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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
164 BATHURST STREET (Including An Active Entrance At 621 RICHMOND
STREET WEST)**

NOTICE OF PASSING OF DESIGNATION BY-LAW 68-2022

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2022/02/16
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 68-2022 on February 2 and 3, 2022, which designates the lands, buildings and structures known municipally as 164 Bathurst Street (including an active entrance at 621 Richmond Street West) under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of February 16, 2022, which is March 18, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:


A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH27.11>

Dated at the City of Toronto on February 16, 2022.



 John D. Elvidge
City Clerk

Authority: Planning and Housing Committee
Item PH27.11, as adopted by City of Toronto
Council on November 9, 10 and 12, 2021

CITY OF TORONTO

BY-LAW 68-2022

To designate the property at 164 Bathurst Street (including an active entrance at 621 Richmond Street West) as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 164 Bathurst Street (including an active entrance at 621 Richmond Street West) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 164 Bathurst Street (including an active entrance at 621 Richmond Street West) and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 164 Bathurst Street (including an active entrance at 621 Richmond Street West), more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 164 Bathurst Street (including an active entrance at 621 Richmond Street West) at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on February 3, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

164 Bathurst Street (including an active entrance at 621 Richmond Street West)

Reasons for Designation

The property at 164 Bathurst Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value and contextual value.

Description

The property at 164 Bathurst Street, dating to c.1875, is a mixed-use building with commercial use at the ground floor and residential use above. Having served various commercial occupants since its construction, including a hotel, grocery stores, and "box lunch" shops, it currently houses a restaurant. Oriented towards Bathurst Street, the building's primary component is a two-and-a-half storey structure, with a two-storey rear portion along Richmond Street West.

Statement of Cultural Heritage Value

Dating to c.1875, the property at 164 Bathurst Street is a representative example of a mixed-use commercial building from the late nineteenth century. It retains its scale, form, and massing as a two/two-and-a-half-storey brick building with a cross-gable roof, original openings at the upper storey, and details that suggest the influence of the Italianate style, which was popular in Ontario between the 1850s and 1880s. This style typically featured a prominent application of Classical vocabulary, as seen in this property's brick quoins and pronounced wood brackets beneath the eaves. Apart from various alterations at the ground storey, the building's most substantial modification appears to have been a small rear extension in the 1880s to expand the property's commercial capacity.

Sited at the corner of Bathurst Street and Richmond Street West, the property is important in maintaining and supporting the character of the surrounding area. The building's location at the intersection of two thoroughfares heightens its position as a historic anchor within an evolved block. The property is also visually and historically linked to its surroundings as one of the oldest mixed-use commercial properties in the immediate area. As the earliest mixed-use commercial building along this portion of Bathurst Street, which was otherwise substantially developed by 1889, the property is a significant remnant of the nineteenth-century streetscape to which it long contributed.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 164 Bathurst Street as a representative example of a mixed-use commercial building from the late nineteenth century:

- The property's scale, form, and massing, with a two-and-a-half-storey component along Bathurst Street and a two-storey component along Richmond Street West, both with gabled roofs
- The property's brick construction with brick and wood exterior details
- The primary (east) elevation's composition in four bays with original openings at the upper storeys
- Segmentally arched brick surrounds at the upper storey windows
- Two dormers on the east elevation with a starburst pattern in their gable ends and small wood brackets
- The property's architectural features that suggest the influence of the Italianate style, including brick quoins and pronounced wood brackets beneath the eaves
- Two original or early decorative wood pilasters, one on the east elevation and one on the north elevation

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 164 Bathurst Street as a historic anchor within its block and a significant remnant of a nineteenth-century streetscape:

- The property's siting and orientation at the southwest corner of Bathurst Street and Richmond Street West, with a primary elevation along the former and a secondary elevation along the latter

**SCHEDULE B
LEGAL DESCRIPTION**

PIN 21242-0205 (LT)

FIRSTLY

PART OF LOT 2, SECTION I, PLAN OF MILITARY RESERVE AS IN CA647312 EXCEPT THE EASEMENT THEREIN,

SECONDLY

1 FOOT RESERVE, REGISTERED PLAN 316 CITY WEST, PART OF LOT 2, SECTION I, PLAN OF MILITARY RESERVE, PART OF LANE, REGISTERED PLAN 316 CITY WEST AS IN CA623563 EXCEPT THE EASEMENT THEREIN S/T INTEREST IN CA623563, S/T INTEREST OF THE MUNICIPALITY,

THIRDLY

LANE, REGISTERED PLAN 316 CITY WEST EXCEPT CA623563,

FOURTHLY

LOTS 1 AND 2, REGISTERED PLAN 316 CITY WEST,

FIFTHLY

LOT 2A, REGISTERED PLAN 316 CITY WEST,

SIXTHLY

PART OF LOT 3, REGISTERED PLAN 316 CITY WEST AS IN CA141007,

SEVENTHLY

LOT 4, PART LOTS 3 AND 5, REGISTERED PLAN 316 CITY WEST AS IN CA686416,

EIGHTHLY

LOT 6, PART OF LOT 5, REGISTERED PLAN 316 CITY WEST AS IN CT522809

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)