

241 Richmond Street West and 133 John Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: November 10, 2021

To: Toronto Preservation Board

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

Wards: Spadina-Fort York - Ward 10

SUMMARY

This report recommends that City Council state its intention to designate the properties at 241 Richmond Street West and 133 John Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties are located on the east side of John Street between Richmond Street West and Nelson Street. The southeast corner of Richmond and John contains the building at 241 Richmond Street West, a two-storey commercial building constructed in three phases (1936, 1940 and 1948) in the Art Moderne style by the leading Toronto architecture firm, Page & Steele. The Second Empire style house-form building at 133 John Street anchoring the same block at Nelson Street represents the only surviving building in a larger grouping of dwellings constructed on the east side of John Street in the 1870s.

The properties at 241 Richmond Street West and 133 John Street were listed on the City's Heritage Register on December 5, 2017.

The subject properties are also identified as contributing heritage properties in the King-Spadina Heritage Conservation District (HCD), which was adopted by City Council in October, 2017 and is currently under appeal.

Heritage Planning staff have undertaken research and evaluation and determined that the two subject properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the properties are significant built heritage resources.

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

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

On June 25, 2021 the City received an application to amend the zoning by-law to permit the redevelopment of the site with a 41-storey mixed-use building with a total height of 137.5 metres. The application proposes commercial uses within the ground floor and 470 residential units above. The existing heritage building at 241 Richmond Street West is proposed to be retained and the heritage building at 133 John Street is proposed to be demolished. This application is to be reviewed concurrently with site plan application No. 21-171254 STE 10 SA

The development application currently under review was deemed complete following the new legislation coming into force. This Notice of Intention to Designate report must be considered by City Council before February 10, 2022.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 241 Richmond Street West (including the entrance addresses at 239 Richmond Street West and 137, 139, 141 and 145 John Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance attached as Attachment 3 to the report, (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 133 John Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance attached as Attachment 4 to the report, (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning
3. If there are no objections to the designation, 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.

FINANCIAL IMPACT

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

DECISION HISTORY

At its October 2, 3 and 4, 2017 meeting, City Council adopted item TE26.14: Designation of the King-Spadina Heritage Conservation District under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

At its December 5, 2017 meeting, City Council included the subject properties on the City's Heritage Register as part of item TE28.12: Inclusion on the City's Heritage Register - King-Spadina Properties

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.12>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register

includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

241 Richmond Street West and 133 John Street

Research and Evaluation according to Ontario Regulation 9/06



Contextual image looking at the corner of John and Nelson streets to the adjacent listed properties at 133 John Street (foreground) and 241 Richmond Street West (left). At far left is the designated property at 299 Queen Street West. (Google, 2021)

1. DESCRIPTION

241 Richmond Street West and 133 John Street	
ADDRESS	241 Richmond Street West (including the entrance addresses at 239 Richmond Street West and 137, 139, 141 and 145 John Street) 133 John Street
WARD	Ward 10 - Spadina-Fort York
LEGAL DESCRIPTION	241 Richmond Street West: PLAN D5 PT BLK F RP 63R2692 PART 1 133 John Street: PLAN D5 PT BLK F RP 66R27231 PARTS 1 AND 2
NEIGHBOURHOOD/COMMUNITY	King-Spadina Neighbourhood
HISTORICAL NAME	N/A
CONSTRUCTION DATE	241 Richmond Street West – 1936; additions in 1940 and 1948 133 John Street - 1875

ORIGINAL OWNER	241 Richmond Street West - Handy & Harman of Canada Ltd 133 John Street - N/A
ORIGINAL USE	241 Richmond Street West - industrial 133 John Street - residential
CURRENT USE*	241 Richmond Street West - See Section 2 133 John Street - See Section 2
ARCHITECT/BUILDER/DESIGNER	241 Richmond Street West - Page & Steele Architects 133 John Street - N/A
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed - December 5, 2017
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	November 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 241 Richmond Street West and 133 John Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	After the founding of York (Toronto), the area between the townsite and Fort York is reserved for military purposes
1797	York is extended westward as "New Town" to Peter Street, marking the east border of the Military Reserve (Image 2)
1818	The first Catholic Bishop of Upper Canada, Alexander Macdonell, constructs house upon his 9-acre estate bounded by Richmond, John, Adelaide and Simcoe streets (Image 3)
1859	Nelson street is extended westward between Simcoe and John streets
1875	The attached row of house-form buildings at 111-119 (later 131-139) John Street are built

1892	Goad's Atlas Map for 1893 and containing information gathered in the previous year indicates the five attached dwellings and single detached dwelling on John Street have been renumbered to 131-139 and 143 (Image 4)
1935	An archival photograph shows an empty parking lot at the southeast corner of Richmond and John where the detached dwelling at 143 John Street was demolished the previous year, and the dwelling at 139 John Street at right. (Image 5)
1936	An archival newspaper ad shows the one-storey industrial building constructed at the southeast corner of Richmond and John for Handy and Harman of Canada Ltd, and to the designs of Page & Steele (Image 6)
1940	A second storey is added to the industrial building at 241 Richmond Street West, also by Page & Steele
1946	Building Records indicate that the third storey was removed from the house-form building at 137 John Street following a fire
1948	An additional two-storey extension is added to the industrial building at 241 Richmond Street West, replacing the northernmost rowhouse at 139 John.
1952-1954	Building Records indicate that the owners of 133-137 John Street, Menzies Tire Co Ltd, made alterations and additions to the properties, including constructing the two-storey infill building at (then) 133 that wraps around the rear of the attached properties directly north.
1960s	Ed Mirvish establishes the area as the City's Entertainment District with the revitalization of the Princess of Wales Theatre and conversion of numerous warehouse buildings into commercial spaces and restaurants
1982	Handy and Harman of Canada Ltd sell the property at 241 Richmond Street West to Camwood Realty Ltd after 45 years of ownership
1985	Roel Bramer purchases 133 John Street under Bramfield Restaurants Ltd and opens Toronto's first brewpub, The Amsterdam
1993	Bramer relocates The Amsterdam to its sister location at 600 King Street West to create The Amsterdam Brewing Company
1996	The City adopts the King-Spadina Secondary Plan, lifting the pre-existing zoning restrictions in the former industrial neighbourhood and permitting a mixed-use community
2012	City Council authorizes the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act; at the same time, an image shows the house form building at 445 Adelaide with its two-storey partially-enclosed porch
2016	The King-Spadina HCD Plan [Draft] is released, identifying 241 Richmond Street West and 133 John Street as contributing heritage properties

2017 June	The Toronto East York Community Council adopts the King-Spadina Heritage Conservation District (HCD) Plan
2017 Oct	The King-Spadina HCD is designated under Part V of the Ontario Heritage Act ¹
2017 Dec	City Council lists the properties at 241 Richmond Street West and 133 John Street on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

King Spadina Neighbourhood:

The properties at 241 Richmond Street West and 133 John Street are located in the King-Spadina neighbourhood, which is named for the main cross-roads of King Street West and Spadina Avenue. When York (Toronto) was founded in 1793, the Military Reserve was established between the townsite and the Humber River, with (Old) Fort York guarding the entrance to the harbour. The rapid growth of the community led to its westward expansion as “New Town” In 1797. King Street was extended as the community’s “Main Street” where the inaugural Upper Canada College and the first general hospital were located near Graves (Simcoe) and John streets, respectively. With the west boundary of the town marked by Peter Street, there was continued pressure to release land in the adjacent Military Reserve for development. Coinciding with the incorporation of the City of Toronto in 1834, parts of the Military Reserve were sold and subdivided according to the existing grid pattern of streets and allotments. The growth of the area with primarily residential building stock was interrupted in the mid19th century with the arrival of the inaugural steam railways, which extended their tracks across King-Spadina and attracted the first small-scale industries.

The Great Fire of 1904, which destroyed the city’s manufacturing district adjoining Front and Bay streets, resulted in the transformation of the King-Spadina neighbourhood from a predominantly residential and institutional enclave to an industrial area. The relocation (at the end of the 19th century) of the provincial legislature and Upper Canada College provided significant tracts of land for the large-scale factories and warehouses that characterized King-Spadina prior to World War II. After the latter conflict, many manufacturers relocated to Toronto’s suburbs, leaving buildings vacant or underutilized.

The revitalization of the King-Spadina neighbourhood is largely credited to famed businessman Edwin “Honest Ed” Mirvish who restored the landmark Royal Alexandra Theatre in the 1960s and converted many of the neighbouring warehouses to restaurants as the nucleus of the “Entertainment District.” This led to the transformation during the 1970s and 1980s of industrial buildings for commercial uses. The adoption of the King-Spadina Secondary Plan in 1996 lifted the restrictive industrial zoning, encouraging the adaptive reuse of factories and warehouses. Today, King-Spadina

¹ The proposed HCD is under appeal at the time of the writing of this report: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE236.14>

contains an important collection of surviving heritage properties, ranging from the late 18th century Victoria (Memorial) Square to 1950s commercial buildings. The King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act in 2017.²

Richmond and John Land Development History:

As illustrated by the 1858 Boulton Atlas, a number of row houses had been constructed in the vicinity of the subject site, which contained a small frame outbuilding, including just east on Adelaide Street and to the north on Nelson Street. Duncan Street had also been surveyed between Adelaide and Queen Streets.

By the 1880s, as excerpts from fire insurance plans illustrate, the area was densely built out with fine-grained residential development, save for the large civic and institutional sites – Upper Canada College, the Government House and the Parliament Buildings – which encompassed entire city blocks. In 1880, the north side of Adelaide Street between Simcoe and Duncan Streets contained a continuous stretch of row houses.

Industrial sites, first introduced after the arrival of the railways along the waterfront in the 1850s, were often situated adjacent to residential dwellings. This included the Hutchinson and Burns Carriage Factory, located on Simcoe Street just north of Adelaide Street to the east of the Site.

Alexander Macdonell, the first Catholic Bishop of Upper Canada, built a house on the north-east corner of Adelaide and John Streets in 1818. The house was situated on Macdonell's 9-acre estate, which encompassed the area between today's John, Adelaide, Simcoe and Richmond Streets, including the future location of the subject properties. The grounds featured gardens, orchards, pastures and fields for crops, as well as a ravine and creek.

The subject site originally formed the northwestern corner of the Macdonell estate which, by the late 1850s, had been reduced to the area bounded by Richmond Street West, Simcoe Street, Adelaide Street West, and John Street. In 1859, Nelson Street was extended westward, through the estate, terminating at John Street. Between 1870 and 1880 the estate was subdivided and developed as two residential blocks on either side of Nelson Street. At the time, the area was composed of five row houses beginning at the corner of John Street and Nelson Street, followed by a single detached residential building at the corner of John Street and Richmond Street West.

The original properties were numbered 111-119 and 121 John Street. In 1890 they were renumbered 131-139 and 143 John Street. The property at 133 John Street originally contained the row houses numbered 131-137 John Street. The property at 241 Richmond Street West originally contained the northernmost row house at 139 John Street, and the detached residential structure at 143 John Street.

² In 2017, the King-Spadina HCD was designated under By-law 1111-2017, as amended by By-law 1241-2017:

<https://www.toronto.ca/legdocs/bylaws/2017/law1111.pdf> and
<https://www.toronto.ca/legdocs/bylaws/2017/law1241.pdf>

As the surrounding area became increasingly commercial in the early 20th century, Directories indicate that the single-family residential structures on the street were converted to rooming houses to meet the housing needs of factory workers. Along with these rooming houses, in 1927, the structure at 143 John Street was listed as a Baptist Mission House.

By the early 1930s the area was primarily commercial, with 135 John Street listed as a tire storehouse, 139 John Street as an electrical repair workshop, and 143 John Street as a restaurant. In 1954, with the construction of the Menzies Tires warehouse at 133 John Street the site became entirely commercial, consisting of a mix of purpose built commercial structures and reconfigured 19th century residential structures.

241 Richmond Street West:

In 1934, residential building at 143 John Street was replaced with a parking lot. In 1935 the property was purchased by the newly founded Handy and Harman of Canada Limited, which was a subsidiary of American silver and alloy refiner Handy and Harman. Designed by Walter Harland Steele of Page & Steele Architects, and constructed in 1936, the refinery and warehouse provided precious metal products and refinery services. In 1940, the structure was enlarged with the addition of a second storey to designs by Page & Steele. Page & Steele were also involved in the design for the two-storey extension at the south end of the original building in 1948, which replaced the residential property at 139 John Street.

In 1982 Handy and Harman sold the property to Camwood Realty Limited. During the 1980s the property was used as office and retail space. In 1993 Montana's Restaurant opened on the first floor. In 2010 the entire building was converted into a restaurant and entertainment venue named The Ballroom.

Architect: Page & Steele:

The firm of Page and Steele Architects was founded in 1927 by Forsey Pemberton Bull Page and Walter Harland Steele. In the 1920s and 1930s the firm primarily focused on residential and institutional structures. While the majority of their designs in the 1930s drew on traditional styles, they also designed a number of notable Art Deco and Art Moderne structures including the Whitehall Apartments (1938), and the Garden Court Apartments (1939). In the post-war period, the firm became one of the leading practitioners of Modernism in Toronto, employing notable British-Canadian Modernist architect Peter Dickinson. Structures from this period include the O'Keefe Centre (1960, known today as the Sony Centre), and Commerce Court (1972, in association with American architect I. M. Pei).

133 John Street:

In 1933, Chris and Wilfred Menzies established a tire company storehouse in the former row house at 135 John Street. In 1940, they expanded into the neighbouring property at 137 John Street, listing the business as a factory in 1946. In 1949 the Menzies brothers purchased 133 John Street, later demolishing it in 1950. In 1954, the Menzies brothers constructed a tire retreading factory at 133 John Street that encompassed the entire

property as well as the rear yards of 135 and 137 John Street. At this time the three structures were consolidated and were referred to as 133-137 John Street.

The corner property at 131 John Street (today known as 133) was the last property along the east side of John Street, between Nelson and Richmond Street West, to remain in residential use. It was not until 1954 that it was converted for commercial purposes, becoming Brown's Chamois Products Factory in 1953. After being sold in 1974 it changed hands among several numbered companies.

Significant Owner: Roel Bramer and The Amsterdam

Roel Bramer first entered Toronto's entertainment scene in 1967 with the opening of the Boiler Room, Toronto's first 'dating bar'. In challenging the city's notoriously conservative regulations he became known as the man who "made Puritan Toronto less boring".³ In 1985, Roel Bramer's Bramfield Restaurant Limited purchased 133-137 John Street and, following Ontario's month long beer strike that year, opened The Amsterdam, Toronto's first brewpub. During Ontario's 1985 beer strike, which left the province dry for a month, Bramer worked his Dutch connections to get his supply from Dutch-owned Amstel Brewery in Hamilton, Ont., which wasn't on strike.

Upon opening, the Toronto Star noted that the Amsterdam was Toronto's first and only brasserie where patrons could see beer being brewed on site.⁴ It was also notable for its warehouse setting with glass garage doors, industrial windows, beams, and skylights. In 1988, the brewery expanded into 131 John Street, at which point the properties at 131, 133, and 137 John Street were consolidated as 133 John Street.

In 1993, The Amsterdam moved to the site of its sister operation, the Rotterdam, at 600 King Street West, where it was renamed The Amsterdam Brewing Company. In the following years, the property continued to operate as a restaurant; first Frisco's, and then Jack Astor's.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

241 Richmond Street West:

This property contains a two-storey masonry building originally constructed 1936 as a one-storey industrial building with the second storey seamlessly added in 1940. In 1948, the building was extended at its south end with an additional two-storey bay fronting onto John Street and replacing the original house-form building at 139 John Street.

The structure is composed of red bricks laid in common bond pattern with header courses every sixth course tying the outer wythe of bricks to the interior brickwork. The

3 Kay, 2019.

4 Pataki, 2019.

principal north and west elevations of the corner building are separated into bays by stepped-out brick piers that produce an Art Moderne styling. All of the bricks on the exposed three sides of the building are currently painted. Horizontal cut limestone bands separate the upper and lower floors on the north and west elevations, and reinforced cast concrete windowsills and lintels are used to frame the second storey openings. An original doorway on the west elevation has retained its decorative fluted limestone jamb details. (Images 7-10)

133 John Street:

The subject property contains a three-storey Second Empire style house-form building which has been converted from its original residential use for commercial purposes. The brick-clad building is surmounted by a mansard roof which is the defining feature of Second Empire styling and contains patterned, dichromatic slate tiles that are likely original. Wooden dormer windows are present on the three exposed mansard roof elevations, and two corbelled red brick masonry chimneys are present on the south elevation. A modern covered patio addition was constructed at the ground floor level on the west side of the building in 1995. The brick cladding and wood windows and details are currently painted.

A modern commercial masonry infill structure was built on the north side of the Second Empire building in the 1950s (Menzi's Tire Co. Ltd) and an additional historical brick masonry elevation set further back from the street separates this recent infill structure from the Richmond Street property. While the latter property contains the original footprint of another house-form building constructed in the 1870s, the building has been heavily modified following a fire in 1946 that led to the removal of the likely Second Empire third storey and roof, as well as significant alterations to the principal (west) elevation. (Images 11-17)

iv. CONTEXT

The following section provides contextual information and analysis related to the properties which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the site of the properties at 241 Richmond Street West and 133 John Street.

The subject site is defined by the block bounded by Richmond Street West, John Street, Nelson Street and Simcoe Street located within the Entertainment District area of Toronto's King-Spadina neighbourhood. The principal elevations of the subject properties at 241 Richmond Street West and 133 John Street both contain main entrances fronting onto the east side of John Street. The properties are situated within the King-Spadina Heritage Conservation District (HCD), adopted by City Council on October 4, 2017 (by-law 1241-2017), which is currently under appeal and not in force at the time of writing this report.

Adjacent heritage properties include more than a dozen additional house-form and warehouse/factory type buildings dating from the late-19th century to the mid-20th

century that are also representative of the area's evolving uses and forms during that period. These heritage resources include:

Adjacent Designated Properties

- 299 Queen Street: Wesley Building, 1913. Architects: Burke, Horwood and White. Listing adopted by City Council on June 20, 1973. Designation by-law No. 589-86 passed by City Council on August 11, 1986.
- 126-132 John Street, 259 Richmond Street West (Designated Part IV): John Burns Carriage Manufacturers, 1886. Listing adopted by City Council on June 13, 1983. Designation by-law No. 667-97 passed by City Council on December 19, 1997.
- 260 Richmond Street West (Designated Part IV): Tip Top Tailors Warehouse, 1914, addition 1924. Designation by-law No. 797-2006 passed by City Council on September 25-26 2003.
- 109-129 John Street: Row-housing, 1892. Builder: Robert T. Brown. Listing adopted by City Council on April 23, 1981. Designation by-law No. 596-82 passed by City Council on September 23, 1982.

Adjacent Listed Properties

- 221-227 Richmond Street West: Included on the Heritage Register by City Council on December 5 and 7, 2017.
- 30-34 Duncan Street: Included on the Heritage Register by City Council on December 5, 2017.
- 118 and 122 John Street: Included on the Heritage Register by City Council on December 5, 2017.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Each evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

241 RICHMOND STREET WEST

DESIGN OR PHYSICAL VALUE

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

Representative example of a style and type

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.

HISTORICAL OR ASSOCIATIVE VALUE

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

Reflects the work of an architect who is significant to a community

The property at 241 Richmond Street West is valued for its association with Walter Harland Steele of Page & Steele Architects who designed the original 1936 building for Handy and Harman of Canada Limited in 1936 to house its precious metal and alloy refinery. Page & Steele would also contribute the seamlessly integrated 1940 and 1948 additions to the original building. The Art Moderne styling of the building at 241 Richmond Street West reflects the conservative design aesthetic of architect Walter Harland Steele, whose architectural firm, Page & Steele, is recognized as one of Toronto's leading architecture offices.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area

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.

Physically, functionally, visually or historically linked to its surroundings

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.

133 JOHN STREET

DESIGN OR PHYSICAL VALUE

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

Representative example of a style and type

The property at 133 John Street has cultural heritage value for its design as a residential building with Second Empire styling 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 133 John Street is distinguished by its Second Empire design, particularly the prototypical mansard roof with the distinctive dormers with the wood detailing, the patterned shingles, and the tall brick chimneys.

HISTORICAL OR ASSOCIATIVE VALUE

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

Direct association with an institution that is significant to a community

The property at 133 John Street is valued as the location of Toronto's first brewpub in 1985 and the original location of what would become The Amsterdam Brewing Company less than ten years later.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area

Contextually, the property at 133 John Street is valued for the role of the residential building in defining, supporting and maintaining the historic 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.

Physically, functionally, visually or historically linked to its surroundings

As a surviving 19th-century residential building, the detached house at 133 John Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood directly north of the row houses (1892) at 109-129 John Street, which are listed on the City's Heritage Register, and complement the neighbouring buildings at 118-122 John Street with their similar Second Empire styling.

CONCLUSION

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 and was designed by the leading Toronto architecture firm of Page & Steele.

The Second Empire house-form building at 133 John Street represents the only surviving building in a larger grouping of residences constructed on the east side of John Street in the 1870s and is also valued as the location of Toronto's first brewpub, which would become The Amsterdam Brewing Company.

Located on the east side of John Street and anchoring the corners of Richmond Street West and Nelson Street in the City's King-Spadina neighbourhood, the proximity of the 1936 detached industrial building at 241 Richmond Street West and the 1875 Second Empire house-form building located directly south at 133 John Street (both now commercial in use) reflects the evolution of the area 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 in the King Spadina area.

As such, the two properties at 241 Richmond Street West (including entrance addresses at 239 Richmond Street West and 137, 139, 141 and 145 John Street) and 133 John Street are significant built heritage resources and staff recommend that City Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act.

The Statements of Significance (Attachments 3 and 4) for the subject properties comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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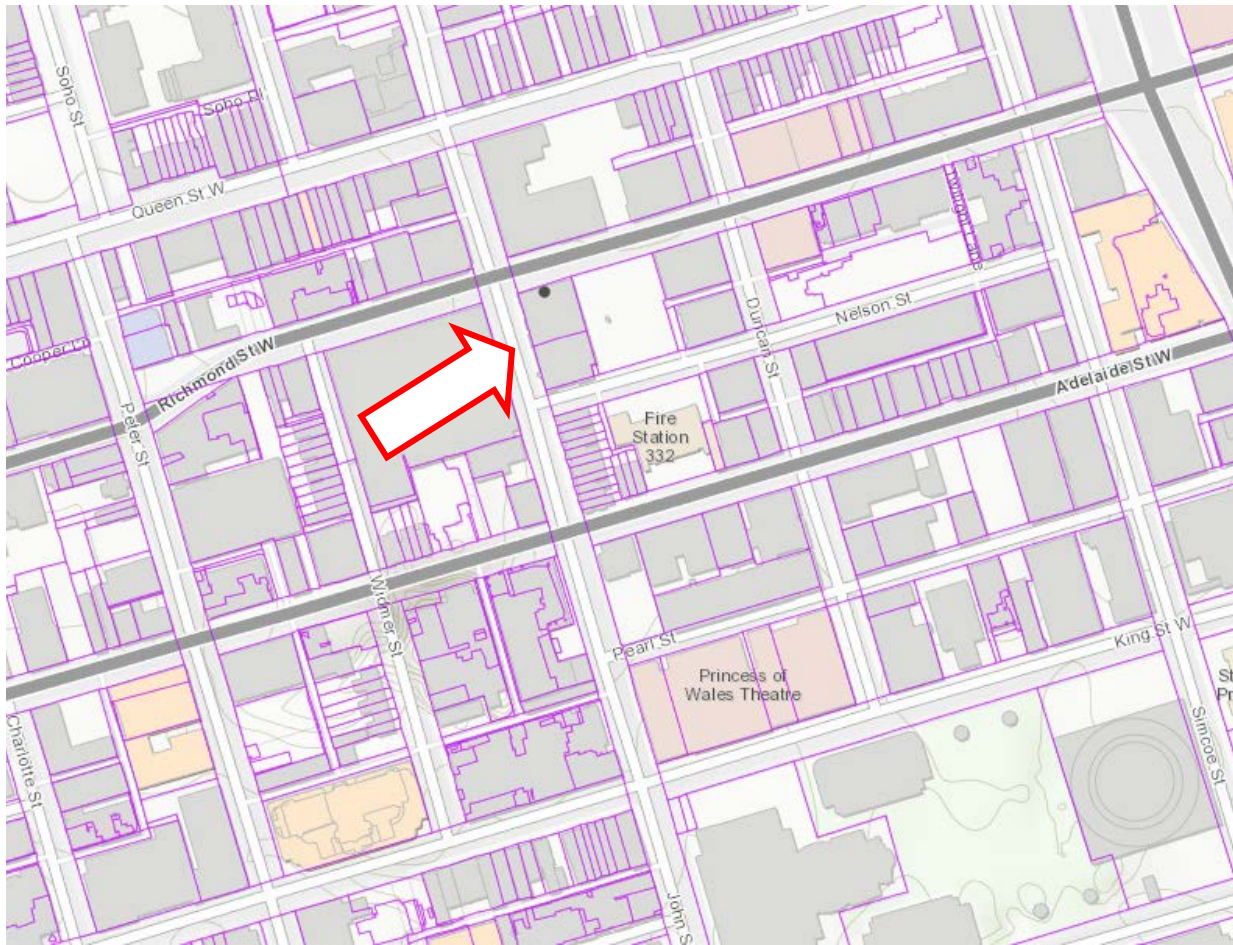
SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 241 Richmond Street West
Attachment 4 – Statement of Significance (Reasons for Designation): 133 John Street

241 RICHMOND STREET WEST & 133 JOHN STREET



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the subject site. (City of Toronto iView Mapping)



2. D.W. Smith, 1798 plan for the second enlargement of York. The arrow marks the future location of the subject site. (TPL)



THE MACDONELL HOUSE—NORTH EAST CORNER ADELAIDE AND JOHN STS.

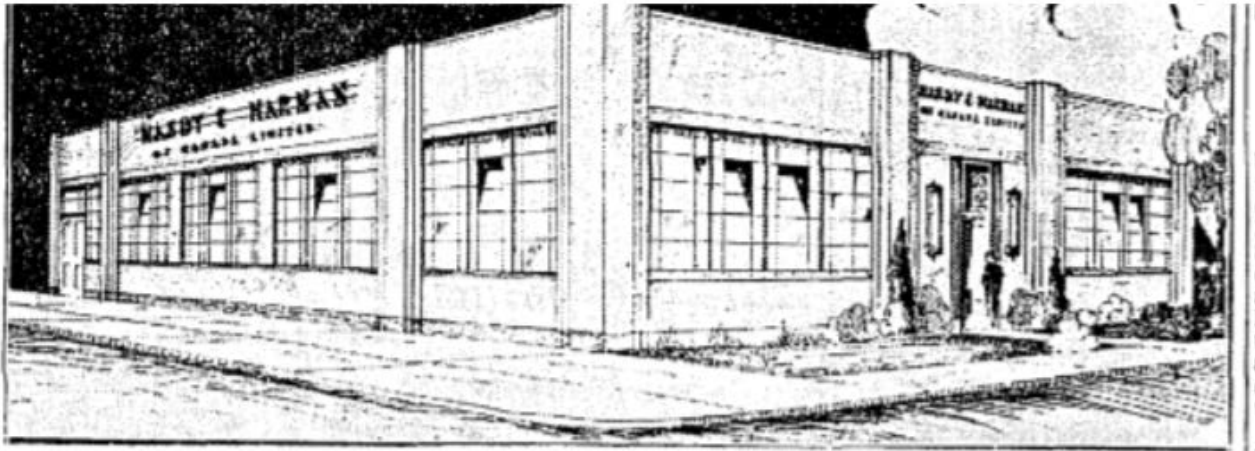
3. Sketch of the Macdonell House built in 1818. The Macdonell estate included the future location of the subject properties at 241 Richmond Street West and 133 John Street. (J.R. Robertson)



4. Goads 1893 Map, containing information gathered in the previous year, and showing the five attached and one detached house-form buildings on the east side of John Street. (Ng)



5. 1935 archival photograph showing the empty lot at the southeast corner of Richmond and John just before construction of the industrial building known today as 241 Richmond Street West and showing the 1870s dwelling at 139 John Street at right. (CTA)



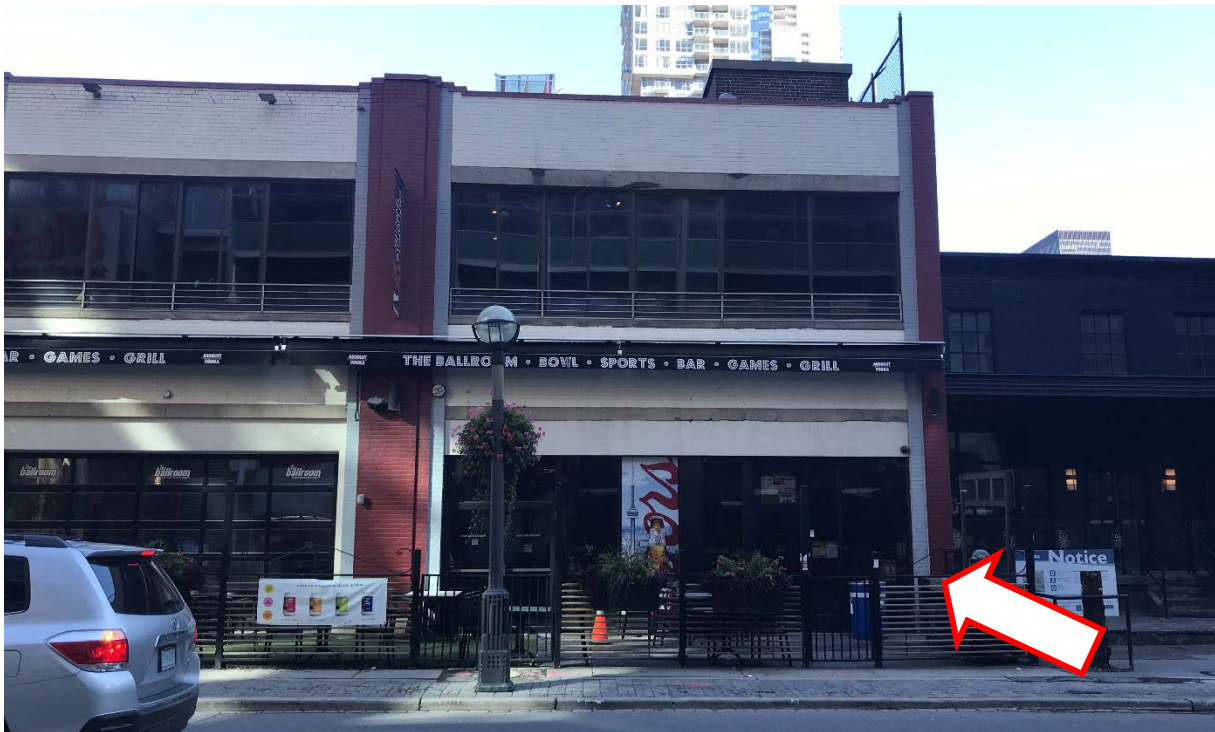
NEW GOLD REFINERY FOR CITY

Designed by Forsey Page and Steele, architects, the new home of the **Handy and Harman** Co. of Canada, Ltd., bullion dealers and refiners of gold, silver and platinum, is shown above. The location is the southeast corner of Richmond and Johns Sts. The industry, obtained through the Toronto industrial commission, is a new one for Toronto. The dimensions of the building are 71 feet on John St. by 101 on Richmond St., with the entrance on John. The machinery will include plant for the melting, rolling and annealing of gold and silver. The parent concern in Bridgeport, U.S., is one of the largest of its kind in the world.

6. 1935 archival newspaper clipping showing a rendering of the proposed industrial building for Handy & Harman Co of Canada Ltd at 241 Richmond Street West by Page & Steele Architects. (Toronto Star)



7. Current photograph of the building at 241 Richmond Street West from the northwest and showing the principal (west and north) elevations. (Heritage Planning, 2021)



8. Current photograph showing the additional bay constructed in 1948 at the southern end of the west elevation. (Heritage Planning, 2021)



9. Current photograph showing the west elevation fronting John Street and part of the adjacent heritage property at 299 Queen Street West at far left. (Heritage planning, 2021)



10. Current image showing a detail of the principal (west) elevation at 241 Richmond Street West with the original cast-stone, fluted door jamb and the stepped parapets that terminate the piers at the roofline. (Google, 2021)



11. Contextual photograph looking northeast and showing the properties at (from left to right) 241 Richmond Street West and consolidated properties comprising 133 John Street. (Heritage Planning, 2021)



12. Current photograph showing the principal (west) elevations of the consolidated buildings comprising 133 John Street. At far left is the truncated form of the formerly three-storey rowhouse at then 137 John (Heritage Planning, 2021)



13. Current photograph showing the south elevation of 133 John Street fronting Nelson Street. The original openings, dichromatic brick chimneys, Mansard roof with slate tiles and decorative wooden roof dormers are all intact. (Heritage Planning, 2021)



14 and 15. Current photographs showing the third storey architectural details at 133 John Street (ERA, 2021)



16 Adjacent house-form heritage properties on at 118-122 John Street (west side) (Heritage Planning, 2021)



17. Adjacent house-form at 109-129 John Street (corner of Nelson Street). (Heritage Planning, 2021)

241 Richmond Street West and 133 John Street**Archival Sources**

- City of Toronto Aerial Photographs
 - City of Toronto Archives, Photographic Collection
 - City of Toronto Assessment Rolls
 - City of Toronto Building Records - Toronto and East York District
 - City of Toronto Directories, 1870 ff.
- Ontario Land Registry Records, PLAN D5 PT BLK F RP 63R2692 PART 1 & 66R27231 PARTS 1 AND 2
- Ng, Nathan. *Historical Maps of Toronto*. <http://oldtorontomaps.blogspot.com/>
 - Toronto Public Library. (n.d.). Toronto Star Historical Newspaper Archive. <https://www.torontopubliclibrary.ca/>

Secondary Sources

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- Careless, J. M. S., *Toronto to 1918*, 1984
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- City of Toronto. (2017, June). King-Spadina Heritage Conservation District Plan. <https://www.toronto.ca/wp-content/uploads/2018/01/9676-King-Spadina-HCD-Plan.compressed.pdf>
- DeCosta, W. (1971). Singles scene heats up at the Coal Bin. <https://www.cbc.ca/archives/entry/singles-scene-heats-up-at-the-coal-bin>
- ERA Architects Inc, 241 Richmond Street West & 133 John Street: Heritage Impact Assessment: (June 16, 2021)
- Hill, Robert. Entry on "Steele, Walter Harland" in Biographical Dictionary of Canadian Architects <https://www.dictionaryofarchitectsincanada.org/node/2052>
- Kay, J. (2019). "Jonathan Kay: He's an acquired taste but this man made puritan Toronto less boring." <https://nationalpost.com/opinion/jonathan-kay-hes-an-acquired-taste-but-this-man-made-puritan-toronto-less-boring>
- Pataki, A. (2019). "How the founder of Amsterdam Brewing Co. fought Ontario liquor laws to make Toronto fun." <https://www.thestar.com/news/gta/2019/12/31/how-the-founder-of-amsterdam-brewingco-fought-ontario-liquor-laws-to-make-toronto-fun.html>
- Maitland et al, *Canadian Architectural Styles*, 1992.

241 RICHMOND STREET WEST
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

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 designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 241 Richmond Street West is located in the King-Spadina area. Located on the southeast corner of John Street and Richmond Street, the property at 241 Richmond Street West contains a two-storey commercial building constructed in three phases (1936, 1940 and 1948) in the Art Moderne style and designed by the leading Toronto architecture firm, Page & Steele.

The property was included on the City's Heritage Register on December 5, 2017. It is also identified as a contributing property in the King-Spadina HCD Plan (2017) that is currently under appeal.

Statement of Cultural Heritage Value

Physical and Design Value

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.

Historical and Associative Value

The property at 241 Richmond Street West is also valued for its association with Walter Harland Steele of Page & Steele Architects who designed the original 1936 building for Handy and Harman of Canada Limited in 1936 to house its precious metal and alloy refinery. Page & Steele would also contribute the seamlessly integrated 1940 and 1948 additions to the original building. The Art Moderne styling of the building at 241 Richmond Street West reflects the design aesthetic of architect Walter Harland Steele, whose architectural firm, Page & Steele, is recognized as one of Toronto's leading architecture offices.

Contextual Value

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 of 241 Richmond Street West:

- 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 storeys with the stone lintels, stone sills on the second-storey window openings and the fluted, cast stone jamb detail in the second bay at ground level
- The north elevation on Richmond Street West, which extends five bays 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.

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

The property at 133 John Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 133 John Street is located in the King-Spadina neighbourhood. Located on the northeast corner of Nelson Street, the property at 133 John Street contains a detached house-form building dating to 1875. The property was included on the City's Heritage Register on December 5, 2017. It is also identified as a contributing property in the King-Spadina HCD Plan (2017) that is currently under appeal.

Statement of Cultural Heritage Value**Physical and Design Value**

The property at 133 John Street has cultural heritage value for its design as a residential building with Second Empire styling 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 133 John Street is distinguished by its Second Empire design, particularly the prototypical mansard roof with the distinctive dormers with the wood detailing, the patterned shingles, and the tall brick chimneys.

Historical and Associative Value

The property at 133 John Street is valued as the location of Toronto's first brewpub in 1985 and the original location of what would become The Amsterdam Brewing Company less than ten years later.

Contextual Value

Contextually, the property at 133 John Street 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.

As a surviving 19th-century residential building, the detached house at 133 John Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood and is directly north of the historic row houses (1892) at 109-129 John Street, which are listed on the City's Heritage Register, and complements the neighbouring buildings at 118-122 John Street with their similar Second Empire styling.

Heritage Attributes of 133 John Street:

- The setback, placement and orientation of the building on the northeast corner of John and Nelson streets
- The scale, form and massing of the 3-storey rectangular-shaped plan
- The mansard roof with the extended eaves, the patterned slate shingles, the segmental-arched dormers with the wood detailing on the west, south and east slopes, and the pair of tall brick chimneys at the south end
- The materials, with the red brick cladding, the contrasting buff brick detailing, and the stone and wood trim (the brickwork has been painted)
- On the principal (west) elevation and the south side elevation on Nelson Street, the corner quoins and the string course dividing the first (ground) and second storeys (the original entrance and window openings in the first and second stories have been altered with the conversion of the building for commercial uses)
- The south side elevation on Nelson Street, with the segmental-arched window openings with the contrasting brick surrounds and the stone keystones and sills

Note:

The open two-storey verandah on the west elevation is not identified as a heritage attribute. No heritage attributes are identified on the rear (east) elevation, which is viewed from Nelson Street.

The north side elevation adjoins the neighbouring building. No heritage attributes have been identified on the attached buildings between the Second Empire house-form building and the property at 241 Richmond Street West.