

Authority: Planning and Housing Committee Item PH6.9,  
as adopted by City of Toronto Council on October 11 and  
12, 2023

City Council voted in favour of this by-law on  
December 15, 2023

Written approval of this by-law was given by Mayoral  
Decision 30-2023 dated December 15, 2023

## **CITY OF TORONTO**

### **BY-LAW 1285-2023**

**To designate the property at 822 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 822 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 822 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 822 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 822 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 December 15, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

#### **822 Richmond Street West**

##### **Reasons for Designation**

The property at 822 Richmond Street West (entrance address at 828 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 the categories of design/physical and contextual value.

##### **Description**

Located on the northwest corner of Richmond Street West and Walnut Avenue, the property at 822 Richmond Street West was constructed for the Kindel Bed Company Limited between 1909 and 1914 to designs by Frederick Henry Herbert. Between 1910 and 1990 it housed various manufacturers. In 1990, the property was converted for commercial office use which continues to this day. A square three-storey form above a raised basement with flat roof, the masonry clad building features symmetrical fenestration with segmental arches punctuated by a contemporary glass and steel at-grade entrance facing Richmond Street West.

The property was listed on the City's Heritage Register on February 7, 2023.

##### **Statement of Cultural Heritage Value**

###### Design or Physical Value

The property at 822 Richmond Street West is a representative example of an early 20th century industrial warehouse building. Constructed for the Kindel Bed Company Limited, the property's low square massing, unadorned heavy masonry walls and symmetrical fenestration with segmental arched openings reflect the property's original use as a factory.

###### Contextual Value

Converted to commercial office space in 1990, the property's early 20th century smallscale, three-storey form is important in supporting and maintaining the dense, low-scale mixed-use character of the surrounding neighborhood in which the various periods of development and renewal are represented in the area's layering of diverse building typologies and styles. One of several early 20th century small-scale factories in the surrounding residential neighbourhood that transitioned to new commercial uses during the revitalization and renewal of the West Queen West Neighbourhood in the 1990s, the property at 822 Richmond Street West is physically, functionally, and historically linked to its surroundings.

## Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of the property as a representative example of an early twentieth century small-scale industrial building:

- The scale, form, and massing of the three-storey, flat-roofed building
- The property's material palette of yellow-buff brick and red brick, with rough hewn stone sills
- The cornice and parapet walls atop the third storey of the north and south elevations.
- The symmetrical fenestration on the north, east, and west elevations, with segmented brick arches

The following heritage attributes contribute to the cultural heritage value of the property in supporting and maintaining the dense, low-scale mixed use character of the surrounding neighborhood:

- The building's siting and orientation on the northwest corner of Richmond Street West and Walnut Avenue

**Note: The one-storey building located at the entrance address of 828 Richmond Street West is not considered a heritage attribute.**

**SCHEDULE B**

## LEGAL DESCRIPTION

PIN 21244-0180 (LT)

LOTS 13, 14 & 15, REGISTERED PLAN 733 CITY WEST

PART OF LANE, REGISTERED PLAN 733 CITY WEST

(CLOSED BY OF79058)

PART OF UNNUMBERED LOT, N/S CLIFFORD STREET

PLAN OF ORDNANCE RESERVE AS IN CA85022

City of Toronto and Province of Ontario

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