

Authority: Toronto and East York Community Council
Item TE19.18, as adopted by City of Toronto Council on
November 8 and 9, 2016

CITY OF TORONTO

BY-LAW 573-2022

To designate the property at 384 Richmond Street East as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 384 Richmond Street East as being 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 lands and premises known as 384 Richmond Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website 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 a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Conservation Review Board for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and

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

The Council of the City of Toronto enacts:

- 1.** The property at 384 Richmond Street East more particularly described in Schedule B 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 384 Richmond Street East at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website 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.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 384 RICHMOND STREET EAST

Reasons for Designation

Dominion Envelope Company Building

The property at 384 Richmond Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and 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 north side of Richmond Street East, west of Ontario Street, the Dominion Envelope Company Building was constructed in 1925 by the Newell Company, headed by Edward Newell, and according to the designs of Toronto architect William Sparling, with additions dating to the late 1940s. The Dominion Envelope Company was first located in the Newell Building at 90 Ontario Street, and afterward expanded into the Newell Building Annex at 410 Richmond Street East and the subject building that form a three-building complex near the corner of Richmond and Ontario streets.

Statement of Significance

The property at 384 Richmond Street East has cultural heritage value for the design of the Dominion Envelope Company Building as an early 20th century industrial building that is an early example of the Modern Movement in architecture with its innovative use of new building technologies and materials. With the exposed concrete posts and beams that divide the stories horizontally and create grid patterns for the red brick panels and industrial-scale windows, its design allowed the seamless addition of extra stores and the frank expression of exposed concrete.

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The Dominion Envelope Company Building is also valued historically for its connection to Toronto architect, William Sparling, who designed the structure. In a career that included apprenticeships and partnerships with leading Canadian architects, as well as his roles as the founder of the William F. Sparling Company and as a principal in Sparling, Martin and Forbes, Sparling designed many of Toronto's iconic buildings, from the Masonic Temple (1918) at

Yonge Street and Davenport Road with its innovative concrete technology, to the Loblaw Groceteria Company's Lake Shore Boulevard West warehouse (1928) that is a hallmark of Art Deco styling. At the Dominion Envelope Company Building, Sparling continued his use of exposed concrete that he had applied in earlier projects, including the Ellis Building, a designated heritage property at 384 Adelaide Street West.

Contextually, the property at 384 Richmond Street East is valued for its role in defining and supporting the character of the area southeast of Queen Street East and Sherbourne Street as it evolved in the early 20th century from its residential and commercial origins to an industrial district focused on Richmond Street East (originally Duchess Street). With the adjoining Newell Building and its Annex at 90 Ontario Street and 410 Richmond Street, respectively, as well as the neighbouring Hamilton Brewing Association Building at 78 Ontario Street and the Gendron Manufacturing Company Building at 411 Richmond Street East (which is a designated heritage property), the Dominion Envelope Company Building is historically, visually and physically linked to its surroundings where it remains a key component of the industrial enclave that anchors the northwest corner of Ontario and Richmond streets.

Heritage Attributes

The heritage attributes of the Dominion Envelope Company Building at 384 Richmond Street East are:

- The setback, placement and orientation of the building in its original location on the north side of Richmond Street East, west of Ontario Street
- The scale form and massing of the building, which rises five stories at the south end, four stories at the north end, and is L-shaped with an interior courtyard (which is not visible from Richmond Street East)
- The materials, with the red brick and concrete cladding and detailing
- The flat roofline with the coping
- The principal (south) elevation on Richmond Street East where, above the first (ground) floor openings, the upper stories contain trios of flat-headed window openings, which decrease in height from the bottom to the top
- On the principal (south) elevation, the exposed concrete beams separating the stories
- On the west elevation, which extends from five stories on the south to four stories on the north, the grid of concrete posts and beams containing red brick panels and flat-headed industrial-scale window openings with steel sash windows
- The east elevation facing the interior courtyard and the rear (north) elevation on Brigden Place, which continue the design, materials and fenestration from the west elevation

SCHEDULE B

LEGAL DESCRIPTION

PART OF PIN 21091-0003 (LT)
PART OF LOT 1, NORTH SIDE OF DUCHESS STREET
PLAN OF TOWN OF YORK
PART OF LOT 6, NORTH SIDE OF DUCHESS STREET
REGISTERED PLAN 124
DESIGNATED AS PARTS 2 AND 5, PLAN 66R-32707

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)