



HERITAGE IMPACT ASSESSMENT

for
**152-164 Bathurst Street and 623-627
Richmond Street, Toronto**

Toronto, Ontario

prepared for:

**Toronto
(Bathurst and Richmond) LP**
257 Borden Street
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(GBCA Project No: 20036)

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EXECUTIVE SUMMARY

GBCA Architects (Goldsmith Borgal & Company Ltd. Architects) was retained by Originate to prepare a Heritage Impact Assessment (HIA) for the purposes of an Official Plan and Zoning By-law Amendment application. The subject site of this application is located on the west side of Bathurst Street between Portugal Square to the south, and the intersection of Richmond Street to the north. The proposed King-Spadina Heritage Conservation District, currently under appeal, is located on the east side of Bathurst Street and the development site is located on the west side of Bathurst Street.

The development site (herein referred to as 'the site') is occupied by ten separate addresses (152, 156/158, 160, 162, 164/166 Bathurst Street and 623/625/627 Richmond Street). None of the five extant structures on the site are listed in the City's Heritage Register. The subject site, fronting Bathurst Street, has been vacant since a five-alarm fire on March 4th, 2019. The fire devastated properties at 160 and 162 Bathurst Street. GBCA has evaluated the remaining properties on the subject site and concluded that the building at 164-166 Bathurst (including its two-storey return on Richmond Street) meet the objective criteria for determining cultural heritage value. This evaluation is provided on the following pages. The proposal consists of removing the non-heritage buildings on the development site, and retaining significant portions of 164-166 Bathurst Street for reuse and to permit a mixed-use development.

The proposed development is also adjacent to two buildings that are listed on the Heritage Register, across Bathurst Street, including 159-161 Bathurst Street (1870).

GBCA has reviewed the proposed development with respect to its adjacency to heritage resources (as defined in the City's Official Plan); King-Spadina Heritage Conservation District, impacts to the property at 164-166 Bathurst Street, and the overall "fit" of the development into the existing site and context.

Heritage issues related to this development are primarily geared towards adjacencies to a listed heritage building to the east, and impacts to the

property at 164-166 Bathurst Street. The assessment of applicable policies, when viewed as a whole in a balanced manner does not reveal any conflicts with the nature of the proposed development. It is our opinion that provincial and municipal interests as they pertain to the conservation of heritage resources, at the time of this HIA, are respected in this development proposal.

In our view, and in light of consideration of strategies to reduce impacts to heritage properties, this proposal balances demands for intensification with those of heritage preservation in a manner that allows both objectives to be appreciated as a part of a complex and changing urban environment.

This HIA has been prepared in accordance with HIA Terms of Reference (October 2014) from the City of Toronto and evaluates the impact of the proposed development on existing heritage resources.

1. INTRODUCTION

1.1 Property Description

The subject property is located on the west side of Bathurst Street, between Richmond Street to the north and Portugal Square to the south. The property contains the following five structures:

- 1) 152 Bathurst Street
- 2) 156/158 Bathurst Street
- 3) 164/166 Bathurst Street
- 4) 623/625 Richmond Street
- 5) 627 Richmond Street

No.'s 152, 156/158, 164/166 Bathurst Street are all commercial/residential properties dating to various periods of growth along the west side of the street. The structures have all been altered significantly and are occupied at ground level by food and beverage and retail shops. Likewise, 623/625/627 Richmond Street is a Victorian duplex, although altered significantly, it connects more with the residential fabric of the neighbourhood to the west. None of the existing buildings on the subject site are listed on the City's Heritage Registry

The heritage significance of the area and the structures on and adjacent to the subject property is closely linked to their scale and location along Bathurst Street. The prominent corner building at 164-166 Bathurst is proposed to be integrated in the development, and its full three-dimensional form will be maintained by employing in-situ retention.

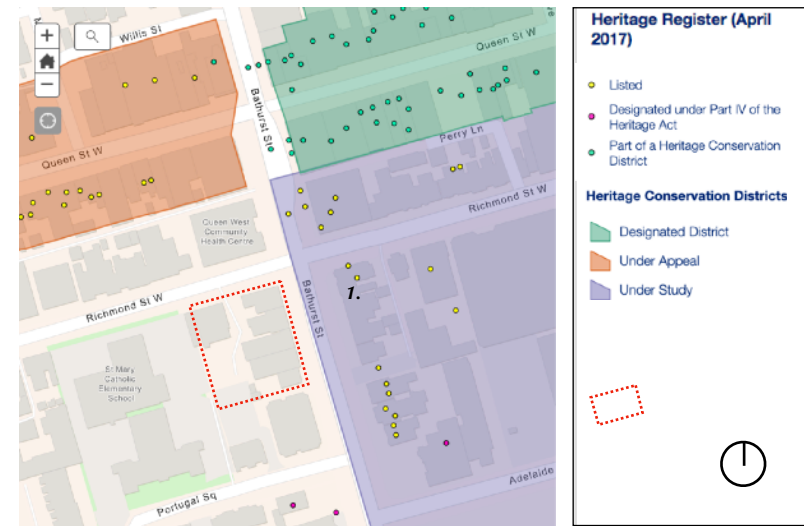
The subject development site is located across the street from the *King-Spadina Heritage Conservation District* (June 2017), which remains under appeal.

1.2 Present Owner and Contact Information

Owner: Originate Developments
257 Borden Street
Toronto, ON M5S 2N5

Contact: Originate Developments
Adam Sheffer
adam@originateinc.ca

1.3 Location Plan

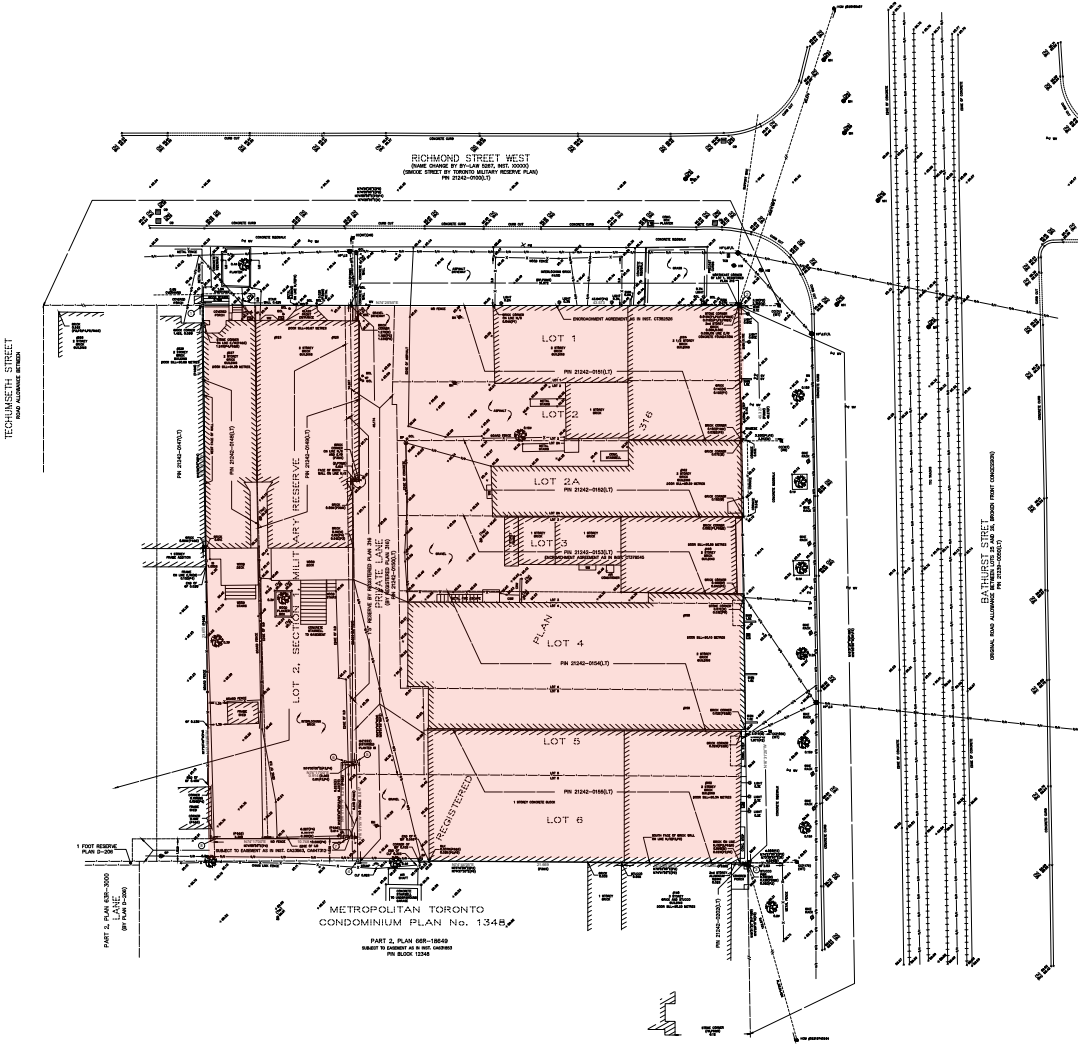


Heritage Register Map of the Bathurst and Richmond Street intersection, with the development site highlighted in red. The development site is opposite the King-Spadina HCD (under appeal) shown in blue.

Adjacent Heritage resources and properties of interest:

- 1. 159-161 Bathurst Street** - Bay-n-Gable style residential home c.1870, adopted by City Council on December 5, 2017. Listed on City's Heritage Register.

1.4 Property Survey



Survey Plan of the site as prepared by KRCMAR. Plan of Survey of lots 1, 2, 2A, 3, 4, 5, 6 and lane; Registered Plan 316 and a part of lot 2, section 1 Military Reserve. City of Toronto.



1.5 Site & Context Photographs

The immediate context is comprised of developments that are primarily mixed-use, community buildings with ground level retail. There are several examples of adaptive reuse of industrial and heritage buildings, and a recent increase in building development.



View of the subject site looking north-west along Bathurst Street. Visible to the far left of the site is 152 Bathurst Street (Royal LePage). To the south of 164-166 Bathurst Street are the empty lots remaining from a fire at 160 and 162



View of the subject site looking west along Bathurst Street towards the intersection at Richmond Street. To the north is the three-storey Central Toronto Community Health Services building. To the south side is 164-166 Bathurst Street which has been evaluated as having cultural heritage value and will be integrated into the proposed development. Fire damage from a 2019 fire is visible on the south elevation.



Looking south towards Portugal Square, with the spire of St. Mary's Church visible behind the 9-storey Adelaide Square. In the 1990's following new planning strategies, the Convent School, built c.1889, was demolished and replaced with a this new residential development. Recent development at Adelaide Street West, includes the 19-storey oneeleven Condominiums on the east side of the street at the intersection of Adelaide.



Looking north towards Queen Street west along Bathurst Street. The three-storey Central Toronto Community Health Services building is visible to the left, on the west side of Bathurst Street.



Richmond Street looking east towards the intersection at Bathurst Street. The subject site (notably, 164-166 is visible immediately to the south). To the east of Bathurst (along Portland) there is a rapid shift in density. Visible along this corridor is the 12-storey office building 555 Richmond Street (c.1988), The 14-storey Harlowe Condo (c.2015), and in front of this a 6-storey warehouse from the early 20th century (c. 1911) at 620 Richmond.



Richmond Street looking west into the neighbourhood scaled area that features a mix of uses, including residential, commercial (small warehouse to the south), and St. Mary's Catholic School, which is located behind this to the west.



2020 - View of the development site looking south east from Bathurst and Richmond Streets intersection, showing condition following a fire on March 4th 2019, with buildings at 160 and 162 removed from the site.



2. BACKGROUND RESEARCH

2.1 Natural History

Situated on the Iroquois Plain, which was created by deposition of sediment onto the natural bedrock from retreating glaciers some 10,000 years ago, the City of Toronto is crossed by several watercourses (both above and below ground) which rise in the Oak Ridges Moraine north of the city. The Plain stretches from below the Niagara Escarpment to Trenton along the shores of Lake Ontario and creates a fertile area. Subsequent settlement changed the appearance of the land by changing watercourses and the harbour, and by filling in the ravines. The area was forested with deciduous forests, including oak trees, at the time of the expansion of European settlement.

2.2 Early Settlement

The area was settled for several thousand years by a succession of first peoples, the last of which (post 1700) were the Algonquian-speaking inhabitants associated with the Anishnawbe and were known to the European arrivals as the Mississaugas.

While French traders from the early 1600's established camps on their trading routes, the first known winter settlement was approximately 1669-70. Permanent European residence did not occur until the 1720's. After the victory of the English at Quebec, the British began to move inland and by the 1780's desired a trading place in Upper Canada. Accordingly, Toronto was purchased from the Mississauga nation in September of 1787. The name "Toronto" comes from the Mohawk "tkoronto". It means "trees that stand in water" and refers to an area used as a fishing weir for more than 4000 years.

The subject property is located on the west side of Bathurst street, south of Richmond Street. The subject property falls within the once extensive stretch of ground known as the Military or Garrison Reserve, set aside as early as 1790. In 1793 the Lieutenant-Governor, John Graves Simcoe, established the Town of York as the capital of Upper Canada. Simcoe selected the town site because of its defensible harbour, but was also aware of the need for

overland communication routes. Simcoe instructed his surveyors to plot three roads: one west to the Thames River in London, Ontario (Dundas Street); one east to Kingston, Ontario (Kingston Road); and one north to his naval base at Penetanguishene (Yonge Street).



1834 - Chewett's survey of the City of Toronto and Liberties. The subject site is highlighted in red, located within the Garrison Reserve (Fort York Ordnance lands) and proposed new subdivision for the city east of Garrison Creek. The original town 10-square plan can be seen at the centre bottom with expansion areas to the east and west.



As part of the original town plan, land north of the town site proper (all of the lands between Lot Street/present-day Queen and the First Concession Road/present-day Bloor Street) was parceled into 100-acre Park Lots. Simcoe launched his free land grant system for the upper classes by assigning these Park Lots to associates of the provincial government. The Park Lots were numbered from east to west, beginning at the Don River.

Originally, the town of York consisted of a grid of 10 blocks (each 2.5 acres) bounded by New Street (Jarvis) Street on the west, Front Street on the south, Berkeley Street on the east, and Adelaide Street on the north. Flanked on either side of this 10 block town plot was a series of land reserves to the east the Government Reserve, and to the west the Military Reserve. For some time after the Town of York was founded in 1793, the lands west of Peter Street were part of what was known as the Military Reserve or Garrison Common. The approximately 1000 acres between the town and the Humber River was initially an undeveloped area. However, in 1833, in order to raise money for new fortifications and to address the rapid expansion of the Town of York, Lieutenant-Governor Sir John Colborne authorized the auctioning of some of the Military Reserves lands. By the time of the incorporation of the City of Toronto in 1834, the western boundary of the city had been extended to Bathurst Street.

A substantial portion of the Military Reserve, parts of which had been held by private individuals on licenses of occupation, was offered for sale by the Commissioner of Crown Lands at a public sale in November 1833. This would extend the grid street pattern of the city West of Spadina Avenue (then known as Brock Street). The street grid of the "New Town Extension" was organized around four open squares, each set aside for specific uses. The money raised from the sale of lands within the Military Reserve, expected to be as much as £43,000, was to be used for the construction of the new fortifications and a chapel for the use of both the garrison and the neighbourhood. Sales never approached this value. The lands which remained unsold by auction were subsequently sold as individual lots by the Commissioner of Crown Lands.

The final approved lay-out of subdivision for the Military Reserve appears to have been the plan prepared by William Hawkins in February and March 1837. This partitioning plan formally established Bathurst, King, Adelaide, Richmond, and Portland streets, among others.



1853 - Detail from: Canada Toronto Plan shewing the Boundaries marked on the ground of the Military Reserve belonging to the Ordnance in the City of Toronto. The "ordnance boundary" was the 1,000-yard firing range of Fort York's cannons. The subject site is situated on west-side of Bathurst Street. (Image courtesy of Library and Archives Canada)



2.3 Bathurst and Richmond

For some time after the Town of York was founded in 1793, the lands west of Peter Street were part of what was known as the Military Reserve or Garrison Common. As such, the approximately 1000 acres between the town and the Humber River was initially an undeveloped area. However, in 1833, in order to raise money for new fortifications and to address the rapid expansion of the Town of York, Lieutenant-Governor Sir John Colborne authorized the auctioning of some of the Military Reserves lands. By the time of the incorporation of the City of Toronto in 1834, the western boundary of the city been extended to Bathurst Street.

In 1837, Colborne's successor, Sir Francis Bond Head, approved a survey of the former Military Reserve that extended the grid street pattern of the city. West of Spadina Avenue (then known as Brock Street), the street grid of the "New Town Extension" was organized around four open squares, each set aside for specific uses.

- West Market Square located between Adelaide and Richmond Streets, became the location of the City's third public market. A market building was erected in 1850 and named "St. Andrew's Market" after its city ward.
- McDonnell Square was strategically located on axis with Adelaide Street on the west side of Bathurst Street and was reserved for the Catholic Church. The Roman Catholic Church of St. Mary's (the first Catholic Church in the western part of the city) was built 1881-1889, with the spire completed in 1905.
- Victoria Memorial Square was reserved, as it was the location of the burial grounds (established 1793) for those affiliated with the nearby Fort York. It served as the military cemetery for Toronto until 1863.
- Clarence Square, on the east side of Spadina Avenue, was conceived in the early nineteenth century as a public square framed by houses, and was connected via a tree-lined street (known as Wellington Place) with Victoria Square at Bathurst Street. In an 1885 account of the City of Toronto, Clarence

Square was referred to as one of only two public squares in Toronto, the other being the Normal School grounds.

With the exception of these squares, the rest of the lands of the "New Town Extension" passed into private ownership. While there were some larger parcels held by the well-to-do entrepreneurial class, who built large houses on landscaped grounds, the majority of the lands were divided into smaller residential lots for more modest housing - housing that was necessary to accommodate the growing number of labourers in the area.

The arrival of the railways along the waterfront in the 1850s had a major impact on this area with their presence precipitating the expansion of industry westward from Bay Street along Front Street. The burgeoning of industry was responsible for the predominance of the working class who lived within close proximity to their places of work.

The neighbourhood around McDonnell Square and the West Market Square came to be developed in the 1860s through the 1880s with modest wood-frame residential buildings. By the 1880s, hundreds of semi-detached and row houses had been constructed, including the subject properties which is comprised of several building lots along the east side of Bathurst Street between Richmond and Adelaide Streets, just north of McDonnell Square and just west of the former West Market Square.

The first building constructed on the stretch of Bathurst Street between Adelaide Street and Richmond Street was John Mulvey's substantial brick house at 125 Bathurst Street. Mulvey was a City Alderman and successful grain merchant – his son Thomas Mulvey, a Barrister, occupied the house following his father's death in 1895.

The physical character of the area began to evolve by the end of the nineteenth century. Since mid-century, the railways had developed along Toronto's waterfront, precipitating the expansion of industries along Front Street, and soon thereafter, further northward into the residential areas. By the turn of the twentieth century, industrial buildings (factories and commercial warehouses) began to replace the finer grained residential-building fabric. Initially, industry came to share space within the same blocks as residential structures, as in the case of the subject block. In the 1880s Wm. McGill & Company Coal and Wood Merchants established

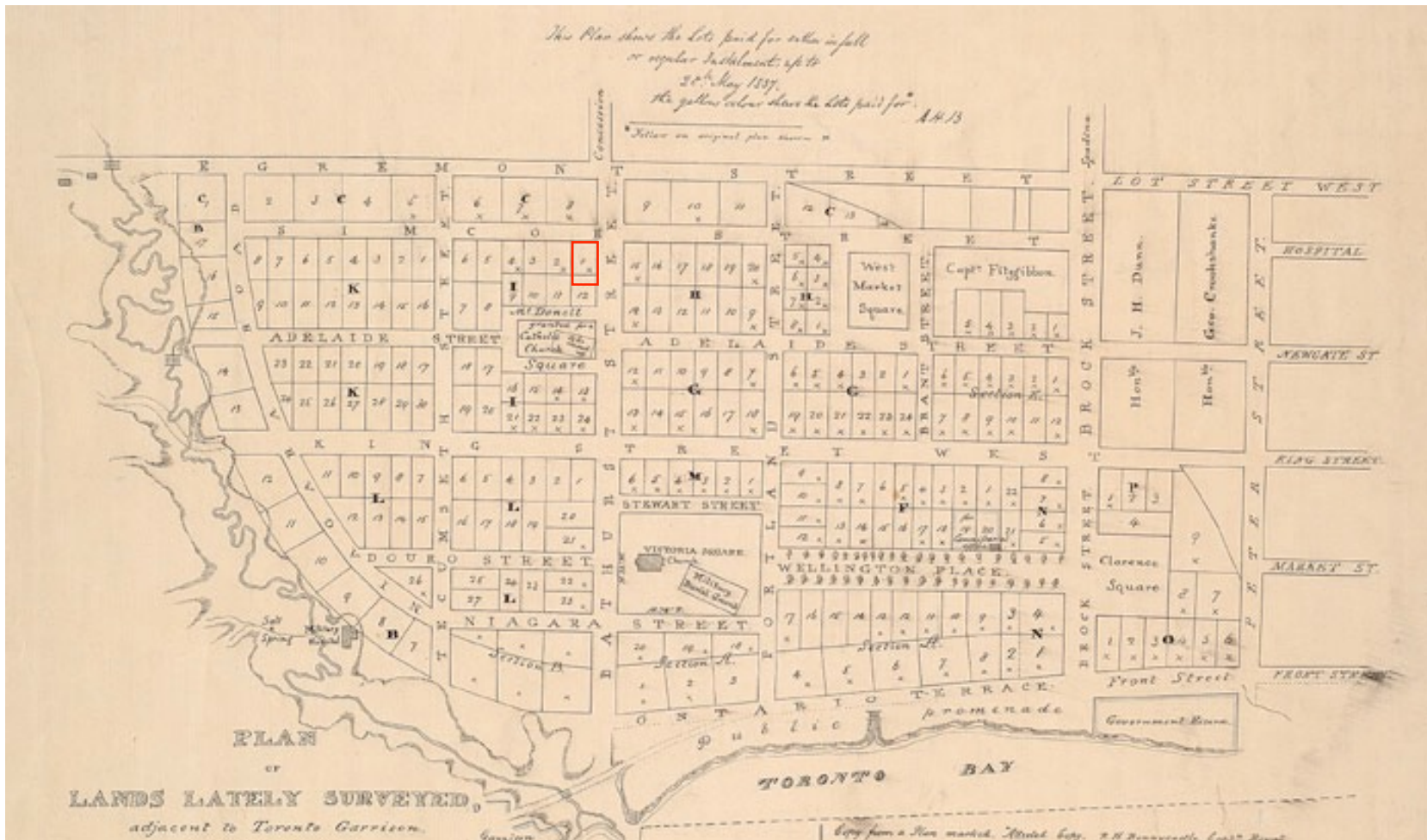
their Head Office and Yard to the rear of the wood-frame houses on the subject site. At the turn of the twentieth century, the coal yards were closed and replaced with a two-storey brick industrial building (now known as 141 Bathurst Street) originally occupied by E.C. Walker & Son, hat manufacturers. Shortly thereafter, in the 1920s, a five-storey brick warehouse was constructed at 579 Richmond Street West, marking the first time that a structure was taller than the surrounding two-and-one-half storey houses.

By the mid-twentieth century, the transformation of the King-Spadina neighbourhood (which had become the industrial centre of Toronto) spread further westward, with more of the residential buildings being replaced with commercial, industrial and manufacturing buildings. Indeed, changing shopping patterns and a decline in the area's population due to the diminishing residential component of the neighbourhood led to the closure of the West Market, which was eventually demolished in 1932 and replaced by the current Waterworks building.

The built form of the block containing the subject properties was altered in the 1950s with the demolition of dozens of the original wood-frame workers' houses for warehousing space, St. Mary's Catholic school was constructed in the western part of the block.

Manufacturers began moving out of the area in the 1980s. However, some of the industrial building stock was adaptable, giving way to post-industrial uses such as studios and offices. In the 1990's following new planning strategies, the Convent School (1889) at Portugal Square was demolished for new residential development.

Perhaps the most dramatic change to the context of the site has occurred in the late twentieth century with the introduction of mid-to-high-rise development – primarily south of Adelaide Street West, the area evolving back into a primarily residential neighbourhood.



Plan of Lands Lately Surveyed, adjacent to Toronto Garrison by Henry James Castle, 1834/1837.

In the 1830s some of the Military Reserve Lands were divided into lots, and the city street grid was extended from the eastern part of the City. The plan included four squares designated for specific purposes including Victoria Square and Clarence Square, connected by an axial street of exceptional width – Wellington Place. West Market Square ranged between Adelaide Street and Richmond Street. McDonnell Square was located on axis with Adelaide Street and was granted to the Catholic Church. At the same time, Spadina Avenue, which formerly ended at Queen Street, was extended southward – the portion of the street between Queen and Front Streets was originally known as Brock Street.

The subject property is located on lands that are defined as Lot 8, on Block I on this plan.

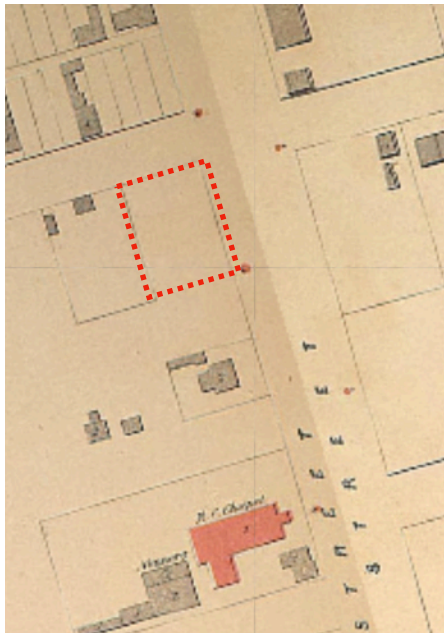


Topographical Plan of the City and Liberties of Toronto, in the Province of Canada, surveyed drawn and published by James Cane, 1842.

By the 1840s, very little construction had taken place in the “New Town Extension.” The historical use as part of the Garrison Common is evident as the Garrison Hospital was still in use at this date, located at Bathurst and Niagara streets, and barracks were still standing at Bathurst north of Richmond Street (then called Simcoe Street).

Wellington Place was the first area to develop in the “New Town Extension” beginning with the Commissariat Office Building on the north side, near Spadina/Brock Street. The block bounded by Wellington Place, Portland Street, Ontario Terrace (now Front Street) and Brock Street (now Spadina Avenue) was dominated by the estate of Robert Jameson, the attorney-general of the Province of Upper Canada. Jameson would eventually sell the estate in 1844 to Frederick Widder, chief Commissioner of the Canada Company, at which time the villa became known as Lyndhurst. Later, the villa was taken over by the Sisters of Loretto Abbey for their girls’ school (the building eventually demolished in 1961).

Very few other buildings had yet been constructed on Bathurst Street at this early date – with only a few on the east side, adjacent to Victoria Square. The subject property was vacant and is depicted on this map as somewhat marshy lands.



Atlas of Toronto: Surveyed & Compiled by W.S & H.C. Boulton, Toronto, 1858

Near the end of the 1850s, there was a scattering of buildings in the area of Bathurst and Richmond streets – however none of them were at the intersection and the site was vacant at this date. The newly laid Grand Trunk and Northern Railway tracks, which would contribute to the residential development of the area, ran along the south side of Front Street.



Bird's Eye View of Toronto, by Peter Alfred Cross, 1876

The block bound by Adelaide, Bathurst, Richmond and Portland streets has small workers' housing along Adelaide, Portland and Richmond streets by this date, but on the Bathurst Street side, only two houses existed in the 1870s – the large estate house of John Mulvey (125 Bathurst Street) and a one-storey frame house at 141 Bathurst Street. The one-storey frame house is the only building along the Bathurst Street frontage that has since been demolished.



Bird's Eye view of the City of Toronto, Lithograph by William Nathaniel Wesbroom, 1886

While nineteenth century bird's eye views were not always totally accurate, the general urban form of the subject site is evident. The burial markers on Victoria Square are represented, as is a church building on McDonnell Square. The rows of workers' housing is sketched onto the range of Bathurst Street between Adelaide and Richmond streets. What is also apparent in this view is the prevalence of industries with billowing smoke-stacks interspersed amongst the residential blocks.

2.3 19th-century Growth & Development

Early development of the area was concentrated along the north and south sides of King Street, which was then the town's main thoroughfare. Until the 1850s, the area's character was mainly residential and only sparsely developed. A number of public squares were planned within the area - Clarence Square, Victoria Memorial Square, and McDonnell Square (the latter being the nearest to the subject site).

McDonnell Square (today Portugal Square) was strategically located on axis with Adelaide Street on the west side of Bathurst Street and was reserved for the Catholic Church. The land had also served as an emergency cholera cemetery in 1832-34. Though St. Mary's (the first Catholic Church in the western part of the city) dates back to 1852, the third (current) St. Mary's church was built 1881-1889, with the spire completed in 1905.

With the exception of these public squares, the rest of the lands of the "Military Reserve" passed into private ownership. While there were some larger parcels held by the well-to-do entrepreneurial class, who built large houses on landscaped grounds, the majority of the lands were divided into smaller residential lots for more modest housing - housing that was necessary to accommodate the growing number of labourers in the area. The Town's population was estimated to be 323 persons in 1797, increasing to 1,679 residents in 1825, and 9,254 by the time Toronto was incorporated as a city in 1834.

The arrival of the railways along the waterfront in the 1850s had a major impact on this area with their presence catalyzing the expansion of industry westward from Bay Street along Front Street. The burgeoning of industry was responsible for the predominance of the working class who lived within close proximity to their places of work. Typical of the era, industrial operations were often adjacent residential structures and commercial establishments, situated within a shared or adjacent city block.



City of Toronto Archives, Series 372, s0372_ss0001_it0085

1914 - View of Richmond Street looking west, between Portland and Bathurst Streets, showing the typology of mid to late-19th-century worker's housing common to the area and the recent fire damage to the commercial structure at 579 Richmond Street.

2.4 20th-century Growth & Development

The King-Spadina neighbourhood experienced significant development in the early-to-mid 20th-century, at which time the area evolved from its 19th-century residential and institutional enclave to become the city's main industrial district. Many smaller residential and low-rise buildings were replaced with a building typology of large scale detached commercial warehouses, factories, and office buildings that became characteristic of the neighbourhood.

The institutional enclave however remained a strong presence to the west of Bathurst, adjacent the subject site. St. Mary's Parish continued to serve a largely immigrant community, from Irish to Ukrainian and Polish, followed by the Portuguese in the 1960s. St. Mary's Catholic School, founded in 1854, quickly outgrew its existing facilities. 19th-century residential homes adjacent the subject site were demolished to make way for the construction of the present St. Mary's Catholic School building in 1918, with its addition fronting Richmond Street built later in 1972.

By the end of the 1960s, the change in demographics and land-use throughout the area additionally resulted in demolitions of most of the remaining early residential buildings and the proliferation of surface parking lots in their place. Properties within the subject site largely survived the various changes to the area.



1969 - View of St. Mary's Roman Catholic Church situated to the south of the subject site. Its congregation has continually changed to serve the needs of the changing, largely immigrant, community. The congregation was largely Portuguese with their arrival in the 1960s, and has notably hosted the Festival of Christ, the Santo Christo Procession. (Toronto Public Library)



1960s - View of St. Mary's Roman Catholic Church looking north west, showing Convent School to the right. (TPL)



City of Toronto Archives, Series 1465, File 183, Item 7
1990 - View of Bathurst and Richmond Streets intersection looking north east, with St. Mary's Parish in the foreground and the Convent School beyond (largely obstructing view of the subject site).



City of Toronto Archives, Series 1465, File 514, Item 4
1983 to 1985 - View of Bathurst Street looking north from Adelaide Street. The subject site can be seen on the left-centre of photograph, beyond St. Mary's Roman Catholic Church and the Convent School.



City of Toronto Archives, Series 1465, File 514, Item 6
1983 to 1985 - View of Bathurst Street looking south from Public Lane north of Richmond Street. The subject site can be seen on the right side of photograph, 164 Bathurst Street occupied by 'Adam's Rent-All' commercial storefront.

2.5 Subject Site Property Ownership

The subject site is situated on Lot 1 (158 / 2.25) of William Hawkins plan and is attributed to lot owner Henry, whose name is unfortunately undecipherable at this time.

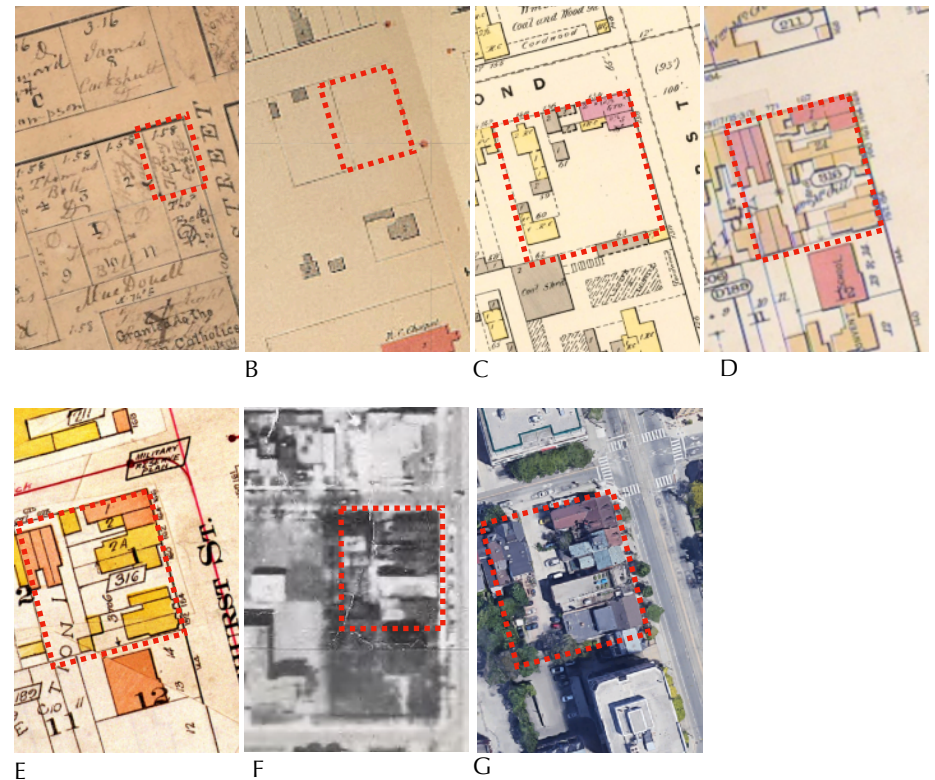
No structures were yet built on the parcel by 1858, though adjacent development includes the first iterations of the St. Mary's Church and Convent.

The semi-detached structures at today's 164-166 Bathurst address were built c.1876, shown as a 2 1/2-storey brick construction with rear addition and stables on the 1880 Fire Insurance Plan. The parcel within Block no.103 was later subdivided for development between 1880 and 1888 under the Registered Plan no.316. The remainder of existing buildings within today's subject site, with the exception of no.156 & 158 Bathurst Street, were constructed by 1889. The fine-grained streetscape pattern of the subject site is representative of the site's long and narrow historic lots. The site's growth coincides with the extension of the Bathurst tracks that same year for horse-drawn car service between College and King Streets, and its residential structures, with select small-scale commercial capacities at ground level fronting Bathurst, reflective of the first wave of development within the area following the subdivision of the Military Reserve.

2.5.1 164 Bathurst Street (includes 164 & 166 Bathurst)

The 2 1/2-storey semi-detached buildings with common bond brick coursing were built c.1876, and now contribute to the row of structures fronting Bathurst on the subject site. The prominent corner location of 166 Bathurst (formerly 140 Bathurst) was quickly suited to a groceteria that remained, though under various owners, until c.1885, and again from 1916 until the 1950s, at which time it solely housed the H&S Grill (later the *Bathurst Snack Bar*). The building additionally served as the Union Hotel under the ownership of Mrs Bridget Hayes between 1886 and 1909.

The shop situated at 164 Bathurst St (formerly 138 Bathurst) was occupied by various dressmakers from 1877 to c.1888. The dressmakers shop then relocated to 162 Bathurst St, coinciding with the expansion of Mrs Hayes' Union Hotel at 164-166 Bathurst St.



The subject site is situated on Lot 1 (158/2.25) of the Military Reserve 1837 subdivision and westward expansion of the city. A comparative analysis of built-form on the subject site is shown above. The two-storey brick building at 164-166 Bathurst Street is shown built in 1880, with one-storey wooden rear addition at 164 Bathurst St. Additional wooden structures at 152, 154, 160, and 162 Bathurst Street within the subject site are shown built shortly thereafter in 1889, and remain consistently unchanged through to 1924 with the exception of removed rear additions at 162 Bathurst Street.

- (A) 1837 Hawkins Map of the Toronto Military Reserve, with lot owners
- (B) 1858 Boulton Atlas
- (C) 1880 Goad's Fire Insurance Plan
- (D) 1889 Goad's Fire Insurance Plan
- (E) 1924 Goad's Fire Insurance Plan
- (F) 1950 aerial photograph
- (G) Current Google aerial view of subject site

The mixed-use building retains predominant features of many late 19th-century Victorian era main street commercial buildings with residential above. Classical elements include raised brick detailing of oversized window surrounds, drip molds, and quoins, as well as detailed paired brackets, a simple cornice with brick fascia, and bold roof lines with large gable. The building additionally includes two dormers on the Bathurst Street front with gable overhang, each with pediment detailed with 'sunburst' pattern in its triangular tympanum, as well as simple cornice with brackets below and pilasters at window jambs. It is unlikely that the dormers are original features.

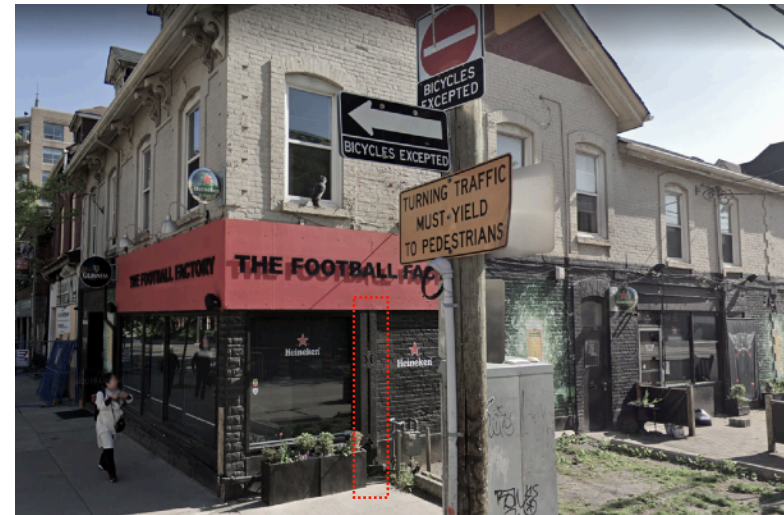
Since the ground level has seen significant alterations through its various commercial tenants, the original configuration of the facade at grade, including its window configuration and signage, is unknown at this time, with the exception of an unobstructed pilaster on its Richmond Street facade at grade.

2.5.4 156 & 158 Bathurst Street

An aerial photograph of 1950 reveals that the small-scale building at 156 Bathurst was demolished and replaced in c.1949 with a full-lot sized two storey manufacturing building (Jeffrey Harold Automotive Products Ltd), today shown with stretcher bond brick coursing at second level. The building corresponds to the area's transformation into the city's main industrial district in the early-to-mid 20th-century.

2.5.5 152 Bathurst Street (includes 152 & 154 Bathurst)

The semi-detached residential properties at 152 & 154 Bathurst have changed owners frequently since their construction in c.1889. The original properties' commercial use was limited to the adjacent lumber yard until c. 1945, at which time the structure was combined and altered to accommodate a Printing Company and Frock & Sports Company, with residential units above. It is unknown at this time whether any of the original fabric remains. Fire Insurance Plans indicate a wooden Bay and Gable semi-detached property, which can no longer be read from the building's Bathurst frontage.



2020 - Current view of 164-166 Bathurst Street, showing the paired brackets, brick detailing of window surrounds and quoins, as well as what is likely an original storefront pilaster, highlighted in red. (Google)



2014 - View of 160 to 164 Bathurst Street, showing the configuration of storefronts at grade, paired brackets with simple cornice, dormers, and high gable roof pitch of 162 and 164 Bathurst. Fire damage to 160 Bathurst Street resulted in removal of the property, and damage to a portion of the building at 164 Bathurst Street (Google)

2.5.6 623-627 Richmond Street West

The row of three residential properties included within the subject site have changed owners frequently since their construction in c.1889. The property at 623 Richmond Street was briefly a Barnardo Boys' Home under the ownership of Harrison Walton in c.1900. The *Barnardo Boys' Home* organization oversaw the emigration of over 100,000 juveniles between 1869 to the late 1930s from the British Isles. The program was largely supported by churches and philanthropic organizations. It aimed to provide children with better chances for a healthy and moral life in Canada, but experiences were varied, with many children poorly treated and abused. The organization's 'receiving & distribution' building was situated at 664 Richmond Street W (formerly 214 Farley Ave) between c.1887-1908. The latter building has since been demolished.

The Victorian residential properties appear to have been significantly altered. 623 & 625 Richmond St W retain certain Romanesque Revival elements such as a rusticated base at-grade, punctured by a large rounded arch window, and a projecting gable front over centred bay window at second level. The property at 627 Richmond St W completes the three-property row with differing architectural elements that include a recessed second level, two-side mansard roof that crosses the adjacent gable, and a centrally placed bay dormer window complete with bellcast high hip roof.

2.6 Current Context

The area, known as King-Spadina, has experienced exponential growth and has undergone a significant transformation in terms of its built form, land use diversity and demographic profile since the inception of a new planning approach in 1996. Perhaps the most dramatic change to the context of the neighbourhood has occurred in the late twentieth century with the introduction of high-rise development. City planning initiatives such as the King-Spadina Secondary Plan, Urban Design Guidelines, and the Heritage Conservation District (under Appeal) have supported the adaptive reuse of the older factory buildings, while other factories and many of the remaining rowhouse residential building forms have been cleared for condominium construction. The subject site, fronting Bathurst Street, has been vacant since a five-alarm fire on March 4th, 2019. The fire devastated properties at 160 and 162 Bathurst Street, tragically taking the life of William S. Mattson, stepson of Corrado's barbershop owner Adam Picard.



2007 - Portrait of former Corrado's Barbershop owner Corrado Accaputo in his Barbershop at 162 Bathurst Street. The barbershop was first opened by Corrado Accaputo in 1957, previously Gus's Barbershop. Mr Corrado was owner of properties at 160 & 162 Bathurst. (Toronto Star)



2019 - View of the fire of March 4th 2019 which began at 160 Bathurst and spread to the adjacent building at 162 Bathurst. Both properties were removed from the site as a result. (Toronto Fire Services, Matthew Pegg)

3. HERITAGE STATUS

3.1 Current Status

The development site comprises a total of 5 structures (152, 156 & 158, 164 & 166 Bathurst Street, and 625 & 627 Richmond Street). None of the properties assembled for the development site are listed on the City of Toronto Heritage Register.

The subject property is adjacent to the proposed King-Spadina HCD, which is currently under appeal.

Directly east of the subject property are two houses characteristic of the Bay-n-Gable style (159-161 Bathurst). Immediately behind these properties is a two-storey former industrial building dating 1905 (141 Bathurst Street), and a five-storey Edwardian style warehouse building dating 1920 (579 Richmond Street West). All of the above are currently listed on the City of Toronto's Inventory of Heritage Properties, and also contained within the boundaries of the King-Spadina HCD.

As part of this heritage impact assessment of the project, an evaluation of 152, 156 & 158, 164 & 166 Bathurst Street, and 625 & 627 Richmond Street under Ontario Regulation 9/06 was conducted. Though none of the properties are listed in the City's Heritage Register, GBCA concluded that the building at 164-166 Bathurst, including the two-storey return on Richmond Street, meets the criteria for determining cultural heritage value. This evaluation is provided on the following pages.

3.2 Adjacencies

'Adjacency' in the context of the City of Toronto Official plan is defined as "lands that are directly across from and near to a property on the Heritage register... whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan."

The subject property is adjacent to the following heritage properties:

159-161 Bathurst Street - Bay-n-Gable style residential home c.1870, adopted by City Council on December 5, 2017. Listed on City's Heritage Register.



159-161 Bathurst - Listed on the City of Toronto's Heritage Register, and located within the King-Spadina HCD (under appeal). The adjacent properties across the street to the east at 149-157 Bathurst Street have been proposed to be removed in order to accommodate a 16-storey mixed-use building featuring retail at grade, 88 residential units above and 18 below-grade parking spaces.

3.2 King-Spadina Heritage Conservation District Boundary

In 2013, Taylor Hazell Architects (THA) completed the Heritage Conservation District Study for the King-Spadina area. The study team mapped and inventoried the study area, solicited stakeholder input at a number of community consultation meetings and undertook architectural and historical analysis. The King-Spadina HCD is roughly bounded by Richmond Street W to the north, Simcoe Street to the east, Wellington and King Street E to the south, and Bathurst Street to the west.

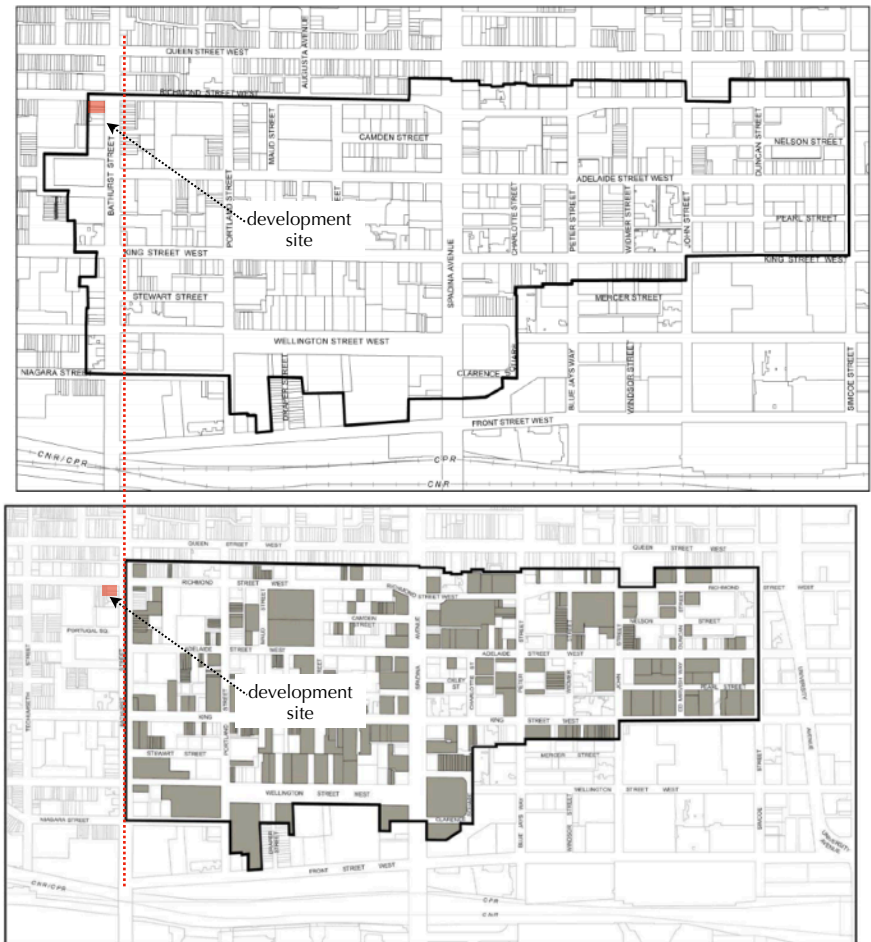
The subject site is located just outside of the boundary of the King-Spadina Heritage Conservation District, and was originally included within the HCD study area. At that time, 164 and 162 Bathurst Street were identified as contributing properties within the district. Currently, the revised boundary for the district terminates on the east-side of Bathurst Street. The existence of this objective analysis validates the identification of these buildings as potential heritage resources. Since this time, 160-162 Bathurst Street were lost in a tragic fire in March 2019.

The recommendations for contributing buildings are based on criteria that relate to architecture, history and neighbourhood context. Their inclusion is typically a clear statement that the properties have cultural heritage value and provide an indication that the City would like to see the heritage attributes of these properties preserved.

According to the HCD Plan, significant heritage attributes that express the values of the Bathurst Character Area can be found in the:

- Mix of contributing residential, commercial and institutional building types, historic dates and styles makes the Character Area unique
- Distinguished individual properties including church and square, bank, historic hotel, and larger residential properties
- Networks of laneways and open space between buildings
- Varied setbacks providing open space
- St. Mary's Church and McDonell Square as a focal point for the area
- Significant views of St. Mary's Church and Little Portugal (McDonell) Square from Bathurst Street, and from Adelaide Street West

- Distinctive cluster of contributing properties at the King Street intersection, marks an entry to the HCD from the south west



The above diagram shows the proposed King-Spadina Heritage Conservation District boundary in 2013, with revisions made to the June 2017 version which is current.

Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of 152 Bathurst Street	Meets Criteria:
The property has Design or Physical Value because it,		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The building does not exhibit a representative architectural style from the nineteenth century. It has been replaced or significantly altered since its construction c.1889, notably with the removal of the bay window and alteration of grade level for commercial uses.	No
ii. Displays a high degree of craftsmanship or artistic merit.	It is unknown at this time whether any of the original fabric remains. Fire Insurance Plans display a wooden Bay-n-Gable semi-detached property, which can no longer be read from the building's Bathurst frontage.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No
The property has Historical or Associative Value because it,		
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The existing building itself does not have any known associations that are significant to a community	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The existing building does not have potential to contribute to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of a builder, designer or theorist who is significant to a community.	The designer or builder have not been identified.	No
The property has Contextual Value because it,		
i. Is important in defining, maintaining, or supporting the character of an area.	The building itself is not necessarily critical to defining the character of Bathurst Street.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	Functionally, only the ground floor use of the property's building links it to the rest of the commercial street.	Yes
iii. Is a landmark.	The building is not a landmark.	No



Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of 156 & 158 Bathurst Street	Meets Criteria:
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The property has **Design or Physical Value** because it,

i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The building was constructed c.1949 as a two storey manufacturing building (Jeffrey Harold Automotive Products Ltd), with commercial at grade and simple stretcher bond brick coursing at second level.	No
ii. Displays a high degree of craftsmanship or artistic merit.	The craftsmanship is representative of the period, however they are not particularly unique or rare.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No

The property has **Historical or Associative Value** because it,

i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The existing building itself does not have any known associations that are significant to a community.	No
ii. Yields information that contributes to an understanding of a community or culture.	The existing building does not have potential to contribute to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The designer or builder have not been identified and the integrity of the original design has been lost through numerous alterations, in any event.	No

The property has **Contextual Value** because it,

i. Is important in defining, maintaining, or supporting the character of an area.	Beyond its shared height, the building itself is not necessarily critical to defining the area.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	The building corresponds to the area's transformation into the city's main industrial district in the early-to-mid 20th-century.	Yes
iii. Is a landmark.	N/A	No



Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of 164 (164 & 166) Bathurst Street	Meets Criteria:
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The property has **Design or Physical Value** because it,

i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Is a representative example of late-19th century mixed-use 'main street' Victorian architecture, with commercial storefront at grade and residential use above. Though the storefront has likely been altered, the building retains its residential fenestration pattern, brick detailing at windows and quoins, paired brackets with simple cornice and brick fascia.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	All features are representative of the period, however they are not particularly unique or rare.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No

The property has **Historical or Associative Value** because it,

i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Beyond commercial associations as a 19th century Groceteria, a hotel and various dressmakers the existing building does not have any known associations that are significant to a community.	No
ii. Yields information that contributes to an understanding of a community or culture.	The existing building itself does not appear to have a specific potential to contribute to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	As with many late-19th century vernacular buildings, no architect is known - it is most likely that the original design was the product of a builder as opposed to that of an architect.	No

The property has **Contextual Value** because it,

i. Is important in defining, maintaining, or supporting the character of an area.	It remains important for maintaining what is left of Toronto's late-19th century history, especially as more smaller structures in the area are being demolished for large scale developments.	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	The corner property maintains its visual and historical link to the small-scale, fine grained fabric, of the 19th-century mixed-use row.	Yes
iii. Is a landmark.	The building is not a landmark.	No



Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of 625 (623 & 625) Richmond Street	Meets Criteria:
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The property has **Design or Physical Value** because it,

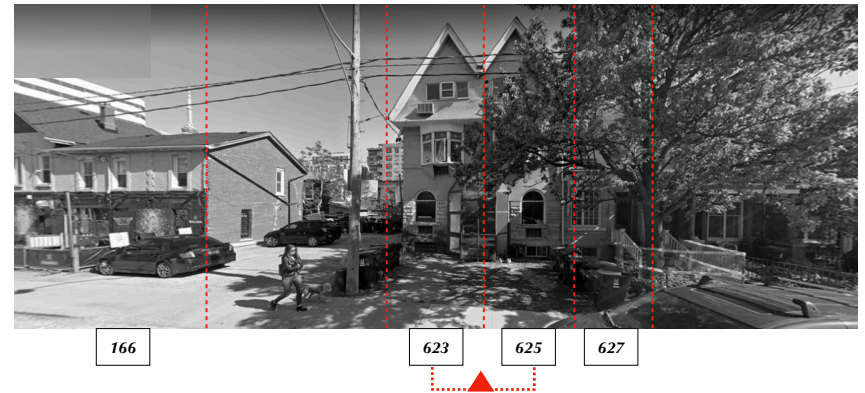
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The building does not convey a representative style of architecture. Though it retains certain of its Victorian Romanesque Revival elements, the structure has been altered since its construction (and both addresses combined into one property).	No
ii. Displays a high degree of craftsmanship or artistic merit.	All features are representative of the period, however they are not particularly unique or rare.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No

The property has **Historical or Associative Value** because it,

i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	623 Richmond Street was briefly a Barnardo Boys' Home under the ownership of Harrison Walton in c.1900. The organization's 'Receiving & Distribution' operations were housed at nearby 664 Richmond St w from 1887 to 1908.	No
ii. Yields information that contributes to an understanding of a community or culture.	The existing building itself does not appear to have a specific potential to contribute to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	As with many late-19th century vernacular buildings, no architect is known - it is most likely that the original design was the product of a builder as opposed to that of an architect.	No

The property has **Contextual Value** because it,

i. Is important in defining, maintaining, or supporting the character of an area.	The building itself is not necessarily critical to defining the character of Richmond Street.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	Due to the developments of St. Mary's Catholic School in the early-to-late-20th century, the building has limited contextual connection to other late-19th century residential structures that once filled Richmond Street West.	No
iii. Is a landmark.	The building is not a landmark.	No



Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of 627 Richmond Street	Meets Criteria:
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The property has **Design or Physical Value** because it,

i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The building does not convey a representative style of architecture. Though it retains its bay dormer with bellcast hip roof, the structure appears to have been altered at ground level.	No
ii. Displays a high degree of craftsmanship or artistic merit.	All features are representative of the period, however they are not particularly unique or rare.	No
iii. Demonstrates a high degree of technical or scientific achievement.	Based on the visual inspection observed on site, the construction method does not appear to demonstrate a high degree of technical or scientific achievement.	No

The property has **Historical or Associative Value** because it,

i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The existing building itself does not have any known associations that are significant to a community	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The existing building does not have potential to contribute to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	As with many late-19th century vernacular buildings, no architect is known - it is most likely that the original design was the product of a builder as opposed to that of an architect.	No

The property has **Contextual Value** because it,

i. Is important in defining, maintaining, or supporting the character of an area.	The building itself is not necessarily critical to defining the character of Richmond Street.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	Due to the developments of St. Mary's Catholic School in the early-to-late-20th century, the building has limited contextual connection to other late-19th century residential structures that once filled Richmond Street West.	No
iii. Is a landmark.	The building is not a landmark.	No

