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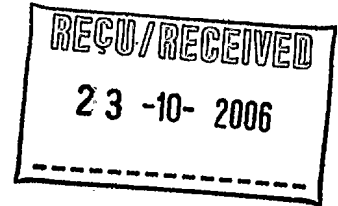
City Clerk's Office

276 file ✓
Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

Tel: 416-392-7033
Fax: 416-392-2980
e-mail: teycc@toronto.ca
Web: www.toronto.ca

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



NOTICE OF PASSING OF BY-LAW

439287 Ontario Limited
225 Duncan Mill Road
Suite 320
Toronto, Ontario
M3B 3K9

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. 797-2006 to designate 260 Richmond Street West (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

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

Ulli S. Watkiss
City Clerk

✓ 2/8/07
RP-M
RC

Authority: Toronto and East York Community Council Report 5, Clause 14,
as adopted by City of Toronto Council on June 27, 28 and 29, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 797-2006

**To designate the property at 260 Richmond Street West (Tip Top Tailors Warehouse) as
being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 260 Richmond Street West (Tip Top Tailors Warehouse) 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 260 Richmond Street West 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 260 Richmond Street West, 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 260 Richmond Street West 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

Description:

The property at 260 Richmond Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design or physical value, historical or associative value, and contextual value. Located on the north side of Richmond Street West between John Street (west) and Duncan Street (east), the five-storey warehouse was constructed in 1914 for Tip Top Tailors. In 1924, a sixth floor was added to the original building and a complementary six-storey addition attached to the east end.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 260 Richmond Street West is related to its design or physical value as a representative example of an industrial building from the World War I period that displays a high degree of craftsmanship with the application of terra cotta on portions of the principal (south) façade.

The cultural heritage value of the Tip Top Tailors Warehouse also relates to its historical or associative value as it reflects the practices of Toronto architect Isadore Feldman and the architectural firm of Kaplan and Sprachman. Feldman, whose individual commissions included the American Hat Frame Company Building at 49 Bathurst (a recognized heritage property), designed the Tip Top Tailors Warehouse before forming a partnership with J. P. Hynes and A. E. Watson in 1915. As Hynes, Feldman and Watson, the firm's projects included all types of buildings, among them Allen's Theatre (now known as the Music Hall) at 147 Danforth Avenue, which is included on the City of Toronto Inventory of Heritage Properties. Harold Kaplan and Abraham Sprachman were among the first practicing Jewish architects in Toronto, and were known for their designs for movie theatres across Canada, beginning in 1936 with the completion of the Eglinton Theatre at 400 Eglinton Avenue West (the property is designated under Part IV of the *Ontario Heritage Act*).

The cultural heritage value of the property at 260 Richmond Street West is also connected to its historical or associative value for its direct association with an organization that is significant to the development of the business community in Toronto. Founded by David Dunkelman in 1909 to manufacture men's clothing, Tip Top Tailors became one of Canada's leading retailers in the 20th century.

The cultural heritage value of the Tip Top Tailors Warehouse is also associated with its contextual value as it defines and supports the industrial character of the area. The property is situated south of Queen Street West within the King-Spadina neighbourhood where neighbouring properties include the Wesley Building (now known as the CHUM-City Building) at 299 Queen Street West, which displays similar terra cotta cladding and is designated under Part IV of the *Ontario Heritage Act*.

Heritage Attributes:

The heritage attributes of the Tip Top Tailors Warehouse related to its cultural heritage value as a representative example of an industrial building displaying a high degree of craftsmanship are found on the principal (south) façade, south roofline and the portions of the side elevations (east and west) described below, consisting of:

- The cladding on the principal (south) façade: the white terra cotta on the original five-storey five-bay section above the base; the limestone on the sixth storey of the original building (1914), the entire six-storey addition (1924), and the bases of both sections; and, the light-coloured brick on the south ends of the east and west elevations;
- The definition of the south roofline by a crenellated parapet, with stepped and arched sections, egg and dart moulding, and two lion head gargoyles under the arches;
- The organization of the principal (south) façade, extending six floors above a raised base; the vertical division of the wall into eight bays of varying widths that are separated by piers and recessed pilasters with reliefs at the fifth and sixth stories; and, the horizontal division of the wall by the watertable above the base and the cornice with a scroll pattern and dentils between the fourth and fifth stories;
- The detailing on the south façade, specifically the banding on the raised base with window openings, and the quoins that wrap around the corners of the east and west elevations;
- The principal (south) entrance, which is contained in a round-arched opening in the east (right) bay of the 1914 section (the original doors have been replaced);
- The flat-headed window openings, with spandrel panels beneath the second through the fourth-storey openings and square panels with reliefs above the fifth- and sixth-storey openings;
- The portions of the east and west elevations, extending 33 feet or 10.06 metres from the south façade, with the light-coloured brick cladding, the quoins and, on the west wall only, the painted signage reading "TIP TOP TAILORS SUITS AND O'COATS MADE TO MEASURE"; and
- The Reasons for Designation do not include the remainder of the east and west elevations and the rear (north) wall.

SCHEDULE "B"

Part of PIN 21411-0055 (LT).

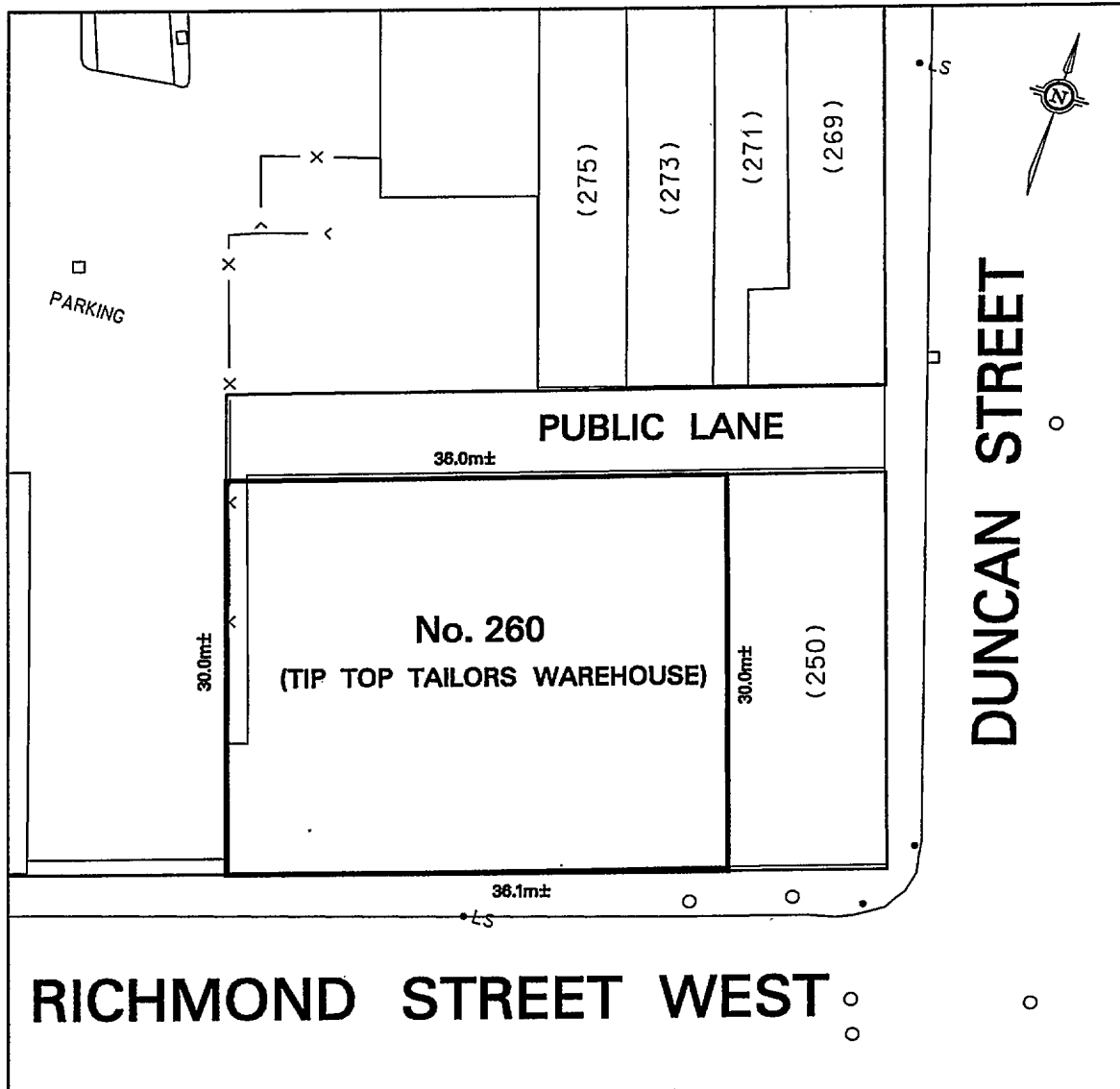
PT TOWNLT 15 N/S RICHMOND STREET PL TOWN OF YORK TORONTO FORMERLY
N/S HOSPITAL STREET; PT LT 5 PL 173E TORONTO AS IN CA526097

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-2006-122 dated
September 13, 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. 260 RICHMOND STREET WEST
 (TIP TOP TAILORS WAREHOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 10 - TRINITY-SPADINA
 DATE: SEPT. 13, 2006

SKETCH No. PS-2006-122