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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
141 BATHURST STREET (Entrance Address 581 RICHMOND STREET WEST)**

NOTICE OF PASSING OF DESIGNATION BY-LAW 81-2022

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

2022 02 16



TAKE NOTICE that Council for the City of Toronto passed Designation By-law 81-2022 on February 2 and 3, 2022, which designates the lands, buildings and structures known municipally as 141 Bathurst Street (entrance address 581 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.PH29.16>

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



6a John D. Elvidge
City Clerk

Authority: Planning and Housing Committee
Item PH29.16, adopted as amended, by City of Toronto
Council on December 15, 16 and 17, 2021

CITY OF TORONTO

BY-LAW 81-2022

To designate the property at 141 Bathurst Street (entrance address 581 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 141 Bathurst Street (entrance address 581 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 141 Bathurst Street (entrance address 581 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 141 Bathurst Street (entrance address 581 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 at 141 Bathurst Street (entrance address 581 Richmond Street West) 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****141 Bathurst Street (entrance address 581 Richmond Street West)****Reasons for Designation**

The property at 141 Bathurst Street, (entrance address 581 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 all three categories of design, associative and contextual value.

Description

The property at 141 Bathurst Street is located near the south-east corner of Bathurst Street and Richmond Street West in the King-Spadina neighbourhood. A two-storey, brick-clad factory in the Industrial Classical style was constructed in 1900 for E. C. Walker and Sons Ltd., hat manufacturers, and extended between 1910 and 1913. Located in a rear yard behind the houses facing Richmond Street West (then known as Farley Avenue), the property was originally accessed through laneways and was known as 159-163 Farley Avenue and by 1913 as 587 Richmond Street West. The Walker property was extended, c.1949, with the purchase of the property at 141 Bathurst Street providing access from Bathurst Street. After 1954 the original 19th-century house at 141 Bathurst was demolished and replaced with a parking lot. E. C. Walker & Sons Ltd. maintained the address at 587 Richmond Street West, referencing the address at 141 Bathurst Street as the company storeroom.

The property is identified as a contributing property in the King-Spadina Heritage Conservation District, adopted by City Council in 2017 and currently under appeal. It was included on the City's Heritage Register in 2017.

Statement of Cultural Heritage Value

Constructed in 1900 with later extensions, the E. C. Walker & Sons Ltd. hat factory at 141 Bathurst Street has design value as a well-crafted example of the factorywarehouse type which emerged in Toronto in the late 19th and early 20th centuries. The Walker family factory exhibits the characteristic features of the type in the long, narrow, flat-roofed two-storey volumes forming an L-shape around the rear single-storey wing. The facades with their long, rectangular windows, arranged in pairs between halfpilasters, are expressive of the internal post-and-beam factory structure. The regular bays of the half-pilasters and the principal entry with its broad elliptical arch, glazed fanlight and sidelights (currently without glazing) represent elements of Georgian classicism which render the Walker factory a fine example of Industrial Classicism. The choice of buff brick cladding is shared with local landmarks including the adjacent St. Mary's church and school buildings constructed in the 1870s through the 1890s, the Joseph Mulvey house of 1869 and its adjoining, later, St. Mary's Arts and Letters Club of 1909 (now known as the Factory Theatre). In its setting, the Walker factory is distinctively atypical as it was constructed in a rear yard behind the houses facing Richmond and Bathurst Streets, benefitting from the laneway which lead to its principal west façade and maintaining access via an additional laneway to a rear service yard from Richmond Street.

The property at 141 Bathurst Street has historical value for its association with E. C. Walker & Sons Ltd. a family-based, hat-making company which originated in the late 1870s and endured until the 1960s. The business was rooted in the millinery and dress-making enterprise initiated by Sarah J. Walker c. 1875, and flourished as 'E. C. and S. J. Walker' in a shop on Queen Street West when her husband Edwin C. Walker, a cabinet-maker, joined her enterprise by 1889. In 1900, the Walkers purchased the property now known as 141 Bathurst Street and built the hat factory for E. C. Walker & Sons Ltd., including their sons, Edwin E. and Homer H. Walker in the operations. When Sarah Walker closed her business on Queen Street in 1903, their son, Stanley Walker, took over the premises with his furrier company. E. C. Walker & Sons Ltd. continued to operate as hat and cap makers and later as manufacturers of hat and bonnet frames and suppliers until they sold the premises in 1966. Through their 65 years of operation, E. C. Walker & Sons Ltd. were part of the early transformation of the King-Spadina district from a residential and institutional neighbourhood to Toronto's premium manufacturing hub, acquiring its Fashion District moniker. Following the sale of the property in 1966, the factory continued to be used as a warehouse through the 1980s. By 1990, it was part of the renaissance of the King-Spadina neighbourhood through its adaptive re-use as artist and photographers studios, typesetter's shop and as office space including tenants such as the Toronto Arts Council and Artscape.

Constructed in 1900, the E. C. Walker & Sons factory building is important as it maintains and supports the late 19th and early 20th-century industrial character of the King-Spadina neighbourhood through its low-rise scale, brick cladding and factory typology features combined with classical elements. Set back from the street, and viewed from both Richmond Street West and Bathurst Street, its unusual setting is indicative of the evolving history of the neighbourhood as industrial uses began to predominate in the former residential and institutional neighbourhood.

For over 120 years, the E. C. Walker & Sons factory building has been physically, functionally and historically linked to its surroundings, initially as a contributor to the City's manufacturing hub and emerging Fashion District and for the past 50 years as part of the regeneration of the King-Spadina neighbourhood as a vibrant commercial and cultural centre.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the E. C. Walker & Sons Ltd. factory at 141 Bathurst Street as a representative of a well-crafted late-19th and early, 20th-century factory type:

- The setback, placement and orientation of the building on its lot at the south-east corner of the intersection of Bathurst Street and Richmond Street West
- The scale, form and massing of the flat-roofed, narrow, two-storey, L-shaped building with a single-storey rear extension
- The buff brick cladding
- The arrangement of the long rectangular window openings on the principal west façade, rear north façade and rear east façade in pairs between half buttresses

- The chimney on the east side of the main building

The following heritage attributes contribute to the design and physical value of the E. C. Walker & Sons Ltd. factory at 141 Bathurst Street as a representative of the Industrial Classical style:

- The principal entry on the west façade, with its broad elliptical arch, fanlights and sidelights characteristic of Georgian style architecture
- The half pilasters which provide the classical ordering of traditional full-length pilasters or columns

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 141 Bathurst Street as it supports the late-19th and early, 20th-century character of the King-Spadina neighbourhood as characterized by low-rise, brick-clad factory buildings with period details:

- The scale, form and massing of the buff brick-clad, two-storey building with a flat roof and regularly spaced pairs of windows on its principal (west) façade
- The Industrial Classical details as outlined above
- The setting of the factory building in the centre of the block as an indication that it was originally constructed behind house-form buildings and historically accessed by two laneways from Richmond Street and as reflective of the transformation of the King-Spadina neighbourhood from a residential and institutional enclave to the City's industrial hub

SCHEDULE B
LEGAL DESCRIPTION

PART OF PIN 21239-0093 (LT)

PART OF LOTS 15 & 16, SECTION H, MILITARY RESERVE PLAN AS IN CA181929,
DESIGNATED AS PART 2, PLAN 66R-32277

City of Toronto and Province of Ontario

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