



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



City Clerk's Office

**Secretariat**  
Ellen Devlin  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**Ulli S. Watkiss**  
City Clerk

**Tel:** 416-392-7033  
**Fax:** 416-397-0111  
**e-mail:** teycc@toronto.ca  
**Web:** www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18  
CITY OF TORONTO, PROVINCE OF ONTARIO  
85 RICHMOND STREET WEST**

**AMENDMENT OF DESIGNATING BY-LAW 960-88**

Oxford Properties Canada Ltd.  
c/o Andrew O'Neil  
100 Adelaide St W, Suite 900  
Toronto, Ontario M5H 0E2

9486798 Canada Inc  
85 Richmond Street West  
Toronto, Ontario M5H 2C9

ONTARIO HERITAGE TRUST

APR 18 2018

RECEIVED

Take notice that City Council intends to amend former City of Toronto By-law 960-88, a by-law designating the property at 85 Richmond Street West as being of architectural value or interest, to update the cultural heritage values and attributes according to the 2005 amendments to the Ontario Heritage Act.

**Federal Building**

The Federal Building meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

**Description**

Located on the southwest corner of Sheppard Street, the property at 85 Richmond Street West contains the Federal Building, an 11-storey office building that was completed in 1923 by Yolles and Rotenberg, developers and general contractors, according to the design of American architect C. Howard Crane.

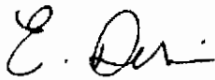

**Statement of Significance**

The Federal Building has design value as a commercial building from the interwar era that is distinguished as a first-generation "skyscraper" with Beaux-Arts styling while employing contemporary materials and construction methods. It was completed as the largest fire-proof office building in Canada.

- The organization of the north and east elevations by the piers and, above the second, third and ninth stories, the band courses
- The fenestration on the north and east elevations, with the oversized commercial openings in the first (ground) floor, the tripartite Chicago-style windows in the second storey, the symmetrically-placed pairs of flat-headed openings with the stone sills in the upper floors, and the spandrels
- The west side elevation, which is viewed from Richmond Street West, and the rear (south) elevation, which is viewed from Sheppard Street
- On the interior, the north lobby with the ceiling with the coffers and mouldings, the brass fittings, the bracketed wall-hung light fixtures, and the stainless-steel elevator doors with the decorative brass motifs

Notice of an objection to the amendment of the designating by-law may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, Ontario, M5H 2N2, within thirty days of April 11, 2018, which is May 11, 2018. The notice of objection must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 11<sup>th</sup> day of April, 2018

  
 Ulli S. Watkiss  
City Clerk