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City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
357 AND 359 RICHMOND STREET WEST
NOTICE OF INTENTION TO DESIGNATE**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 357 and 359 Richmond Street West, the Margaret Grimmon Houses, under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

The properties at 357 and 359 Richmond Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for listing.

Description

Located on the south side of Richmond Street West between Peter Street (east) and Spadina Avenue (west), the properties at 357 and 359 Richmond Street West contain a pair of 2½-storey semi-detached house form buildings. The houses were completed in 1889 for Margaret Grimmon, whose family retained 357 Richmond until 1909 and 359 Richmond until the World War II era. The properties were listed on the City of Toronto's Heritage Register in 2015.

Statement of Cultural Heritage Value

The properties at 357 and 359 Richmond Street West have cultural heritage value as surviving examples of semi-detached house form buildings designed in the Bay-n-Gable style that is linked to Toronto and identified by the arrangement of the principal (north) elevations as mirror images with bay windows surmounted by projecting gables. At the end of the 19th century, the Toronto Bay-n-Gable style was particularly favoured for semi-detached houses in the city's residential neighbourhoods, including King-Spadina where the Margaret Grimmon Houses are among a select group of surviving examples.

The Margaret Grimmon Houses have associative value for their contribution to the understanding of the historical development of the King-Spadina neighbourhood where they are located on one of the earliest residential subdivisions in York (Toronto), which was registered as Plan 1B in 1829. Their construction as house form buildings in the late 19th century was part of the evolution of the King-Spadina area, from its origins in the early

1800s as an institutional enclave (where the third Provincial Parliament Buildings were located), to its transformation a century later as Toronto's new manufacturing district following the Great Fire of 1904. As part of the ongoing changes in King-Spadina, the Margaret Grimmon Houses were converted in the later 20th century for light industrial, then commercial uses, and remain important surviving examples of the historical development of the neighbourhood.

Contextually, the properties at 357 and 359 Richmond Street West support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th century from an institutional enclave and residential neighbourhood to the city's industrial sector. The Margaret Grimmon Houses are historically and visually linked to their surroundings on Richmond Street West in the block between Peter Street (east) and Spadina Avenue (west) where they remain the only surviving residential buildings. They are adjacent to the significant former manufacturing complex at 401 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the Margaret Grimmon Houses on the properties at 357 and 359 Richmond Street West are:

- The placement, setback and orientation of the buildings on the south side of Richmond Street West between Peter Street and Spadina Avenue
- The scale, form and massing of the pair of 2½-storey Bay-n-Gable house form buildings with the rectangular-shaped plans
- The cross-gable roofs, with the wood detailing in the north gables
- The materials, with the brick exterior walls and the brick, stone and wood detailing (the exterior brickwork has been clad with stucco)
- The arrangement of the principal (north) elevations of the houses as mirror images, where the main entrances with the flat-headed transoms are raised and placed side-by-side in the centre of the first (ground) floor between the two-storey bay windows
- The fenestration, with the flat-headed window openings in the first (ground) floor and the attic half-storey, and the segmental-arched openings in the second storey
- The side elevations (east and west), which are viewed from Richmond Street West

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of February 15, 2017, which is March 17, 2017. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 15th day of February, 2017.



Ulli S. Watkiss
City Clerk