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Authority: Toronto East York Community Council Report No. 5, Clause No. 15,  
as adopted by City of Toronto Council on May 21, 22 and 23, 2003  
Enacted by Council: May 23, 2003

**CITY OF TORONTO**

**BY-LAW No. 464-2003**

**To designate the property at 183 Dovercourt Road (Ideal Bread Company Factory) as  
being of architectural value or interest.**

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 183 Dovercourt Road (Ideal Bread Company Factory) and upon the Ontario Heritage Foundation, 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 Conservation Review Board has recommended that the property be designated; and

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

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 183 Dovercourt Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural 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 183 Dovercourt Road 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION****1.0 INTRODUCTION**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 183 Dovercourt Road (Ideal Bread Company Factory) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 183 Dovercourt Road is recommended for designation for architectural reasons. The Ideal Bread Company Factory was completed in 1919 according to the plans of Montreal architect Sydney Comber for the production and distribution of bread and baked goods. Following the amalgamation of the Ideal Bread Company with Wonder Bakeries Limited in 1938, the company retained the Dovercourt Road property until 1957.

The Ideal Bread Company Factory is designed with elements of Edwardian Classicism. Rising five stories, the building displays a rectangular plan covered by a flat roof with a large chimney at the east end. Constructed of steel and concrete, the building is clad with red brick and trimmed with red and brown brick, artificial stone and metal. The main features and detailing are concentrated on the seven-bay south façade, the six-bay west facade and the beveled southwest corner containing the main entrance. A pair of doors and a transom (now altered) are placed in a stone doorcase with voussoirs and an entablature, keystone and triangular pediment. Above the first floor, the walls are divided vertically by four-storey brick pilasters with stone trim. Horizontally, stone cornices extend above the first second and fourth floors, and a metal cornice with modillion blocks and a decorated brick parapet surmount the top storey. The pattern of the fenestration is significant, as it was designed to reflect the original interior functions of the building. The first floor displays various-sized openings, with a series of oversized segmental-arched openings (former delivery doors) between brick piers. Above, the window openings are segmental-headed in the second and fifth stories, flat-headed in the third, and round-arched and recessed in the fourth. The various openings contain single, pairs and trios of windows with stone keystones, lintels, corbel stops and sills, and brick voussoirs, pilaster strips and decorative panels. The west wall is extended by additions that complement the original factory in height and cladding while modifying some of the detailing. Flat-headed window openings are regularly placed on the rear (east) wall, while the north wall is devoid of openings.

The property at 183 Dovercourt Road is located on the northeast corner of Dovercourt Road and Argyle Street. The Ideal Bread Company Factory is a good example of Edwardian Classicism applied to an industrial building. With its height, fenestration and detailing, the building is a highly visible feature on Dovercourt Road north of Queen Street West.

## HERITAGE PROPERTY PROFILE

**IDEAL BREAD COMPANY FACTORY**

ADDRESS:	183 Dovercourt Road (northeast corner of Dovercourt Road and Argyle Street)
WARD:	19 (Trinity-Spadina)
NEIGHBOURHOOD/COMMUNITY:	Dovercourt neighbourhood
HISTORICAL NAME:	Ideal Bread Company Factory
CONSTRUCTION DATE:	1919
ORIGINAL OWNER:	Ideal Bread Company, William H. Carruthers, co-owner and manager
ORIGINAL USE:	Industrial (factory)
CURRENT USE: *	Commercial (* <i>this does not refer to permitted use(s) as defined by the Zoning By-law</i> )
ARCHITECT/BUILDER/CRAFTSMAN:	Sydney Comber, architect; R. G. Kirby and Son, contractors
ARCHITECTURAL STYLE:	Edwardian Classicism
DESIGN/CONSTRUCTION:	Steel and concrete construction with brick cladding and brick, artificial stone and metal detailing
ADDITIONS/ALTERATIONS:	1923 and 1933, additions, Sydney Comber, architect and R. G. Kirby and Son, contractors; dates unknown, door and transom replaced; some window and door openings altered in first floor; some alterations to north additions
HERITAGE CATEGORY:	Category C (Neighbourhood Heritage Property)
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	May 2002

## 2.0 HISTORICAL OCCUPANCY:

## 2.1 DOVERCOURT NEIGHBOURHOOD

The property at 183 Dovercourt Road is located on one of the 100-acre "park lots" that were surveyed north of present-day Queen Street and awarded to government officials following the founding of the Town of York in 1793. Park lot 26, located east of Dufferin Street, was initially reserved for the unnamed Solicitor General of Upper Canada. While the property was divided and sold in 1798, it remained undeveloped when George Taylor Denison reassembled it in separate transactions dated 1816 and 1822. His son, Richard Lippincott Denison, inherited the adjoining park lots 25 and 26 where he established an estate named "Dover Court" for the family's ancestral home in Essex. With the westward expansion of the City of Toronto, the 1870s witnessed the surveying of the Denison lands into residential subdivisions.

## 2.2 IDEAL BREAD COMPANY FACTORY

The property on the northeast corner of Dovercourt Road and Argyle Street (formerly Cedar Street) was initially developed in 1873. The following year, John Dempster acquired the site where he operated a grocery store and bakery. His family retained the land and the business until 1909 when the property was sold to three bakers. Brothers William H. and Charles S. Carruthers, with a new partner Robert S. McMullen, expanded the property through the acquisition of land to the north in 1913. The following year, the partnership officially named their business the "Ideal Bread Company". In 1918, building permits were issued for a new factory that was completed by August 1919 and illustrated in the January 1920 issue of *Construction* magazine. The Ideal Bread Company Factory was designed top to bottom to accommodate the interior uses. The penthouse level on the fifth floor originally contained an assembly hall with a stage and seating for 400 people that was used by the employees and, on occasion, the public. After mixing on the fourth floor, dough was shaped on the third level where the extended ceiling height accommodated two "travelling ovens" that produced up to 7000 loaves per hour. The finished product was conveyed to the second floor for packaging, then transferred to the first floor where wagons delivered supplies and removed bread and baked goods (produced on the second storey) through the round-arched openings. The Ideal Bread Company amalgamated with Wonder Bakeries Limited in 1938. The company retained the Dovercourt Road property until 1957.

### 3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

#### 3.1 ARCHITECTURAL STYLE

The Ideal Bread Company Factory is designed with elements of Edwardian Classicism. The style was popularized after the turn of the 20th century when, after the design excesses of the late Victorian era, architecture returned to simplicity of form and applied ornament derived from the Classical tradition.

#### 3.2 ARCHITECT, BUILDER OR CRAFTSMAN

Montreal architect Sydney Comber (1887-1961) designed the building and the two additions executed in 1923 and 1933. Comber specialized in industrial architecture, and achieved recognition for the Elmhurst Dairy and the Harrison Brothers' food processing plant in Montreal.

#### 3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising five stories, the Ideal Bread Company Factory is the tallest structure in the immediate neighbourhood. The building displays a rectangular plan covered by a flat roof with a large chimney at the east end. Constructed of steel and concrete, the building is clad with red brick and trimmed with red and brown brick, artificial stone and metal. Attention is focused on the facades facing south onto Argyle Street and west onto Dovercourt Road. The southwest corner of the building is beveled and contains the main entrance. In the first floor, radiating voussoirs highlight a flat-headed stone doorcase with an entablature, keystone and triangular pediment. Inside, the original doors and round-headed transom have been altered. Above the entry, brick pilasters with stone bases and weatherings rise from the second through the fourth floors. A segmental-arched window opening

with brick voussoirs and a stone sill and keystone marks the second storey. Between the second and third floors, a decorative panel is applied in contrasting brown brick and surmounted by a stone cornice. The third storey displays a flat-headed window opening with a splayed stone lintel and sill, while the fourth floor has a round-arched window opening set in a brick recess with brick voussoirs and a stone keystone, corbel stops and sill. Above a second cornice, the fifth floor is set back and lighted by a segmental-headed window opening flanked by pilaster strips in contrasting brick. A substantial metal cornice with modillion blocks and a parapet with a triangular pediment tops the corner.

The shape of the window openings and their detailing is repeated on the south and west facades. The window openings display stone sills, brick voussoirs or stone lintels and, in the second and fourth floors, stone keystones. Stone cornices extend across both walls above the first, second (behind the pilasters) and fourth floors. A metal cornice with modillion blocks surmounts the top storey and wraps around the corner of the north wall. Above the cornice, a brick parapet has decorative brickwork and stone trim. The west façade extends seven bays along Argyle Street. In the first floor, five oversized segmental-arched openings with brick voussoirs and stone keystones spring from brick piers with stone bases and weatherings. Other smaller openings are flat-headed or segmental-arched. As introduced on the beveled corner, the next three floors are organized into bays by three-storey brick pilasters with stone trim. The pilasters divide the single window openings in the west (left) bay and the multiple window openings in the remaining bays, as described below. The second floor displays pairs of segmental-arched window openings. Brick panels separate the second and third stories. Above the third floor with its trios of flat-headed window openings, the fourth storey is distinguished by round-arched window openings, with tripartite windows recessed in the majority of the bays. Inset pilaster strips organize the pairs of segmental-arched window openings in the attic storey.

On the west wall, the original building extends six bays along Dovercourt Road and displays the same window shapes and detailing as the south façade. Above the first floor with its two oversized openings, the first and fourth bays from the south end have single window openings, while the remaining bays contain multiple openings. The west wall is extended by additions that complement the original factory in height and cladding while modifying some of the detailing. On the rear (east) wall, flat-headed window openings are regularly placed. The north wall is devoid of openings.

#### 4.0 CONTEXT

The Ideal Bread Company Factory is located on the northeast corner of Dovercourt Road and Argyle Street. The site forms part of a commercial and institutional node in the neighbourhood, with the presence of the former Dovercourt Road Baptist Church (1887) on the northwest corner of the intersection and a commercial building, parkette and school at the southeast corner. In the surrounding residential neighbourhood, a series of residential properties on Afton Avenue, Beaconsfield Avenue and Mackenzie Crescent are included on the City of Toronto Inventory of Heritage Properties. The surviving walls and gates of the former Provincial Lunatic Asylum (demolished) on Queen Street West, south of the site, are recognized as heritage features on the Inventory of Heritage Properties.

## 5.0 SUMMARY: STATEMENT OF SIGNIFICANCE

The property at 183 Dovercourt Road is architecturally significant as a good example of Edwardian Classicism applied to an industrial building. The Ideal Bread Company Factory is a highly visible feature on Dovercourt Road north of Queen Street West.

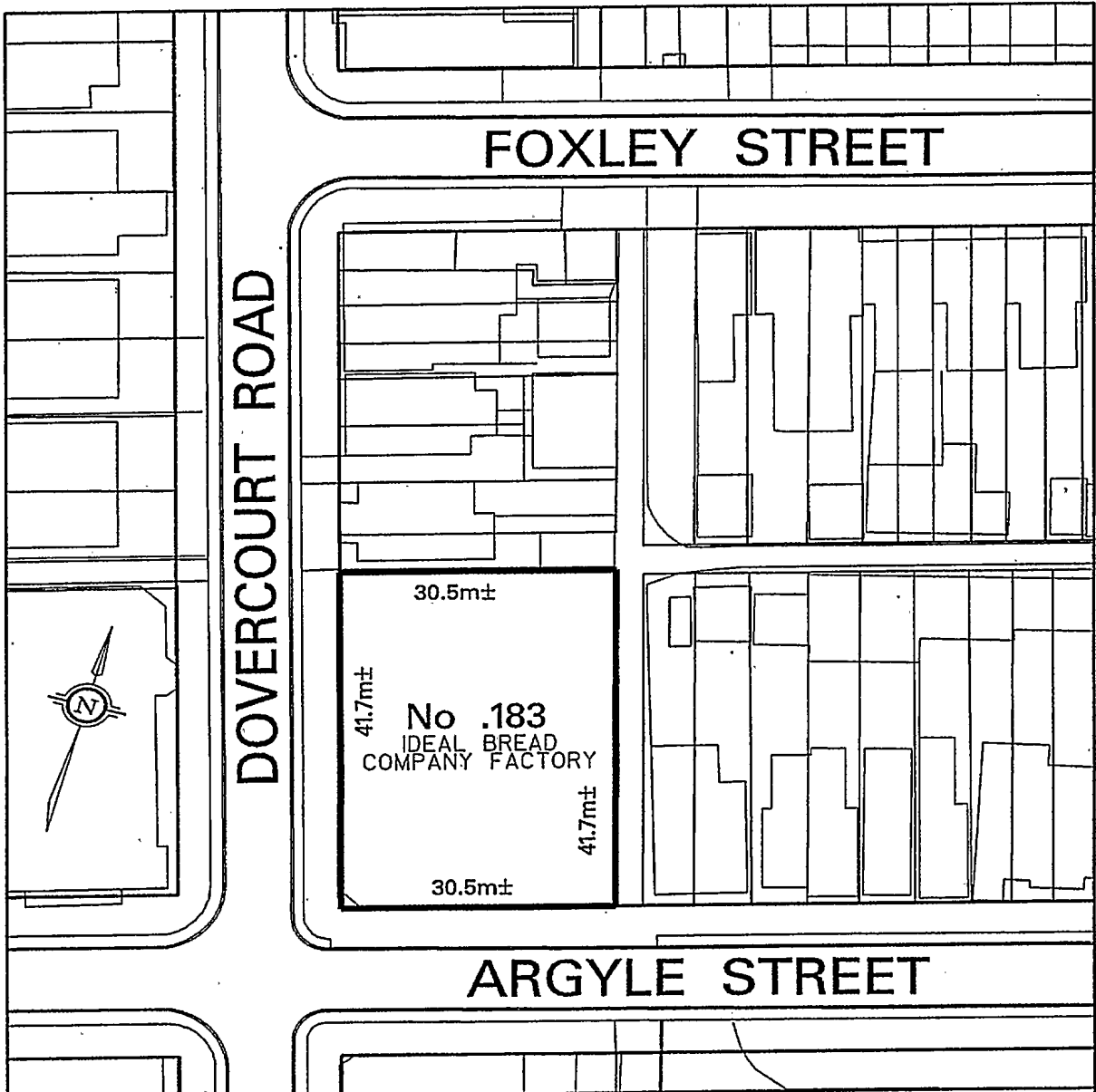
**SCHEDULE "B"****LEGAL DESCRIPTION**

Lots 46, 47, 48, 49, 50 and 51 on Plan D66 in the Registry Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2002-077 dated September 27, 2002, amended May 15, 2003, as set out in Schedule "C".



SCHEDULE "C"



**Toronto**

WORKS & EMERGENCY SERVICES  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING

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. 183 DOVERCOURT ROAD  
(IDEAL BREAD COMPANY FACTORY)  
LAND DESIGNATED AS BEING OF  
ARCHITECTURAL VALUE AND INTEREST

(NOT TO SCALE)

WARD 19 - TRINITY-SPADINA  
DATE: SEPT. 27, 2002 (AMENDED MAY 15, 2003)

SKETCH No. PS-2002-077



REC'D/RECEIVED  
- 5 -06- 2003

file 107

Ulli S. Watkiss  
City Clerk

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255 Spadina Road  
Toronto, Ontario M5R 2V3

Tel: 416-397-5000  
Fax: 416-392-9685  
E-mail: archives@city.toronto.on.ca  
Web: www.city.toronto.on.ca

RECEIVED  
JUN 11 2003  
CONSERVATION REVIEW  
BOARD

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
183 DOVERCOURT ROAD  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

Lescar Holdings Corp. Ltd.  
91 Oxford Street  
Toronto, Ontario  
M5S 1P2

Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 464-2003 to designate 183 Dovercourt Road as being of architectural value or interest.

Dated at Toronto this 3<sup>rd</sup> day of June, 2003.

  
Ulli S. Watkiss  
City Clerk

gw  
KT

VRC  
done  
file