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Low

Toronto

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND 85 RICHMOND STREET WEST,
IN THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To: Oxford Properties Canada Ltd.
Suite 1700
120 Adelaide Street West
Toronto, Ontario
M5H 1T1

Oxford Properties Canada Ltd.
c/o McCarthy & McCarthy
P.O. Box 48
Toronto-Dominion Centre
Toronto, Ontario M5K 1E6

Nissei Real Estate Canada Inc.
P.O. Box 290
1 First Canadian Place
Toronto, Ontario M5X 1C9

Confederation Life Ins. Co.
321 Bloor Street East
Toronto, Ontario
M4W 1H1

Royal Trust Corporation of Canada
P.O. Box 7500, Station A
Toronto, Ontario M5W 1P9

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City
of Toronto has passed By-law No. 960-88 to designate the above-
mentioned property.

Dated at Toronto this 15th day of November, 1988.



Roy V. Henderson
City Clerk

No. 960-88. A BY-LAW

*To designate the Property at 85 Richmond Street West
of architectural value or interest.*

(Passed October 22, 1988.)

Whereas by Clause 3 of Neighbourhoods Committee Report No. 21 adopted by Council at its special meeting held on October 21, 1988, authority was granted to designate the property at 85 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 85 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 85 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, October 22, 1988.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Town Lots 6 and 7 on the south side of Hospital Street, now Richmond Street West, according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PART 35 on a plan of survey deposited in the said Land Registry Office as 63R-1677.

The southerly limit of Richmond Street West and the westerly limit of Sheppard Street as confirmed under the Boundaries Act by Plan BA-1786, registered on September 10, 1980, as CT431216.

SCHEDULE "B"

Reasons for the designation of the Property at 85 Richmond Street West

The property at 85 Richmond St. West is designated on architectural grounds. Designed by architect, C. Howard Crane of Detroit for Yolles and Rotenberg construction engineers and developers. The Federal Building was built in 1922. Constructed of concrete, the first three floors of this eleven storey building are faced in stone while the remaining are white brick. The U-shaped building is symmetrical with regular fenestration. Important features include the central entrance with decorative stone surround, second and third floor cornices and the band courses at the 10th floor. Other significant features include original window frames and stone lintels. The front lobby with coffered ceiling, brass details and handsome elevator doors is an important interior space.

One of the earliest office buildings built after the Great War, the Federal Building is an important landmark in the financial district.