

Authority: Toronto and East York Community Council Item 16.8,
as adopted by City of Toronto Council on June 6, 7 and 8, 2012

CITY OF TORONTO

BY-LAW No. 1350-2013

To designate the property at 497 Richmond Street West (Waterworks Building) 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 497 Richmond Street West (Waterworks Building) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 497 Richmond Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property 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 no notice of objection has been served upon the Clerk of the municipality; 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 497 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 497 Richmond Street West and upon the Ontario Heritage Trust and to cause notice of this by-law 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*.

Enacted and passed on October 11, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Description

The property at 497 Richmond Street West (including the portions identified as 505 and 511 Richmond Street West) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. The Waterworks Building (1932) is a public works complex rising one and two stories around an interior courtyard and containing an administrative building, workshops and warehouse that is located on the south side of Richmond Street West between Brant and Maud Streets and includes St. Andrew's Playground on Adelaide Street West. The site was listed on the City of Toronto Inventory of Heritage Properties in 1983.

Statement of Cultural Heritage Value

The Waterworks Building has design value as a representative example of a public works complex that is distinguished by its highly crafted Art Deco detailing with decorative stonework. The interior of the south workshops displays a rare and original wood floor with pieces of wood inlaid to resemble masonry.

The property is associated with the architectural career of J. J. Woolnough, who held the position of City Architect during the 1930s when the Waterworks Building was designed and constructed. During his extended career with the City of Toronto, Woolnough oversaw the plans for an important collection of public buildings, including the Horse Palace at the Canadian National Exhibition and the Waterworks Building, which embraced Art Deco designs.

Contextually, with the size of the property that incorporates St. Andrew's Playground, the scale, placement and appearance of the building on Richmond Street, and the position of the complex to terminate the vista south on Augusta Avenue from Queen Street West, the Waterworks Building is a local landmark in the King-Spadina neighbourhood.

Heritage Attributes

The heritage attributes of the property at 497 (with 505 and 511) Richmond Street West are:

- The scale, form and massing of the structure that rises from one to two extended stories around an interior courtyard that is entered from both Richmond Street West and Maud Street
- The brick cladding, with brick, stone, wood, metal and glass detailing
- The flat roofs covering the complex, with wood monitors with metal detailing above the workshops and gabled skylights with metal trusses over the warehouse
- On the administrative building on Richmond Street West, the stone base, the stonework around the entrances to the offices and the courtyard, the band courses dividing the stories, the stylized corner quoins, the tripartite stone banding above the piers, the coping

and decoration along the roofs and, on the frontispiece at the west end of the north facade, the chevrons and date stone

- The fenestration, with piers organizing the flat-headed window openings that are aligned vertically and horizontally on the administrative building, workshops and warehouse, some of which retain the original metal sash windows
- The surviving wood exterior doors
- On the interior of the workshops and warehouse, the unique and original wood floor, the metal trusses along the ceiling and in the skylights, and the brick piers with stylized geometric detailing
- The setting of the complex to terminate the vista south along Augusta Avenue from Queen Street West overlooking St. Andrew's Playground and Adelaide Street West

SCHEDULE "B"
LEGAL DESCRIPTION

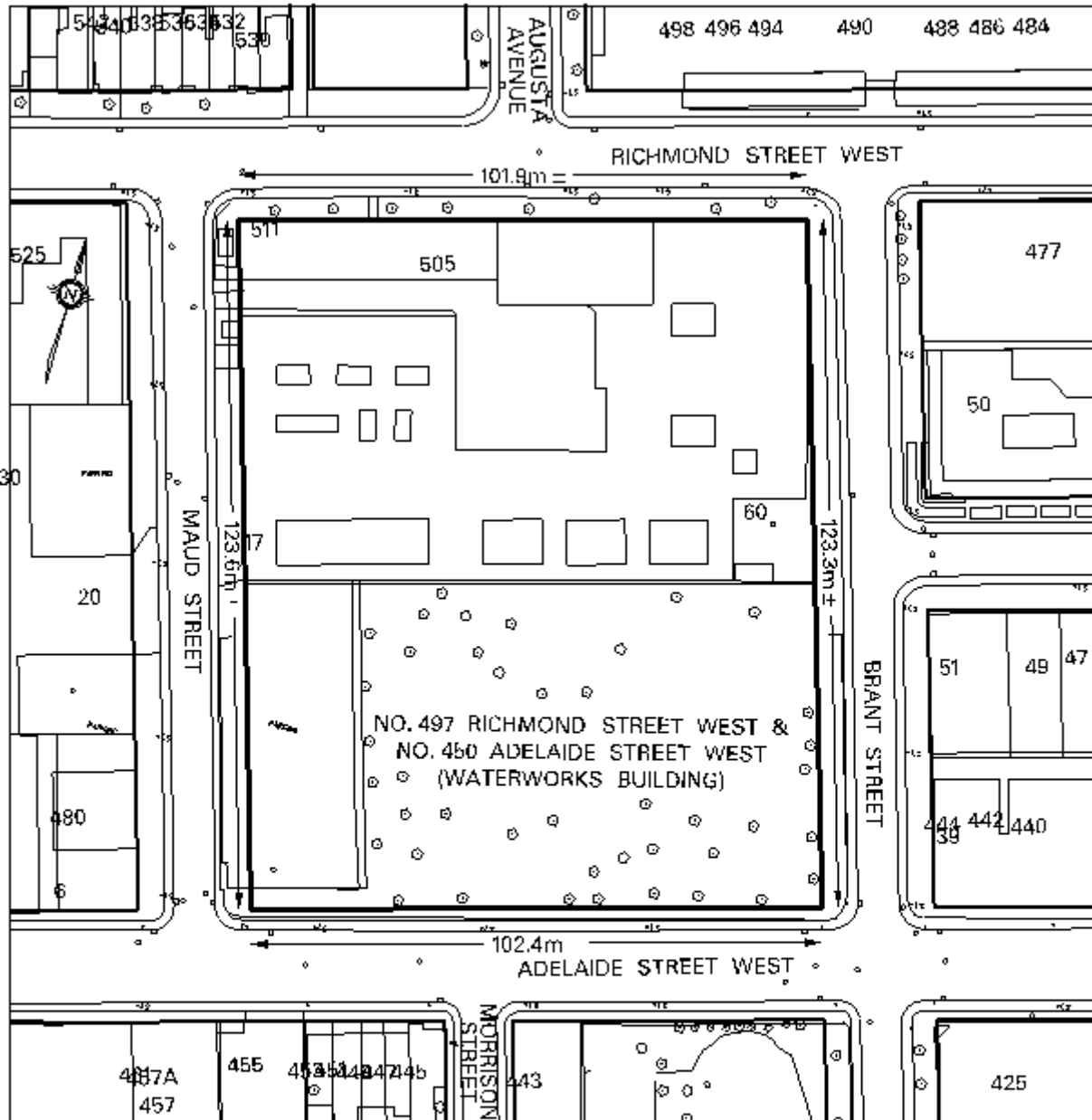
PIN 21239-0207 (LT)

LT SEC WEST MARKET PL MILITARY RESERVE TORONTO; PT BRANT ST,
ADELAIDE ST, RICHMOND ST, MAUD ST PL MILITARY RESERVE TORONTO
CLOSED BY WF17729

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-072 dated July 19, 2013, as set out in Schedule "C".

SCHEDULE "C"



NO. 497 RICHMOND STREET WEST &
NO. 450 ADELAIDE STREET WEST
(WATERWORKS BUILDING)



NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
FIELD PHOTOGRAPHS. IT
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK.

CHECKED BY: JOHN HOISE
PREPARED BY: DWYANE FITZ

PROPERTY INFORMATION SHEET

NO. 497 RICHMOND STREET WEST AND
NO. 450 ADELAIDE STREET WEST
(WATERWORKS BUILDING)

LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

WARD 23 - TRINITY-SPADINA
DATE: JULY 18, 2013

(NOT TO SCALE)

SKETCH No. PS-2013-072