

Authority: Toronto and East York Community Council Item 34.11,
as adopted by City of Toronto Council on June 8 and 9, 2010
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 490-2012

To designate the property at 17 Dundonald Street (Commercial Travellers' Association of Canada Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 17 Dundonald Street (Commercial Travellers' Association of Canada 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 buildings and structures located 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 17 Dundonald Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under 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 17 Dundonald 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 17 Dundonald Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

Description

The property at 17 Dundonald Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. The Commercial Travellers' Association of Canada Building (1956) is a 2½-storey office building that was designed by the Toronto architectural firm of Weir, Cripps and Associates.

Statement of Cultural Heritage Value

The Commercial Travellers' Association of Canada Building is an early and representative example of a small-scaled and well-designed office building that displays Modern styling from the period after World War II when the Modern Movement in architecture was gaining popularity in Toronto. Its design is distinguished by the grid-like pattern of solids and voids where the application of concrete, glazed brick, aluminum, travertine with expanses of glass are characteristic of early Modern architecture.

Contextually, the Commercial Travellers' Association of Canada Building through its scale supports and maintains the dominant character of Dundonald Street where low-rise buildings make up the balance of the streetscape. The Commercial Travellers' Association of Canada Building was carefully-designed to respect the scale and integrity of Dundonald Street, which retains much of its early 20th century appearance as a residential subdivision northeast of Yonge and Wellesley streets.

Heritage Attributes

The heritage attributes of the property at 17 Dundonald Street are:

- The 2½-storey office building
- The scale, form and massing
- The near-square plan under a flat roof, where the basement half-storey is set back on the east, north and west sides
- The cladding, employing concrete, turquoise-hued glazed brick, travertine, aluminium and glass
- On the principal (north) façade, the organization of the wall into four bays where concrete piers divide tiers of strip windows with travertine spandrels and panels
- The placement of the main entrance on the north façade in the recessed and glazed west (right) bay, where double doors are protected by a projecting and angled canopy
- The side elevations (east and west), which are divided into five bays, with the outer bays filled with glazed brick and the centre bays repeating the fenestration from the north façade
- The rear (south) wall, where one of the four bays is brick-clad, and a secondary entrance is found

- The placement of the building on the south side of Dundonald Street where a small landscaped forecourt separates it from the street

SCHEDULE "B"

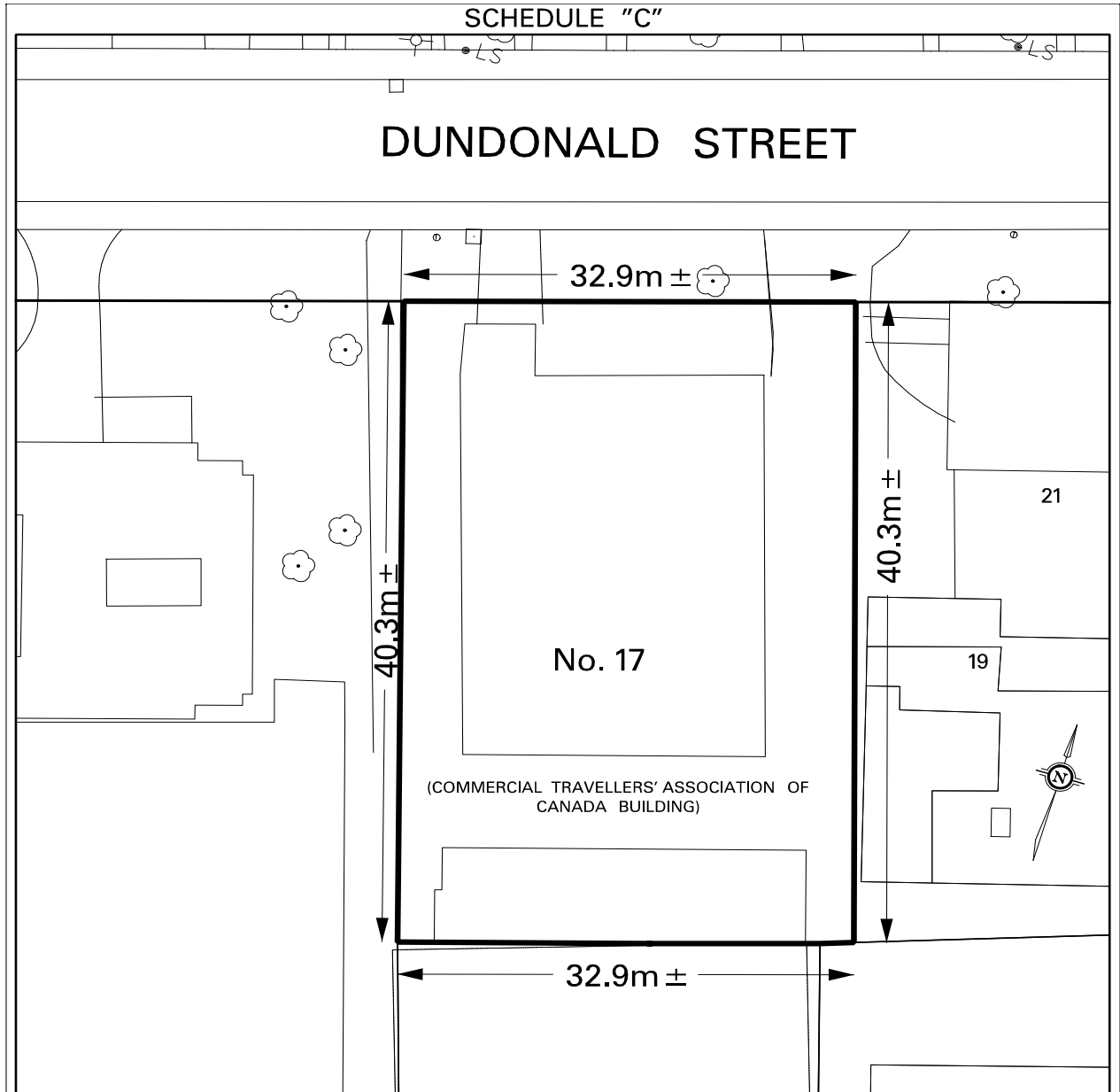
PIN 21106-0141 (LT)

LT 41-42 PL 250E TORONTO; PT LT 43 PL 250E TORONTO AS IN CT916315

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-2011-129 dated January 13, 2012, as set out in Schedule "C".



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 17 DUNDONALD STREET (COMMERCIAL
TRAVELLERS' ASSOCIATION OF CANADA BUILDING)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 – TORONTO CENTRE-ROSEDALE
DATE: JANUARY 13, 2012

SKETCH No. PS-2011-129