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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974  
1974 S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE  
PROPERTY AT NOS. 71-75 RICHMOND STREET WEST  
(GRAPHIC ARTS BUILDING)


NOTICE OF PASSING OF BY-LAW

To: ~~Dennis Commercial Properties Ltd.  
2944 Yonge Street  
Toronto, Ontario  
M4N 2K3~~

Ontario Heritage Foundation. ✓

Take notice that the Council of the Corporation of the  
City of Toronto has passed By-law No. 559-80 to designate  
the above property. (File 0855).

DATED at Toronto this 21st day of October, 1980.

  
Roy V. Henderson  
City Clerk

No. 559-80. A BY-LAW

*To designate the Property at Nos. 71-75 Richmond Street West,  
of architectural value.*

(Passed June 23, 1980.)

WHEREAS The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS notice of intention to so designate the property at Nos. 71-75 Richmond Street West having been duly published and served and a notice of objection to such designation having been received, the Council of the Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

WHEREAS the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that Nos. 71-75 Richmond Street West be duly designated by by-law of the City of Toronto pursuant to the provisions of The Ontario Heritage Act, 1974; and

WHEREAS the aforesaid Council has considered the said report; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto.

Therefore, the Council of the Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described in Schedule "A" hereto, known as the property at Nos. 71-75 Richmond Street West.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

JOHN SEWELL,  
Mayor.

A. R. N. WOADDEN,  
Deputy City Clerk.

Council Chamber,  
Toronto, June 23, 1980.  
(L.S.)

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### SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, formerly in the County of York and Province of Ontario, being composed of part of Town Lot 6 on the south side of Richmond Street West according to the Town of York plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said parcel of land being described as follows:

COMMENCING at the intersection of the southerly limit of Richmond Street West with the easterly limit of Sheppard Street;

THENCE easterly along the said southerly limit of Richmond Street West, being along the northerly limit of the said Town Lot 6, a distance of 30.63 metres more or less to the easterly limit of the said Town Lot 6;

THENCE southerly along the said easterly limit of Town Lot 30.43 metres;

THENCE westerly in a straight line 30.68 metres more or less to a point in the aforesaid easterly limit of Sheppard Street distant 30.34 metres measured southerly thereon from the point of commencement;

THENCE northerly along the last-mentioned limit 30.45 metres to the said point of commencement.

### SCHEDULE "B"

Reasons for the designation of the Property at Nos. 71-75 Richmond Street West

The Graphic Arts Building, 71-75 Richmond Street West at Sheppard Street (SE), 1913, by F.S. Baker, is designated on architectural grounds as a fine example of Beaux Arts classical design which successfully adapts the columned temple form to use as an office building. The building is also important in terms of the surrounding streetscape for the way in which it anchors the corner and integrates (by the use of similar facade detailing) the line of Sheppard Street with that of Richmond Street.