrance framed by Corinthian pilasters, cut stone base, and flanking shopfronts. Other significant features include decorative brick patterns with stone trim, corner grotesques, a pair of slightly projecting central windows on the fifth floor, a cornice and corner pilasters and an arched window in the attic storey.

This distinctive skyscraper contributes significantly to the enhancement of Richmond Street in context with the Simpson Store and the early office towers of Bay Street.