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No. 399-87. A BY-LAW

*To designate the Property at
No. 620 University Avenue of architectural value.*

(Passed May 19, 1987.)

Whereas by Clause 8 of Neighbourhoods Committee Report No. 11 adopted by Council on May 19, 1987, authority was granted to designate the property at No. 620 University Avenue of architectural value;

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. 620 University Avenue 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. 620 University Avenue.
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, May 19, 1987.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lot E and part of Lot D on the east side of Murray Street, according to Plan 1-49-55 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

COMMENCING at the intersection of the westerly limit of University Avenue with the southerly limit of Orde Street, the said point of intersection being the north-easterly angle of the said lot E;

THENCE southerly along the said westerly limit of University Avenue, being along the easterly limits of the said lots E and D, 68.43 metres to the northerly limit of the lands included in PART 1 on Expropriation Plan 140136EP registered in the said Land Registry Office;

THENCE westerly along the said northerly limit of the lands included in PART 1 on Expropriation Plan 140136EP, a distance of 83.43 metres more or less to the easterly limit of Murray Street;

THENCE northerly along the said easterly limit of Murray Street, being along the westerly limits of the said lots D and E, 68.43 metres more or less to the southerly limit of Orde Street aforesaid;

THENCE easterly along the last mentioned limit, 83.35 metres more or less to the point of commencement.

The westerly limit of University Avenue and the easterly limit of Murray Street as confirmed under the Boundaries Act by Plan BA-1055 registered on September 8, 1977 as Instrument CT253008.

The said land being all of the lands described in Instruments 53039T, 72342P, 67719P, 62923P, 73620P, 14459O and 64585P respectively.

SCHEDULE "B"

Reasons for the designation of the property at No. 620 University Avenue.

The property at 620 University Avenue (including the 1915 and 1935 Ontario Hydro Buildings) is designated on architectural grounds. The north (1935) Ontario Hydro Commission Building is an important example of a 1930's skyscraper designed by Sproatt & Rolph, a prominent Toronto architectural firm. It was planned to be constructed in two stages and the first six floors were built in 1935. A twelve storey addition was built in 1945 completing the streamlined Art Deco building. Faced in Queenston limestone the building has a base of smooth polished granite. It is largely symmetrical with balanced fenestration in a well-designed architectural form. The vertical lines of the building are accentuated by the use of heavy piers rising unrelieved, except for narrow fluted bands. To emphasize its height, while lightening the skyscraper's mass, the building is broken by a series of set-backs culminating in a two-storey penthouse diadem. Unique ornamentation is crisp and well executed. The second floor band course depicts stylized transmission lines in relief and other ornamentation or related hydro-electric significance is also found in the third floor band course, tenth, sixteenth and eighteenth floor cornices, as well as in some window spandrels. The entrance way is handsomely detailed by flanking piers whose capitals are stylized hydro-electric dams in relief. The entrance itself is recessed and detailed with handsome metalwork and leads into a fine marble foyer.

The south (1915) Hydro Electric Power Commission of Ontario Building is a classically proportioned design by architect George W. Gouinlock. Finished in cast stone, the building is symmetrical with balanced fenestration. On the front facade, engaged Ionic columns rise four storeys from the base and are flanked by end pavilions with corner pilasters in the Corinthian manner. The engaged columns and pilasters terminate at the bracketed cornice. The attic storey contains a group of three windows with segmentally arched hoods, flanked on either side by a pedimented window. The elaborate stone portico with its broken arched roof supported by Ionic

columns and piers contains a shield bearing the Hydro Commission's arms, designed by the Provincial Archivist with suitable symbols including wheels for power, wavy chevrons for running water, stars for light and a locomotive for electric railways.

The 1915 and 1935 Ontario Hydro Commission Buildings at 620 University Avenue together form an important major city landmark.