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City Clerk's Office

278
file

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City Clerk

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REC'D/RECEIVED

23 -10- 2006

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
347 BAY STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Exchange Tower Limited
c/o Brookfields Property Limited
181 Bay Street, Suite 330
Toronto, Ontario
M5J 2T3

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 795-2006 to designate 347 Bay Street (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 20th day of October, 2006.

Ulli S. Watkiss
City Clerk

✓

✓ 2/1/07
R-PM

RA

Authority: Toronto and East York Community Council Report 4, Clause 7,
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 795-2006

To designate the property at 347 Bay Street (The National Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 347 Bay Street (The National Building) as being of cultural heritage 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 cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 347 Bay Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 347 Bay Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage 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 Schedule "B" 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 owners of the property at 347 Bay Street and upon the Ontario Heritage Trust 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*.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION The National Building: 347 Bay Street, Toronto

Description

The property at 347 Bay Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under both design or physical value and contextual value. Located on the southeast corner of Bay Street and Temperance Street, the National Building was completed in 1926. The property was included on the City of Toronto Inventory of Heritage Properties in 1993.

Statement of Cultural Heritage Value

The cultural heritage value of the National Building is related to its architectural design by the notable Toronto architects, Chapman and Oxley, which received a "first award" for office buildings from the Toronto Chapter, Ontario Association of Architects. The Classically inspired design, with a base, extended shaft and cornice, contributes to the second generation of "tall buildings" or skyscrapers that appeared in the city between World Wars I and II.

The cultural heritage value of the National Building also relates to its contextual prominence, anchoring a corner site in the heart of Toronto's Financial District where it contributes to the collection of recognized heritage buildings on Bay Street, among them the Northern Ontario Building (#330) and the Sterling Tower (#372), which were designed by the same architectural firm.

Heritage Attributes

The heritage attributes of the National Building related to its cultural heritage value as a good example of architectural design are found on the exterior walls and roof of the building, with particular attention to the west (Bay Street) façade and the north (Temperance Street) elevation:

- The 12-storey plan extending five bays on the west and north facades; the piers organizing the door and window openings; the horizontal division of the façades above the first, third and 11th floors, including the cornice with a running Greek key pattern that extends over Classical festoons at the third-storey level; and, the cornice marking the roof parapet;
- The application of materials, with Tyndall limestone cladding on the lower three stories and buff brick facing on the upper floors; and
- The placement and detailing of the door and window openings, with: the principal (west) entrance with an entablature, carved gryphons and a bronze nameplate; the secondary entry on the north wall; the oversized flat-headed commercial window openings marking the first-floor storefronts; the round-arched window openings that extend two stories in the second and third floors and contain tripartite windows, transoms and spandrels; the pairs of flat-headed window openings with mullions that light the upper stories; and, the ornamental detailing on the window spandrels.

SCHEDULE "B"

Part of PIN 21403-0090 (LT).

Part of Town Lot 4 on the north side of Adelaide Street on the Town of York Plan designated as
PART 12 on Plan 63R-3808

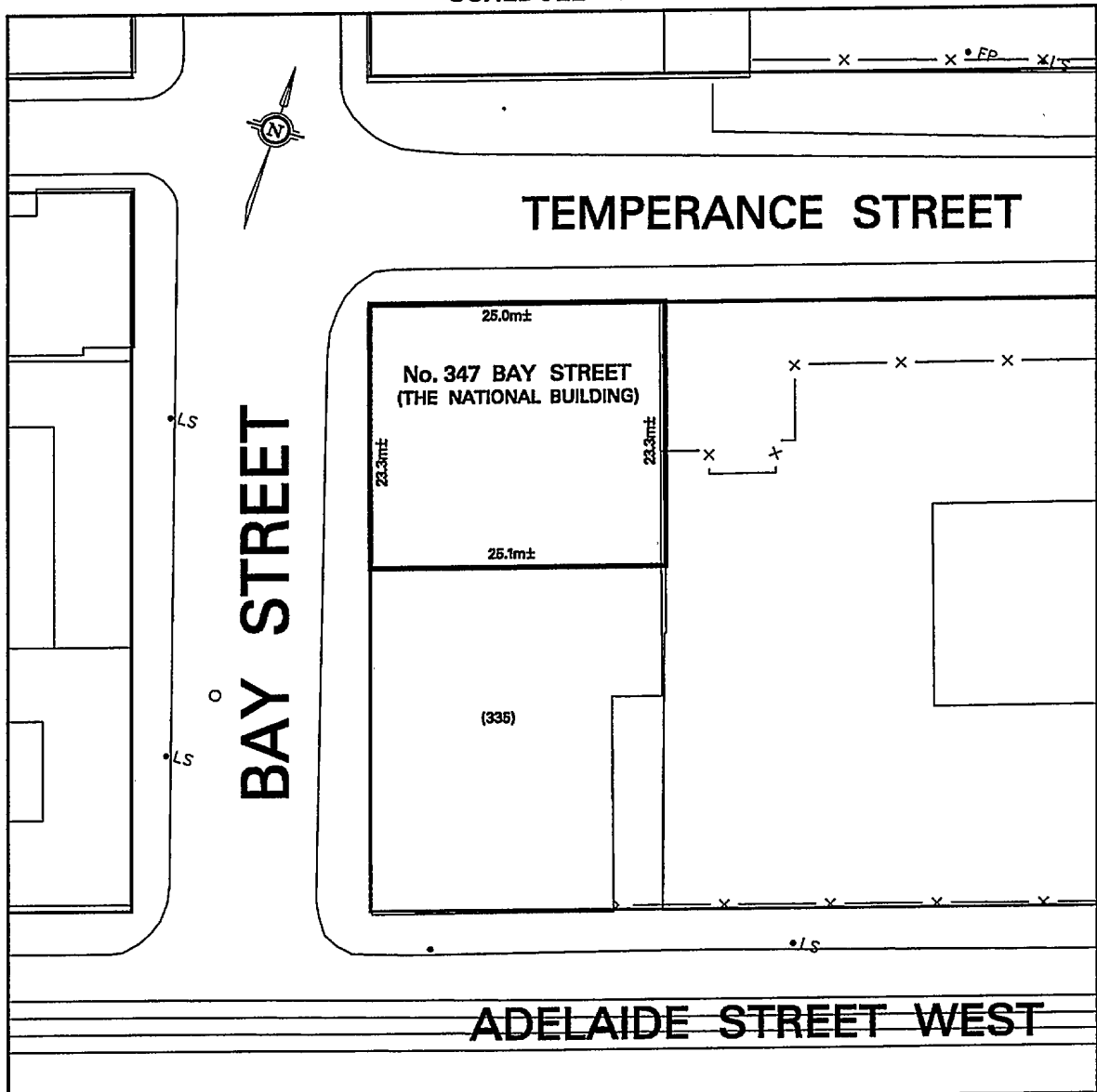
PT 12 63R3808 & PT 1 64R17094

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2006-114 dated
September 12, 2006, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 347 BAY STREET
 (THE NATIONAL BUILDING)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: SEPT. 12, 2006

SKETCH No. PS-2006-114