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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
123 EGLINTON AVENUE EAST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

To: Lombard Tower Holdings Limited
77 Bloor Street West
Suite 1205
Toronto, Ontario
M5S 1M2

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
Attn: Richard Moorehouse

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1995-0494 to designate 123 Eglinton Avenue East (Union Carbide Building) as being of architectural value or interest.

Dated at Toronto this 31 day of July, 1995.

Barbara G. Caplan
City Clerk

No. 1995-0494. A BY-LAW

To designate the property at 123 Eglinton Avenue East as being of architectural value or interest.

(Passed July 24, 1995.)

WHEREAS by Clause 12 of Neighbourhoods Committee Report No. 9, adopted by Council at its meeting of July 24, 1995, authority was granted to designate the property at 123 Eglinton Avenue East as being 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 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 land and premises known as No. 123 Eglinton Avenue East and upon the Ontario Heritage Foundation, a notice of intention to designate the property and has caused the notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" of this by-law;

AND WHEREAS no notice of objection to the 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. The property at 123 Eglinton Avenue East, more particularly described and shown on Schedules "A" and "C" to this by-law, is designated as being of architectural value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedules "A" and "C" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property at 123 Eglinton Avenue East 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 as required by the *Ontario Heritage Act*.

BARBARA HALL,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, July 24, 1995.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 1, 2, 3, 4, 5 and 6 in Block F according to Plan 653 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 1, 2 and 39 on a plan of survey deposited in the said Land Registry Office as 64R-14192.

TOGETHER WITH Rights-of-way of Rights in the nature of easements in, over, along and through parts of Lots 7, 8, 9 and 10 in Block F according to said Plan 653, designated as PARTS 3, 4, 9, 10, 11, 30, 31, 32 and 33 on the said Plan 64R-14192 as set out in Instrument CA344913;

SUBJECT to a temporary Right-of-way or Right in the nature of an easement in and through parts of the said Lots 1, 2, 3, 3, 4, 5 and 6 designated as the said PARTS 2 and 39 on Plan 64R-14192 as set out in Instrument CA344913;

AND SUBJECT TO a Right-of-way or Right in the nature of an easement in, over, along and upon parts of the said Lots 1, 2, 3, 4, 5 and 6 designated as the said PART 2 on Plan 64R-14192 as set out in Instrument CA344913;

The hereinbefore described land being delineated by heavy outline on Plan SYE2787 dated July 18, 1995.

SCHEDULE "B"**Property Research Summary****Basic Building Data:**

Address:	123 Eglinton Avenue East
Ward:	16
Current Name:	Union Carbide Building
Historical Name:	Union Carbide Building
Construction Date:	1958-1961
Architect:	Shore and Moffat
Contractor/Builder:	Anglin-Norcross, General Contractor
Additions/ Alterations:	Interior Only
Original Owner:	Union Carbide Canada Limited
Original Use:	Commercial (office)
Current Use:	Commercial (office)
Heritage Category:	Neighbourhood Heritage Property (C)
Recording Date:	November 25, 1993
Recorder:	HPD:jc

Description:

The property at 123 Eglinton Avenue East, known as the Union Carbide Building, has been identified for architectural reasons. The building was constructed from 1958-1961 by Anglin-Norcross, according to the design of the Toronto architectural firm of Shore and Moffat.

Designed to house the head offices of Union Carbide Canada Limited, the building collapsed during construction on the evening of September 6, 1958. A subsequent investigation revealed that temporary bracing, installed by the Dominion Bridge Company Ltd., the steel contractor, was insufficient to withstand the high winds caused by a storm that evening. No blame was assigned and the rebuilding of the structure, according to original plans, commenced. To ensure increased safety, the Dominion Bridge Company Ltd. introduced deep horizontal trusses between each column at each floor level.

Erected on a rectangular plan, the 11-storey building represented a departure from the customary steel structures in Canada. All supporting columns are external which allowed for the opening up of interior floorspace. The main (north) and rear (south) elevations contain ten bays each, while the side elevations have four bays each. All elevations feature glass curtain walls and cast nickel and stainless steel spandrel panels. The north and south elevations have pilotis, a hallmark of the International Style, made of black granite. The resulting arcade protects a recessed, centrally placed entrance which is visually highlighted by a projecting canopy. The hexagonal logo of Union Carbide Canada Limited was adapted to form the metal door handles on the main entrance to the building. The pilotis are continued to the roof level in the form of projecting black granite columns.

With its welded steel frame, glass curtain walls and pilotis, the Union Carbide Building is a good example of an International Style office building. Among the earliest examples of this architectural style in the city, the Union Carbide Building helped to introduce modern construction principles to Toronto.

1995 CITY OF TORONTO BY-LAWS
No. 1995-0494

