

Toronto Preservation Board

Meeting No.	9	Contact	Matthew Green, Committee Administrator
Meeting Date	Tuesday, September 12, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB9.1	ACTION	Adopted		Ward: 10
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822 Richmond Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board 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.

Origin

(August 21, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Summary

At its meeting on September 12, 2023 the Toronto Preservation Board considered Item [PB9.1](#) and made recommendations to City Council.

Summary from the report (August 21, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(August 21, 2023) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 822 Richmond Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-238834.pdf>

Motions

Motion to Adopt Item moved by Julia Rady (Carried)