

## **Supplementary Report - 141 Bathurst Street and 579 Richmond Street West - Notice of Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act**

Date: December 14, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 10 - Spadina-Fort York

### **SUMMARY**

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This supplementary report recommends that City Council adopt revised Statements of Significance for the report '141 Bathurst Street and 579 Richmond Street West - Notice of Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act.' The report was presented at the November 25, 2021 meeting of the Planning and Housing Committee and in considering the item the Committee requested that the Chief Planner and Executive Director, City Planning review the Statements of Cultural Heritage Value and attributes for the two properties.

Following the review, and in consultation with the property owner, staff have revised the Statement of Significance for 141 Bathurst Street, (Attachment 1) removing the adjacent laneway from the heritage attributes. Staff have also revised the Statement of Significance for 579 Richmond Street West (Attachment 2) removing the chimney (which has been capped) from the heritage attributes. These revisions do not alter the conclusions of the original report that the two listed heritage properties at 141 Bathurst Street and 579 Richmond Street West are of cultural heritage value.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The City Clerk issued a notice of complete application for the redevelopment of the properties on September 24, 2021. City Council must make a decision and issue a Notice of Intention to Designate the subject properties no later than December 23, 2021.

Designation enables City Council to review proposed alterations, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 141 Bathurst Street (entrance address 581 Richmond Street West), under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Revised Statement of Significance: 141 Bathurst Street, (Reasons for Designation) attached as Attachment 1 to the report, December 3, 2021, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 579 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Revised Statement of Significance: 579 Richmond Street West (Reasons for Designation) attached as Attachment 2 to the report, December 3, 2021, from the Chief Planner and Executive Director, City Planning.
3. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

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At its meeting of November 25, 2021, the Planning and Housing Committee recommended that City Council state its intention to designate the property at 141 Bathurst Street (entrance address 581 Richmond Street West) and the property at 579 Richmond Street West. The Committee also requested that the Chief Planner and Executive Director, City Planning, report directly to the December 15 and December 16, 2021 meeting of City Council after completing a review of the Statement of Cultural Heritage Value and attributes for the property located at 141 Bathurst Street, confirming and ownership of an adjacent laneway and reviewing the Statement of Cultural Heritage Value and attributes for the property located at 579 Richmond Street West, especially the capped chimney.

At its meeting of November 17, 2021, the Toronto Preservation Board recommended that City Council state its intention to designate the property at 141 Bathurst Street (entrance address 581 Richmond Street West) and the property at 579 Richmond Street West. The Toronto Preservation Board also requested that the Senior Manager, Heritage Planning, Urban Design, City Planning review the Statement of Cultural Heritage Value and attributes for the property at 141 Bathurst Street including the description of the property and ownership of the adjacent laneway and review the Statement of Cultural Heritage Value and attributes for the property located at 579 Richmond Street West, especially the capped chimney and prepare any revisions as may be necessary.

[Agenda Item History - 2021.PB28.3 \(toronto.ca\)](#)

## **COMMENTS**

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As requested by the Planning and Housing Committee, and in consultation with the property owner, Allied REIT and their heritage consultant, staff have reviewed and revised the Statement of Significance (141 Bathurst Street, Attachment 3 of the October 27, 2021 report) and removed the adjacent laneway, identified as "Lane East of Bathurst Street and South of Richmond Street" which is a city-owned laneway, from the heritage attributes. Staff have also reviewed and revised the Statement of Significance (579 Richmond Street West, Attachment 4 of the October 27, 2021 report) and removed the capped chimney from the heritage attributes.

In consultation with the property owner, Allied REIT and their heritage consultant, this report also notes a correction to the addresses included in the description of a development application which will include these two currently listed heritage properties. The correct addresses are 141 and 149-161 Bathurst Street and 579-591 Richmond Street West. The previous report mistakenly included the addresses at 143-147 Bathurst Street as part of the proposed development. Demolition permits were issued on November 19, 2021 for the house-form properties at 149-157 Bathurst Street which were previously determined not to merit inclusion on the Heritage Register. Further concerns regarding a proposed change in the legal description will be resolved during the drafting of the designation bylaw.

This report is supplementary to the October 27, 2021 report, '141 Bathurst Street and 579 Richmond Street West - Notice of Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act.'

The Revised Statement of Significance (Attachment 1) for 141 Bathurst Street and the Revised Statement of Significance (Attachment 2) for 579 Richmond Street West comprise the Reasons for Designation, which is the Public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the

City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner & Executive Director,  
City Planning Division

## **ATTACHMENTS**

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Attachment No. 1 - Revised Statement of Significance (Reasons for Designation):  
141 Bathurst Street  
Attachment No. 2 - Revised Statement of Significance (Reasons for Designation):  
579 Richmond Street West

**REVISED STATEMENT OF SIGNIFICANCE  
(REASONS FOR DESIGNATION)**

The property at 141 Bathurst Street, (entrance address 581 Richmond Street West) 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 value.

**Description**

The property at 141 Bathurst Street is located near the south-east corner of Bathurst Street and Richmond Street West in the King-Spadina neighbourhood. A two-storey, brick-clad factory in the Industrial Classical style was constructed in 1900 for E. C. Walker and Sons Ltd., hat manufacturers, and extended between 1910 and 1913. Located in a rear yard behind the houses facing Richmond Street West (then known as Farley Avenue), the property was originally accessed through laneways and was known as 159-163 Farley Avenue and by 1913 as 587 Richmond Street West. The Walker property was extended, c.1949, with the purchase of the property at 141 Bathurst Street providing access from Bathurst Street. After 1954 the original 19th-century house at 141 Bathurst was demolished and replaced with a parking lot. E. C. Walker & Sons Ltd. maintained the address at 587 Richmond Street West, referencing the address at 141 Bathurst Street as the company storeroom.

The property is identified as a contributing property in the King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal. It was included on the City's Heritage Register in 2017.

**Statement of Cultural Heritage Value**

Constructed in 1900 with later extensions, the E. C. Walker & Sons Ltd. hat factory at 141 Bathurst Street has design value as a well-crafted example of the factory-warehouse type which emerged in Toronto in the late 19th and early 20th centuries. The Walker family factory exhibits the characteristic features of the type in the long, narrow, flat-roofed two-storey volumes forming an L-shape around the rear single-storey wing. The facades with their long, rectangular windows, arranged in pairs between half-pilasters, are expressive of the internal post-and-beam factory structure. The regular bays of the half-pilasters and the principal entry with its broad elliptical arch, glazed fanlight and sidelights (currently without glazing) represent elements of Georgian classicism which render the Walker factory a fine example of Industrial Classicism. The choice of buff brick cladding is shared with local landmarks including the adjacent St. Mary's church and school buildings constructed in the 1870s through the 1890s, the Joseph Mulvey house of 1869 and its adjoining, later, St. Mary's Arts and Letters Club of 1909 (now known as the Factory Theatre). In its setting, the Walker factory is distinctively atypical as it was constructed in a rear yard behind the houses facing Richmond and Bathurst Streets, benefitting from the laneway which lead to its principal

west façade and maintaining access via an additional laneway to a rear service yard from Richmond Street.

The property at 141 Bathurst Street has historical value for its association with E. C. Walker & Sons Ltd. a family-based, hat-making company which originated in the late 1870s and endured until the 1960s. The business was rooted in the millinery and dress-making enterprise initiated by Sarah J. Walker c. 1875, and flourished as 'E. C. and S. J. Walker' in a shop on Queen Street West when her husband Edwin C. Walker, a cabinet-maker, joined her enterprise by 1889. In 1900, the Walkers purchased the property now known as 141 Bathurst Street and built the hat factory for E. C. Walker & Sons Ltd., including their sons, Edwin E. and Homer H. Walker in the operations. When Sarah Walker closed her business on Queen Street in 1903, their son, Stanley Walker, took over the premises with his furrier company. E. C. Walker & Sons Ltd. continued to operate as hat and cap makers and later as manufacturers of hat and bonnet frames and suppliers until they sold the premises in 1966. Through their 65 years of operation, E. C. Walker & Sons Ltd. were part of the early transformation of the King-Spadina district from a residential and institutional neighbourhood to Toronto's premium manufacturing hub, acquiring its Fashion District moniker. Following the sale of the property in 1966, the factory continued to be used as a warehouse through the 1980s. By 1990, it was part of the renaissance of the King-Spadina neighbourhood through its adaptive re-use as artist and photographers studios, typesetter's shop and as office space including tenants such as the Toronto Arts Council and Artscape.

Constructed in 1900, the E. C. Walker & Sons factory building is important as it maintains and supports the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise scale, brick cladding and factory typology features combined with classical elements. Set back from the street, and viewed from both Richmond Street West and Bathurst Street, its unusual setting is indicative of the evolving history of the neighbourhood as industrial uses began to predominate in the former residential and institutional neighbourhood.

For over 120 years, the E. C. Walker & Sons factory building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing hub and emerging Fashion District and for the past 50 years as part of the regeneration of the King-Spadina neighbourhood as a vibrant commercial and cultural centre.

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the design and physical value of the E. C. Walker & Sons Ltd. factory at 141 Bathurst Street as a representative of a well-crafted late-19th and early, 20th-century factory type:

- The setback, placement and orientation of the building on its lot at the south-east corner of the intersection of Bathurst Street and Richmond Street West

- The scale, form and massing of the flat-roofed, narrow, two-storey, L-shaped building with a single-storey rear extension
- The buff brick cladding
- The arrangement of the long rectangular window openings on the principal west façade, rear north façade and rear east façade in pairs between half buttresses
- The chimney on the east side of the main building

The following heritage attributes contribute to the design and physical value of the E. C. Walker & Sons Ltd. factory at 141 Bathurst Street as a representative of the Industrial Classical style:

- The principal entry on the west façade, with its broad elliptical arch, fanlights and sidelights characteristic of Georgian style architecture
- The half pilasters which provide the classical ordering of traditional full-length pilasters or columns

### **Contextual Value**

The following heritage attributes contribute to the contextual value of the property at 141 Bathurst Street as it supports the late-19th and early, 20th-century character of the King-Spadina neighbourhood as characterized by low-rise, brick-clad factory buildings with period details:

- The scale, form and massing of the buff brick-clad, two-storey building with a flat roof and regularly spaced pairs of windows on its principal (west) facade
- The Industrial Classical details as outlined above
- The setting of the factory building in the centre of the block as an indication that it was originally constructed behind house-form buildings and historically accessed by two laneways from Richmond Street and as reflective of the transformation of the King-Spadina neighbourhood from a residential and institutional enclave to the City's industrial hub

**579 RICHMOND STREET WEST**  
**REVISED STATEMENT OF SIGNIFICANCE**  
**(REASONS FOR DESIGNATION)**

**ATTACHMENT 2**

The property at 579 Richmond Street West 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 value.

**Description**

The property at 579 Richmond Street West, located on the south side of Richmond Street West between Portland Street and Bathurst Street, contains a factory building constructed in 1913 to the designs of the architect Isadore Feldman in the Industrial Classical style for the Independent Cloak Co. Originally constructed as a five-and-a-half-storey factory, following a fire in 1914, it was reconstructed as four-and-a-half storeys.

The property is identified as a contributing property in the King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal. It was included on the City's Heritage Register in 2017.

**Statement of Cultural Heritage Value**

The Independent Cloak Co. building has design value as a fine example of the factory type, designed in the Industrial Classical style which proliferated in the factories of the King-Spadina neighbourhood in the early 20th century. The factory typology is present in the flat-roofed, rectangular massing of the four-and-a-half-storey volume, brick cladding, windows arranged in a grid pattern expressive of the internal post and beam structure and its manufacturing function. Additional factory features include the loading dock on the west elevation, adjacent to the elevator, and the raised roof parapet concealing the elevator housing. The Industrial Classical style is present in the modulation of the factory design through the articulation of the principal (north) façade with a series of brick pilasters stretching the height of the façade from the cast stone base to the cornice with corbelled, segmentally-headed arches at the top, decorative corbelling and a stone belt course beneath the first floor windows and projecting brick panels beneath each window in the upper stories. The classical style of the stone framing of the door (now mostly painted over) with its deep recess, corbel brackets, and moulded mutule blocks beneath a plain cornice topped by a stone tablet with a simple recessed panel are further elements which elevate the public, street-facing façade of the factory with the civic language of classicism and contribute to the Industrial Classical style.

The property has historical value for its contribution to the development of the King-Spadina neighbourhood as Toronto's manufacturing and employment hub from the early to mid-20th century. Its adaptive re-use as office and studio space from the 1980s forward was part of the renaissance of King-Spadina. Following a common practice of



factory development and enterprise in the neighbourhood, Joseph Bockneck and Louis Fluxgold, proprietors of the Independent Cloak Company commissioned the building as a factory for themselves which would be supported by additional tenants. Although the Independent Cloak Co. sold the property following the fire in 1914, the building continued to be important in the King-Spadina neighbourhood as it was the location for a variety of manufacturing enterprises over the next 60-70 years related to the garment industry as well as the automotive and upholstery industries.

The Independent Cloak Co. is valued as it represents the work of the architect Isadore Feldman (1887-1919) during the period when he operated as a sole practitioner and had a predominance of factory commissions for Jewish clients working in the garment industry. Along with the Independent Cloak Co. these commissions included the Cooper Cap Co., 1911, at Spadina and Grange avenues, the American Hat Frame Co, 1912, at Bathurst and Wellington streets, the Imperial Clothing Co., 1913, Richmond Street West, the Tip Top Tailors Block, 1914, Richmond Street West. Feldman's work contributed to the emergence of the garment industry in the King-Spadina neighbourhood as it gained its Fashion District identity. His work represents the growing economic importance of the Jewish community to the city's manufacturing economy. The 1911, Adath Israel Jewish Synagogue, designed by Feldman and located on Centre Avenue near Agnes Street, in the 'Ward' contributed to the establishment of Jewish religious and cultural life in the early 20th century and its representation in the City of Toronto.

Located on the south side of Richmond Street West between Portland Street and Bathurst Street, the Independent Cloak Co. building has, since 1913, contributed to defining and maintaining the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise, rectangular massing, brick cladding with classical elements of its factory typology.

For over 100 years, the Independent Cloak Co. factory building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing and employment hub and emerging Fashion District and for the past 40 years as part of the regeneration of the King-Spadina neighbourhood as a vibrant commercial and cultural centre.

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the design and physical value of the Independent Cloak Co. factory at 579 Richmond Street West as a representative of a well-crafted, early, 20th-century factory type:

- The setback, placement and orientation of the building on its lot at the south side of Richmond Street West between Portland Street and Bathurst Street with laneway access on the west side

- The scale, form and massing of the flat-roofed, rectangular-plan, four-and-a-half storey building, including, on the west elevation, the raised parapet indicating the location of the elevator and the loading dock
- The red brick cladding with stone trim and prominent entry
- The arrangement of the window openings in a regular grid on the north, south, east and west facades alternating with variations such as a blank wall or smaller windows indicating the location of the staircases and elevators.

The following heritage attributes contribute to the design and physical value of the factory at 579 Richmond Street West as a representative of the Industrial Classical style:

- The design of the elevations with full-height brick piers, segmentally-arched window openings at the top floor with brick corbelling, the stone band and decorative brick corbel banding beneath the first floor level windows
- The principal entry on the north façade, with its stone door case including a deep recess, corbel brackets and projecting cornice with decorative stone tablet above

### **Contextual Value**

The following heritage attributes contribute to the contextual value of the property at 579 Richmond Street West as it supports the late-19th and early, 20th-century character of the King-Spadina neighbourhood as characterized by low-rise, brick-clad factory buildings with period details:

- The scale, form and massing of the brick-clad, four-and-a-half-storey building with a flat roof and regularly spaced grid of windows
- The Industrial Classical details as outlined above