

**CITY OF TORONTO**

**BY-LAW 783-2018**

**To amend former City of Toronto By-law 960-88, being a by-law to designate the property at 85 Richmond Street West of architectural value or interest, by amending the reasons for designation to update and revise the reasons for designation.**

Whereas By-law 960-88 designated the property at 85 Richmond Street West as being of architectural value or interest under the Ontario Heritage Act; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws; and

Whereas authority was granted by Council to amend By-law 960-88 to update and revise the reasons for designation; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 85 Richmond Street West and upon the Ontario Heritage Trust, Notice of Intention to amend By-law 960-88, and 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, § 162-4.1, Notice requirements under the Ontario Heritage Act; and

Whereas the amended reasons for designation are set out in Schedule A to this by-law; and

Whereas no notice of objection to the proposed amendments has been served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. By-law 960-88 is amended by deleting the reasons for designation set out in Schedule B and substituting the reasons for designation set out in Schedule A attached to this by-law.
2. By-law 906-88 is amended by adding PIN 21403-0070 (LT) to Schedule A.
3. 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.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 85 Richmond Street West and upon the Ontario Heritage Trust.

Enacted and passed on June 29, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### REASONS FOR DESIGNATION STATEMENT OF SIGNIFICANCE

85 Richmond Street West

The Federal Building

City of Toronto By-law 960-88 designating the property at 85 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act is revised to update the cultural heritage values and attributes according to the 2005 amendments to the Ontario Heritage Act. 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 Federal Building is valued for its historical association with the American architect, C. Howard Crane. Following his training with the notable Albert Kahn Associates in Detroit, Crane was recognized internationally for the movie theatres he designed across North America and in Britain. While Crane accepted commissions for other building types in the United States and Canada, the Federal Building is his only documented office building in Canada.

The cultural heritage value of the property at 85 Richmond Street West is also through its connection to Yolles and Rotenberg, the contractors and developers who constructed the Federal Building. The company was co-founded by Louis S. Yolles, who is also distinguished as one of the first practicing Jewish architects in Ontario. Following the completion of the Federal Building, Yolles and his business partner, lawyer Harry Rotenberg commissioned other heritage buildings in the Financial District, including the National Building (1926) at 347 Bay Street, the Sterling Tower (1928) at 372 Bay Street and the Yolles and Rotenberg Building (1954) at 111 Richmond Street West.

The property at 85 Richmond Street West is also linked to the ongoing development of the Financial District in the early 20th century when the area west of Bay Street was laid out according to urban design principles identified with the City Beautiful Movement. A 1911 plan introduced "Federal Avenue," a ceremonial boulevard designed to link Union Station with a new public building on Queen Street West. With the outbreak of World War I, the project remained unbuilt, but was recognized in the naming of the Federal Building.

Contextually, the Federal Building is historically, visually and physically linked to its setting on the southwest corner of Richmond and Sheppard streets where it contributes to the character of the Financial District. Placed east of the Yolles and Rotenberg Building (1954) at 111 Richmond Street West, the Federal Building adjoins other landmark skyscrapers located west of Bay Street, including the adjoining Graphic Arts Building (1911) at 73 Richmond Street West, the Concourse Building (1928) at 100 Adelaide Street West, and the Victory Building (1930) at 78 Richmond Street West.

Heritage Attributes:

The heritage attributes of the Federal Building at 85 Richmond Street West are:

- The placement, setback and orientation of the building on the southwest corner of Sheppard Street
- The scale, form and massing of the 11-storey U-shaped plan with the light well (south)
- The materials, with the concrete construction, the limestone and brick cladding, and the stone, brick and metal detailing
- The flat roofline (the pressed metal cornice was removed)
- The principal (north) elevation, extending 9 bays on Richmond Street West, and the east side elevation, extending five bays on Sheppard Street, with the three-storey base and the eight-storey shaft
- On the north elevation, the main entrance, which is centered in the wall in a two-storey surround with the reed moulding, the entablature and the cartouche (the original doors have been replaced)
- 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 coffered ceiling with octagonal patterns, the brass fittings, the bracketed wall-hung light fixtures, and the stainless-steel elevator doors with the decorative brass motifs

**SCHEDULE B**  
**LEGAL DESCRIPTION**

Part of PIN 21403-0070 (LT):

Part of Town Lots 6 and 7 on the south side of Richmond Street West, Town of York Plan, City of Toronto, designated as Part 35 on Plan 63R-1677.