

822 Richmond Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: August 21, 2023

To: Toronto Preservation Board

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

Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends that City Council state its intention to designate the property at 822 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of Heritage Attributes found in Attachment 3.

Constructed in three phases between 1909 and 1914 for the Kindel Bed Company Limited, the subject property is located at 822 Richmond Street, east of Strachan Avenue on the northwest corner of Richmond Street West and Walnut Avenue. A square three-storey form above a raised basement with flat roof, the masonry clad building features symmetrical fenestration with segmental arches punctuated by a contemporary glass and steel at-grade entrance facing Richmond Street West.

After housing various manufacturing operations between 1910 and 1990, the property was converted into commercial offices in the 1990s, coinciding with the revitalization and emergence of the West Queen West area in proximity to Trinity Bellwoods Park.

Staff have determined that the property at 822 Richmond Street West meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the categories of design/physical and contextual values. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

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

In July 2022, the City received Official Plan Amendment and Zoning By-law Amendment applications related to the proposed redevelopment of the subject property that will retain the entire structure at 822 Richmond Street West in-situ.

City Clerk issued a complete application notice for the Official Plan and Zoning By-law Amendments on August 26, 2022.

On August 17, 2022, a waiver was provided extending the time period in which City Council must make a decision under the Ontario Heritage Act until January 31, 2023. A second waiver, dated December 15, 2022, extended the time period to May 31, 2023. On January 24, 2023, a representative of the property owner submitted a waiver with no expiry date by which City Council must make a decision in respect to the above noted application under the Ontario Heritage Act.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 822 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 822 Richmond Street West (including entrance address at 828 Richmond Street West) (Reasons for Designation) attached as Attachment 3, to the report, August 21, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning:
2. 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

City Council included the subject property at 822 Richmond Street West (Entrance Address at 828 Richmond Street West) on the City of Toronto's Heritage Register in February 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH1.4>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

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

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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 two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

Garrison Common North Secondary Plan

The property is located within the boundaries of the Garrison Common North Secondary Plan. The boundaries extend from the south side of Queen Street West to the north, the Canadian National Railway rail corridor to the south, the west side of Bathurst to the east, and the east side of Dufferin Street to the west.

The Garrison Common North Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97df-cp-official-plan-SP-14-Garrison.pdf>

COMMENTS

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

In July 2022, the City received Official Plan Amendment and Zoning By-law Amendment applications related to the proposed redevelopment of the subject property. The applications would retain the entire building at 822 Richmond Street West in-situ and replace the existing adjacent 1-storey commercial building 828 Richmond Street West and surface parking with an 8-storey residential building containing 22 residential units.

In August 2023, the property owners resubmitted the Official Plan Amendment and Zoning By-law Amendment applications to the City.

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 enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. An HIA has been prepared by ERA Architects Inc. and was submitted on August 15, 2023.



Figure 1: 822 Richmond Street West (Heritage Planning, 2023).

1. DESCRIPTION

822 Richmond Street West	
ADDRESS	822 Richmond Street West (including entrance address at 828 Richmond Street West)
WARD	Spadina - Fort York -Ward 10
NEIGHBOURHOOD/COMMUNITY	West Queen West
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1909-1914
ORIGINAL OWNER	Kindel Bed Company Limited
ORIGINAL USE	Factory
CURRENT USE*	Commercial Office
ARCHITECT/BUILDER/DESIGNER	Frederick Henry Herbert
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed (February 7, 2023)
RECORDER	Patrick Brown
REPORT DATE	August 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 822 Richmond Street West and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two 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
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Lieutenant-Governor John Graves Simcoe sets aside an approximately 1000-acre tract for military purposes following the founding of York. The site was called the Military Reserve, also known as the Garrison or Ordnance Reserve.
1830s	Lieutenant-Governor Sir John Colborne auctions off the Military Reserve lands east of the Garrison Creek to raise money for new military fortifications. These auctioned grants become lots for commercial and residential development as the town expands westward.
1856	Ordnance Reserve Plan comprising the Military Reserve Lands west of Garrison Creek is surveyed by Dennis Boulton.
1857	Crown advertises lands for sale in the Ordnance Reserve Plan.
1876	Crown grants Lot 5 north side Clifford Street in the Ordnance Reserve Plan to Mary Farr and William Matthews.
1887	Lots 1-5 north side Clifford Street subdivided into 15 Lots registered as Plan 733.
1909	Crown grants unnumbered lot, north side Clifford Street, to William Thomas Rogers. Kindel Bed Co. Ltd. purchases unnumbered lot on Clifford Street from Agent William Thomas Rogers. Architect F.H. Herbert develops plans for three-storey factory building for the Kindel Bed Company to be erected on Clifford Street.

1910	Kindel Bed Co. Ltd. purchases easterly 37'1" of Lot 15. Construction of building completed. City Directories list the Kindel Bed Co. Ltd. as occupying 4-6 Clifford Street.
After 1910 / before 1912	While an exact date of construction for the addition at 8 Clifford Street has not been determined, it was constructed between the date of purchase of the property by the Kindel Bed Co. Ltd. and 1912, based on the 1913 Fire Insurance Plan.
1914	A third floor was added to the entire industrial warehouse building following the completion of the 8 Clifford Street addition.
1916	Kindel Bed Co. Ltd. sells property and relocates to Stratford
1927	Clifford Street becomes part of Richmond Street West. Address becomes 822-24 Richmond Street West
1940	Separate one-storey structure constructed at 828 Richmond Street West (entrance address of 822 Richmond.
1991	Building converted into commercial office space.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Ordnance Reserve Plan

The subject property occupies a lot on the northwest corner of Richmond Street West and Walnut Street. It is located within the original Military Reserve (also called the Garrison or Ordnance Reserve), which was an approximately 1000-acre tract of land set aside for military purposes by Lieutenant-Governor John Graves Simcoe, the first lieutenant-governor of Upper Canada, following the founding of York (Toronto) in 1793.

In 1833, Lieutenant Governor Sir John Colborne was authorized to auction off the portions of the Military Reserve to the east of Garrison Creek to fund improvements to military fortifications, including the construction of new Fort York. In 1834, the year the City of Toronto was incorporated, the street system extended to just beyond Bathurst Street at Garrison Creek, which formed the new eastern edge of the Military Reserve (Figure 3). Over the next 20 years, parcels of the Military Reserve lands west of Garrison Creek would be parceled off for institutional use, including the Provincial Lunatic Asylum and Exhibition Grounds.

Following the Ordnance Lands Transfer Act in 1856, the Ordnance Reserve Plan was surveyed by Denis Boulton (Figure X).¹ In 1857, the Crown advertised lands for sale in the Ordnance Reserve Plan, comprising an area bounded by Queen Street West to the north, Garrison Creek to the east, Wellington Street to the south, and the Provincial Lunatic Asylum to the west.² This parcel of the Ordnance Reserve lands excluded the pre-existing estate on Queen Street West owned by John Farr, who established a

1 Smith, 1999, p.67.

2 Ibid, p.68.

brewery on the banks of Garrison Creek in 1820.³ The north side of Clifford Street (Richmond Street West), moving west to east, was divided into lots numbered one through six, followed by an unnumbered lot at the eastern end of Clifford Street adjacent to Garrison Creek.⁴

Surrounding Neighborhood

A review of Fire Insurance Plans shows that by 1890, the area bounded by Queen Street West, Garrison Creek, King Street West, and Shaw Street had developed as a working-class residential neighbourhood of modest one and two-storey wood-frame and brick rowhouses. This area was bordered by a row of commercial structures and Cosgraves Brewery along Queen Street West to the north and east, Garrison Creek to the east, the railway corridor and Cattle Market to the south, and the Provincial Lunatic Asylum and Massey Manufacturing Company complex to the west.

In the 1890s, Garrison Creek had been buried and the section between Clifford Street and Wellington Street had been developed as Stanley Park. Between 1890 and 1930, manufacturing surrounding the neighbourhood continued to expand, with the construction of the York Knitting Mills and Patterson Candy Co Ltd along Queen Street West, the addition of the Municipal Abattoir to the Cattle Market lands, and the eastward expansion of the Massey Manufacturing Company to Stafford Street south of King Street West, and northward to Adelaide Street West to Massey Street.

While large manufacturing complexes and factories surrounded the neighbourhood, several small-scale 3-4 storey factories were constructed within the residential neighbourhood. These included the Kindel Bed Co. Ltd. at 2-8 Clifford Street (822 Richmond Street West), H.P. Ritchie and Co. Lace Manufacturers at 38-42 Clifford Street (862 Richmond Street West), the Canada Jewellers Case Company at 72-74 Stafford Street, and Crouse Hines Electrical Manufacturers at 162 Defoe Street (850 Adelaide Street West).

Based on a 1947 aerial photograph, the area appears to have remained relatively unchanged, save for the section of Stanley Park north of Adelaide, which had been developed. By the 1950s, several blocks had been cleared. The demolition of properties within, and surrounding, the neighbourhood would continue until the 1980s. This included Cosgraves Brewery, to the east of the site in 1965, the former Young and Company Planing Mill to the south of the site, and the Massey Manufacturing complex in 1986.

Beginning in 1971, with the construction of the Richmond Place Apartments on the former Cosgrave's Brewery site, the surrounding area has undergone a period of ongoing renewal that has seen both the large-scale redevelopment of former industrial sites for mid-rise mixed-use structures, and small-scale residential infill projects. During this period, in the 1990s, the smaller factories in the neighbourhood were converted to commercial uses, their unique built form and interior arrangement permitting innovative and creative adaptations unrelated to their original manufacturing uses. This coincided

3 Smith, 1999, p.62.

4 Boulton, 1856.

with the revitalization and emergence of the larger West Queen West area in proximity to Trinity Bellwoods Park.

822 Richmond Street West (formerly 4-8 Clifford Street).

On August 22, 1876, Lots 1-6, North Side of Clifford Street were granted by the Crown to Mary Farr and William Matthews. In April 1882, Matthews sold Lots 1-6 to the Land Security Company Limited, which had the lands surveyed into a subdivision of 15 Lots that were registered as Plan 733 in October 1887. By 1899, Lots 1-14 and the western two-thirds of Lot 15 had been developed as a series of one and two-storey row houses.

In April 1909, the Kindel Bed Company was issued a building permit for the construction of a two-and-a-half storey brick and concrete factory at the corner of Clifford and Stanley Terrace (Walnut Avenue), with plans prepared by architect F.H. Herbert.⁵ 4-6 Clifford Street comprised the unnumbered lot on the north side of Clifford Street in the Ordnance Reserve Plan. One month after the City issued the building permit, in May 1909, the unnumbered lot on the north side of Clifford Street was granted by the Crown to William Thomas Rogers who sold the property to the Kindel Bed Company Ltd in June 1909. Built at a cost of \$8,000, the factory was recorded as an "unfinished building" by tax assessors in 1909.⁶ It was described in further detail in the Construction journal as "a three-storey 32 by 120-foot factory [...] of mill construction, with brick walls and a concrete foundation".⁷

In November 1909, the Kindel Bed Company was issued a building permit for 8 Clifford Street for the construction of a two-storey brick addition to the factory (and a stable), also designed by architect F.H. Herbert.⁸ Comprising the easterly 37 feet and one inch of Lot 15 in Registered Plan 733, the property was not purchased by the Kindel Bed Co. Ltd. until October 1910. While an exact date of construction for the addition at 8 Clifford Street has not been determined, it was constructed between the property's purchase by the Kindel Bed Co. Ltd. and 1912, based on the 1913 Fire Insurance Plan showing the building occupying 4-8 Clifford Street. A third floor was added to the entire property between the completion of the 8 Clifford Street addition and 1914.⁹

The Kindel Bed Co. Ltd. is first mentioned in the 1910 City of Toronto Directory as being located at 4-6 Clifford Street. In 1916, the Kindel Bed Co. Ltd. sold the property and relocated their factory to Stratford, Ontario, in 1917. In 1927, Clifford Street was incorporated into Richmond Street West, at which time the property's address changed to 822-824 Richmond Street West.¹⁰ In 1940, a separate one-storey structure was constructed at 828 Richmond Street West, immediately adjacent to the west elevation of 822-24 Richmond Street West. The property continued to house light manufacturing uses until the late 1980s and was converted to commercial office space in 1990.

5 City of Toronto Building Permit No. 14628, 7 April 1909.

6 City of Toronto Assessment Roll, 1909-1910, Ward 5 Division 1.

7 Construction, April 1909, pg.75.

8 City of Toronto Building Permit No. 18029, 4 November 1909.

9 This is based on a 1914 photograph in the City of Toronto Archives of Stanley Park which shows the property as being three-storeys tall.

10 Today the property is municipally known as 822 Richmond Street West and including an entrance address at 828 Richmond Street West.

Frederick Henry Herbert (1865-1914)

Frederick Henry Herbert was a prolific late-nineteenth and early-twentieth century architect in Toronto. Born and trained in Bath, England, Herbert arrived in Toronto 1887, establishing his own architectural practice in 1889. While he accepted commercial, institutional, and industrial commissions, his area of specialization was in residential architecture, where he designed nearly 100 residential buildings throughout the city, including in the Rosedale, Annex, and Parkdale neighbourhoods.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

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

The property at 822 Richmond Street West, constructed in three phases between 1909 and 1914, is an example of an early-20th century vernacular small-scale factory building. These structures often featured minimal ornamentation, with plain brick voussoirs, simple masonry cornices, and understated entrances.

The property is a three-storey, flat-roofed, rectangular structure above a raised basement that is eight bays wide on its north and south elevations and seven bays wide on its east and west elevations. The roofline on the north and south facades features low parapet walls above a modest brick cornice.

The building's north, east, and west facades are faced in yellow-buff brick, while the south façade is faced in red brick. Between the central bays on the north and south facades are running masonry joints which attest to their two different periods of construction. Between the second and third storey on the east façade, and the eastern four bays of the north façade, are one and two courses of red brick respectively. This, as well as the brick cladding on the entire third storey differing from that of the lower storeys, attest to the third storey of the property being added later.

All four elevations feature symmetrical fenestration on the second and third storeys. When built, this symmetrical fenestration carried from the basement through to the third storey. The central entrance on the east elevation was converted to a window at an unknown date between 1933 and 1991.¹¹

¹¹ A 1933 image in the Toronto Daily Star shows the central entrance on the east elevation which was shown as a window in the 1990 permit application drawings.

In 1990, the property was converted to commercial office space.¹² This involved the creation of a new steel-framed entrance at 822 Richmond Street, interior renovations, and the bricking in and reconfiguration of windows.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The property is located on the northwest corner of Richmond Street West and Walnut Avenue and is bordered by a public laneway to the north and a one-storey commercial addition to the west constructed between 1940 and 1941. Today the surrounding neighbourhood is a dense, mixed-use community of mid and low-rise structures.

The property is located on the eastern edge of a residential neighbourhood that is comprised of a c.1971 high-rise apartment building and townhouse complex to the east, two medium scale infill townhouse developments constructed between 1976 and 1991 to the south, and a mix of rowhouses constructed between the late-nineteenth century and present to the west. Interspersed throughout the neighbourhood are several one to four-storey commercial buildings constructed in the early 20th century.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 822 Richmond Street West.

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

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

The 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.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

¹² Toronto Building Records.

Representative example of a type

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

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

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

The property's early 20th century small-scale, three-storey form is important in supporting and maintaining the dense, low-scale mixed-use character of the surrounding neighborhood in which the various periods of development and renewal are represented in the area's layering of diverse building typologies and styles

Physically, functionally, visually or historically linked to its surroundings

The property at 822 Richmond Street West is physically, functionally, and historically linked to its surroundings. Constructed between 1909-1914, it one of several early 20th century small-scale factories that were constructed during this period in the surrounding residential neighbourhood. In the 1990s, these structures transitioned to new commercial uses, coinciding with the revitalization and emergence of the West Queen West area in proximity to Trinity Bellwoods Park to the north.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 822 Richmond Street West and determined that the property meets 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 822 Richmond Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)



Figure 2: Location of 822 Richmond Street West indicated by the arrow. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. North is located at the top of the map (City of Toronto mapping).



Figure 3: Dennis Boulton's 1856 Plan of Part of the Ordnance Reserve; future location of 822 Richmond Street West indicated by the arrow.



Figure 4: 1910 Goad's Atlas of the City of Toronto; future location of 822 Richmond Street West indicated by the arrow.

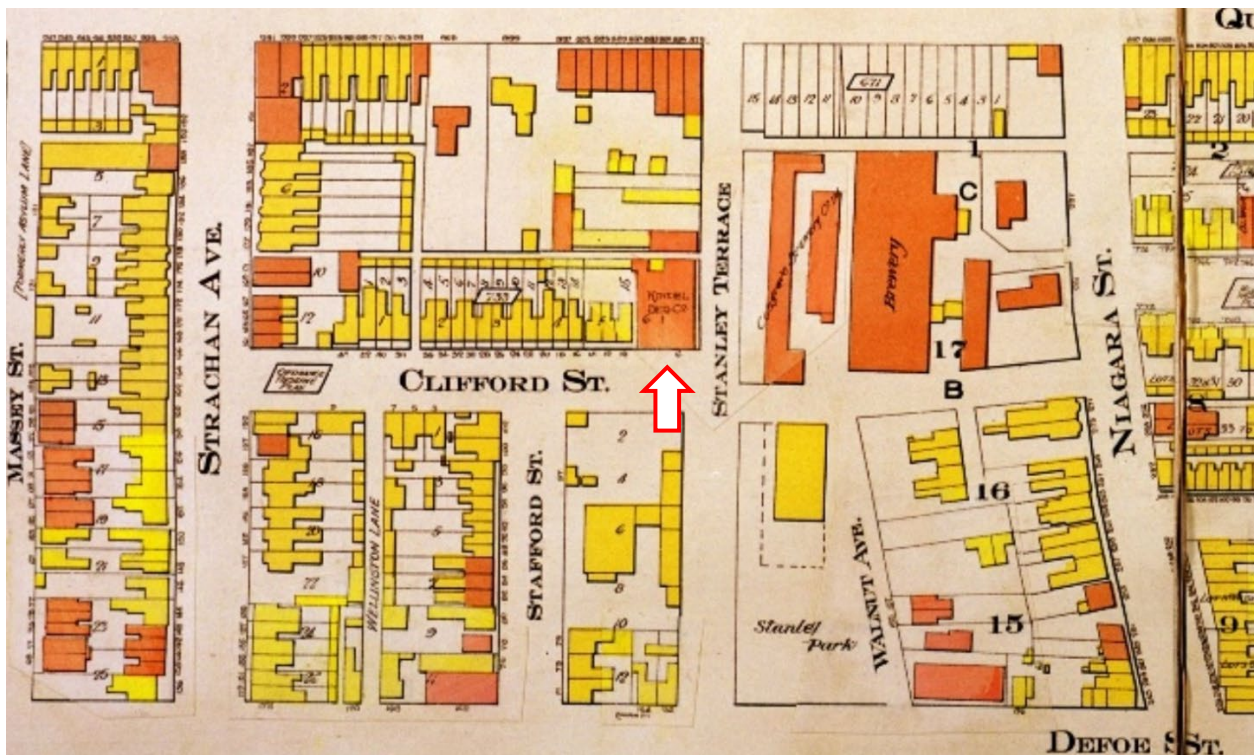


Figure 5: 1913 Goad's Atlas of the City of Toronto; location of 822 Richmond Street West indicated by the arrow.



Figure 6: 1914 photograph of Stanley Park looking north; location of 822 Richmond Street West indicated by the arrow.



Figure 7: 1933 photograph of 822 Richmond Street West facing Walnut Avenue. Note original entrance on the first floor (Toronto Daily Star, Tuesday October 3, 1933).



Figure 8: 1938 photograph of rear of properties along Richmond Street West; location of 822 Richmond Street West indicated by the arrow.



Figure 9: 1990 building permit drawings, south elevation (Toronto Building Records).

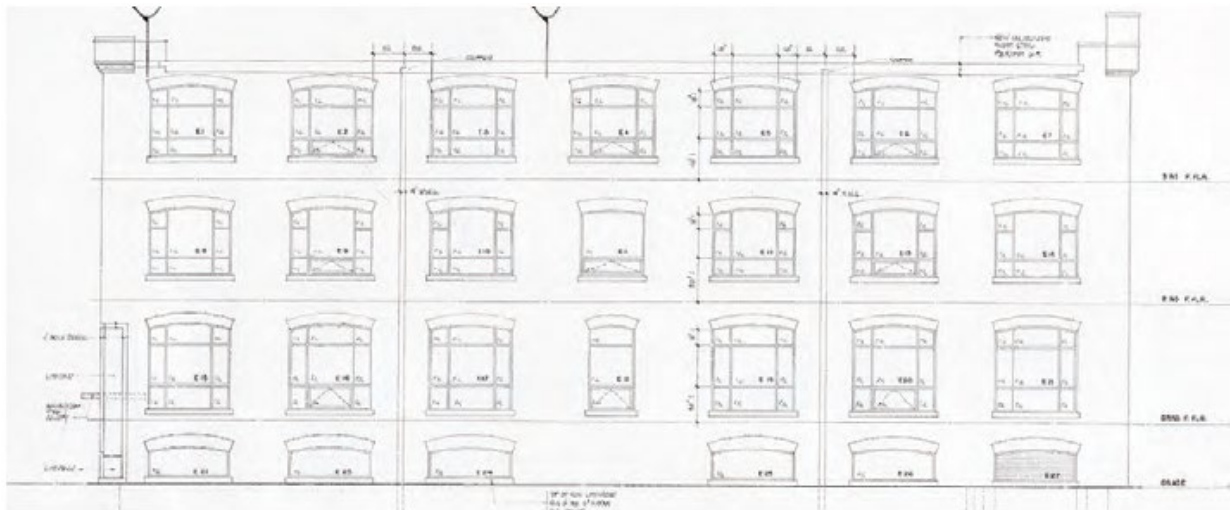


Figure 10: 1990 building permit drawings, east elevation (Toronto Building Records).



Figure 11: 1990 building permit drawings, west elevation (Toronto Building Records).

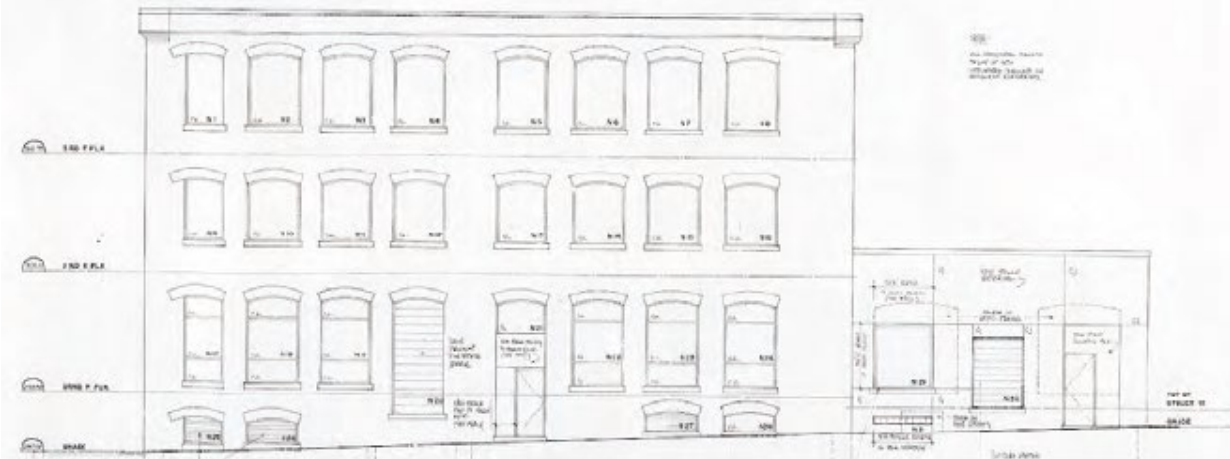


Figure 12: 1990 building permit drawings, north elevation (Toronto Building Records).



Figure 13: Primary (south) elevation of 822 Richmond Street West. (Heritage Planning, 2023).



Figure 14: East elevation of 822 Richmond Street West viewed from Walnut Avenue (Heritage Planning, 2023).



Figure 15: West and south elevations of 822 Richmond Street West viewed from Richmond Street West with 828 Richmond Street to the left (Heritage Planning, 2023).



Figure 16: West and south elevations of 822 Richmond Street West viewed from Walnut Avenue (Heritage Planning, 2023).



Figure 17: Close up of primary elevation with running masonry joints (Heritage Planning, 2023).



Figure 18: Southward view from Walnut Avenue and Richmond Street West; 822 Richmond Street West to the right (Heritage Planning, 2023).



Figure 19: Eastward view along Richmond Street West from Walnut Avenue (Heritage Planning, 2023).



Figure 20: Westward view from Walnut Avenue and Richmond Street West; 822 Richmond Street West to the right (Heritage Planning, 2023).



Figure 21: Northwestward view of 822 Richmond Street West from Walnut Avenue; 850 Richmond Street West to the left (Heritage Planning, 2023).



Figure 22: Mixed-use structure at 850 Richmond Street West constructed in 2014 (Heritage Planning, 2023).



Figure 23: Early 20th century industrial building at 862 Richmond Street West (Heritage Planning, 2023).



Figure 24: Early 20th century industrial building at 72-74 Stafford Street (Heritage Planning, 2023).



Figure 25: Early 20th century industrial building at 850 Adelaide Street West (Heritage Planning, 2023).



Figure 26: Late 19th century rowhouses along Stafford Street (Heritage Planning, 2023).

RESEARCH SOURCES

ATTACHMENT 2

ARCHIVAL SOURCES

- Aerial photographs, City of Toronto mapping, 1939-2022.
- Aerial photographs, City of Toronto Archives, 1947-1992.
- Online records, City of Toronto Archives.
- City of Toronto Building Records, Building Permits for 822 Richmond Street West.
- Goad's Atlas of the City of Toronto, 1884, 1890, 1903, 1910, 1924.
- Might's Greater Toronto City Directories, 1909-2001.
- Land Registry Office 80, Book 41A (Plan 733), Book 109 (Plan 733).
- Plan of part of the Ordnance Reserve Toronto, Dennis Boulton, 1856.
- Toronto Public Library, Toronto Star Historical Newspaper Archives.

SECONDARY SOURCES

- ASI Heritage. *Stage 1 Archaeological Resource Assessment of 822-838 Richmond Street West*, 2022.
- ERA Architects Inc. *822-838 Richmond Street West: Cultural Heritage Evaluation Report*, 2023.
- FGDMa Architects. *West Queen West Heritage Conservation District Study*, 2017.
- Hill, Robert G. *Herbert, Frederick Henry*. Biographical Dictionary of Architects in Canada. <http://dictionaryofarchitectsincanada.org/node/241>
- Smith, Susan H. *The Development of Toronto's Crown Reserves as Industrial Areas, 1793-1900*. University of Toronto, 1999.

(ENTRANCE ADDRESS AT 828 RICHMOND STREET WEST)**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 822 Richmond Street West (entrance address at 828 Richmond Street West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical and contextual value.

Description

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

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

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

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

Contextual Value

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

Heritage Attributes

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

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

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

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

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