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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
77 FRONT STREET EAST

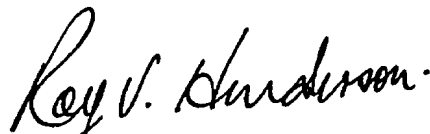
NOTICE OF PASSING OF BY-LAW

To: Pacific-Front Holdings Inc.
77 Front Street East
Toronto, Ontario
M5E 1B8

Ontario Heritage Foundation

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 745-85
to designate the above property.

Dated at Toronto this 29th day of October, 1985.



Roy V. Henderson
City Clerk

No. 745-85. A BY-LAW

To designate the Property at No. 77 Front Street East of architectural value.

(Passed October 7, 1985.)

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 No. 77 Front 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 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. 77 Front Street East.
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.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, October 7, 1985.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Water Lot I, part of the Walks and Gardens and part of the strip of land between the top of the Bank and the Waters edge on Plan 5A, registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 3 on a plan of survey deposited in the said Land Registry Office as 63R-3298.

TOGETHER WITH a Right-of-way in the nature of an easement for ingress and egress with others entitled thereto to that part of Water lot G according to said plan 5A designated as PART 5 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), as 66R-13887, as set out in C-119601. The said PART 5 being part of Parcel G-1 in the Register for Section Y-1.

SCHEDULE "B"

Reasons for the designation of the Property at No. 77 Front Street East.

The Alexander Smith Building, later Tippet Richardson is designated on architectural grounds. Built in 1858 as a warehouse, the original brick building was substantially altered in the late 1860's. The Romanesque style influenced the design which features, between pilasters, deeply recessed windows with round arches at the second floor, flat arches at the third floor and semi-circular windows below the decorative brickwork of the cornice. The building is an important element in the continuity of the architectural character of the facades along the south side of Front Street East in the St. Lawrence area.