

Authority: Toronto and East York Community Council Item 2.10,
as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007
Enacted by Council: April 24, 2007

CITY OF TORONTO

BY-LAW No. 387-2007

To designate the property at 401 Richmond Street West (Macdonald Manufacturing Company Buildings) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 401 Richmond Street West (Macdonald Manufacturing Company Buildings) 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 401 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 401 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 401 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 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The property at 401 Richmond Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The complex of former manufacturing buildings is situated on the south side of Richmond Street West in the first block east of Spadina Avenue. Constructed in five stages between 1899 and 1923 (as illustrated on Goad’s fire insurance atlases), the buildings were commissioned by the Macdonald Manufacturing Company, tinware lithographers. In 1994, the complex was converted to a cultural centre for artists that has received awards for the adaptive reuse of historical buildings.

Statement of Cultural Heritage Value

The Macdonald Manufacturing Company Buildings have physical or design value as representative examples of an industrial complex from the turn of the 20th century. The site contains a series of interconnected buildings and structures that have been embellished with decorative brick and stone, and highlighted by the treatment of the main (west) entrance and the presence of a tower and smokestack.

Contextually, the Macdonald Manufacturing Company Buildings assist in maintaining, defining and supporting the historical character of the King-Spadina neighbourhood as it continues to evolve with the conversion of former industrial buildings for new uses. To date, over 100 properties representing the historical development of the area since the mid 19th century have been included on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of the Macdonald Manufacturing Company Buildings that relate to its cultural heritage value as a representative example of an industrial complex from the turn of the 20th century are found on the exterior walls, flat roof and interiors, consisting of:

- The organization of the complex with a series of attached buildings forming a U-shaped plan with an interior courtyard.
- The red brick cladding, apart from brown brick cladding on the rear (south) walls of some of the buildings fronting on Richmond Street West.
- The north facades of the three adjoining buildings that extend 39 bays along Richmond Street and rise four stories above raised bases with window openings; the flat rooflines with corbelled brickwork and dentils on the west and centre buildings and the stone coping on the east building; the large segmental-arched window openings with stone sills, triple brick flat arches and, in most cases, 12-over-12 sash windows in the first storey, which are reduced in height in the upper three floors; the four entrances containing cargo doors that are placed

intermittently along the north facades; the main entrance to the complex, which is located on the west wall of the west building in a monumental arched surround (the doors have been replaced); and, the continuous stone band with corbelled brickwork above that links the window openings flanking the west entry.

- The remaining elevations of the complex, where the fenestration is symmetrically placed.
- On the south elevation, the multi-sided tower that overlooks the interior courtyard.
- The open courtyard between the buildings.
- The rooftop garden (an addition following the conversion of the complex to an artists' centre).
- At the south end of the complex, the brick smokestack.
- On the interior, the west lobby (inside the main entrance) with the floors, columns, ceiling and doors.

SCHEDULE “B”

LEGAL DESCRIPTION

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66) being composed of:

FIRSTLY:

PIN 21412-0010 (LT)
PCL 1-1 SEC M254; LT 1 S/S CATHERINE ST PL M254 TORONTO

SECONDLY:

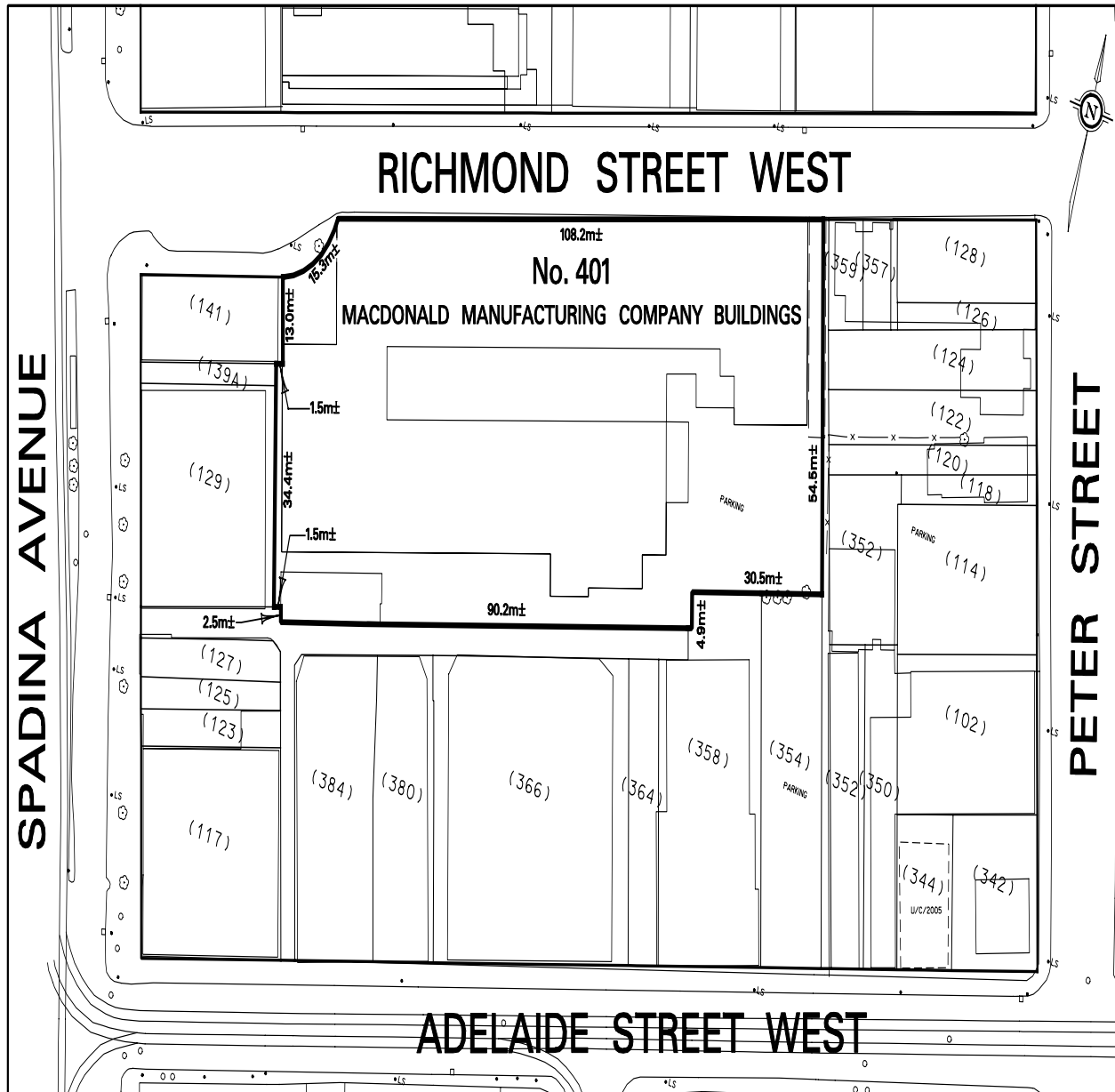
PIN 21412-0234 (LT)
LT 8-9 PL 1B TORONTO

THIRDLY:

PIN 21412-0235 (LT)
PT BLK I PL ADJOINING MILITARY RESERVE TWP OF YORK AS IN CA275548
(FIRSTLY, PARCEL TWO)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-131 dated April 13, 2007, 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. 401 RICHMOND STREET WEST (MACDONALD MANUFACTURING COMPANY BUILDINGS)
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 20 - TRINITY-SPADINA
 DATE: APRIL 13, 2007

SKETCH No. PS-2007-131