



STAFF REPORT ACTION REQUIRED

160 Queen Street West – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	June 3, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 160 Queen Street West (Campbell House) under Part IV, Section 29 of the Ontario Heritage Act. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

As part of the settlement agreement approved by the Ontario Municipal Board (**Order issued November 5, 2008**) with regard to the proposed Queen Street West Heritage Conservation District (the “HCD”), the owners of 160 Queen Street West and the City agreed to the designation of the site as an individual property under Part IV, Section 29 of the Ontario Heritage Act. Although the property will remain within the boundaries of the HCD, it will be stewarded according to the Statement of Significance (Reasons for Designation, Attachment No. 3) that outlines the cultural heritage values and heritage attributes of the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 160 Queen Street West (Campbell House) under Part IV, Section 29 of the Ontario Heritage Act;

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

DECISION HISTORY

At its meeting of May 17-19, 2005, City Council granted authority to study Queen Street West from University Avenue to Bathurst Street as a potential Heritage Conservation District under Part V of the Ontario Heritage Act.

ISSUE BACKGROUND

The property at 160 Queen Street West containing Campbell House was included in the boundaries of the Queen Street West Heritage Conservation District. While the character of Campbell House as an early 19th century house form building differs from the overall commercial character of Queen Street West, its distinct form, landmark status, and size, scale and massing compliment the rest of the District.

As part of a settlement agreement approved by the Ontario Municipal Board with regard to the proposed Queen Street West HCD, the owners of 160 Queen Street West and the City agreed to the designation of Campbell House as an individual property under Part IV, Section 29 of the Ontario Heritage Act (the "Individual Designation"). Subsection 5.9 (attached as Attachment No. 4) has been added to the Queen Street West Heritage Conservation District Plan (the "Plan"), indicating that upon the Individual Designation occurring, the property will remain within the boundaries of the HCD, but be exempt from the Heritage Conservation Guidelines listed in subsections 5.1 through 5.7 of the Plan. Instead, upon the Individual Designation occurring, Campbell House will be stewarded according to the Statement of Significance (also known as the Reasons for Designation), which outlines the cultural heritage values and heritage attributes of the site. This Statement of Cultural Heritage Value and Attributes shall act as the Guidelines for the Campbell House for the purposes of the Plan. Also, by designating the property under Part IV, Section 29 of the Ontario Heritage Act, interior features can be protected.

COMMENTS

The property at 160 Queen Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario. Located on the northwest corner of Queen Street West and University Avenue, Campbell House (1822) is an early surviving example of a residential building with Georgian styling, as well as a local landmark that is associated with the preservation movement in Toronto.

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Because 160 Queen Street West is part of the property at 330 University Avenue, the designating by-law will legally describe only the portion of the lands containing Campbell House.

The Reasons for Designation (Statement of Significance) are intended to be posted on the City of Toronto's web site and served on the owners of 160 Queen Street West and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

CONTACT

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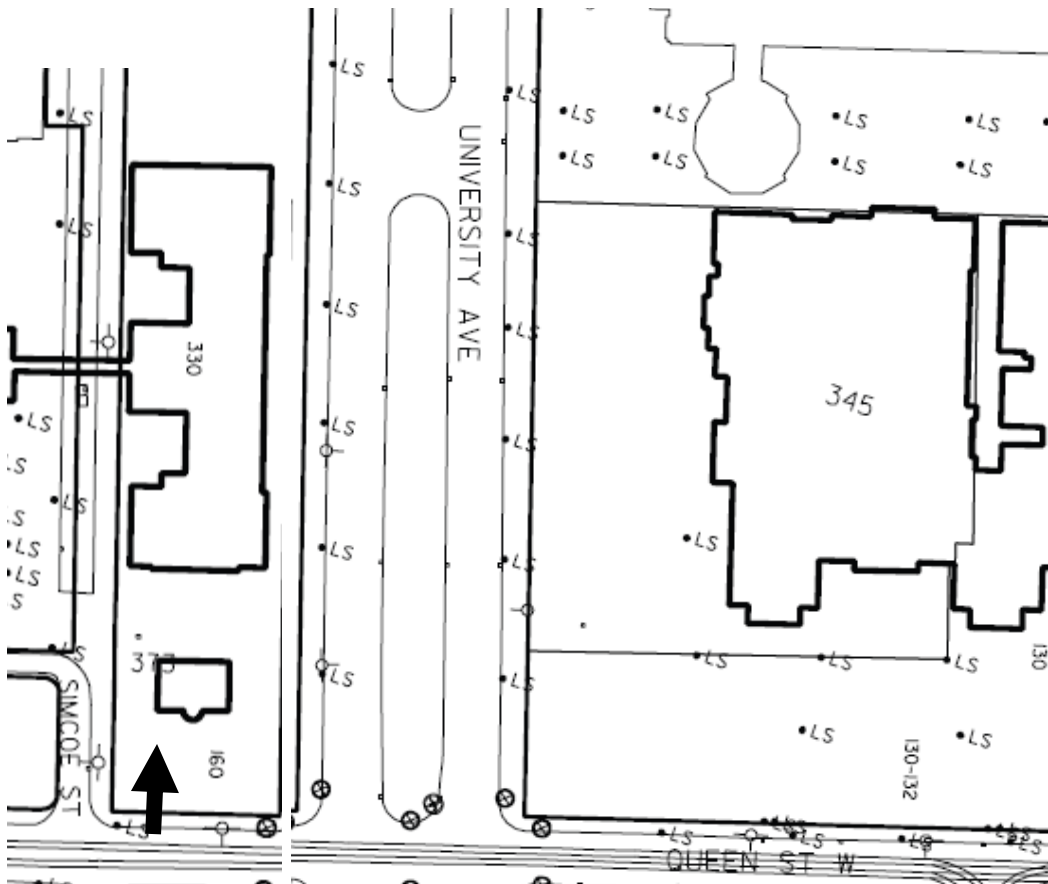
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Barbara Leonhardt
Director, Policy and Research
City Planning Division

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Subsection 5.9, Queen Street West HCD Plan



The **arrow** indicates the location of Campbell House.

This location map is for information purposes only;
the exact boundaries of the property are not shown.



Source: Campbell House Museum

Campbell House

Description

The property at 160 Queen Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria prescribed for municipal designation by the Province of Ontario under the three categories of design, associative and contextual value. The 2½-storey house form building was completed in 1822 in the Town of York and moved to its present location near the northwest corner of Queen Street West and University Avenue in 1972. The property was included on the inaugural City of Toronto Inventory of Heritage Properties in June 1973. Campbell House is operated by the Advocates' Society as a historic house museum and special events venue.

Statement of Cultural Heritage Value

Campbell House is valued because it is the only surviving residential building from the Town of York. It is a rare surviving example of an early 19th century building in Toronto designed in the Georgian style. The style is epitomized in Campbell House's elegant proportions, symmetrical south façade, and pedimented gable with an oval window. It is also one of the oldest remaining house form buildings in Toronto.

Campbell House is associated with a person of significance in the early history of the city and the province. The residence was originally commissioned for and occupied by Sir William Campbell (1758-1834), who was appointed the Chief Justice for the Province of Upper Canada (now Ontario) in 1825. A Scottish-born soldier who became a lawyer and politician in Nova Scotia, Campbell moved to Upper Canada (Ontario) in 1811 when he was offered a judgeship. At the time of his appointment as Chief Justice, Campbell was a leading member of the community who served as Speaker of the Legislative Assembly, Governor of the Bank of Upper Canada, and Chairman of the Board of Trustees of Toronto's first hospital. Campbell is distinguished as first Canadian judge to receive a knighthood in 1829.

Campbell House is also associated with the beginnings of the historic preservation movement in Toronto. The house was originally built on Duke Street (now Adelaide Street East) in the Town of York. Its use as a residence ended after 1900 when the area changed to an industrial district. The building was threatened with demolition in the 1960s, prior to the passage of the Ontario Heritage Act. The Advocates' Society, an association of courtroom lawyers practicing in Ontario, formed the Sir William Campbell Foundation to save the building. The Foundation entered into an agreement with the City of Toronto and the Canada Life Insurance Company to move Campbell House to the Company's land near the corner of Queen Street West and University Avenue. In 1972, the building was lifted and moved along city streets, an event that was widely covered by the media. Its restoration was typical of the period in the 1970s with many of the

documented original architectural features restored, missing elements replicated according to archival research and pre-move documentation, and others recreated based on the study of other intact Georgian buildings in Ontario. Of particular significance is the restored basement kitchen, with the brick detailing and floor.

With its evocative Georgian design, Campbell House is a landmark on Queen Street West. In its appearance, vintage and associations with the legal profession, it complements Osgoode Hall, the early 19th century landmark on the opposite (northeast) corner of Queen Street West and University Avenue, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of Campbell House associated with its stated cultural heritage value are:

Exterior attributes

- The scale, form and massing
- The materials with brick cladding and brick and wood trim
- The 2½-storey rectangular plan
- The gable roof with truncated ends (east and west), extended eaves, brick end chimneys and, on the south slope, an enclosed pediment with an oval window
- On the principal (south) façade, the symmetrical arrangement of the frontispiece, main entrance and fenestration
- The main (south) entry, with double paneled wood doors, a multi-paned fanlight, three-quarter-length sidelights, and the single-storey half-round portico with columns and an entablature
- The tall flat-headed window openings containing multi-paned nine-over-nine sash windows and displaying replicated louvered wood shutters
- On the side elevations (east and west), the continuation of the symmetrically-placed flat-headed window openings with sash windows, including quarter-round windows in the attic level

Interior attributes

- The centre hall plan with the basement kitchen, the southwest and southeast rooms on the first floor, and the southwest and east rooms on the second floor
- On the interior, the tall ceiling heights, the plaster ceilings with mouldings and rosettes, the paneled wood doors and surrounds, the wood window surrounds and paneled reveals, the wood baseboards and chair rails, the brick fireplaces with wood mantels and the original pine floors
- In the first-floor hall, the restored semi-circular wood staircase and the fanlight above the north door

- In the first-floor southwest room, the restored niches flanking the fireplace
- In the kitchen, the original brick fireplace, hearth, bake oven, and floor

**Subsection 5.9 for addition to the
Queen Street West Heritage Conservation District Plan
The Campbell House – located at 160 Queen Street West**

The Campbell House has a distinct character and form within the Queen Street West Heritage Conservation District. Nevertheless, the property is a recognizable landmark associated with the District and its size, scale and massing act as a compliment to the remainder of the District. As a result, the building is retained within the Conservation District, but exempt from the Heritage Conservation Guidelines listed in subsections 5.1 through 5.7 of the Plan. Instead, Campbell House will be subject to a designation under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, CHAPTER O.18 if and when such a designation is adopted by Toronto City Council.

At the time when such a designation is adopted, the property will be stewarded according to the Statement of Cultural Heritage Values and Attributes identified in the Part IV reasons for designation, consistent with Council adopted standards and guidelines for the conservation of heritage properties. This Statement of Cultural Heritage Values and Attributes shall act as the Guidelines for the Campbell House for the purposes of this Plan.