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

NOTICE OF INTENTION TO DESIGNATE

Oxford Properties Canada Limited
Suite 1700
120 Adelaide Street West
Toronto, Ontario
M5H 1T1
Att: [REDACTED]

Ontario Heritage Foundation

Take notice that the Council of the City of Toronto, on the 9th, 10th and 11th of May, 2000, decided to designate the lands and buildings known municipally as 111 Richmond Street West (Yolles and Rotenberg Building) (Downtown).

Short Statement of Reasons for Designation

The property at 111 Richmond Street West is designated for architectural reasons. The development company of Yolles and Rotenberg commissioned the building as its new head office. The firm engaged Peter Dickinson, in his capacity as chief designer for the Toronto architectural partnership of Page and Steele, to prepare the designs. Morden Yolles was the engineer. Opening in 1954, the Yolles and Rotenberg Building was notable as the first office building in Toronto with automatic elevators.

The Yolles and Rotenberg Building employs a concrete slab structural system that was innovative at the time. Rising 15 stories, the building is designed with a podium and tower. The recessed single-storey base has a transparent appearance and features glazed shopfronts organized by coloured granite piers. The next 11 floors display alternating limestone spandrels and strip windows. The top three stories are setback as a penthouse. In all floors, operable windows contain green tinted glass. Placed on the north facade along Richmond Street, the principal entrance is identified by Dickinson's trademark canopy that projects over the street and extends into the interior vestibule. On the west elevation, the south part of the wall is setback above the podium. The north end of the west wall is clad with a solid sheath of green-glazed brick, now concealed by the

neighbouring building at 121 Richmond Street West. The east and rear (south) walls face the courtyard of the Richmond-Adelaide Centre.

On the interior, the lobby is an important feature. Extending across the ground floor of the building, it is entered from either the north or south ends and features an open staircase to the basement. As originally designed, the lobby incorporated terrazzo floors, a scalloped marble ceiling, and a multi-coloured marble-clad east wall (the lobby has been altered).


The Yolles and Rotenberg Building is located on the south side of Richmond Street West between York and Sheppard Streets. It is important in context with the adjoining Federal Building (1922-1923) at 85 Richmond Street and the Richmond-Adelaide Centre (1964) at 120 Adelaide Street West, both commissioned by Yolles and Rotenberg.

The Yolles and Rotenberg Building at 111 Richmond Street West is an important surviving example of the work of Peter Dickinson (1925-1961). As the chief designer for Page and Steele (1950-1958) and as the principal of his own firm (1958-1961), Dickinson designed landmark buildings in Toronto during the Modern era, many of which were commissioned by Yolles and Rotenberg. The Yolles and Rotenberg Building joins the Benvenuto Place Apartments, the O'Keefe Centre (now the Hummingbird Centre), the Prudential Building, and the Queen Elizabeth Building at Exhibition Place as recognized heritage buildings designed by Peter Dickinson.

Heritage Toronto's Heritage Property Report (Long Statement of Reasons for Designation) respecting the property is available for viewing at the City Clerk's Division at City Hall and the offices of Heritage Toronto.

Notice of an objection to the designation may be served on the City Clerk, c/o Frances Pritchard, Committee Administrator, Toronto Community Council, 4th Floor, West Tower, City Hall, 100 Queen Street West, Toronto M5H 2N2 within thirty days of the 27th of June 2000, setting out the reason(s) for the objection and all relevant facts.

Dated at Toronto this 27th day of June, 2000.



Novina Wong
City Clerk


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