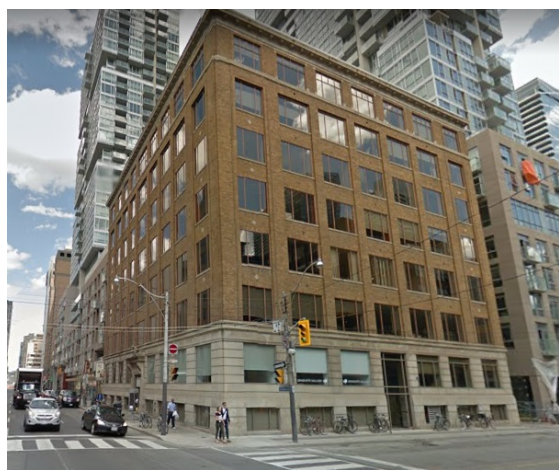


## RICHMOND STREET WEST PROPERTIES

Location maps, photographs and Statements of Significance (Reasons for Inclusion) are provided for the following addresses on Richmond Street West in King-Spadina:

205 Richmond Street West  
221 Richmond Street West  
240 Richmond Street West  
241 Richmond Street West  
250 Richmond Street West  
269-277 Richmond Street West  
296 Richmond Street West  
304 Richmond Street West  
340 Richmond Street West  
364 Richmond Street West  
372 Richmond Street West  
457 Richmond Street West  
460 Richmond Street West  
474-478 Richmond Street West  
530-538 Richmond Street West  
544 Richmond Street West  
579 Richmond Street West  
600-602 Richmond Street West  
620 Richmond Street West

## LOCATION MAP AND PHOTOGRAPH: 205 RICHMOND STREET WEST



2016 Photograph (left): [www.google.ca/maps](http://www.google.ca/maps);  
 1991 Photograph (right): Toronto Historical Board

## STATEMENT OF SIGNIFICANCE: 205 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 205 Richmond Street West (including the entrance addresses at 215 Richmond Street West and 45 and 47 Duncan Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 205 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southeast corner of Duncan Street, the property at 205 Richmond Street West contains a seven-storey commercial building dating to 1925 in the King-Spadina HCD Plan (2017). The building was known historically as the New Textile Building.

### Statement of Significance

The property at 205 Richmond Street West has cultural heritage value for its design as a detached commercial building with associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 205 Richmond Street West is distinguished by its classical design, particularly the stone-clad base with the banding, the bracketed cornice, and tripartite design with the base, shaft and attic.

Contextually, the property at 205 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 205 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses along Duncan Street, north of King Street West, which includes those on all four corners of Richmond and Duncan.

## Heritage Attributes

The heritage attributes of the building at 205 Richmond Street West are:

- The setback, placement and orientation of the building on the southeast corner of Richmond and Duncan streets
- The scale, form and massing of the seven-storey plan above the raised base with the flat-headed window openings (north and west)
- The flat roofline with the dentilled cornice
- The materials, with the buff brick and stone cladding and detailing, including the stone motifs in the corner bays on the north and west elevations
- On the principal (north) elevation and the west elevation on Duncan Street, the tripartite organization with the single-storey stone-clad base with the banding, the five-storey shaft with the brick piers, and the single-storey attic with the stone detailing
- On the north elevation, the main entrance, which is centred in the wall in a stone surround with classical detailing and an inscription reading “New Textile Building”
- On the west elevation, the secondary entrance with the stone detailing (the door and transom have been replaced)
- The fenestration on the north and west elevations, with the flat-headed openings with the brick flat arches and stone sills

Note: the east side elevation adjoins the neighbouring building. The rear (south) elevation, which is viewed from Duncan Street, has flat-headed openings that are not identified as heritage attributes.

## LOCATION MAP AND PHOTOGRAPH: 221 RICHMOND STREET WEST



1991 Photograph (right): Toronto Historical Board

## STATEMENT OF SIGNIFICANCE: 221 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 221 Richmond Street West (including the entrance addresses at 225 and 227 Richmond Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 221 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southwest corner of Duncan Street, the property at 221 Richmond Street West contains a five-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 221 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 221 Richmond Street West is distinguished by its classical design, particularly the brick piers with the banding on the base, the sculpted detailing at the roofline, and the elaborate surrounds on the entrances.

Contextually, the property at 221 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 221 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses along Duncan Street, north of King Street West, which includes those on all four corners of Richmond and Duncan.

### Heritage Attributes

The heritage attributes of the building at 221 Richmond Street West are:

- The setback, placement and orientation of the building on the southwest corner of Duncan Street
- The scale, form and massing of the five-storey plan above the raised base with the flat-headed window openings (north and east)
- The flat roofline
- The materials, with the buff brick cladding and the brick and stone detailing
- On the principal (north) elevation, the tripartite organization with the single-storey base with the brick banding, the three-storey shaft organized by piers with decorative brickwork, and the single-storey attic at the west end of the building with the cornices (the fifth-storey setback on the northeast corner is an addition)
- On the north elevation, the main entrance, which is located in the third bay from the west end in a round-arched surround with exaggerated voussoirs, a stone keystone and banding (the door and transom have been replaced), and the secondary entrance in the right (east) bay with the classical surround and the name band “Gelber Building” (a third entrance on this wall is not identified as a heritage attribute)
- The fenestration on the north elevation, with the symmetrically-placed flat-headed window openings with the stone labels and sills
- The east side elevation on Duncan Street, which extends four stories and repeats the fenestration and decorative detailing from the north elevation
- The west side elevation, which is viewed from Richmond Street West, has segmental-arched window openings and, at the north end, painted signage reading “Gelber Brothers”

Note: No heritage attributes are identified on the rear (south) elevation.



## LOCATION MAP AND PHOTOGRAPH: 240 RICHMOND STREET WEST





## STATEMENT OF SIGNIFICANCE: 240 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 240 Richmond Street West (including the entrance address at 57 Duncan Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 240 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northeast corner of Duncan Street, the property at 240 Richmond Street West contains a five-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 240 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 240 Richmond Street West is distinguished by its classical design, particularly the tripartite organization of the base, shaft and cornice, and the corbelled brickwork along the roofline.

Contextually, the property at 240 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 240 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses along Duncan Street, north of King Street West, which includes those on all four corners of Richmond and Duncan.

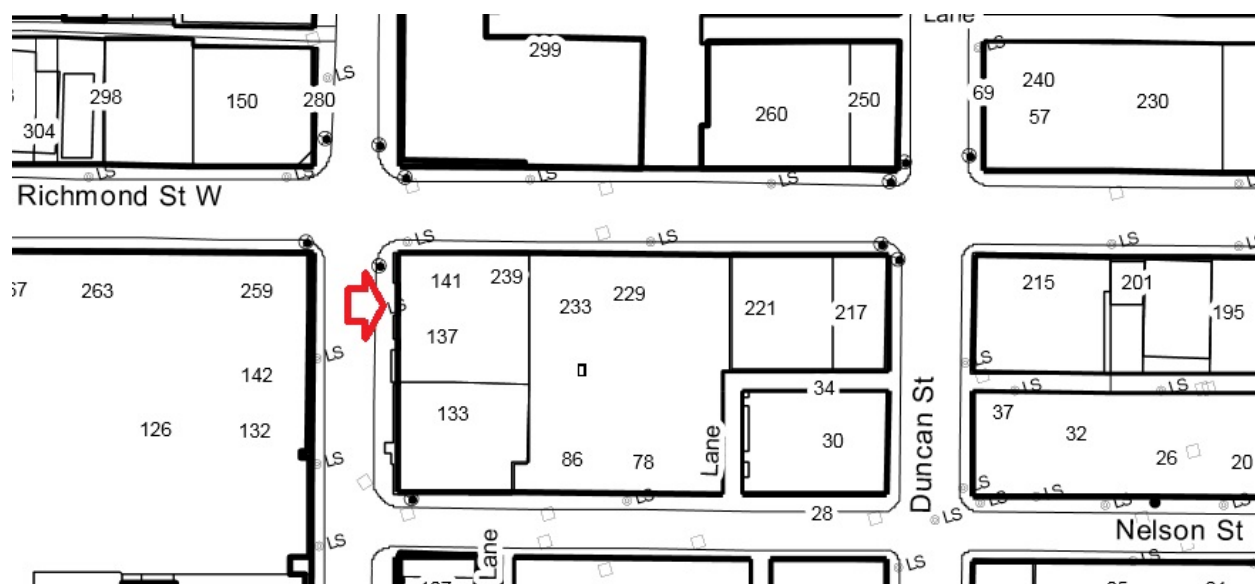
## Heritage Attributes

The heritage attributes of the building at 240 Richmond Street West are:

- The setback, placement and orientation of the building on the northeast corner of Duncan Street
- The scale, form and massing of the five-storey plan above the raised base with the flat-headed window openings (south and east) with the continuous stone lintels
- The flat roofline with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (south) elevation, the brick piers with the decorative brick detailing that organize the wall into seven bays, and the placement of the main entrance in the centre bay in a flat-headed brick surround (the doors have been replaced) that is surmounted by a vertical row of flat-headed window openings with a brick hood mould above and a corbelled sill below
- The fenestration on the south elevation, the west elevation on Duncan Street and the north elevation, which is viewed from Duncan Street, with the flat-headed tripartite window openings with the brick flat arches and stone sills in the first through the four stories (the openings in the first storey are taller), and the segmental-arched tripartite window openings in the fifth storey with the brick voussoirs and keystones

Note: The east side elevation adjoins the neighbouring building.

LOCATION MAP AND PHOTOGRAPH: 241 RICHMOND STREET WEST  
(INCLUDING 137-143 JOHN STREET)



## STATEMENT OF SIGNIFICANCE: 241 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 241 Richmond Street West (including the entrance addresses at 239 Richmond Street West and 137, 139, 141 and 145 John Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 241 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southeast corner of Duncan Street, the property at 241 Richmond Street West contains a two-storey commercial building dating to 1930 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 241 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 241 Richmond Street West is distinguished by its Art Moderne design, particularly the stepped parapets on the columns organizing the oversized openings facing Richmond and John streets.

Contextually, the property at 241 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 241 Richmond Street west is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the southeast corner of John Street and, on the north, faces the Wesley Building (1913), a local landmark filling part of the block bounded by Richmond, John and Queen streets.

## Heritage Attributes

The heritage attributes of the building at 241 Richmond Street West are:

- The setback, placement and orientation of the building on the southeast corner of John Street
- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the corbelled brickwork
- The materials, with the brick cladding and detailing (the brickwork has been painted)
- On the west elevation on John Street, the brick piers with the stepped parapets that organize the wall into four bays, the large flat-headed openings in both stories with the stone lintels, and the stone sills on the second-storey window openings
- The north elevation on Richmond Street West, which extends five stories and has flat-headed openings organized by brick piers (some of the openings have been altered and the piers removed)

Note: The south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation, which is viewed from Richmond Street West.



### Inclusion on Heritage Register - King-Spadina Properties



## STATEMENT OF SIGNIFICANCE: 250 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 250 Richmond Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 250 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northwest corner of Duncan Street, the property at 250 Richmond Street West contains a three-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 250 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 250 Richmond Street is distinguished by its classical design, particularly the piers on the south and east elevations.

Contextually, the property at 250 Richmond Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 250 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of warehouses along Duncan Street, north of King Street West, which includes those on the four corners of Richmond and Duncan.

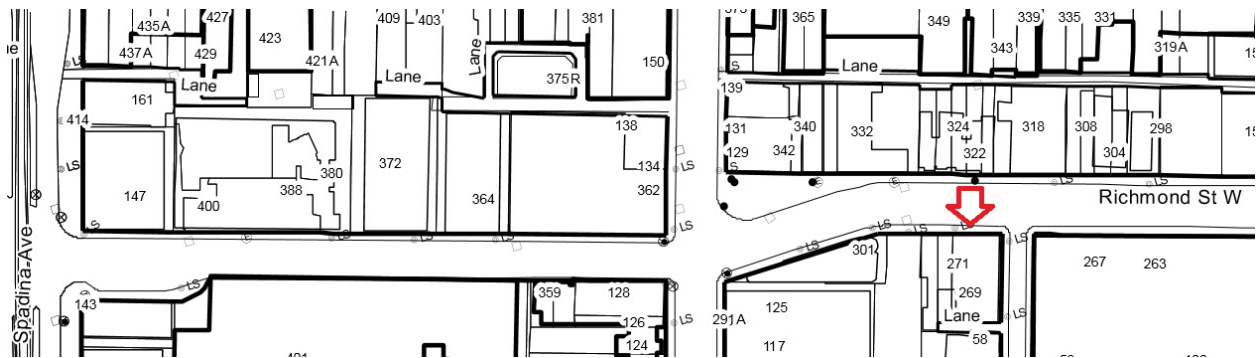
## Heritage Attributes

The heritage attributes of the building at 250 Richmond Street West are:

- The setback, placement and orientation of the building on the northwest corner of Duncan Street
- The scale, form and massing of the three-storey rectangular-shaped plan, which is extended by an additional storey (this addition is an alteration)
- The flat roofline
- The materials, with the brick cladding and the brick and stone detailing (the brickwork has been painted)
- On the principal (south) elevation on Richmond Street West, the organization of the wall into three bays by brick piers, some of which extend above the third storey, and the placement of the main entrance in the left (west) bay in a flat-headed surround (the door has been replaced)
- The fenestration on the south elevation, with the flat-headed window openings with the stone sills
- The east side elevation on Duncan Street, where the piers and fenestration are repeated

Note: The west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation, which is viewed from Duncan Street. The distinctive neo sign reading “CHUM Dial 1050” was relocated from the former Ginn Building at 1331 Yonge Street where the radio station installed the sign in 1959.

LOCATION MAP AND PHOTOGRAPH: 269-277 RICHMOND STREET WEST  
(INCLUDING 62 WIDMER STREET)



## STATEMENT OF SIGNIFICANCE: 269, 275 and 277 Richmond Street West (REASONS FOR INCLUSION)

The properties at 269, 275 and 277 Richmond Street West (including the entrance addresses at 271 and 273 Richmond Street West and 62 Widmer Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The properties at 269, 275 and 277 Richmond Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southwest corner of Widmer Street, the properties at 269, 275 and 277 Richmond Street West contain a row of five 2½-storey row houses dating to 1885 in the King Spadina HCD Plan (2017).

### Statement of Significance

The properties at 269, 275 and 277 Richmond Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 269, 275 and 277 Richmond Street are distinguished by their well-crafted designs as Toronto Bay-n-Gable houses with the prototypical arrangement of bay windows beneath gabled roofs and the decorative detailing.

Contextually, the properties at 269, 275 and 277 Richmond Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The row houses at 269, 275 and 277 Richmond Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings, including the neighbouring row house (1885) at 304 Richmond on the opposite side of the thoroughfare.

## Heritage Attributes

The heritage attributes of the buildings at 269, 275 and 277 Richmond Street West are:

- The setback, placement and orientation of the contiguous row of buildings on the southwest corner of King and Widmer streets
- The scale, form and massing of the 2½-storey rectangular shaped plans above the raised bases with the window openings (north and east)
- The cross-gable roofs with the brackets along the north rooflines, and the five gables on the north slopes with the decorative wood bargeboard
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (north) elevations, where four of the units are organized as mirror images with the entrances placed side-by-side, and the westernmost unit is protected by an open porch (the porch is not original)
- On the north elevations, the raised entrances, which are placed in flat-headed openings with transoms, stone labels and brick arches (the original doors have been replaced)
- The fenestration on the north elevations, with the flat-headed window openings with the stone lintels and sills, the three-storey bay windows on the corner units, the single-storey bay windows on the three centre units, the cornices on the bay windows, and the brick hood moulds on the second-storey window openings
- The east side elevation of the building at 269 Richmond facing Widmer Street with the flat-headed window openings, the stone lintels and sills, and the brick string course
- The west side elevation of the building at 277 Richmond, which is viewed from Richmond Street West (the single opening is an alteration)

Note: No heritage attributes are identified on the rear (north) elevations.



## LOCATION MAP AND PHOTOGRAPH: 296 RICHMOND STREET WEST





## STATEMENT OF SIGNIFICANCE: 296 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 296 Richmond Street West (including the entrance address at 298 Richmond Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 296 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, west of John Street, the property at 296 Richmond Street West contains a six-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 296 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 296 Richmond Street West is distinguished by its classical design, particularly the stone surround on the south entrance and the corbelled brickwork along the roofline.

Contextually, the property at 296 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 296 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, with the neighbouring building to the west at 340 Richmond, it is an important surviving example of an early 20th century warehouse in the block between John and Peter streets.

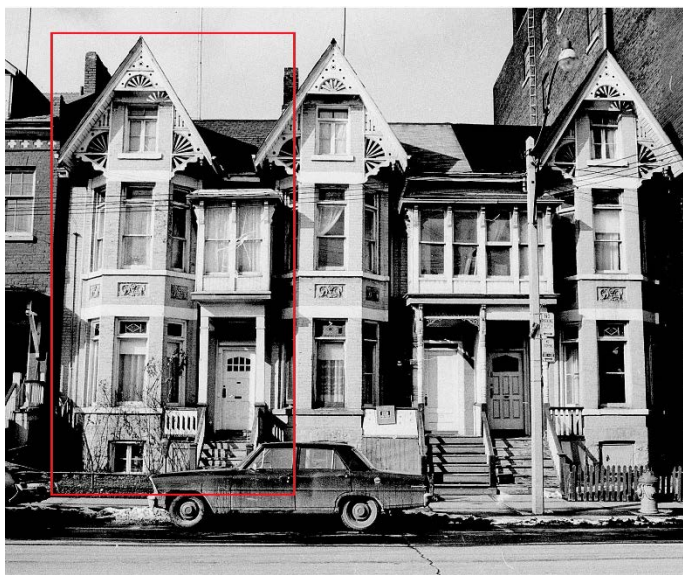
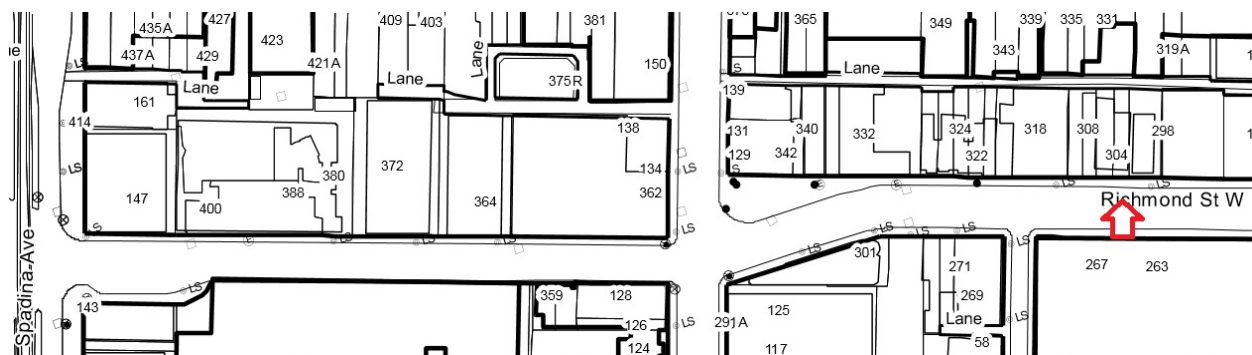
## Heritage Attributes

The heritage attributes of the building at 296 Richmond Street West are:

- The setback, placement and orientation of the building on the north side of the street between John and Peter streets
- The scale, form and massing of the six-storey rectangular-shaped plan
- The flat roofline with the decorative brickwork that incorporates incised panels
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (south) elevation, the brick piers with the decorative brick detailing that organize the wall into six bays, and the placement of the main entrance in the first storey in a classically-detailed stone surround (the door has been replaced)
- The fenestration on the south elevation, with the flat-headed window openings with the stone sills (one of the first-floor window openings has been altered for an entrance, which is not identified as a heritage attribute)

Note: The east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

## LOCATION MAP AND PHOTOGRAPH: 304 RICHMOND STREET WEST



1973 Photograph (right): City of Toronto Archives, Fonds 2043, Series 1587, File 226

## STATEMENT OF SIGNIFICANCE: 304 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 304 Richmond Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 304 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between John and Peter streets, the property at 304 Richmond Street West contains a 2½-storey house form building dating to 1885 in the King-Spadina Heritage Conservation District Plan (2017). According to archival records, it originated as the westernmost unit in a trio of row houses.

### Statement of Significance

The property at 304 Richmond Street West has cultural heritage value for its design as a residential building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. As the surviving unit of a trio of row houses, it represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 304 Richmond Street West is distinguished by its well-crafted design as a Toronto Bay-n-Gable house, with the prototypical arrangement of the bay window beneath the gable, and is enhanced with distinctive terra cotta detailing.

Contextually, the property at 304 Richmond Street West is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The row house at 304 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among a small group of surviving late-19th century residential buildings, including the row houses (1885) at 269-279 Richmond, on the opposite side of the thoroughfare.

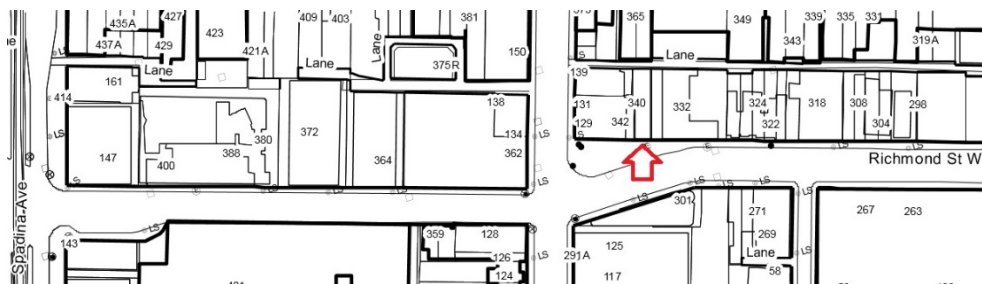
## Heritage Attributes

The heritage attributes of the building at 304 Richmond Street West are:

- The setback, placement and orientation of the building on the north side of the street between John and Peter streets
- The scale, form and massing of the 2½-storey rectangular-shaped plan
- The cross-gable roof with the gable on the south slope containing decorative wood bargeboard
- The materials with the red brick cladding and the brick, stone, wood and terra cotta detailing, including the terra cotta panels between the first and second stories
- The principal (south) elevation, where the entrance is raised in the right (east) bay and placed in a flat-headed surround with a transom
- The fenestration the south elevation, with the flat-headed openings with the stone labels and sills

Note: the east and west side elevations are concealed by the adjoining buildings. No heritage attributes are identified on the rear (north) elevation.

## LOCATION MAP AND PHOTOGRAPH: 340 RICHMOND STREET WEST





## STATEMENT OF SIGNIFICANCE: 340 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 340 Richmond Street West (including the entrance address at 298 Richmond Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 340 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, east of Peter Street, the property at 340 Richmond Street West contains a three-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 340 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 340 Richmond Street West is distinguished by its well-crafted classical design, particularly the tripartite organization with the decorative stonework on the base, piers and parapet.

Contextually, the property at 340 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 340 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, with the neighbouring building to the east at 296 Richmond, it is an important surviving example of an early 20th century warehouse in the block between John and Peter streets.

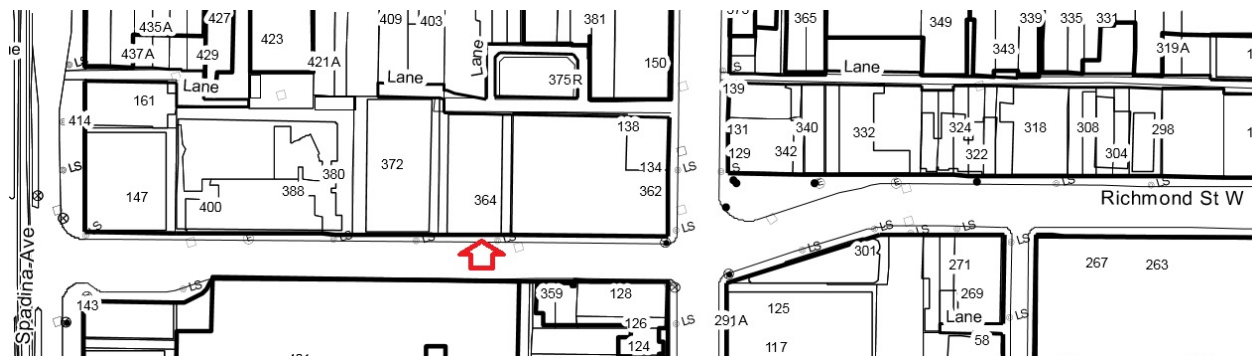
## Heritage Attributes

The heritage attributes of the building at 340 Richmond Street West are:

- The setback, placement and orientation of the building on the north side of the street, east of Peter Street
- The scale, form and massing of the three-storey rectangular-shaped plan
- The flat roofline with the segmental-arched parapet at the south end
- The materials, with the brown brick and stone cladding and detailing, including the classical stone motif beneath the south roofline
- The principal (south) elevation, which is organized into three bays, with the stone-clad base with the arcade of round-arched openings, including the main entrance (the door has been replaced)
- On the south elevation, the brick piers with the stone coping and decorative motifs that organize the trios of window openings in the upper floors, with the flat-headed openings in the second storey, the segmental-arched openings in the third storey, and the stone and brick detailing

Note: the east and west side elevations have no openings on the south ends, which are viewed from Richmond Street West. No heritage attributes are identified on the rear (north) elevation.

## LOCATION MAP AND PHOTOGRAPH: 364 RICHMOND STREET WEST



## STATEMENT OF SIGNIFICANCE: 364 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 364 Richmond Street West (including the entrance address at 298 Richmond Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 364 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, west of Peter Street, the property at 364 Richmond Street West contains a five-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 364 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 364 Richmond Street West is distinguished by its classical design, with the tripartite organization of the base, shaft and cornice and the stone detailing.

Contextually, the property at 364 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 364 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of early-20th century warehouses on the north side of the thoroughfare between Peter Street and Spadina Avenue and faces the Macdonald Manufacturing Building (1899), a local landmark at 401 Richmond Street that is designated under Part IV, Section 29 of the Ontario Heritage Act.

## Heritage Attributes

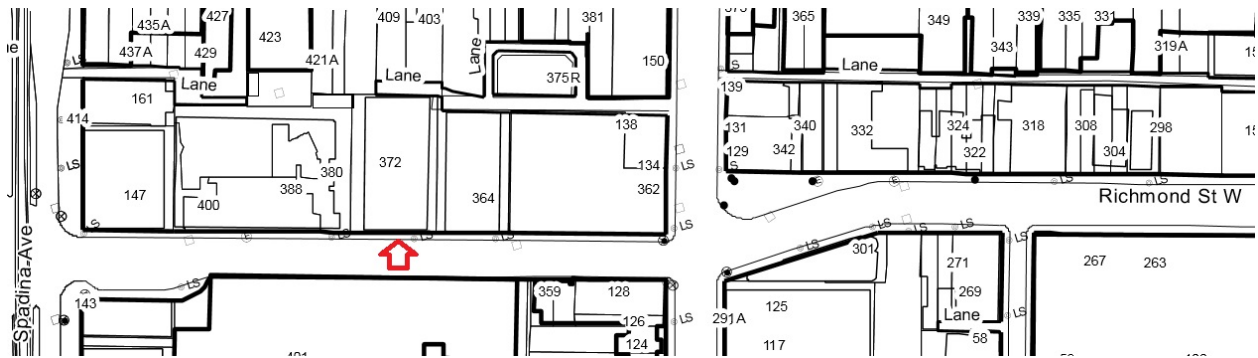
The heritage attributes of the building at 364 Richmond Street West are:

- The setback, placement and orientation of the building on the north side of the street, west of Peter Street
- The scale, form and massing of the five-storey rectangular-shaped plan
- The flat roofline with the classically-detailed parapets on the southeast and southwest corners
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into six bays by brick piers with stone detailing, with the main entrance placed in a classically-detailed stone surround in the right (east) bay (the doors and transom have been replaced)
- On the south elevation, the fenestration with the flat-headed openings with the stone lintels and sills (the openings in the first or ground floor have been altered)
- The west side elevation and the southernmost bay of the east side elevation, which are viewed from Richmond Street West, have tripartite flat-headed window openings with stone detailing

Note: The east side elevation is partially concealed by the adjoining building. No heritage attributes are identified on the rear (north) elevation.



## LOCATION MAP AND PHOTOGRAPH: 372 RICHMOND STREET WEST





## STATEMENT OF SIGNIFICANCE: 372 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 372 Richmond Street West (including the entrance address at 298 Richmond Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 372 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, west of Peter Street, the property at 372 Richmond Street West contains a four-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 372 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 372 Richmond Street West is distinguished by its classical design, particularly the stone detailing on the south entrance and the corbelled brickwork along the roofline.

Contextually, the property at 372 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 372 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of early-20th century warehouses on the north side of the thoroughfare between Peter Street and Spadina Avenue, and faces the Macdonald Manufacturing Building (1899), a local landmark at 401 Richmond Street that is designated under Part IV, Section 29 of the Ontario Heritage Act.

## Heritage Attributes

The heritage attributes of the building at 372 Richmond Street West are:

- 
- The setback, placement and orientation of the building on the north side of the street, west of Peter Street
- The scale, form and massing of the four-storey rectangular-shaped plan above the raised base with flat-headed window openings (south)
- The flat roofline with the corbelled brickwork
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, with the tripartite organization created by the horizontal divisions of the stone band course above the first (ground) floor and the brick band course between the third and four stories
- On the south elevation, which is organized into eight bays, the placement of the main entrance in the centre of the wall in a classically-detailed stone surround (the doors have been replaced)
- The fenestration on the south elevation, with the flat-headed window openings in the first (ground) and fourth floors, the segmental-arched openings in the second and third stories that are contained in a round-arched arcade with blind transoms and keystones, and the brick flat arches and stone sills
- On the west side elevation, which is viewed from Richmond Street West, the southernmost bays with the segmental-arched window openings with the brick and stone detailing

Note: Viewed from Richmond Street, the portions the west side elevation not described above, and the east side elevation, with the brown brick cladding and the tripartite flat-headed window openings, are not described as heritage attributes. No heritage attributes are identified on the rear (north) elevation.

## LOCATION MAP AND PHOTOGRAPH: 457 RICHMOND STREET WEST



## STATEMENT OF SIGNIFICANCE: 457 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 457 Richmond Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 457 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Spadina Avenue and Brant Street, the property at 457 Richmond Street West contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 457 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 457 Richmond Street West is distinguished by its Mid-Century Modern design, particularly the rusticated stonework on the north entrance and the oversized horizontal and vertical window openings set in stone surrounds.

Contextually, the property at 457 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 457 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, on Richmond Street west of Spadina Avenue, it is part of a distinctive streetscape that includes the early 20th century warehouse (1925) at 460 Richmond (opposite) and the rowhouses (1890) at 474-478 Richmond that reflect the evolution of the area and its buildings.

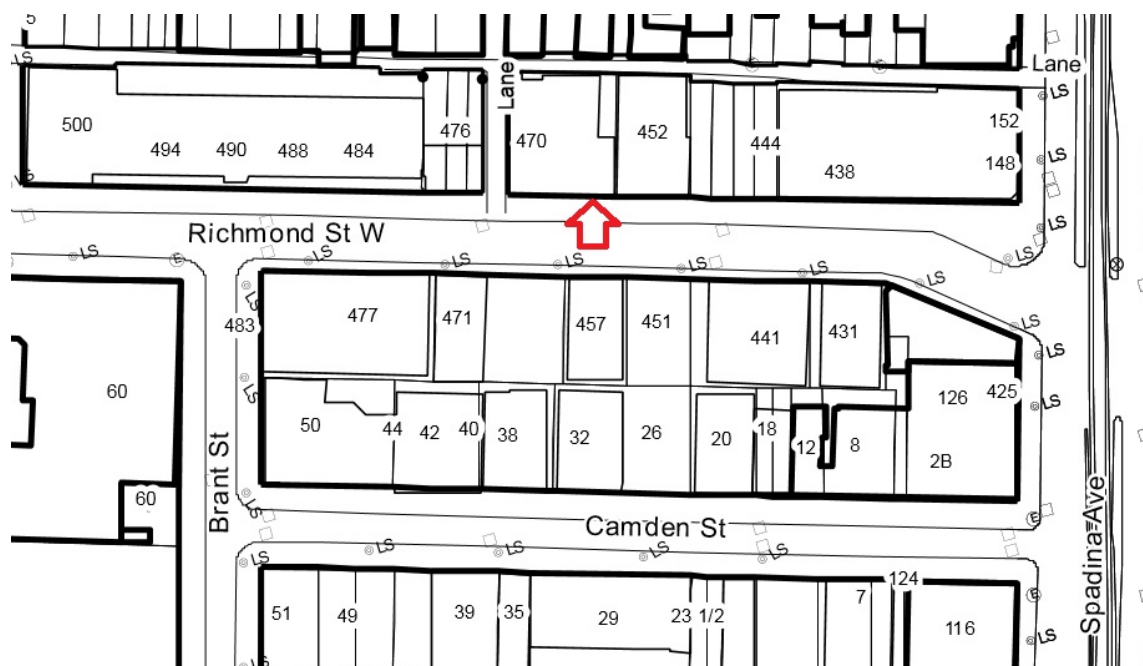
## Heritage Attributes

The heritage attributes of the building at 457 Richmond Street West are:

- The setback, placement and orientation of the building on the south side of the street between Spadina Avenue and Brant Street
- The scale, form and massing of the three-storey rectangular-shaped plan above the raised base with the large flat-headed window openings, with the stone surrounds on the north elevation
- The flat roofline with the stepped parapet on the north end
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (north) elevation, which is organized into three bays with a central frontispiece
- On the north elevation, the main entrance, which is set in a textured stone surround with a transom beneath an extended flat-headed window opening in a stone surround
- The fenestration on the north elevation, with the large flat-headed window openings in the stone surrounds
- The east and west side elevations, which are viewed from Richmond Street West and have large flat-headed window openings with stone sills

Note: No heritage attributes are identified on the rear (south) elevation.

## LOCATION MAP AND PHOTOGRAPH: 460 RICHMOND STREET WEST



1973 Photograph (right): City of Toronto Archives, Fonds 2043, Series 1587, File 226



## STATEMENT OF SIGNIFICANCE: 460 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 460 Richmond Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 460 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street, west of Peter Street, the property at 460 Richmond Street West contains a six-storey commercial building dating to 1925 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 460 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 460 Richmond Street West is distinguished by its classical design, particularly the decorative stone detailing.

Contextually, the property at 460 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 460 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, on Richmond Street west of Spadina Avenue, it is part of a distinctive streetscape that includes the mid-20th century warehouse (1950) at 457 Richmond (opposite) and the rowhouses (1890) at 474-478 Richmond that reflect the evolution of the area and its buildings.

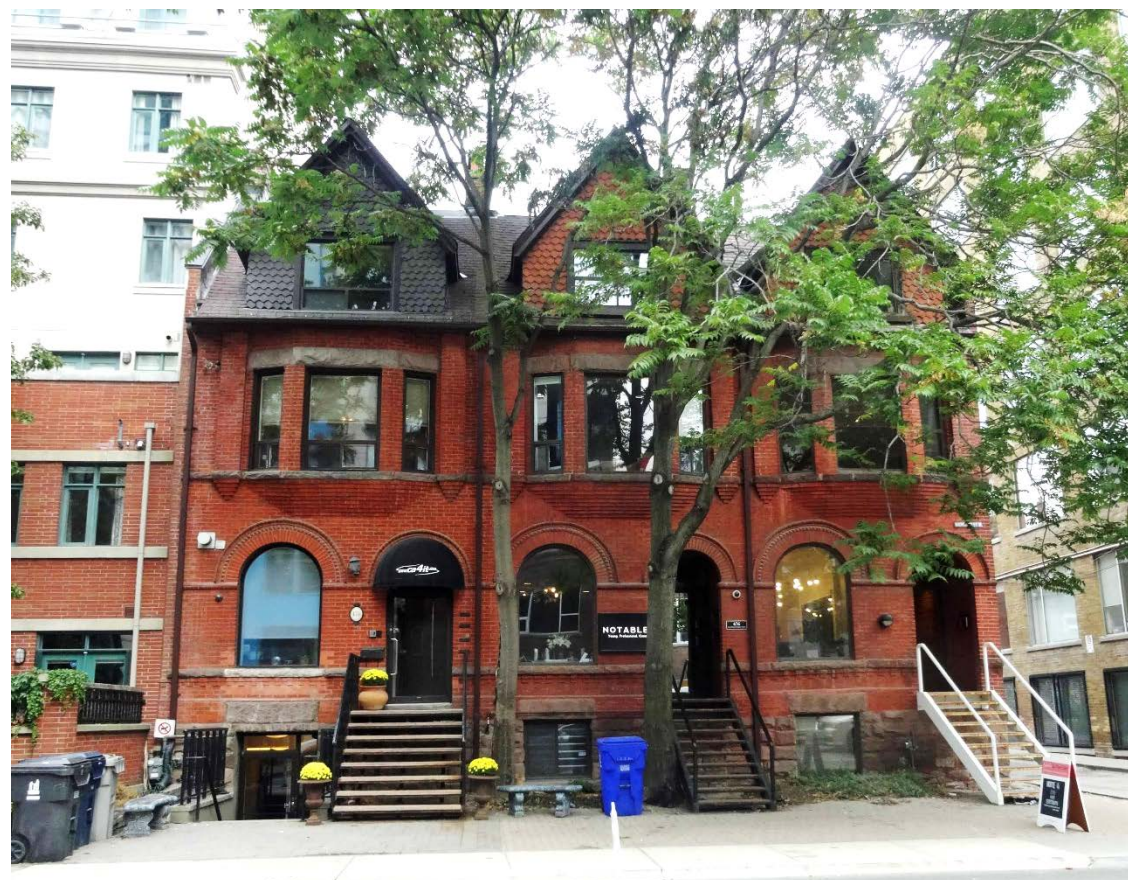
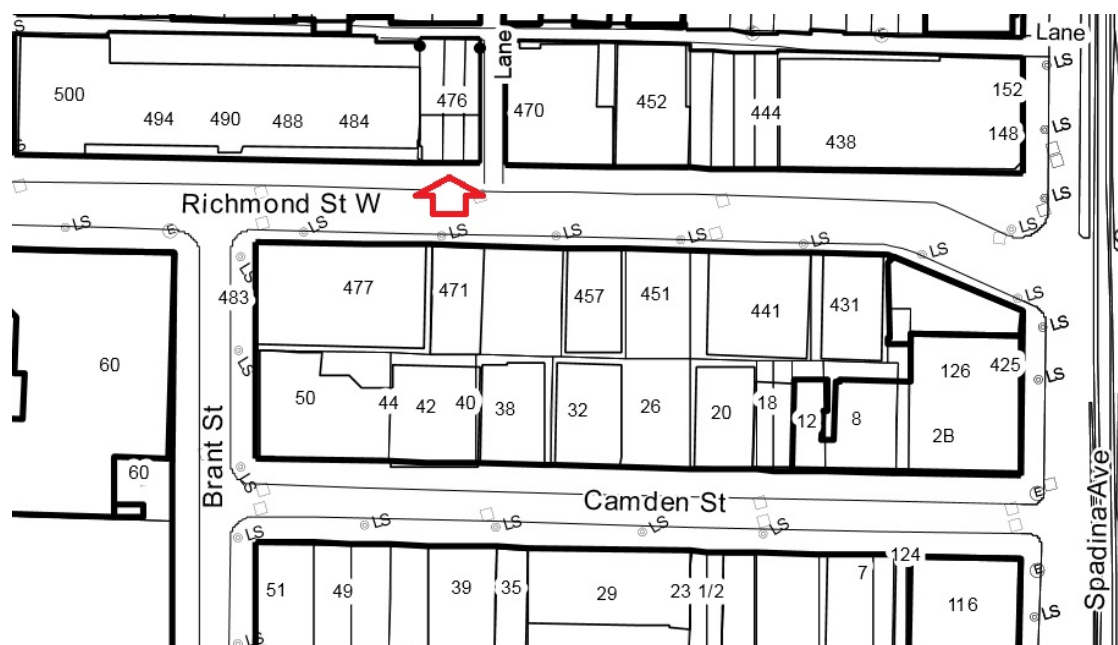
## Heritage Attributes

The heritage attributes of the building at 460 Richmond Street West are:

- The setback, placement and orientation of the building on the north side of the street, west of Spadina Avenue
- The scale, form and massing of the six-storey plan above the raised base with the flat-headed window openings (which are reduced in height along the side elevations)
- The flat roofline with the corbelled brickwork and stone diamond motifs
- The materials, with the buff brick cladding and the brick and stone detailing
- The principal (south) elevation, which is arranged in seven bays, with the main entrance centrally placed in the first (ground) floor in a pointed arch surround (which has been altered and the doors replaced) beneath a trio of diminutive window openings with a continuous sill
- The south elevation, where the flat-headed window openings and stone sills in the first floor are repeated in the upper stories where the openings have brick detailing and, on the corner bays, stone corner blocks and diamond motifs
- The west side elevation, which is viewed from Richmond Street West and continues the pattern of symmetrically-placed flat-headed window openings with brick and stone detailing

Note: The east side elevation is partially concealed by the adjoining building. No heritage attributes are identified on the rear (north) elevation.

# LOCATION MAP AND PHOTOGRAPH: 474-478 RICHMOND STREET WEST



## STATEMENT OF SIGNIFICANCE: 474, 476 AND 478 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The properties at 474, 476 and 478 Richmond Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The properties at 474, 476 and 478 Richmond Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northwest corner of McDougall Lane in the block between Spadina and Augusta avenues, the properties at 474, 476 and 478 Richmond Street West contain a trio of 2½-storey row houses dating to 1890 in the King Spadina HCD Plan (2017).

### Statement of Significance

The properties at 474, 476 and 478 Richmond Street West have cultural heritage value for their design as residential buildings with Queen Anne styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 474, 476 and 478 Richmond Street West are distinguished by their well-crafted Queen Anne Revival designs, particularly the distinctive oriel windows, fish-scale shingles and brick and stone detailing.

Contextually, the properties at 474, 476 and 478 Richmond Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The row houses at 474, 476 and 478 Richmond Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings and, with the removal of the adjoining structures of the same vintage, the only remaining house form buildings in the block between Spadina and Augusta avenues.

## Heritage Attributes

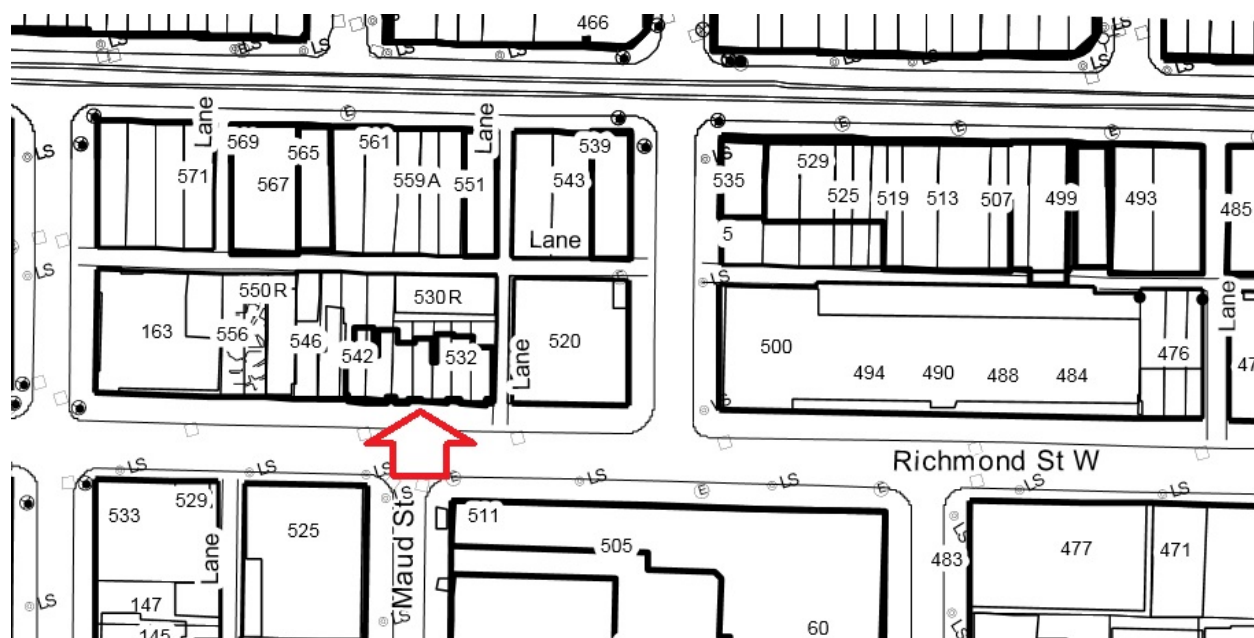
The heritage attributes of the row of buildings at 474, 476 and 478 Richmond Street West are:

- The setback, placement and orientation of the trio of buildings on the north side of the street between Spadina and Augusta avenues
- The scale, form and massing of the 2½-storey rectangular-shaped plans above the raised bases with the window openings
- The clipped gable roofs with the brick chimneys and, on the south slopes, the trio of gables with the flat-headed window openings and the shingles
- The materials, with the red brick cladding and the brick, stone and wood detailing
- On the principal (south) elevations, the identical arrangement of each building with the main entrance raised in the right (east) bay and recessed in a round-arched surround with corbelled brickwork
- The fenestration on the south elevations, with the single round-arched window openings in the first stories with the corbelled brickwork, string courses and stone sills, and the oriel windows in the second stories with the continuous stone lintels and sills and the brick piers
- The east side elevation of the building at 474 Richmond, which is devoid of openings

Note: The west side elevation of the building at 478 Richmond is concealed by the adjoining building. No heritage attributes are identified on the rear (north) elevations.



# LOCATION MAP AND PHOTOGRAPH: 530-538 RICHMOND STREET WEST





## STATEMENT OF SIGNIFICANCE: 530, 532, 534, 536 AND 538 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The properties at 530, 532, 534, 536 and 538 Richmond Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The properties at 530, 532, 534, 536 and 538 Richmond Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Augusta Avenue and Portland Street, the properties at 530, 532, 534, 536 and 538 Richmond Street West contain a row of five 2½-storey row houses dating to 1885 in the King Spadina HCD Plan (2017).

### Statement of Significance

The properties at 530, 532, 534, 536 and 538 Richmond Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The row houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 530, 532, 534, 536 and 538 Richmond Street West are distinguished by their designs as Toronto Bay-n-Gable houses, particularly the prototypical arrangement of bay windows beneath gabled roofs, and the surviving brick detailing on the units at 536 and 538 Richmond Street West.

Contextually, the properties at 530, 532, 534, 536 and 538 Richmond Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

Terminating the view north on Maud Street from Adelaide Street West, the row houses at 530, 532, 534, 536 and 538 Richmond Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they anchor the east end of the group of surviving late-19th century house form buildings, which include the properties at 540 and 542 Richmond Street West that are listed on the City's Heritage Register.

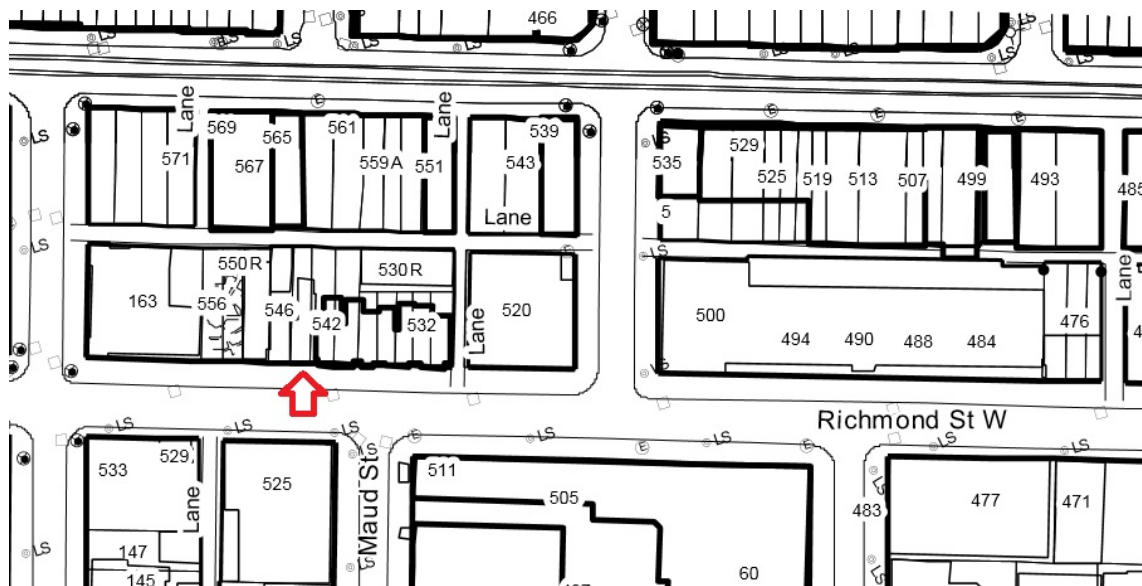
### Heritage Attributes

The heritage attributes of the buildings at 530, 532, 534, 536 and 538 Richmond Street West are:

- The setback, placement and orientation of the row of five buildings on the north side of the street between Augusta Avenue and Portland Street
- The scale, form and massing of the 2½-storey rectangular-shaped plans above the raised bases with the window openings
- The cross-gable roofs with the five gables on the south slopes
- The materials, with the red brick cladding and the brick, stone and wood detailing (the brickwork on the buildings at 530, 532 and 534 Richmond has been covered with stucco)
- The principal (south) elevations, where the units at 532, 534, 536 and 538 Richmond are organized as mirror images with the main entrances placed side-by-side, and easternmost unit at 530 Richmond where the main entrance is found in the right (east) bay
- On the south elevations, the raised entrances, which are placed in segmental-arched openings, with the original brick flat arches shown on the units at 536 and 538 Richmond
- The fenestration on the south elevations, with the single segmental-arched opening above each entrance, the adjoining 2½-storey bay window with the segmental-arched openings in each storey, and the brick flat arches and the stone sills
- On the buildings at 536 and 538 Richmond, the contrasting brickwork in a lozenge pattern that divides the first and second stories
- The east side elevation of the building at 530 Richmond Street West, which is devoid of openings

Note: The west side elevation of 538 Richmond Street West adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevations.

## LOCATION MAP AND PHOTOGRAPH: 544 RICHMOND STREET WEST



1990s Photograph (right): Toronto Historical Board

## STATEMENT OF SIGNIFICANCE: 544 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 544 Richmond Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 544 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Augusta Avenue and Portland Street, the property at 544 Richmond Street West contains a 2½-storey house form building dating to 1890 in the King-Spadina Heritage Conservation District Plan (2017).

### Statement of Significance

The property at 544 Richmond Street West has cultural heritage value for its design as a residential building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 544 Richmond Street West is distinguished by its late Victorian design, particularly the stone detailing with the continuous lintels and sills.

Contextually, the property at 544 Richmond Street West is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached house at 544 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the west end of a group of surviving late-19th century residential buildings, including the semi-detached houses form buildings that are listed on the City's Heritage Register.

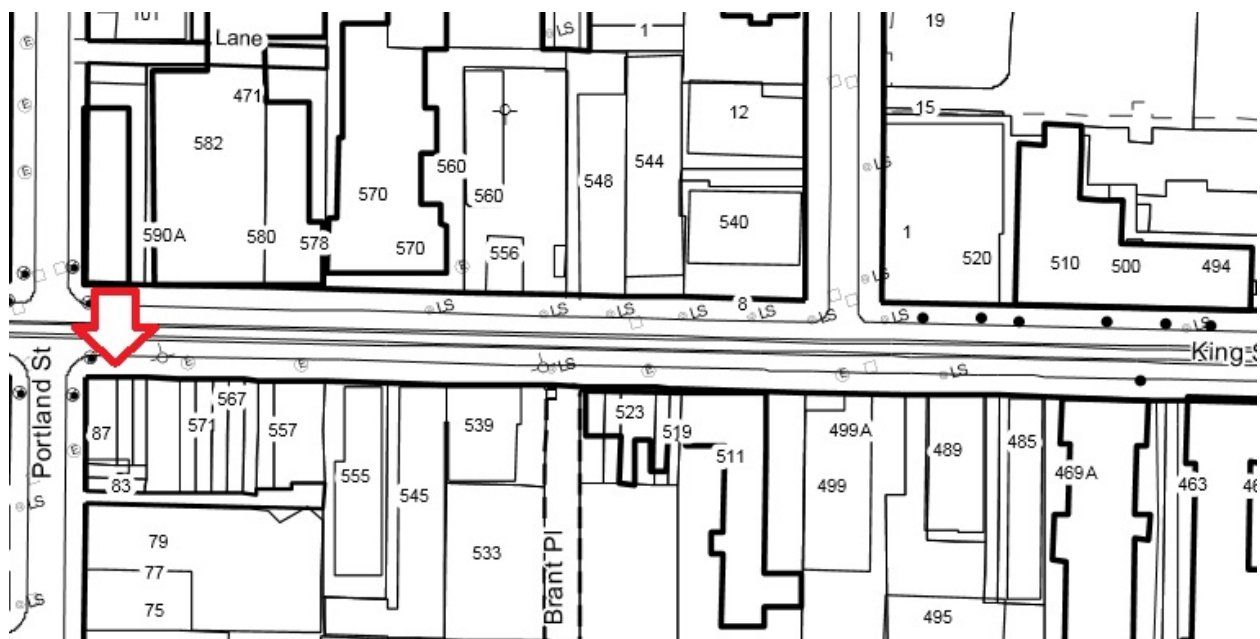
## Heritage Attributes

The heritage attributes of the building at 544 Richmond Street West are:

- The setback, placement and orientation of the building on the north side of the street between Augusta Avenue and Richmond Street
- The scale, form and massing of the 2½-storey rectangular-shaped plan above the raised stone base with window openings
- The cross-gable roof with the gable (incorporating an oversized window opening)
- The materials with the red brick cladding and the brick, stone and wood detailing
- The principal (south) elevation, where the entrance is raised in the right (east) bay and placed in a flat-headed surround
- On the south elevation, the two-storey bay window in the left (west) bay, and the flat-headed window openings with the continuous stone lintels and sills
- The west side elevation, which is viewed from Richmond Street West and has flat-headed openings

Note: the east side elevation is concealed by the adjoining building. No heritage attributes are identified on the rear (north) elevation. The contemporary balcony on the south elevation is not a heritage attribute.

## LOCATION MAP AND PHOTOGRAPH: 579 RICHMOND STREET WEST





## STATEMENT OF SIGNIFICANCE: 579 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 579 Richmond Street West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 579 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Portland and Bathurst streets, the property at 579 Richmond Street West contains a four-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

### Statement of Significance

The property at 579 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 579 Richmond Street West is distinguished by its classical design, particularly the elaborate stone surround marking the north entrance, the corbelled brickwork, and the decorative brick panels.

Contextually, the property at 579 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 579 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it overlooks the neighbouring early-20th century warehouse at 620 Richmond (1911) on the thoroughfare adjoining Bathurst Street.

## Heritage Attributes

The heritage attributes of the building at 579 Richmond Street West are:

- The setback, placement and orientation of the building on the south side of the street between Portland and Bathurst streets
- The scale, form and massing of the four-storey rectangular-shaped plan above the raised base with the large flat-headed window openings with the corbelled brickwork (north)
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (north) elevation, which is organized into five bays by brick piers
- On the north elevation, the placement of the main entrance in a classically-detailed stone surround in the left (east) bay
- The fenestration on the north elevation, with the flat-headed openings in the lower stories, the segmental-arched openings in the fourth storey, the stone sills, and the brick spandrels

Note: the east side elevation adjoins the neighbouring building. The west elevation, which is partially viewed from Richmond Street West, has segmental-arched and flat-headed window openings. No heritage attributes are identified on the rear (south) elevation.



### Inclusion on Heritage Register - King-Spadina Properties

## STATEMENT OF SIGNIFICANCE: 600 AND 602 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The properties at 600 and 602 Richmond Street West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage values, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The properties at 600 and 602 Richmond Street West are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as a contributing property in the King-Spadina HCD Plan (2017) of the proposed District.

Located on the north side of the street between Portland and Bathurst streets, the properties at 600 and 602 Richmond Street West contain a pair of 2½-storey semi-detached houses dating to 1875 in the King-Spadina Heritage Conservation District Plan (2017).

### Statement of Significance

The properties at 600 and 602 Richmond Street West have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The semi-detached houses at 600 and 602 Richmond Street West are distinguished by their Gothic Revival design with the steeply-pitched centre gable.

Contextually, the properties at 600 and 602 Richmond Street West are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The semi-detached houses at 600 and 602 Richmond Street West are historically, visually and physically linked to their setting in the King-Spadina neighbourhood where they are among a small group of surviving late-19th century residential buildings and retain their architectural integrity.

## Heritage Attributes

The heritage attributes of the buildings at 600 and 602 Richmond Street West are:

- The setback, placement and orientation of the buildings on the north side of the street between Portland and Bathurst streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans
- The cross-gable roof with the central gable on the south slope
- The materials with the stucco cladding
- The principal (south) elevations, which are organized as mirror images with the main entrances placed side-by-side in flat-headed surrounds with transoms
- The fenestration on the south elevations, with the segmental-arched openings in the first and second stories and the single pointed-arch opening in the attic (the first-storey opening on 600 Richmond has been altered)

Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.







## STATEMENT OF SIGNIFICANCE: 620 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The property at 620 Richmond Street West (including the entrance addresses at 622, 624 and 626 Richmond Street West and 165 and 167 Bathurst Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

### Description

The property at 620 Richmond Street West is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northeast corner of Bathurst Street, the property at 620 Richmond Street West contains a six-storey commercial building facing Bathurst Street, dating to 1911 in the King-Spadina HCD Plan (2017), and a six-storey addition with elevations on both streets.

### Statement of Significance

The property at 620 Richmond Street West has cultural heritage value for its design as a detached commercial building with associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 620 Richmond Street West is distinguished by its scale and classical design, particularly the brick and stone detailing along the roofline.

Contextually, the property at 620 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 620 Richmond Street West is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it overlooks the neighbouring early-20th century warehouse at 579 Richmond (1920) on the thoroughfare adjoining Bathurst Street.

## Heritage Attributes

The heritage attributes of the buildings at 620 Richmond Street West are:

- The setback, placement and orientation of the complex on the northeast corner of Bathurst Street
- The scale, form and massing of the two buildings with the six-storey rectangular-shaped plans
- The flat rooflines, with the chimney (northwest) and rooftop extension (southwest) on the 1911 building, and the geometrical detailing on the south and west ends of the corner building
- The materials, with the buff brick cladding and the brick and stone detailing (the brickwork has been painted on the base of the 1911 building on Bathurst Street)
- On the 1911 building, the west elevation on Bathurst Street, which extends five bays with the brick piers organizing the segmental-arched window openings with the brick flat arches and stone sills (the openings have been changed in the first or ground floor)
- On the corner building, the west elevation on Bathurst Street, which extends four bays and has flat-headed window openings with stone sills between brick piers, which are repeated on the south elevation on Richmond Street West (where the first-floor openings have been altered)

Note: Viewed from Bathurst Street, the north elevation of the 1911 building has segmental-arched window openings on the east section of the wall. No heritage attributes are identified on the rear (east) elevations of the buildings, which are blank.