

Authority: Planning and Housing Committee
Item PH27.11, as adopted by City of Toronto
Council on November 9, 10 and 12, 2021

CITY OF TORONTO

BY-LAW 68-2022

To designate the property at 164 Bathurst Street (including an active entrance at 621 Richmond Street West) 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 164 Bathurst Street (including an active entrance at 621 Richmond Street West) 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 164 Bathurst Street (including an active entrance at 621 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 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 164 Bathurst Street (including an active entrance at 621 Richmond Street West), 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 164 Bathurst Street (including an active entrance at 621 Richmond Street West) 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 February 3, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

164 Bathurst Street (including an active entrance at 621 Richmond Street West)

Reasons for Designation

The property at 164 Bathurst Street 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 the categories of design/physical value and contextual value.

Description

The property at 164 Bathurst Street, dating to c.1875, is a mixed-use building with commercial use at the ground floor and residential use above. Having served various commercial occupants since its construction, including a hotel, grocery stores, and "box lunch" shops, it currently houses a restaurant. Oriented towards Bathurst Street, the building's primary component is a two-and-a-half storey structure, with a two-storey rear portion along Richmond Street West.

Statement of Cultural Heritage Value

Dating to c.1875, the property at 164 Bathurst Street is a representative example of a mixed-use commercial building from the late nineteenth century. It retains its scale, form, and massing as a two/two-and-a-half-storey brick building with a cross-gable roof, original openings at the upper storey, and details that suggest the influence of the Italianate style, which was popular in Ontario between the 1850s and 1880s. This style typically featured a prominent application of Classical vocabulary, as seen in this property's brick quoins and pronounced wood brackets beneath the eaves. Apart from various alterations at the ground storey, the building's most substantial modification appears to have been a small rear extension in the 1880s to expand the property's commercial capacity.

Sited at the corner of Bathurst Street and Richmond Street West, the property is important in maintaining and supporting the character of the surrounding area. The building's location at the intersection of two thoroughfares heightens its position as a historic anchor within an evolved block. The property is also visually and historically linked to its surroundings as one of the oldest mixed-use commercial properties in the immediate area. As the earliest mixed-use commercial building along this portion of Bathurst Street, which was otherwise substantially developed by 1889, the property is a significant remnant of the nineteenth-century streetscape to which it long contributed.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 164 Bathurst Street as a representative example of a mixed-use commercial building from the late nineteenth century:

- The property's scale, form, and massing, with a two-and-a-half-storey component along Bathurst Street and a two-storey component along Richmond Street West, both with gabled roofs
- The property's brick construction with brick and wood exterior details
- The primary (east) elevation's composition in four bays with original openings at the upper storeys
- Segmentally arched brick surrounds at the upper storey windows
- Two dormers on the east elevation with a starburst pattern in their gable ends and small wood brackets
- The property's architectural features that suggest the influence of the Italianate style, including brick quoins and pronounced wood brackets beneath the eaves
- Two original or early decorative wood pilasters, one on the east elevation and one on the north elevation

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 164 Bathurst Street as a historic anchor within its block and a significant remnant of a nineteenth-century streetscape:

- The property's siting and orientation at the southwest corner of Bathurst Street and Richmond Street West, with a primary elevation along the former and a secondary elevation along the latter

**SCHEDULE B
LEGAL DESCRIPTION**

PIN 21242-0205 (LT)

FIRSTLY

PART OF LOT 2, SECTION I, PLAN OF MILITARY RESERVE AS IN CA647312 EXCEPT THE EASEMENT THEREIN,

SECONDLY

1 FOOT RESERVE, REGISTERED PLAN 316 CITY WEST, PART OF LOT 2, SECTION I, PLAN OF MILITARY RESERVE, PART OF LANE, REGISTERED PLAN 316 CITY WEST AS IN CA623563 EXCEPT THE EASEMENT THEREIN S/T INTEREST IN CA623563, S/T INTEREST OF THE MUNICIPALITY,

THIRDLY

LANE, REGISTERED PLAN 316 CITY WEST EXCEPT CA623563,

FOURTHLY

LOTS 1 AND 2, REGISTERED PLAN 316 CITY WEST,

FIFTHLY

LOT 2A, REGISTERED PLAN 316 CITY WEST,

SIXTHLY

PART OF LOT 3, REGISTERED PLAN 316 CITY WEST AS IN CA141007,

SEVENTHLY

LOT 4, PART LOTS 3 AND 5, REGISTERED PLAN 316 CITY WEST AS IN CA686416,

EIGHTHLY

LOT 6, PART OF LOT 5, REGISTERED PLAN 316 CITY WEST AS IN CT522809

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)