

Inclusion on the City of Toronto's Heritage Register - 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West, and Intention to Designate Under Part IV, Section 29, Ontario Heritage Act - 40-44 Mitchell Avenue

Date: June 12, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward - 10 - Spadina-Fort York

SUMMARY

This report recommends that City Council include the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West on the City of Toronto's Heritage Register and state its intention to designate the properties at 40-44 Mitchell Avenue under Part IV, Section 29 of the Ontario Heritage Act.

The properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West contain four pairs of single-storey semi-detached cottages that were among 16 pairs constructed in 1858 by James Lukin Robinson on three streets southeast of Queen and Niagara streets. In addition, two pairs of cottages at 703-705 and 719-721 Richmond Street West that are part of this group were listed on the City of Toronto's Heritage Register in 2005.

The buildings are known historically as the Robinson Cottages for the man who commissioned them, as well as the Garrison Common Cottages for their location on the former Military Reserve lands east of Garrison Creek (where Mitchell Avenue was known earlier as Garrison Street). With the two pairs of cottages at 703-705 and 719-721 Richmond Street West, which were built at the same time and were listed on the Heritage Register in 2005, they form an important collection and are the last surviving examples of the original group of 16 cottages in the Niagara Street Neighbourhood.

Prior to zoning approval in August 2017 for the redevelopment of a pair of semi-detached cottages at 18-22 Mitchell Avenue, area residents nominated them and the four other pairs listed in Recommendations 1-4 for the Heritage Register. The residents

formed a Facebook group "Save the Garrison Common Cottages" in support of the preservation of the remaining cottages:
<https://www.facebook.com/Save-The-Garrison-Common-Cottages-1700966533531818/>

The properties at 40-44 Mitchell Avenue are the subject of a Committee of Adjustment application for a minor variance to replace the pair of single-storey semi-detached house form buildings with three 3-storey town houses.

Following research and evaluation, it has been determined that properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register. With the listed heritage properties at 703-705 and 719-721 Richmond Street, the properties identified in Recommendations 1-4 comprise a rare surviving collection of mid-19th century semi-detached workers' cottages that were built as a group in the former Military Reserve east of Garrison Creek.

The inclusion of the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West on the City's Heritage Register and the designation of the properties at 40-44 Mitchell Avenue under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage values and heritage attributes.

Following the inclusion in 2005 of the other extant cottages at 703-705 and 719-721 Richmond Street West on the Heritage Register, additions were made to the rear of the buildings at 705 and 721 Richmond (as shown in the photographs in Attachments 2C and 2D). The lot sizes allowed for substantial additions that retained the cottages while accommodating the owners' needs.

Properties on the Heritage Register will be maintained and conserved in accordance with the Official Plan Heritage Policies. Designation enables City Council to review applications to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning, recommends that:

1. City Council include the properties at 71-75 Mitchell Avenue on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 71-75 Mitchell Avenue (Reasons for Inclusion) attached as Attachment 3 to the report (June 12, 2019), from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. City Council include the properties at 735-737 Richmond Street West on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 735-737

Richmond Street West (Reasons for Inclusion) attached as Attachment 4 to the report (June 12, 2019), from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

3. City Council include the properties at 753-755 Richmond Street West on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 753-755 Richmond Street West (Reasons for Inclusion) attached as Attachment 5 to the report (June 12, 2019), from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

4. City Council include the properties at 40-44 Mitchell Avenue on the City of Toronto's Heritage Register and state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 40-44 Mitchell Avenue (Reasons for Designation) attached as Attachment 6 to the report (June 12, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.

5. If there are no objections to the designation of the properties at 40-44 Mitchell Avenue, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

6. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

7. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

FINANCIAL IMPACT

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

DECISION HISTORY

The properties at 40 and 44 Mitchell Street are the subject of a Committee of Adjustment application for a minor variance to replace the existing pair of house form buildings with three 3-storey town houses:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4392940&isCofASearch=true&isTlabSearch=false>

COMMENTS

The identification of the Robinson Cottages, also known as the Garrison Common Cottages, dates back to 1991, when the former Toronto Historical Board (as the municipal heritage committee for the City of Toronto prior to amalgamation in 1998), commissioned the Garrison Common Survey for the former Military Reserve lands in the area south of Queen Street West, between Bathurst and Dufferin streets. The survey identified potential heritage properties, including the seven pairs of semi-detached cottages that remained at that time. Additional information about the properties was compiled by local historian Stephen A. Otto, who published his findings in the January 2005 issue of *The Fife and Drum*:

<https://www.fortyork.ca/images/newsletters/fife-and-drum-2005/fife-and-drum-jan-2005.pdf> That same year, as part of the Garrison Common North Area Study of potential heritage properties, the two pairs of cottages at 703-705 and 719-721 Richmond Street West were included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

In April 2018, the owners of the properties at 40-44 Mitchell Avenue submitted a Committee of Adjustment application for a minor variance to replace the pair of single-storey semi-detached house form buildings with three 4-storey town houses. At the request of Heritage Preservation Services, the Committee of Adjustment deferred the matter for six months to enable staff to research and evaluate the subject properties. These properties, along with the neighbouring sites at 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West were nominated for inclusion on the City's Heritage Register in 2017 by local residents, who also formed a Face Book group dedicated to their preservation: <https://www.facebook.com/Save-The-Garrison-Common-Cottages-1700966533531818/>.

Located in the area southeast of Queen Street West and Niagara Street, the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West contain four pairs of single-storey semi-detached houses that, with the listed heritage properties at 703-705 and 719-721 Richmond Street West, are the last surviving example of the original 16 pairs of workers' cottages completed in 1858 by James Lukin Robinson on the former Military lands east of Garrison Creek. Collectively and known historically as the Robinson Cottages or Garrison Common Cottages, this collection represents a rare surviving typology in the city that contributes to the character of the Niagara Street neighbourhood where they are historically and visually linked to their settings.

Listing on the City's Heritage Register

Official Plan Policy 3.1.5.14 directs that potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

Pro-active listing of properties is intended to give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies. The primary aim will be to achieve an informed, timely listing of properties in tandem with local area studies including HCD studies.

The multiple-listing process is an efficient and effective practice that balances the need to respond to growth within Toronto with the need to account for the cultural heritage value that adds character to our neighbourhoods. Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property.

The properties identified in Recommendations 1-4 have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for Part IV designation under the Ontario Heritage Act, which the City also applies when considering properties for its Heritage Register. All of the properties meet the criteria under all three categories of contextual, historical/associative and design value.

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Heritage Property Research and Evaluation Report (Attachment 7) for the properties identified in Recommendations 1-4 of this report and determined that they meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when considering properties for its Heritage Register.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Map

Attachment 2A-D – Photographs

Attachment 3 – Statement of Significance (Reasons for Inclusion), 71-75 Mitchell Avenue

Attachment 4 - Statement of Significance (Reasons for Inclusion), 735-737 Richmond Street West

Attachment 5 - Statement of Significance (Reasons for Inclusion), 753-755 Richmond Street West

Attachment 6 - Statement of Significance (Reasons for Designation), 40-44 Mitchell Avenue

Attachment 7 – Heritage Property Research and Evaluation Report, Garrison Common Cottages

LOCATION MAP: 40-44 AND 71-75 MITCHELL AVENUE AND
735-737 AND 753-755 RICHMOND STREET WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are marked by arrows.



40 (right) and 44 Mitchell Avenue



71 (left) and 75 Mitchell Avenue

Photographs: Heritage Preservation Services, 2019

41-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West - Inclusion on Heritage Register

PHOTOGRAPHS: 735-737 AND 753-755 RICHMOND STREET WEST



735 (left) and 737 Richmond Street West



753 (left) and 755 Richmond Street West

Photographs: Heritage Preservation Services, 2019

41-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West - Inclusion on Heritage Register

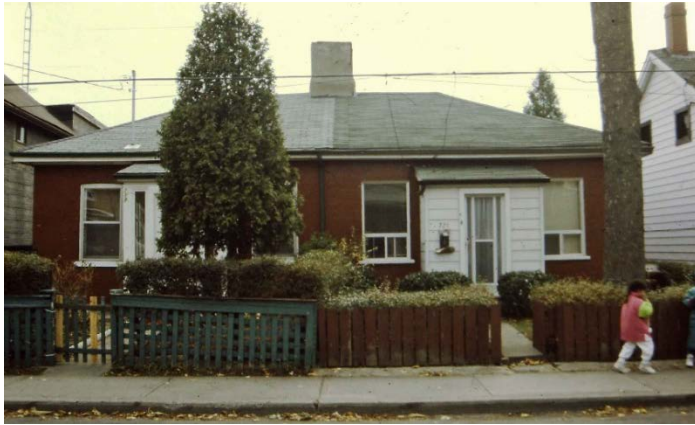


Archival Photograph, 703-705 Richmond Street West, 1991 (Toronto Historical Board)



Current Photograph, 703-705 Richmond Street West, 2019 (www.google.ca/maps)

The properties at 703 (left) and 705 Richmond Street West were listed on the City of Toronto's Heritage Register in 2005. The images show the pair of workers' cottages prior to and following the addition of the addition to the rear of 705 Richmond.



Archival Photograph, 719-721 Richmond Street West, 1991 (Toronto Historical Board)



Current Photographs, 719-721 Richmond Street West, 2019 (Heritage Preservation Services)

The properties at 719 (left) and 721 Richmond Street West were listed on the City of Toronto's Heritage Register in 2005. The images show the pair of workers' cottages prior to and following the addition to the rear of 721 Richmond.

STATEMENT OF SIGNIFICANCE: 71-75 MITCHELL AVENUE ATTACHMENT 3 (REASONS FOR INCLUSION)

The properties at 71-75 Mitchell Avenue 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 of Toronto also applies when evaluating properties for its Heritage Register.

Description

Located on the north side of the street, the properties at 71-75 Mitchell Avenue contain a pair of single-storey semi-detached house form buildings that were among the 16 pairs of workers' cottages completed in 1858 on the subdivision developed by solicitor and realtor James Lukin Robinson on the former Military Reserve lands east of Garrison Creek that were also known as the Garrison Common. Today, six pairs of the original cottages remain on Mitchell Avenue and Richmond Street West, including those at 703-705 and 719-719 Richmond that were listed on the City of Toronto's Heritage Register in 2005, and the subject properties at 71-75 Mitchell Avenue.

Statement of Significance

The properties at 71-75 Mitchell Avenue have design value as a pair of single-storey semi-detached workers' cottages that are rare early surviving examples of this typology in Toronto. They are part of the extant collection of six of the original 16 pairs that were completed in 1858 when Boulton illustrated them on the first fire insurance atlas covering the city. The semi-detached houses feature the near-square plans, low hipped roofs and symmetrical placement of the door and window openings inspired by the bungalow that originated in India, which influenced the early-19th century Regency Cottage and, on a more modest scale, the vernacular workers' cottage.

The Robinson Cottages, also known as the Garrison Common Cottages, at 71-75 Mitchell Avenue contribute to the historical development and evolution of the Niagara Street neighbourhood that occupies part of the acreage set aside for military purposes after the founding of York (Toronto) in the late 18th century. In 1834, with the westward expansion of the newly incorporated City of Toronto and the desire to fund additional military installations in defence of the community, land in the Military Reserve east of Garrison Creek was identified for development. On Garrison Common, the tract southeast of present-day Queen and Niagara streets where the subject properties are found was granted in the mid-1840s to the Society for the Propagation of the Gospel in Foreign Parts, an Anglican missionary organization, which did not develop the land. A decade later, James Lukin Robinson, a prolific local developer and realtor, who was also a solicitor and member of a famous Toronto family, registered a residential subdivision where he commissioned 16 pairs of brick cottages that were in place when Boulton's Atlas was published in 1858. The original occupants included tradespeople, as well as workers for the inaugural steam railways that transformed Toronto in the mid-19th century. The properties at 71-75 Mitchell Avenue are important reminders of the origins of the Niagara Street neighbourhood.

Contextually, the properties at 71-75 Mitchell Avenue are part of the collection of surviving workers' cottages on Mitchell Avenue and Richmond Street West that were among the first residential buildings constructed in the area where they define, support and maintain the historical character of the Niagara Street neighbourhood south of Queen Street West. The Robinson Cottages at 71-75 Mitchell Avenue are also historically, visually and physically linked to their original settings where they were laid out in relation to the other pairs of semi-detached cottages on Mitchell Avenue and Richmond and Adelaide streets, of which six pairs (including the subject properties) remain today.

Heritage Attributes

The heritage attributes of the Robinson Cottages (also known as the Garrison Common Cottages) at 71-75 Mitchell Avenue are:

- The setback, placement and orientation of the pair of semi-detached buildings on the north side of the street between Tecumseth and Niagara streets
- The scale, form and massing of the single-storey rectangular-shaped plans of the semi-detached houses
- The hipped roofs covering the buildings (the central chimney share by the pair has been replaced)
- The materials (the brick has been covered with artificial stone and wood siding)
- On the principal (north) elevation of each building, the symmetrical organization with the central entrance in the flat-headed surround with the transom flanked by single window openings

STATEMENT OF SIGNIFICANCE: 735-737 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The properties at 735-737 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 of Toronto also applies when evaluating properties for its Heritage Register.

Description

Located on the south side of the street, the properties at 735-737 Richmond Street West contain a pair of single-storey semi-detached house form buildings that were among the 16 pairs of workers' cottages completed in 1858 on the subdivision developed by solicitor and realtor James Lukin Robinson on the former Military Reserve lands east of Garrison Creek that were also known as the Garrison Common. Today, six pairs of the original cottages remain on Mitchell Avenue and Richmond Street West, including those at 703-705 and 719-719 Richmond that were listed on the City of Toronto's Heritage Register in 2005, and the subject properties at 735-737 Richmond Street West.

Statement of Significance

The properties at 735-737 Richmond Street West have design value as a pair of single-storey semi-detached workers' cottages that are rare early surviving examples of this typology in Toronto. They are part of the extant collection of six of the original 16 pairs that were completed in 1858 when Boulton illustrated them on the first fire insurance atlas covering the city. The semi-detached houses feature the near-square plans, low hipped roofs and symmetrical placement of the door and window openings inspired by the bungalow that originated in India, which influenced the early-19th century Regency Cottage and, on a more modest scale, the vernacular workers' cottage.

The Robinson Cottages, also known as the Garrison Common Cottages, at 735-737 Richmond Street West contribute to the historical development and evolution of the Niagara Street neighbourhood that occupies part of the acreage set aside for military purposes after the founding of York (Toronto) in the late 18th century. In 1834, with the westward expansion of the newly incorporated City of Toronto and the desire to fund additional military installations in defence of the community, land in the Military Reserve east of Garrison Creek was identified for development. On Garrison Common, the tract southeast of present-day Queen and Niagara streets where the subject properties are found was granted in the mid-1840s to the Society for the Propagation of the Gospel in Foreign Parts, an Anglican missionary organization, which did not develop the land. A decade later, James Lukin Robinson, a prolific local developer and realtor, who was also a solicitor and member of a famous Toronto family, registered a residential subdivision where he commissioned 16 pairs of brick cottages that were in place when Boulton's Atlas was published in 1858. The original occupants included tradespeople, as well as workers for the inaugural steam railways that transformed Toronto in the mid-

19th century. The properties at 735-737 Richmond Street West are important reminders of the origins of the Niagara Street neighbourhood.

Contextually, the properties at 735-737 Richmond Street West are part of the collection of surviving workers' cottages on Mitchell Avenue and Richmond Street West that were among the first residential buildings constructed in the area where they define, support and maintain the historical character of the Niagara Street neighbourhood south of Queen Street West. The Robinson Cottages at 735-737 Richmond Street West are also historically, visually and physically linked to their original settings where they were laid out in relation to the other pairs of semi-detached cottages on Mitchell Avenue and Richmond and Adelaide streets, of which six pairs (including the subject properties) remain today.

Heritage Attributes

The heritage attributes of the Robinson Cottages (also known as the Garrison Common Cottages) at 735-737 Richmond Street West are:

- The setback, placement and orientation of the pair of semi-detached buildings on the south side of the street between Tecumseth and Niagara streets
- The scale, form and massing of the single-storey rectangular-shaped plans
- The hipped roofs covering the buildings (the central chimney has been removed)
- The materials (the brick has been replaced)
- On the principal (north) elevation of each building, the symmetrical organization with the central entrance in the flat-headed surround flanked by single window openings (the window openings have been enlarged)

STATEMENT OF SIGNIFICANCE: 753-755 RICHMOND STREET WEST (REASONS FOR INCLUSION)

The properties at 753-755 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 of Toronto also applies when evaluating properties for its Heritage Register.

Description

Located on the north side of the street, the properties at 753-755 Richmond Street West contain a pair of single-storey semi-detached house form buildings that were among the 16 pairs of workers' cottages completed in 1858 on the subdivision developed by solicitor and realtor James Lukin Robinson on the former Military Reserve lands east of Garrison Creek that were also known as the Garrison Common. Today, six pairs of the original cottages remain on Mitchell Avenue and Richmond Street West, including those at 703-705 and 719-719 Richmond that were listed on the City of Toronto's Heritage Register in 2005, and the subject properties at 753-755 Richmond Street West.

Statement of Significance

The properties at 753-755 Richmond Street West have design value as a pair of single-storey semi-detached workers' cottages that are rare early surviving examples of this typology in Toronto. They are part of the extant collection of six of the original 16 pairs that were completed in 1858 when Boulton illustrated them on the first fire insurance atlas covering the city. The semi-detached houses feature the near-square plans, low hipped roofs and symmetrical placement of the door and window openings inspired by the bungalow that originated in India, which influenced the early-19th century Regency Cottage and, on a more modest scale, the vernacular workers' cottage.

The Robinson Cottages, also known as the Garrison Common Cottages, at 753-755 Richmond Street West contribute to the historical development and evolution of the Niagara Street neighbourhood that occupies part of the acreage set aside for military purposes after the founding of York (Toronto) in the late 18th century. In 1834, with the westward expansion of the newly incorporated City of Toronto and the desire to fund additional military installations in defence of the community, land in the Military Reserve east of Garrison Creek was identified for development. On Garrison Common, the tract southeast of present-day Queen and Niagara streets where the subject properties are found was granted in the mid-1840s to the Society for the Propagation of the Gospel in Foreign Parts, an Anglican missionary organization, which did not develop the land. A decade later, James Lukin Robinson, a prolific local developer and realtor, who was also a solicitor and member of a famous Toronto family, registered a residential subdivision where he commissioned 16 pairs of brick cottages that were in place when Boulton's Atlas was published in 1858. The original occupants included tradespeople, as well as workers for the inaugural steam railways that transformed Toronto in the mid-19th century. The properties at 753-755 Richmond Street West are important reminders of the origins of the Niagara Street neighbourhood.

Contextually, the properties at 753-755 Richmond Street West are part of the collection of surviving workers' cottages on Mitchell Avenue and Richmond Street West that were among the first residential buildings constructed in the area where they define, support and maintain the historical character of the Niagara Street neighbourhood south of Queen Street West. The Robinson Cottages at 753-755 Richmond Street West are also historically, visually and physically linked to their original settings where they were laid out in relation to the other pairs of semi-detached cottages on Mitchell Avenue and Richmond and Adelaide streets, of which six pairs (including the subject properties) remain today.

Heritage Attributes

The heritage attributes of the Robinson Cottages (also known as the Garrison Common Cottages) at 753-755 Richmond Street West are:

- The setback, placement and orientation of the pair of semi-detached buildings on the south side of the street between Tecumseth and Niagara streets
- The scale, form and massing of the single-storey rectangular-shaped plans
- The hipped roofs covering the buildings (the central chimney has been removed)
- The materials (the brick has been reclad)
- On the principal (north) elevation of each building, the symmetrical organization with the central entrance in the flat-headed surround with the transom flanked by single window (the easternmost bay of 753 Richmond has been removed and the entrance on 755 Richmond has been relocated to the westernmost bay)

STATEMENT OF SIGNIFICANCE: 40-44 MITCHELL AVENUE ATTACHMENT 6 (REASONS FOR DESIGNATION)

The properties at 40-44 Mitchell Avenue are worthy of inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

Located on the north side of the street, the properties contain a pair of single-storey semi-detached house form buildings that were among the 16 pairs of workers' cottages completed in 1858 on the subdivision developed by solicitor and realtor James Lukin Robinson on the former Military Reserve lands east of Garrison Creek that were also known as the Garrison Common. Today, six pairs of the original cottages remain on Mitchell Avenue and Richmond Street West, including those at 703-705 and 719-719 Richmond that were listed on the City of Toronto's Heritage Register in 2005, and the subject properties at 40-44 Mitchell Avenue.

Statement of Significance

The properties at 40-44 Mitchell Avenue have design value as a pair of single-storey semi-detached workers' cottages that are rare early surviving examples of this typology in Toronto. They are part of the extant collection of six of the original 16 pairs that were completed in 1858 when Boulton illustrated them on the first fire insurance atlas covering the city. The semi-detached houses feature the near-square plans, low hipped roofs and symmetrical placement of the door and window openings inspired by the bungalow that originated in India, which influenced the early-19th century Regency Cottage and, on a more modest scale, the vernacular workers' cottage.

The Robinson Cottages, also known as the Garrison Common Cottages, at 40-44 Mitchell Avenue contribute to the historical development and evolution of the Niagara Street neighbourhood that occupies part of the acreage set aside for military purposes after the founding of York (Toronto) in the late 18th century. In 1834, with the westward expansion of the newly incorporated City of Toronto and the desire to fund additional military installations in defence of the community, land in the Military Reserve east of Garrison Creek was identified for development. On Garrison Common, the tract southeast of present-day Queen and Niagara streets where the subject properties are found was granted in the mid-1840s to the Society for the Propagation of the Gospel in Foreign Parts, an Anglican missionary organization, which did not develop the land. A decade later, James Lukin Robinson, a prolific local developer and realtor, who was also a solicitor and member of a famous Toronto family, registered a residential subdivision where he commissioned 16 pairs of brick cottages that were in place when Boulton's Atlas was published in 1858. The original occupants included tradespeople, as well as workers for the inaugural steam railways that transformed Toronto in the mid-19th century. The properties at 71-75 Mitchell Avenue are important reminders of the origins of the Niagara Street neighbourhood.

Contextually, the properties at 40-44 Mitchell Avenue are part of the collection of surviving workers' cottages on Mitchell Avenue and Richmond Street West that were among the first residential buildings constructed in the area where they define, support and maintain the historical character of the Niagara Street neighbourhood south of Queen Street West. The Robinson Cottages at 40-44 Mitchell Avenue are also historically, visually and physically linked to their original settings where they were laid out in relation to the other pairs of semi-detached cottages on Mitchell Avenue and Richmond and Adelaide streets, of which six pairs (including the subject properties) remain today.

Heritage Attributes

The heritage attributes of the Robinson Cottages (also known as the Garrison Common Cottages) at 40-44 Mitchell Avenue are:

- The setback, placement and orientation of the pair of semi-detached buildings on the north side of the street between Tecumseth and Niagara streets
- The scale, form and massing of the single-storey rectangular-shaped plans
- The hipped roofs covering the buildings (the central chimney has been removed)
- The materials (the brick on 40 Mitchell has been covered)
- On the principal (south) elevation of each building, the symmetrical organization with the central entrance in the flat-headed surround with the transom flanked by single window openings (the window openings on 44 Mitchell have been changed)

ATTACHMENT 7

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ROBINSON COTTAGES
40-44 AND 71-75 MITCHELL AVENUE AND
735-737 AND 753-755 RICHMOND STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2019

1. DESCRIPTION



Cover: aerial photograph of the properties at 40-44 and 35-37 Mitchell Avenue and 735-737 and 753-755 Richmond Street West, with north on the bottom of the images, which are outlined in red (www.google.com/maps); above: archival photograph, former worker's cottage, 18 Mitchell Avenue, 1939 (City of Toronto Archives, Series 372, Item 581)

40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West: Garrison Common Cottages	
ADDRESSES	40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West (southeast of Queen and Niagara streets)
WARD	Ward 10 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 108, Part Lots 20 and 49, Lots 21, 26, 27, 50, 83 and 84
NEIGHBOURHOOD/COMMUNITY	Niagara Street Neighbourhood
HISTORICAL NAME	Robinson Cottages (also known as Garrison Common Cottages)
CONSTRUCTION DATE	1858 (completed)
ORIGINAL OWNER	James Lukin Robinson, realtor
ORIGINAL USE	Residential (row houses)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	unknown
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 40-44 and 71-75 Mitchell Street and 735-737 and 753-755 Richmond Street West and applies evaluation criteria to determine whether they merit inclusion on the City of Toronto's Heritage Register. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of York (Toronto), the area west of the town site is set aside as the Military Reserve where (Old) Fort York is built near Garrison Creek to protect the entrance to the harbour
1798	The community is extended westward as "New Town" with the municipal boundary set at Peter Street adjoining the Military Reserve
1808	In the Military Reserve, 22 acres of land are sold for non-military uses
1831	Chewett's Plan shows the land in the Military Reserve between Peter Street and Garrison Creek labelled "proposed addition to the City under survey" (Image 2a)
1837	Coinciding with land sales to finance the New Fort, Hawkin's Plan of the Military Reserve shows Section K bounded by present-day Richmond, Tecumseth, Adelaide and Niagara streets (Image 2b)
1845	The allotments in Section K of the Military Reserve are granted to the Society for the Propagation of the Gospel in Foreign Parts, a missionary organization founded by the Church of England
1855	James Lukin Robinson, a Toronto realtor and lawyer, acquires the properties in Section K, assisted by a mortgage from Trinity College
1856	Robinson registers Plan 148 on his lands
1857 Apr	When the tax assessment rolls are compiled for St. Andrew's ward, Robinson's properties remain vacant
1858	Boulton's Atlas illustrates 16 pairs of cottages on Robinson's lands, including those on "Garrison Street" (present-day Mitchell Avenue) (Image 2c); in April, the tax assessment rolls record four pairs of cottages on Garrison Street, and some pairs are in place on Adelaide and Richmond streets ¹
1859	Robinson's 16 cottages are occupied according to the tax assessment Rolls
1860	In the first tax assessment rolls identifying building materials, the cottages are described as "brick houses"
1861	Following gaps in publication, the City Directory records Robinson's properties, listing tradesmen and railway workers amongst his tenants
1871	A decade later, Robinson's agent, James Walker is recorded as the owner of the cottages, which continue to be rented to an array of tenants

¹ Archival records indicate that Robinson developed additional buildings on his allotment, including detached and semi-detached houses
41-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West - Inclusion on Heritage Register

1881	Walker's estate retains some of the properties on Garrison Street, with others sold as pairs to individual owners, many of whom reside in one of the units
1884	The 16 pairs of cottages are illustrated on the first Goad's Atlas covering this area (Image 3a)
1890	When Goad's Atlas is updated, 13 pairs of cottages remain intact (with one pair replaced on Adelaide Street and two units removed on Adelaide Street and Mitchell Avenue); when the last update is published in 1923, the number is reduced to 10 complete pairs (Image 3b) ²
1930s	Surviving archival photographs document the features of two cottages, which are no longer extant (Section 2 and Image 3d)
1991	Three extant pairs of cottages on Mitchell Avenue and four pairs on Richmond Street West are identified as "features of interest" in the Garrison Common Area Survey completed for the Toronto Historical Board by Young+Wright Architects
2005	City Council includes two pairs of cottages at 703-705 and 719-721 Richmond Street West on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) ³
2017	The pair of cottages at 18-20 Mitchell Avenue are demolished and the remaining non-listed properties are nominated for inclusion on the Heritage Register
2018	The Committee of Adjustment application for the properties at 40-44 Mitchell Avenue is deferred to allow the heritage evaluation of the properties

ii. HISTORICAL BACKGROUND

The Military Reserve and Niagara Street Neighbourhood:

The properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are located in Toronto's Niagara Street neighbourhood south of Queen Street West. The area originated as part of the Military Reserve, the 1000-acre tract that was set aside for military purposes following the founding of York (Toronto) in 1793 where (Old) Fort York was established near Garrison Creek to protect the opening to the harbour. With the rapid growth of York, the community was extended westward as "New Town" where the new boundary was set at Peter Street adjoining the Military Reserve. By 1834, when the City of Toronto was incorporated, plans were underway to sell land at the east end of the Military Reserve to facilitate the ongoing expansion of the municipality while financing updated military installations known as the New Fort (where Stanley Barracks survives).

² Not illustrated in this report, the 1890 and subsequent atlases can be viewed at <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>

³ A communication that "the properties at 703-705 Richmond Street West and 719-721 Richmond Street West, known as the "Garrison Common Cottages", be now referred to as the "Robertson Cottages" (sic)" was adopted by Council. This was probably a misspelling of "Robinson" that was included in the official record

The area was known by different names. "Usually it was called the Military Reserve, but the name Garrison Reserve was used too. Some preferred Ordnance Reserve. In the 1870s Henry Scadding distinguished between the Reserve west of Fort York, and the Garrison Common between Peter Street and Garrison Creek" where the subject properties are located.⁴

Garrison Common Cottages on Mitchell Avenue and Richmond Street West:

The properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are located in the area bounded by present-day Niagara, Adelaide, Tecumseth and Richmond streets that was surveyed in the 1830s as Section K of the Military Reserve. This parcel was patented in 1845 to the Society for Propagation of Gospel in Foreign Parts, a missionary organization founded by the Church of England that sent clergyman and religious literature to Britain's colonies. The Society's lands remained undeveloped. A decade later, James Lukin Robinson purchased the tract and, in 1856, registered a subdivision under Plan 148. A solicitor realtor and prolific developer, Robinson (1818-94) was also a member of one of Toronto's most influential families, which included his brother, the famed politician Sir John Beverley Robinson, and links through marriage to the Jarvis and Boulton clans.

With gaps in the early City Directories, land records and the tax assessment rolls provide the most reliable documentation tracing the development of Robinson's land. The latter indicate that the tract remained vacant in April 1857, but a year later portions of Robinson's allotments on Adelaide and Richmond streets were built on and all four cottages were in place on Garrison Street (present-day Mitchell Avenue). In 1858, the 16 pairs of regularly spaced cottages were illustrated on Boulton's Atlas and the group was further documented in the City Directory of 1861, recording tradespeople and railway workers amongst the occupants. Robinson's representatives retained the properties until the late 19th century when many of them were sold as pairs, with the new owners occupying one unit while renting out the other. During the period between 1884 and 1923 when the first and last Goad's Atlases covering the area were published, 3 pairs and 3 individual buildings on Mitchell Avenue and Richmond Street West were replaced.

In 1991, seven pairs of cottages that remained when the Garrison Common Survey was undertaken, which identified them as "features of interest". The properties at 703-705 and 719-721 Richmond Street West were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005, followed by the restoration of the cottages at 719-721 Richmond (Image 8). In 2017, and coinciding with the demolition of the cottages at 18-20 Mitchell Avenue, the cottages at 40-44 and 71-75 Mitchell and 735-737 and 753-755 Richmond were nominated for inclusion on the City of Toronto's Heritage Register.

⁴ <http://fortyorkmaps.blogspot.com/2013/01/the-military-reserve.html>

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are found on the cover and in Sections 2 and 6 of this report. The Robinson Cottages (also known as the Garrison Common Cottages) remain rare examples in Toronto of workers' cottages that are semi-detached with features identified with the Regency Cottages that first appeared in present-day Ontario in early 1800s and were inspired, in turn, by the bungalows that originated in Bengal, India. While the prototypical Regency Cottage is noted for its floor-length window openings and wrap-around verandahs, other features including the centrally placed entrance, often with transom and sidelights, "almost-square plan under snug proportions and a four-sided hip roof" were translated into more humble dwellings, including the Terry House at the Todmorden Mills Museum in Toronto.⁵

The Robinson Cottages are distinguished from other cottages in Toronto that were designed as "Ontario Cottages" popular in the mid-1800s, which were inspired by early taxation laws that identified by the centrally-placed front gable that "concealed" the upper floor. The latter type is well-represented in Toronto, including the present-day Cabbagetown neighbourhood. Other cottage typologies dated to the end of the 19th century, where mansard roofs were added to custom-designed or altered buildings to reflect Second Empire styling, among them the semi-detached versions on Draper Street in the King-Spadina neighbourhood.

The Robinson Cottages retain their identity with their low scale under hipped roofs and the symmetrical placement of the openings on the principal elevations. Although the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West have been altered, they remain legible as workers' cottages, a rare surviving typology in Toronto. The Robinson Cottages are particularly distinguished as semi-detached cottages that were designed as a significantly sized group.

iv. CONTEXT

Shown on the location map attached as Image 1, the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are found in the Niagara Street neighbourhood south of Queen Street West and between Tecumseth (east) and Niagara (west) streets where the near identical workers' cottages at 703-705 and 719-721 Richmond Street West are listed on the City of Toronto's Heritage Register. Dating to the late 19th century and shaped to follow the distinctive curve of the street, the terrace (row) houses at 135-163 Niagara Street are also recognized on the Heritage Register, along with the community landmarks known historically as the Toronto Electric Light Company Substation at 660 Adelaide Street West (1908, on the northwest corner of Tecumseth Street) and the former Memorial Baptist Church at 148-150 Tecumseth Street (1897, on the northwest corner of Richmond Street West).

5 Cruikshank, 38

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for Inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West have design value as pair of single-storey semi-detached workers' cottages that are rare early surviving examples of this typology in Toronto. They are part of the extant collection of six of the original 16 pairs that were completed in 1858 when Boulton illustrated them on the first fire insurance atlas covering the city. The semi-detached houses feature the near-square plans, low hipped roofs and symmetrical placement of the door and window openings inspired by the bungalow that originated in India, which influenced the early-19th century Regency Cottage and, on a more modest scale, the vernacular workers' cottage.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The Robinson Cottages at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West contribute to the historical development and evolution of the Niagara Street neighbourhood that occupies part of the acreage set aside for military purposes after the founding of York (Toronto) in the late 18th century. In 1834, with the westward expansion of the newly incorporated City of Toronto and the desire to fund additional military installations in defence of the community, land in the Military Reserve east of Garrison Creek was identified for development. On Garrison Common, the vacant tract southeast of present-day Queen and Niagara streets where the subject properties are found was granted in the mid-1840s to the Society for the Propagation of the Gospel in Foreign Parts, an Anglican missionary organization, which did not develop the land. A decade later, James Lukin Robinson, a prolific local developer and realtor, who was also a solicitor and member of a famous Toronto family, registered a residential subdivision where he commissioned 16 pairs of brick cottages that were in place when Boulton's Atlas was published in 1858.

The original occupants included tradespeople, as well as workers for the inaugural steam railways that transformed Toronto in the mid-19th century. The properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are important reminders of the origins of the Niagara Street neighbourhood.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are part of the collection of surviving workers' cottages on Mitchell Avenue and Richmond Street West that were among the first residential buildings constructed in the area where they define, support and maintain the character of the Niagara Street neighbourhood south of Queen Street West. The Robinson Cottages at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West are also historically, visually and physically linked to their original settings where they were laid out in relation to the other pairs of semi-detached cottages on Mitchell Avenue and Richmond and Adelaide streets, of which six pairs (including the subject properties) remain today.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West have cultural heritage value for their design, historical associations and context. Located in the area southeast of Queen Street West and Niagara Street, the properties at 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West contain four pairs of single-storey semi-detached houses that, with the listed heritage properties at 703-705 and 719-721 Richmond Street West, are the last surviving examples of the original 16 pairs of workers' cottages completed in 1858 by James Lukin Robinson on the former Military lands east of Garrison Creek. Collectively, and known historically as the Robinson Cottages or the Garrison Common Cottages, this collection represents a rare surviving typology in the city that contributes to the character of the Niagara Street neighbourhood where they are historically and visually linked to their settings.

5. SOURCES

Archival Sources:

- Abstract Index of Deeds, Plan 148, Lots 20, 21, 26, 27, 49, 50, 83 and 84
- Archival Maps, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>, <http://fortyorkmaps.blogspot.com/2013/01/the-military-reserve.html>
- Archival photographs, City of Toronto Archives (individual citations in Section 6)
- Assessment Rolls, City of Toronto, St. Andrew's Ward, 1850 ff.
- City of Toronto Directories, 1850 ff.
- Underwriters' Insurance Bureau Atlases, 1921 revised to 1943, and 1954 revised to 1964

Secondary Sources:

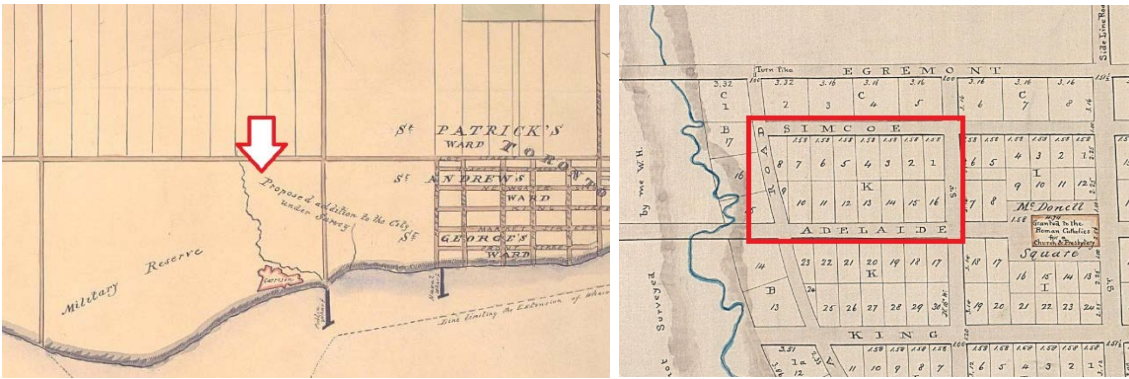
- Adamson, Anthony, and Marion Macrae, *The Ancestral Roof*, 1963
- Arthur, Eric, *Toronto. No Mean City*, 3rd ed., revised by Stephen A. Otto, 1986
- Benn, Carl, *Historic Fort York 1793-1993*, 1993
- Blumenson, John, *Ontario Architecture*, 1990
- Careless, J. M. S., *Toronto to 1918*, 1984
- Cruikshank, Tom, and John De Visser, *Old Toronto Houses*, 2003
- Firth, Edith, ed., *The Town of York: A Collection of Documents of Early Toronto*, 1962
- *Found Toronto* exhibit, 2009, <http://www.eraarch.ca/project/found-toronto/>
- Lundell, Liz, *The Estates of Old Toronto*, 1998
- McHugh, Patricia, and Alex Bozikovic, *Toronto Architecture: A City Guide*, 2017
- Otto, Stephen A., "Garrison Common History: The Robinson Cottages," *The Fife and Drum*, January 2005
- Weir, Scott, "Early British immigrants brought stiff upper lips and Regency Cottages to the wild," *National Post*, November 17, 2007
- Young+Wright Architects, *Garrison Common Survey*, 1991

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.

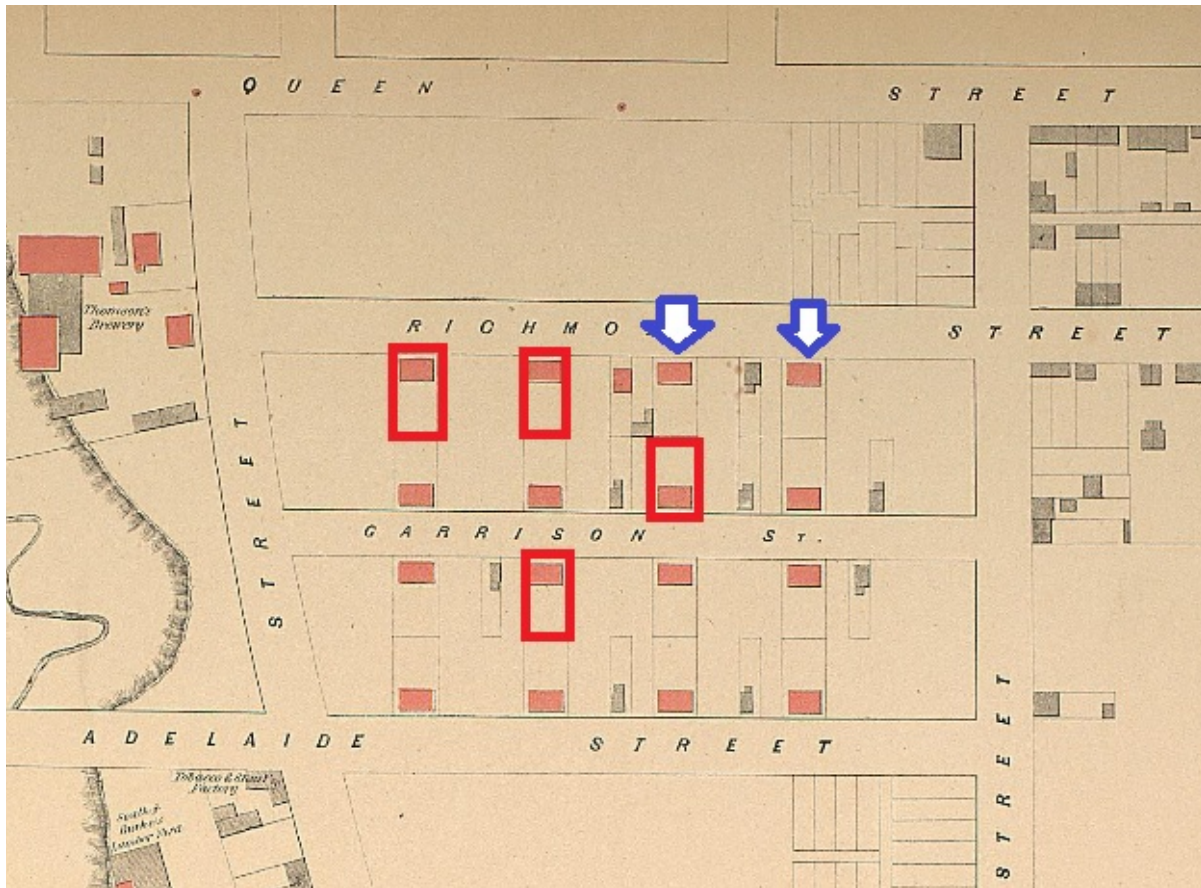


1. Location Map, 40-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West: showing the location of the properties in the area southeast of Queen and Niagara streets (City of Toronto Property Data Map).

The listed heritage properties at 703-705 and 719-721 Richmond Street West are outlined in **bold**.

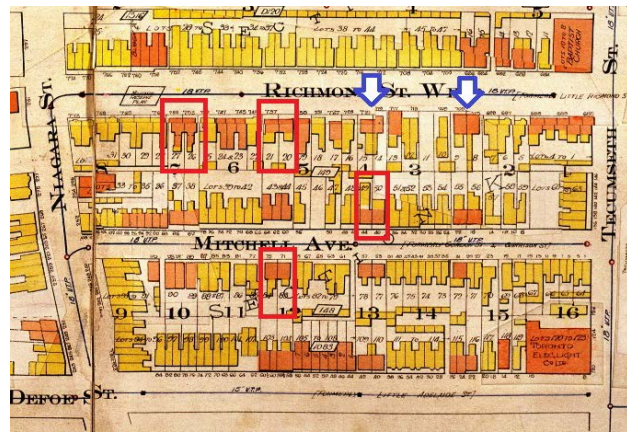


2a. Chewett, City of Toronto and Liberties, 1834; 2b. Hawkins, Military Reserve, 1837



2b. Boulton, Atlas of the City of Toronto, 1858: the subject properties are outlined in red; the blue arrows mark the listed heritage properties at 703-705 and 719-721 Richmond; "Garrison Street" is present-day Mitchell Avenue and Garrison Creek is on the left (west)

2. Archival Maps and Atlases: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>



3a. and 3b. Goad's Atlases, 1884 (left) and 1910 updated to 1923, Volume 1 (right) (atlases: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>)



3c. Underwriters' Survey Bureau, Atlas, 1954 updated to 1964;
 3d. (right) archival photograph, 712 Adelaide Street West, 1936: showing the rear elevation of one of the Garrison Common Cottages with the brick cladding, hipped roof and window opening with the brick flat arch (this building has been demolished)

3. Archival Images: Goad's Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>; Underwriters' Survey Bureau Atlas, 1954 updated to 1964, City of Toronto Archives; archival photograph, 1936, City of Toronto Archives, Series 372, Item 32).



1991



2006



2019

4. Current and Archival Photographs: 40-44 Mitchell Avenue (Toronto Historical Board, 1991, and Heritage Preservation Services, 2006 and 2019).

41-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West - Inclusion on Heritage Register



1991



2019

5. Current and Archival Photographs: 71-75 Mitchell Avenue (Toronto Historical Board, 1991, and Heritage Preservation Services, 2019).

41-44 and 71-75 Mitchell Avenue and 735-737 and 753-755 Richmond Street West - Inclusion on Heritage Register



1991



2019

6. Current and Archival Photographs: 735-737 Richmond Street West (Toronto Historical Board, 1991, and Heritage Preservation Services, 2019).



1983



2019

7. Current and Archival Photographs: 753-755 Richmond Street West (<https://urbantoronto.ca/forum/threads/little-houses-on-richmond-st-west.10487/page-2m>, 1983, and Heritage Preservation Services, 2019).



8a. and 8b. 703 (left) and 705 Richmond Street West, 2005 (left) and 2019 (right): the properties were listed on the City of Toronto's Heritage Register in 2005



8c. and 8d. 719 and 721 Richmond Street West, 2005 (left) and 2019 (right): the properties were listed on the City of Toronto's Heritage Register in 2005



8e. 719 (left) and 721 Richmond Street West, 2019: showing the properties following restoration, with the rear (south) addition on 721 Richmond (right)

8. Current and Archival Photographs, 703-705 and 719-721 Richmond Street West (Toronto Historical Board, 1991 and Heritage Preservation Services, 2019).