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

NOTICE OF PASSING OF BY-LAW

To:



40 Bay Street Holdings Inc.  
100 King Street West  
Suite 6600  
1 First Canadian Place  
Toronto, Ontario  
M5X 1B8



✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 360-90 to designate the above-mentioned property to be of architectural and historical value or interest.

Dated at Toronto this 17th day of July, 1990.

*Barbara G. Caplan*  
Barbara G. Caplan  
City Clerk

RECEIVED  
IN THE OFFICE

AUG 3 1990  
ARCHITECTURE AND  
PLANNING  
HERITAGE BRANCH

~~RECEIVED~~

~~JUL 26 1990~~

~~MINISTRY OF TOURISM &  
RECREATION~~

ONTARIO HERITAGE  
FOUNDATION

AUG 2 1990

*Nancy Smith*

No. 360-90. A BY-LAW

*To designate the property at 40 Bay Street (Postal Delivery Building) of architectural and historical value or interest.*

(Passed June 25, 1990.)

Whereas by Clause 5 of Neighbourhoods Committee Report No. 8, adopted by Council at its meeting held on June 25, 1990, authority was granted to designate the property at 40 Bay Street (Postal Delivery Building) 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 40 Bay Street (Postal Delivery Building) 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 and historical value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as 40 Bay Street (Postal Delivery Building).
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  
*City Clerk.*

Council Chamber,  
Toronto, June 25, 1990.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Block 4 according to Plan 655E, part of Block 1 according to Plan 642E and part of Lake Street as shown on Plans 536E and 642E, all the said Plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the said part of Lake Street closed by City of Toronto By-law 14951 registered in the said Land Registry Office as Instrument 15889E.S., the boundaries of the said land being described as follows:

PREMISING that the bearings hereinafter mentioned are astronomic and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude, through Zone 10 of the Ontario Coordinate System, then;

COMMENCING at the intersection of the westerly limit of Bay Street with the north-easterly production of the south-easterly limit of the said Block 4, being the south-easterly angle of PART 21 on a plan of survey deposited in the said Land Registry Office as 63R-3515;

THENCE South 55 degrees 40 minutes and 00 seconds West along the said production to and along the said south-easterly limit of Block 4, being along the north-westerly limit of Lake Shore Boulevard West, a distance of 131.13 metres more or less to the south-westerly angle of the said Block 4;

THENCE northerly along the westerly limit of the said Block 4, to and along the westerly limit of the said Block 1, in all a distance of 85.10 metres more or less to the north-westerly angle of the said Block 1;

THENCE North 48 degrees 53 minutes and 50 seconds East along the north-westerly limit of the said Block 1, being along the north-westerly limit of PART 21 a distance of 37.77 metres;

THENCE North 49 degrees 03 minutes and 00 seconds East along the said north-westerly limit of Block 1 being along the north-westerly limit of PART 21 a distance of 20.02 metres;

THENCE North 49 degrees 40 minutes and 00 seconds East along the said north-westerly limit of PART 21 a distance of 19.89 metres;

THENCE North 50 degrees 58 minutes and 40 second East along the said north-westerly limit of PART 21 a distance of 19.76 metres;

THENCE North 52 degrees 58 minutes and 30 seconds East along the said north-westerly limit of PART 21 a distance of 19.61 metres;

THENCE North 55 degrees 40 minutes and 20 seconds East along the said north-westerly limit of PART 21 a distance of 19.38 metres more or less to the north-easterly angle of the said PART 21, being a point in the westerly limit of Bay Street;

THENCE South 17 degrees 00 minutes and 20 seconds East along the easterly limit of the said PART 21, being the said westerly limit of Bay Street, 97.35 metres more or less to the point of commencement.

## SCHEDULE "B"

Reasons for the designation of the property at 40 Bay Street (Postal Delivery Building).

The property at 40 Bay Street (Postal Delivery Building) is designated on architectural and historical grounds. The Postal Delivery Building was constructed in 1939-40 according to the designs of Toronto architect Charles Dolphin and Public Works architect C.D. Sutherland. The building served as the central mail distribution centre in Toronto for the Canadian Postal Service.

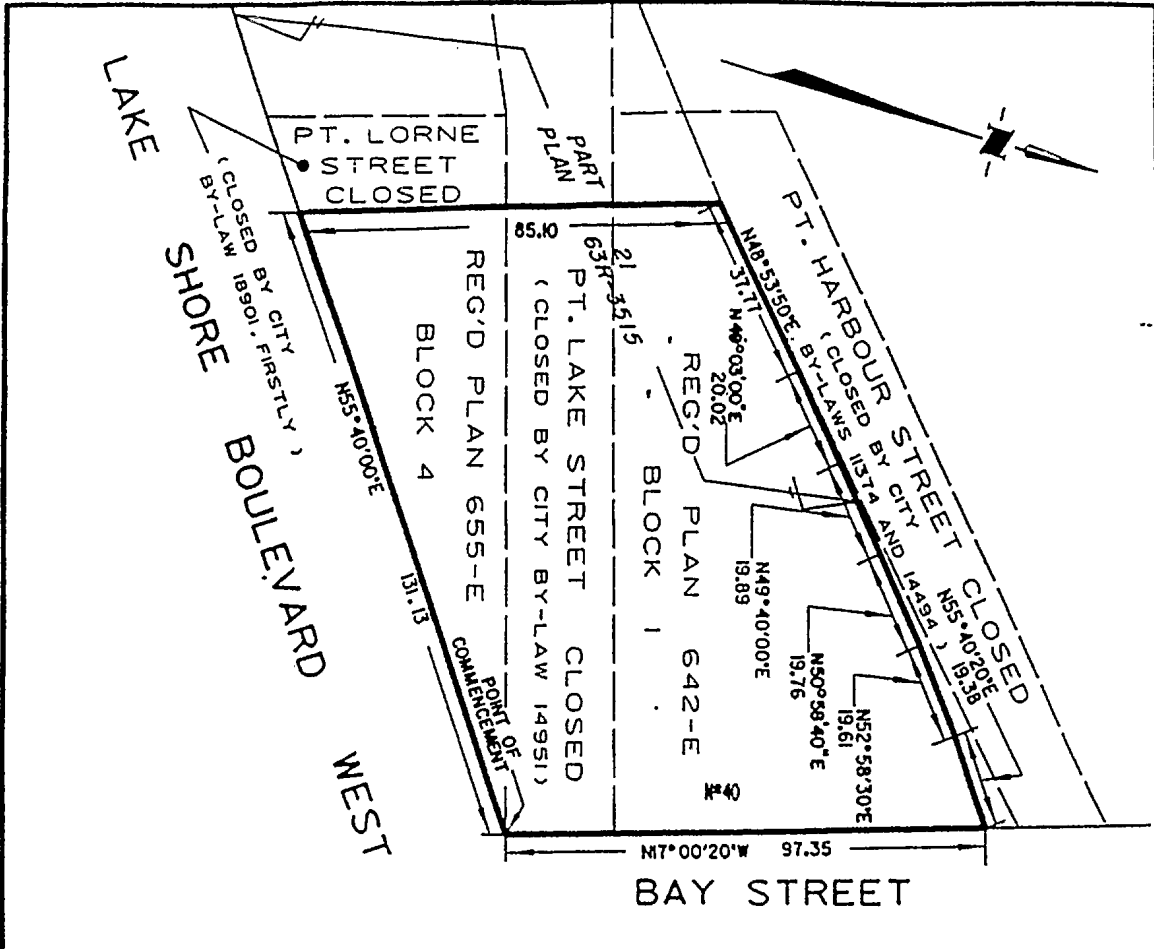
The building, constructed of limestone and polished granite, is distinguished by its horizontal bands of fenestration and its bas relief sculpture, characteristic of the Art Moderne and Art Deco styles. Set on an irregular site at the intersection of Bay Street and Lake Shore Boulevard West, the elevations are treated in a similar manner. In the centre of each wall, multiple fenestration is

inset between stone piers, while the rounded corners of the building feature two bands of wraparound metal windows. The principal entrances flank the southeast corner. Attention is focused on the east elevation with the name band and the bronze Canadian coat-of-arms. The stylized sculptural program reflects the history of communication and transportation in Canada through a progressive series of corner panels.

The Postal Delivery Building is a significant public commission, designed by a local architect in conjunction with the Department of Public Works. The sculptural program is one of the most extensive in the City of Toronto, demonstrating the role of the federal government as a patron of the arts.

SCHEDULE "C"

MAP AREA 506 23



Bearings hereon are astronomic and are referred to the central meridian 79°30' west longitude in zone 10 of the Ontario Co-ordinate System.

DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST CITY OF TORONTO BY-LAW

**NOTE**  
THIS IS NOT A PLAN OF SURVEY

DEPARTMENT OF PUBLIC WORKS  
CITY OF TORONTO

SKETCH TO ILLUSTRATE  
PART OF LAKE STREET (CLOSED BY CITY BY-LAW 149511)  
REGISTERED PLAN 656-E AND 642-E  
PART OF BLOCK 1, REGISTERED PLAN 642-E  
AND BLOCK 4, REGISTERED PLAN 655-E  
CITY OF TORONTO  
MUNICIPALITY OF METROPOLITAN TORONTO  
RATIO 1:1200

40 Metres

Drawn --- C.B. ---  
Checked --- ---  
Approved *[Signature]*  
FILE 87-16 PLAN SYE2411