



**STAFF REPORT
ACTION REQUIRED**

**Inclusion on the City of Toronto's Heritage Register -
357 and 359 Richmond Street West**

Date:	October 16, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Trinity-Spadina - Ward 20
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15119

SUMMARY

This report recommends that City Council include the properties at 357 and 359 Richmond Street West on the City of Toronto's Heritage Register. Located on the south side of Richmond Street West, between Peter Street and Spadina Avenue, the properties contain a pair of semi-detached house form buildings now referred to as the Margaret Grimmon Houses. Dating to 1889, they are important surviving examples of the Toronto Bay-n-Gable style in the King-Spadina neighbourhood that were afterward converted for light industrial, then commercial uses.

There is a pending development application for a residential condominium project on the southwest corner of Richmond Street West and Peter Street. The inclusion of the properties at 357 and 359 Richmond Street West on the City of Toronto's Heritage Register would enable heritage staff to monitor the sites and encourage the retention of their heritage values and attributes in any proposed or adjacent development.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the properties at 357 and 359 Richmond Street West on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Inclusion) 357 and 359 Richmond Street West attached as Attachment 3 to the report (October 16, 2015) from the Director, Urban Design, City Planning Division.

Financial Impact

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

ISSUE BACKGROUND

There is a pending development application for a residential condominium project on the southwest corner of Richmond Street West and Peter Street that may impact the properties at 357 and 359 Richmond Street. The properties are adjacent to 410 Richmond Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act and is within the proposed King-Spadina Heritage Conservation District Plan, which is currently being completed by City Planning.

Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Under the Ontario Heritage Act, the owner of a property on the Heritage Register is required to give 60 days' notice of intention to demolish a building or structure.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The properties at 357 and 359 Richmond Street West have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summary (Attachment No. 4) and inform the Statement of Significance (Reasons for Inclusion) that is attached as Attachment No. 3.

Located on the south side of Richmond Street West between Peter Street and Spadina Avenue, the properties at 357 and 359 Richmond Street West have design, associative and contextual value. Designed in the distinctive Toronto Bay-n-Gable style, the Margaret Grimmon Houses (1889) are important surviving examples of late-19th century

semi-detached houses that are individually significant and also contribute to the character of the King-Spadina area, where they reflect the historical development and evolution of the neighbourhood.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 - Location Map
Attachment No. 2 - Photographs
Attachment No. 3 - Statement of Significance (Reasons for Inclusion)
Attachment No. 4 – Research and Evaluation Summary