



## STAFF REPORT ACTION REQUIRED

### Amendment of Designating By-law and Authority for a Heritage Easement Agreement – 2 Strachan Avenue (Officers' Quarters, Stanley Barracks)

<b>Date:</b>	March 12, 2014
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 19
<b>Reference Number:</b>	P:\2014\Cluster B\PLN\TEYCC\TE14021

#### SUMMARY

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This report recommends that City Council amend former City of Toronto By-law 188-99, designating the property at 2 Strachan Avenue (Officers' Quarters, Stanley Barracks) under Part IV, Section 29 of the Ontario Heritage Act, to revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act, and to grant authority for a heritage easement agreement. Located on the south side of Princes' Boulevard, west of the Princes' Gates at Exhibition Place, the Officers' Quarters, Stanley Barracks is a 2½-storey building completed in 1841 as the centrepiece of the former military installation on the site.

As part of the development of the adjoining boutique hotel, the lease holders have agreed to enter into a heritage easement agreement for the Officers' Quarters, Stanley Barracks, which will be preserved as a stand-alone building on the site. When a heritage easement agreement is secured for a property designated prior to 2005, it is the City's practice to amend the designating by-law to describe the cultural heritage values and attributes of the property as set out in the 2005 amendments to the Ontario Heritage Act.

#### RECOMMENDATIONS

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##### The City Planning Division recommends that:

1. City Council state its intention to amend former City of Toronto By-law No. 188-99 to revise the Reasons for Designation in accordance with the Statement of

- Significance: 2 Strachan Avenue (Officers' Quarters, Stanley Barracks) attached as Attachment No. 4 to the report (March 12, 2014) from the Director, Urban Design, City Planning Division to explain the cultural heritage value or interest of the property and describe its heritage attributes.
2. If there are no objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council amending designating By-law No. 188-99.
  3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
  4. If the proposed amendment is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.
  5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the lessees of the property at 2 Strachan Avenue (Officers' Quarters, Stanley Barracks).
  6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 2 Strachan Avenue (Officer's Quarters, Stanley Barracks).

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

The property at 2 Strachan Avenue (Officers' Quarters, Stanley Barracks) was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973 and designated under Part IV, Section 29 of the Ontario Heritage Act by former City of Toronto By-law No. 188-99.

### **ISSUE BACKGROUND**

The property at 2 Strachan Avenue containing the building known historically as the Officers' Quarters, Stanley Barracks adjoins the site of a boutique hotel being developed by the Princes Gates Hotel Limited Partnership. The historic building is located on part of the property that is subject to a long-term lease between the Governors of Exhibition Place and the developer. As part of the development agreement, the Princes Gates Hotel LP has agreed to retain the Officers' Quarters, Stanley Barracks as a stand-alone building and to restore its heritage attributes.

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached, as well as the Heritage Property Research and Evaluation Report that identifies and evaluates the heritage resources on the property at 2 Strachan Avenue containing the Officers' Quarters, Stanley Barracks (Attachment No. 5).

The Short Statement of Reasons for Designation from the former City of Toronto By-law No. 188-99 is found in Attachment No. 3, with the amended Statement of Significance (Reasons for Designation) as Attachment No. 4. The 2014 revisions contain the statement of cultural heritage value and the list of heritage attributes that relate to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act.

Following research and evaluation according to Regulation 9/06, it has been determined that the building known historically as the Officers' Quarters, Stanley Barracks at 2 Strachan Avenue is worthy of designation for the site's design, associative and historical values. The Officers' Quarters is valued as a rare surviving military building in Toronto designed by the Royal Engineers, as well as one of the oldest remaining structures in the city that is a unique example of early 19th century stone construction. The Officers' Quarters is closely linked to the military history of Toronto and Canada, and identified with the early movement to preserve the City's heritage. Contextually, the Officers' Quarters is visually and historically linked to its location at Exhibition Place, which evolved from its beginnings as part of the Garrison Reserve to become the first permanent exhibition grounds in Toronto. With the building's distinctive appearance and setting that is viewed from both inside and outside Exhibition Place, the Officers' Quarters serves as a local landmark.

The Statement of Significance (Attachment No. 4) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Harold Madi  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

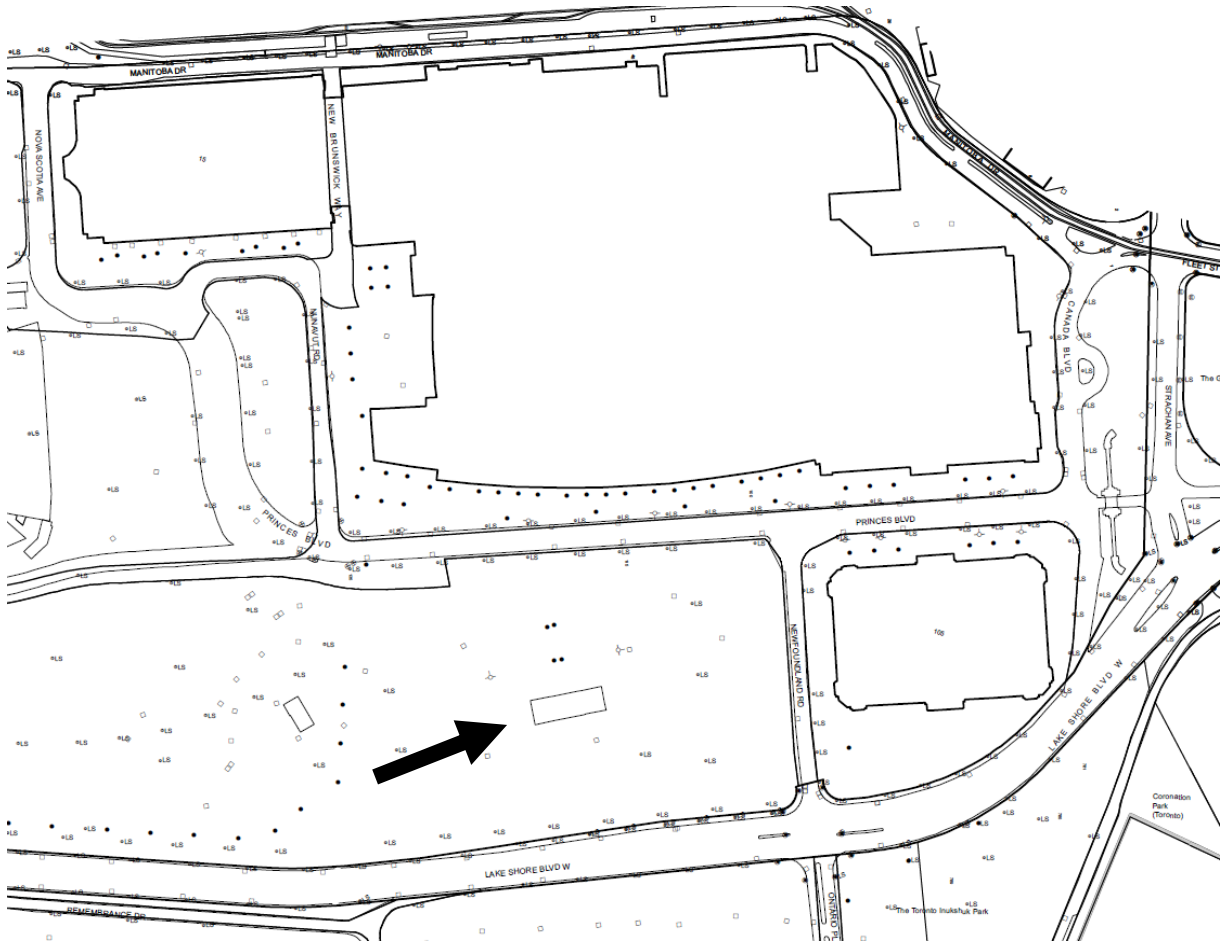
Attachment No. 3 – Short Statement of Reasons for Designation, 1999

Attachment No. 4 – Statement of Significance (Reasons for Designation), 2014

Attachment No. 5 – Heritage Property Research and Evaluation Report

LOCATION MAP: 2 STRACHAN AVENUE  
(OFFICERS' QUARTERS, STANLEY BARRACKS)

ATTACHMENT NO. 1



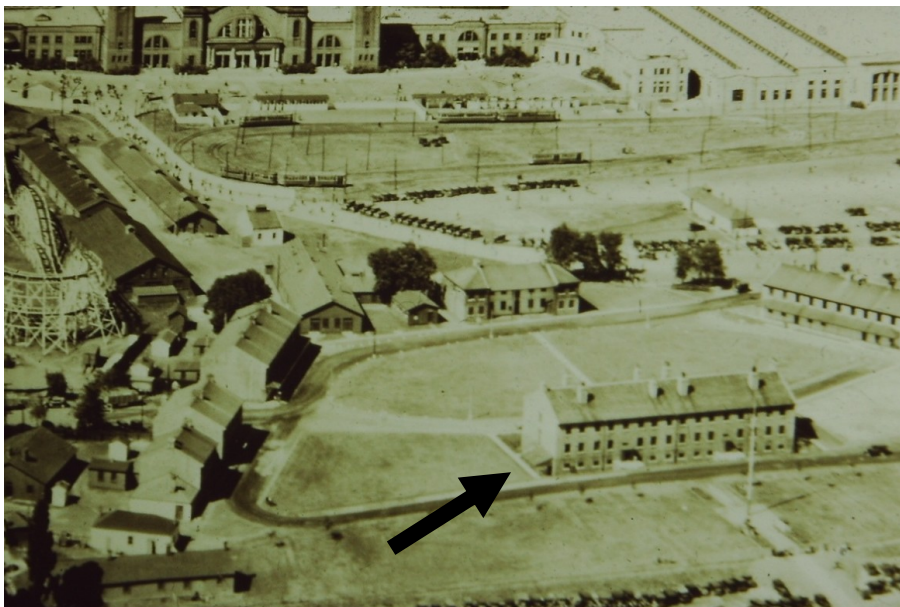
This location map is for information purposes only;  
the exact boundaries of the property are not shown.

The **arrow** marks the site of the Officers' Quarters, Stanley Barracks



Officers' Quarters, Stanley Barracks, showing the north elevation facing Princes' Boulevard

<http://www.thecanadianencyclopedia.com/en/article/toronto-feature-stanley-barracks/>



Archival photograph, showing Stanley Barracks prior to the demolition of the military structures apart from the Officers' Quarters (Toronto Historical Board)

### Short Statement of Reasons for Designation

The portion of the property at 2 Strachan Avenue containing Stanley Barracks is recommended for designation for architectural and historical reasons. Constructed between 1840 and 1841 by the Royal Engineers of the British Army, the Officers' Quarters is the sole surviving component of the 'The New Fort', now known as Stanley Barracks. For over a century, it served as the home of and a training ground for both the British and Canadian armies and as the central military facility for the Toronto garrison. It is also associated with the origins of the North West Mounted Police (forerunner to the Royal Canadian Mounted Police) who first trained here. Most of the complex was demolished in the mid-1950s. In 1998, Heritage Toronto ended its 40-year occupancy of the Officers' Quarters where it operated the City's Marine Museum.

The Officers' Quarters is a significant example of military architecture inspired by early 19<sup>th</sup> century Georgian design. Constructed of Kingston and Queenston limestone, the building is covered by a steeply-pitched gable roof with nine stone chimneys. The two-storey symmetrical rectangular plan extends 16 bays on the north and south facades above a raised basement. All three levels have deep-set casement windows, and there are raised entrances on all of the walls. On the interior, the two stone staircases (extending from the basement to the second storey) inside the north and south entrances and the fireplaces are important features.

The Officers' Quarters is located on the south side of Princes Boulevard near the east end of Exhibition Place. (The designated area is marked by the existing berms and planters, but excludes the locomotive, boat and statue.) Historically, the site is linked to important events in the country's military history. An early example of stone building in the City, it is a rare and well-designed example of military architecture. The Officers' Quarters is also significant in its historical and contextual relationship to Fort York.

(The Short Statement of Reasons for Designation was used for the Notice of Intention to Designate, including the newspaper advertisement required prior to the amendments to the City of Toronto Act and the Ontario Heritage Act. A Long Statement of Reasons for Designation was also attached to former City of Toronto By-law No. 188-99.)

STATEMENT OF SIGNIFICANCE:  
2 STRACHAN AVENUE  
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 4

Officers' Quarters, Stanley Barracks

Former City of Toronto By-law No. 188-99, designating the property at 2 Strachan Avenue (Officers' Quarters, Stanley Barracks) under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

Description

The property at 2 Strachan Avenue is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the south side of Princes' Boulevard, west of Strachan Avenue at Exhibition Place, the building known historically as the Officers' Quarters, Stanley Barracks was completed in 1841 as a 2½-storey military barracks.

Statement of Cultural Heritage Value

The Officers' Quarters, Stanley Barracks has cultural heritage value as a rare and unique early 19th century military structure in Toronto and one of the oldest extant buildings in the city. The building is particularly distinguished as an early expression of the Georgian style in Toronto that displays solid stone craftsmanship and both original and restored features. With Historic Fort York, the National Historic Site to the east, the Officers' Quarters, Stanley Barracks is an integral part of the small surviving collection of historic buildings in Toronto that demonstrates the city's military history.

The Officers' Quarters, Stanley Barracks has value for the site's historical associations with the Royal Engineers, the corps of the British Army responsible for the design of military installations in Canada prior to 1870. The Officers' Quarters joins Historic Fort York as significant and rare examples of the work of the Royal Engineers in both Toronto and Canada.

Historically, the Officers' Quarters at Stanley Barracks is particularly valued for its associations with the military history of Toronto and Canada, including the events, people, activities and organizations linked to the site for more than a century. The structure was planned as the centrepiece of the New Fort (1841), which was built west of (Old) Fort York after the War of 1812 and the Rebellion of 1837 highlighted the need for a second military installation on Toronto's waterfront. Before Confederation and the subsequent withdrawal of the British military from Canada, the New Fort housed famous British regiments, including the Royal Artillery. Under Canadian jurisdiction, the New Fort was the base for the Canadian Permanent Force that trained the local militia charged



with the defence of the community, followed by the 'C' Company of the School of Infantry (1883) and the Royal Canadian Dragoons (1893). The New Fort played a part in the history of the Royal Canadian Mounted Police (RCMP) when the force was formed as the North-West Mounted Police in 1873 and assembled and trained its first troops in Toronto. Renamed Stanley Barracks in 1893 after Canada's departing Governor General, the facility anchored the "Exhibition Camps" of World Wars I and II when the Canadian military took over Exhibition Place to recruit, house, and train troops. Stanley Barracks had a controversial role during the First World War when it processed German, Austro-Hungarian and Turkish citizens as "enemy aliens" during that conflict. In times of peace, Stanley Barracks continued to Canadian regiments until 1947, ending over a century of direct military associations with the site. With the demolition of the other structures at Stanley Barracks, the Officers' Quarters stands as an important surviving reminder of the military origins of the property.

The cultural heritage value of the Officers' Quarters, Stanley Barracks is also reflected in the site's connection to an institution of significance in the cultural life of Toronto during the second half of the 20<sup>th</sup> century. The Officers' Quarters was occupied by the Canadian Sports Hall of Fame before being restored in 1957-60 as the headquarters of the Toronto Historical Board (1960-1993) and the location of the Marine Museum of Upper Canada (1960-98). The restoration and adaptive reuse of the Officers' Quarters for cultural purposes is credited to Brigadier-General (Retired) J. A. McGinnis (1920-99), the first managing director of the Toronto Historical Board. For his role in preserving innumerable sites of heritage value in Toronto, McGinnis was named a "historic personage" by City Council during the municipality's sesquicentennial celebration in 1984.

Contextually, the Officers' Quarters at Stanley Barracks has cultural heritage value for its historical and visual links to its surroundings at Exhibition Place, which opened on the former military reserve in 1878 as the first permanent fairgrounds for the forerunner to the Canadian National Exhibition. The Officers' Quarters stands as the oldest original structure at Exhibition Place, predating the relocation of Scadding Cabin (1798) to the grounds in 1879. The Officers' Quarters is part of a rare collection of recognized heritage buildings at Exhibition Place, including those identified as National Historic Sites by the Canadian government.

With the building's unique appearance and setting at the south end of Exhibition Place and near Toronto's waterfront where it is viewed from inside the exhibition grounds and from Lake Shore Boulevard West, the Officers' Quarters, Stanley Barracks is valued as a local landmark on the site and in the city.

## Heritage Attributes

The heritage attributes of the building known historically as the Officers' Quarters, Stanley Barracks at 2 Strachan Avenue are:

- The placement, setback and orientation of the building on the south side of Princes' Boulevard, west of the Princes' Gates and Strachan Avenue at Exhibition Place
- The scale, form and massing on the 2½-storey rectangular plan above a raised base with door and window openings, which is viewed from the dry moat that surrounds the building
- The stone construction and cladding with stone, wood and metal detailing
- The gable roof, with nine stone chimneys (some of which were reconstructed), stone parapets on the east and west gable ends, and metal cladding (which replaced the original tin and 19<sup>th</sup> century slate roofs)
- The organization of the extended 16-bay north and south facades, with two entrances placed in the fifth bay from either end on each wall, and the symmetrical fenestration with flat-headed window openings with stone lintels and sills
- The narrow side elevations (east and west), each with a flat-headed window opening with stone trim above the entries in the basement and first storey
- On all four walls, the recessed casement windows with 12-over-12 sash and the interior wood shutters (the windows on the south façade and the shutters were restored)
- The detailing of the entries on all walls, with single eight-panel wood doors with iron hardware, rectangular transoms and, on the north façade, classical architraves
- On all elevations, the arched stone stairs that extend across the dry moat to access the entrances in the first storey (the stairs on the south and east walls were reconstructed)
- On the interior, which is organized into east and west sections, the stone staircases accessing the cross-halls (south), the two cantilevered stone staircases with iron railings (west), the wide east-west corridors on the first and second floors, six (of the original 39) fireplaces with mantels, the original restored wood floors, panelled doors, woodwork and hardware, the original iron coal screen in the second-floor room on the north side near the west end of the building, and the original cast iron cook store in the northeast corner of the basement
- The archaeological site at Stanley Barracks under Borden registration number AjGu-32 that encompasses the property containing the Officers' Quarters and the East Enlisted Men's Barracks
- The views of the principal (north) facade of the Officers' Quarters, Stanley Barracks from Princes' Boulevard

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



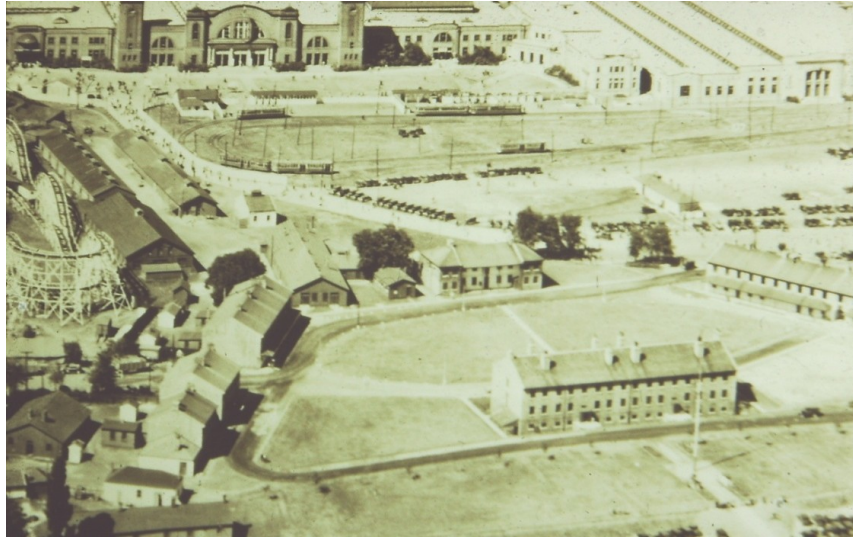
**OFFICERS' QUARTERS, STANLEY BARRACKS  
2 STRACHAN AVENUE, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

February 2013

## 1. DESCRIPTION



Above: archival photograph, showing Stanley Barracks before the removal of the buildings except for the Officers' Quarters (Toronto Historical Board); cover: north elevation facing Princes' Boulevard at Exhibition Place

(<http://www.thecanadianencyclopedia.com/en/article/toronto-feature-stanley-barracks/>)

<b>2 Strachan Avenue: Officers' Quarters, Stanley Barracks</b>	
ADDRESS	2 Strachan Avenue <sup>1</sup>
WARD	Ward 19 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 1101, Part C, Exhibition Place
NEIGHBOURHOOD/COMMUNITY	Canadian National Exhibition
HISTORICAL NAME	Officers' Quarters, Stanley Barracks
CONSTRUCTION DATE	1841(completed)
ORIGINAL OWNER	British Military
ORIGINAL USE	Military (officers' barracks)
CURRENT USE*	Not Applicable * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Royal Engineers
DESIGN/CONSTRUCTION	Stone construction and cladding with stone, wood and metal detailing
ARCHITECTURAL STYLE	Georgian
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Designated under Part IV, Section 29, Ontario Heritage Act, former City of Toronto BY-law No. 188-99
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2013

<sup>1</sup> 2 Strachan Avenue is the confirmed address for the entire Exhibition Place site, where some of the buildings and structures also have convenience addresses

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the portion of the property at 2 Strachan Avenue known historically as the Officers' Quarters, Stanley Barracks, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 1999 by former City of Toronto By-law No. 188-99. The report includes an evaluation of the property according to Ontario Regulation 9/06, the criteria for municipal designation prescribed by the Province of Ontario following the 2005 amendments to the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	With the founding of York (Toronto), the Garrison Reserve is laid out west of the townsite where Fort York is built (and reconstructed during the War of 1812)
1841	The New Fort is completed west of (Old) Fort York, with the Officers' Quarters in the centre of the complex <sup>2</sup>
1870	The New Fort comes under Canadian command after the departure of the British military
1878	The forerunner to the Canadian National Exhibition establishes its permanent fairgrounds on the military lands directly north of the New Fort
1893	The New Fort is renamed Stanley Barracks after Lord Stanley, former Governor General of Canada
1951	Stanley Barracks is demolished, apart from the Officers' Quarters
1957-60	The Officers' Quarters is restored as the headquarters of the Toronto Historical Board, which occupies the west third of the building until 1993
1959	The Marine Museum of Upper Canada opens in the east portion of the Officers' Quarters, remaining until 1998
1973	The Officers' Quarters at Stanley Barracks is listed on the inaugural City of Toronto Inventory of Heritage Properties
1999	The property with the Officers' Quarters is designated under Part IV, Section 29 of the Ontario Heritage Act by former City of Toronto By-law #188-99

### ii. HISTORICAL BACKGROUND

#### Garrison Common and Exhibition Place

The property at 2 Strachan Avenue in Exhibition Place containing the Officers' Quarters at Stanley Barracks originated as part of the Garrison Reserve. When the Town of York (Toronto) was founded in 1793, a 1000-acre tract west of the townsite and east of Garrison Creek was reserved for the military.<sup>3</sup> Fort York was constructed near the west entrance to the harbour to defend the community and, following its seizure and

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<sup>2</sup> Benn, Historic Fort York, 113

<sup>3</sup> The area was also referred to in historical documents and maps as the Garrison Common and Military Reserve

destruction by American invaders during the War of 1812, the installation was rebuilt on the same foundations.<sup>4</sup> However, by the early 1830s, the first plans were drawn up for the relocation of the garrison to a "New Fort" further west with access to deeper water and the promise of improved defences. Funding for the project was raised by the auction of land in the Garrison Reserve.

The evolution of the Garrison Reserve can be traced on the maps and atlases found in Section 6 of this report. After the incorporation of the City of Toronto (1834), the Globe reported that "we require parks very much. When the west end of the city becomes a manufacturing district, which it is likely to be, the open common will be invaluable."<sup>5</sup> In 1848, the City negotiated a 99-year lease with British military officials for the use of 287 acres in the Garrison Reserve. When the municipality was compelled to surrender its lease two years later, it was compensated with other parcels of reserve land, including a 20-acre site where the City opened its first exhibition grounds in time for the provincial agricultural exhibition of 1858. Twenty years later, the City of Toronto leased over 50 acres at the west end of the Garrison Reserve with frontage on Lake Ontario for a new fairgrounds where two dozen buildings were erected for the exhibition of 1878. The next year, Scadding Cabin (the oldest documented building in Toronto, dating to 1798) was relocated to the exhibition grounds. The annual fair was renamed the Canadian National Exhibition in the early 1900s when the grounds were extended southeast toward the New Fort (Stanley Barracks).<sup>6</sup>

### New Fort and Stanley Barracks

The New Fort was completed in 1841 according to plans redrawn from those prepared in the 1830s by Colonel Gustavus Nicholls of the Royal Engineers. In the final scheme, six stone buildings and auxiliary structures were set out around a parade ground and protected by a simple wood stockade rather than the desired fortifications. The larger, commodious and permanent stone buildings served as the military's main barracks in Toronto, accommodating up to 300 personnel and including the quarters for commissioned officers as the centrepiece of the grounds. The New Fort's location and the development of the structures thereon is outlined on the historical maps, atlases and plans found in Section 6 of this report.<sup>7</sup>

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<sup>4</sup> Recognized as a National Historic Site by the Government of Canada, Fort York was restored in 1934 as a centennial project by the City of Toronto, which has operated it as a public museum since that time. The property is also designated under Part V of the Ontario Heritage Act as a heritage conservation district

<sup>5</sup> Glazebrook, 114

<sup>6</sup> The CNE grounds were developed in stages, with new buildings constructed in the World War I era and inspired by the World Columbian Exposition (1893) in Chicago and large scale pavilions added in the 1920s that are now recognized as National Historic Sites by the Canadian government. After World War II, Exhibition Place saw new construction activity with the addition of buildings from the Modern era in architecture. Almost all of the buildings and structures at Exhibition Place are recognized on the City's heritage inventory

<sup>7</sup> According to Styrmo (20), at one point there were 84 structures at Stanley Barracks

The New Fort initially housed several famed British regiments, including the Royal Artillery, the Royal Canadian Rifles, the Seventy-First Highland Light Infantry, and the Thirteenth Hussars. Following Confederation and the transfer of British military installations to the Canadian government, the New Fort was occupied by the Canadian Permanent Force and charged with the training of local militia regiments. In 1873, the newly established North-West Mounted Police (forerunner to the Royal Canadian Mounted Police) assembled and trained its troops at the New Fort before the units were deployed in western Canada, and both regulars and militia from the New Fort were mustered during the Red River and North West Rebellions in 1870 and 1885, respectively. The addition of the School of Infantry's 'C' Company (later the Royal Canadian Regiment) to the New Fort in 1883 was followed a decade later by the Royal Canadian Dragoons, a cavalry unit. At this time, the New Fort was renamed Stanley Barracks after Lord Stanley, the departing Governor-General of Canada.

After the turn of the 20th century, the City of Toronto acquired Fort York and Stanley Barracks, but leased both establishments to the Canadian military. During World War I when Stanley Barracks could not accommodate the training and housing of the massive number of troops required, the Canadian military temporarily secured the adjoining fair grounds for its “Exhibition Camp”. During that conflict, German, Austro-Hungarian and Turkish citizens who were declared 'enemy aliens' were processed at Stanley Barracks, a part of the site's history that continues to be debated a century later.

In the interwar period, the Royal Canadian Dragoons and the Royal Canadian Regiment were housed at Stanley Barracks. While the facility was utilized as part of the revived Exhibition Camp for the duration of World War II, afterward the lease between the City and the Canadian military was terminated. Beginning in 1951, most of the buildings were demolished to provide additional parking for the Canadian National Exhibition, apart from the Officers' Quarters (as shown in the aerial photographs attached as Image 33 in Section 7 of this report).

In 1955, the Officers' Quarters was placed under the direction of the Toronto Civic Historical Committee (created in 1947) and briefly occupied by the Canadian Sports Hall of Fame. From 1957-60, the structure was restored as the headquarters of the Toronto Historical Board (the forerunner to Heritage Toronto), which retained offices in the west part of the building until 1993.<sup>8</sup> The Marine Museum of Upper Canada occupied the east wing of the structure between 1959 and 1998.

The portion of 2 Strachan Avenue at Exhibition Place containing the Officers' Quarters, Stanley Barracks was listed on the first City of Toronto Inventory of Heritage Properties in 1973 and designated under Part IV, Section of the Ontario Heritage Act in 1999. The 3.0 hectare parcel east of the Officers' Quarters, south of Princes' Boulevard and west of

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<sup>8</sup> Organized in 1947 as the Toronto Civic Historical Committee, the Toronto Historical Board was the former City of Toronto's heritage agency and, prior to the amalgamation of the new City of Toronto in 1998 oversaw six municipal museums, including Historic Fort York

Newfoundland Drive is recognized as the New Fort Archaeological Site (AjGu-32) and includes the stone foundations of the East Enlisted Men's Barracks at Stanley Barracks.

### iii. ARCHITECTURAL DESCRIPTION

Archival and contemporary photographs of the Officers' Quarters, Stanley Barracks, are found on the cover and in Sections 2 and 7 of this report. The images show the orientation of the building, which was designed to face north toward the parade ground (removed in the 1950s), with the rear (south) elevation overlooking Lake Ontario.

Stanley Barracks, including the Officers' Quarters, was built according to the plans of the Royal Engineers, a corps of the British Army (founded 1717) that specialized in designing and mapping military installations. Beginning in 1741, commissioned officers received training in architectural design as part of the curriculum at the Royal Military College at Woolwich. The work of the corps in Canada originated with the defences at Halifax in the mid 1700s and during the following century included fortifications at Newark (Niagara-on-the-Lake) and Kingston to protect the entrances to the Great Lakes. While the Royal Engineers' best-known work in Ontario remains the Rideau Canal, which opened in 1832 to connect Kingston and Bytown (Ottawa), Fort York and Stanley Barracks demonstrate the organization's skills in Toronto.

The Officers' Quarters is designed in the Georgian style that was introduced for the first generation of buildings in York (Toronto). Named in recognition of the reign of King George I and his successors, the style was influenced by English Palladianism and recognized by its solidity with balanced openings and minimal architectural detailing. The Officers' Quarters is the only surviving military edifice in Toronto constructed of stone and among less than a dozen stone buildings standing in the city that date to the first half of the 19<sup>th</sup> century.<sup>9</sup> It has been described as "perhaps the most imposing structure which remains in the city from the period."<sup>10</sup>

The Officers' Quarters rises 2½-stories above a full-height basement that is exposed in a dry moat. The materials blend Kingston limestone for the base and Queenston limestone for the thick walls. The structure is covered by a steeply-pitched gable roof with stone parapets on the east and west gables and nine large stone chimneys. The roof was originally covered with tin, replaced in the 19<sup>th</sup> century with slate and now displays seamed metal cladding. The extended north and south facades are identical and organized into 16 bays, with elevated entrances placed in the first storey in the fifth bay from either end. The single eight-panel wood doors with iron hardware are set in simple surrounds with rectangular transoms and, on the north façade, classical architraves. The

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<sup>9</sup> The extant stone buildings in Toronto range from Gibraltar's Point Lighthouse (c.1808), a mill and mill remnants in North York and Etobicoke, administrative buildings and banks that include the first phase of Osgoode Hall, residences in Etobicoke and Scarborough, and Montgomery's Inn in Etobicoke (now a City of Toronto museum). The more modest structures used local fieldstone, with the others incorporating material from Kingston and Queenston

<sup>10</sup> Styromo, 1



entrances are accessed by arched stone stairs that extend over the moat. In all floors, rectangular-headed openings display stone lintels and sills and contain recessed casement windows with 12-over-12 sash and interior wood shutters. The narrow side elevations (east and west) have entries in both the basement and first storey and single flat-headed window openings in the second floor. On the exterior, the building was rehabilitated with the rebuilding of the stone chimneys, the reconstruction of exterior stairs on the south and east walls, and the restoration of the windows on the south elevation and the wood shutters throughout.

On the interior, the building was originally divided, with the west section reserved for the Barracks Master's Quarters (the partitions were subsequently removed). At the west end, two cantilevered stone staircases with iron railings rise from the basement to the second storey to access the wide central corridors that run in an east-west direction on the first (ground) and second floors. The main corridors are intersected by cross-halls with staircases.<sup>11</sup> Six of the original 39 fireplaces remain and display painted mantels.<sup>12</sup> Most of the wood floors, doors, woodwork and hardware are original. Surviving original artifacts identified in the designating by-law from 1999 are the iron coal screen in the room on the north side, west end of the second floor, and the cast iron cook stove in the basement (northwest corner).

#### iv. CONTEXT

The map attached as Image 1 in Section 6 below shows the location of the Officers' Quarters, Stanley Barracks, on the south side of Princes' Boulevard, west of Strachan Boulevard at Exhibition Place. It adjoins the Automotive Building (1929) on the east and faces the Direct Energy Centre (containing portions of the 1922 Coliseum) to the north. On the south, a parking lot and open space separates the Officers' Quarters from Lake Shore Boulevard West. Despite its diminutive scale in contrast to the larger exhibition buildings in this part of exhibition grounds, the Officers' Quarters is distinctive with its form, materials and features.

### 3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

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<sup>11</sup> Styrmø (27) indicates that the south stairs were reconstructed in the interwar era, and the east stairs were built in 1960

<sup>12</sup> According to Styrmø (34), "Six (fireplaces) remain intact; the remaining have had their stone mantel pieces removed and are plastered over" and "existing wood mantels date to the 1957-60 restoration"

<b>Design or Physical Value</b>	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	<b>X</b>
ii. displays high degree of craftsmanship or artistic merit	<b>X</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Rare, Unique and Early Example of a Style and Type with a High Degree of Craftsmanship** - The Officers' Quarters, Stanley Barracks has cultural heritage value as a rare and unique an early 19th century military structure in Toronto and stands as one of the oldest extant buildings in the city. The building is particularly distinguished as an early expression of the Georgian style in Toronto that displays solid stone craftsmanship and both original and restored features. With Historic Fort York, the National Historic Site to the east, the Officers' Quarters, Stanley Barracks is an integral part of the small surviving collection of historic buildings in Toronto that demonstrate the city's military history.

<b>Historical or Associative Value</b>	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<b>X</b>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>X</b>
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>X</b>

**Events, people, activities and organizations** - Historically, the Officers' Quarters at Stanley Barracks is particularly valued for its associations with the military history of Toronto and Canada, including the events, people, activities and organizations linked to the site for more than a century. The structure was planned as the centrepiece of the New Fort (1841), which was built west of (Old) Fort York after the War of 1812 and the Rebellion of 1837 highlighted the need for a second military installation on Toronto's waterfront. Before Confederation and the subsequent withdrawal of the British military from Canada, the New Fort housed famous British regiments, including the Royal Artillery. Under Canadian jurisdiction, the New Fort was the base for the Canadian Permanent Force that trained the local militia charged with the defence of the community, followed by the 'C' Company of the School of Infantry (1883) and the Royal Canadian Dragoons (1893). The New Fort played a part in the history of the Royal Canadian Mounted Police (RCMP) when the force was formed as the North-West Mounted Police in 1873 and assembled and trained its first troops in Toronto. Renamed Stanley Barracks in 1893 after Canada's departing Governor General, the facility anchored the "Exhibition Camps" of World Wars I and II when the Canadian military took over Exhibition Place to recruit, house, and train troops. Stanley Barracks had a controversial role during the First World War when it processed German, Austro-Hungarian and Turkish citizens as "enemy aliens" during that conflict. In times of peace, Stanley Barracks continued to Canadian regiments until 1947, ending over a century of direct military associations with the site.

With the demolition of the other structures at Stanley Barracks, the Officers' Quarters stands as an important surviving reminder of the military origins of the property.

**Institution** - The cultural heritage value of the Officers' Quarters, Stanley Barracks is also reflected in the site's connection to an institution of significance in the cultural life of Toronto during the second half of the 20<sup>th</sup> century. The Officers' Quarters was occupied by the Canadian Sports Hall of Fame before being restored in 1957-60 as the headquarters of the Toronto Historical Board (1960-1993) and the location of the Marine Museum of Upper Canada (1960-98). The restoration and adaptive reuse of the Officers' Quarters for cultural purposes is credited to Brigadier-General (Retired) J. A. McGinnis (1920-99), the first managing director of the Toronto Historical Board. For his role in preserving innumerable sites of heritage value in Toronto, McGinnis was named a "historic personage" by City Council during the municipality's sesquicentennial celebration in 1984.

**Designer** - The Officers' Quarters, Stanley Barracks has value for the site's historical associations with the Royal Engineers, the corps of the British Army responsible for the design of military installations in Canada prior to 1870. The Officers' Quarters joins Historic Fort York as significant and rare examples of the work of the Royal Engineers in both Toronto and Canada.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

**Surroundings** – Contextually, the Officers' Quarters at Stanley Barracks has cultural heritage value for its historical and visual links to its surroundings at Exhibition Place, which opened on the former military reserve in 1878 as the first permanent fairgrounds for the forerunner to the Canadian National Exhibition. The Officers' Quarters stands as the oldest original structure at Exhibition Place, predating the relocation of Scadding Cabin (1798) to the grounds in 1879. The Officers' Quarters is part of a rare collection of recognized heritage buildings at Exhibition Place, including those identified as National Historic Sites by the Canadian government.

**Landmark** - With the building's unique appearance and setting at the south end of Exhibition Place and near Toronto's waterfront where it is viewed from inside the exhibition grounds and from Lake Shore Boulevard West, the Officers' Quarters, Stanley Barracks is valued as a local landmark on the site and in the city.

#### 4. SUMMARY

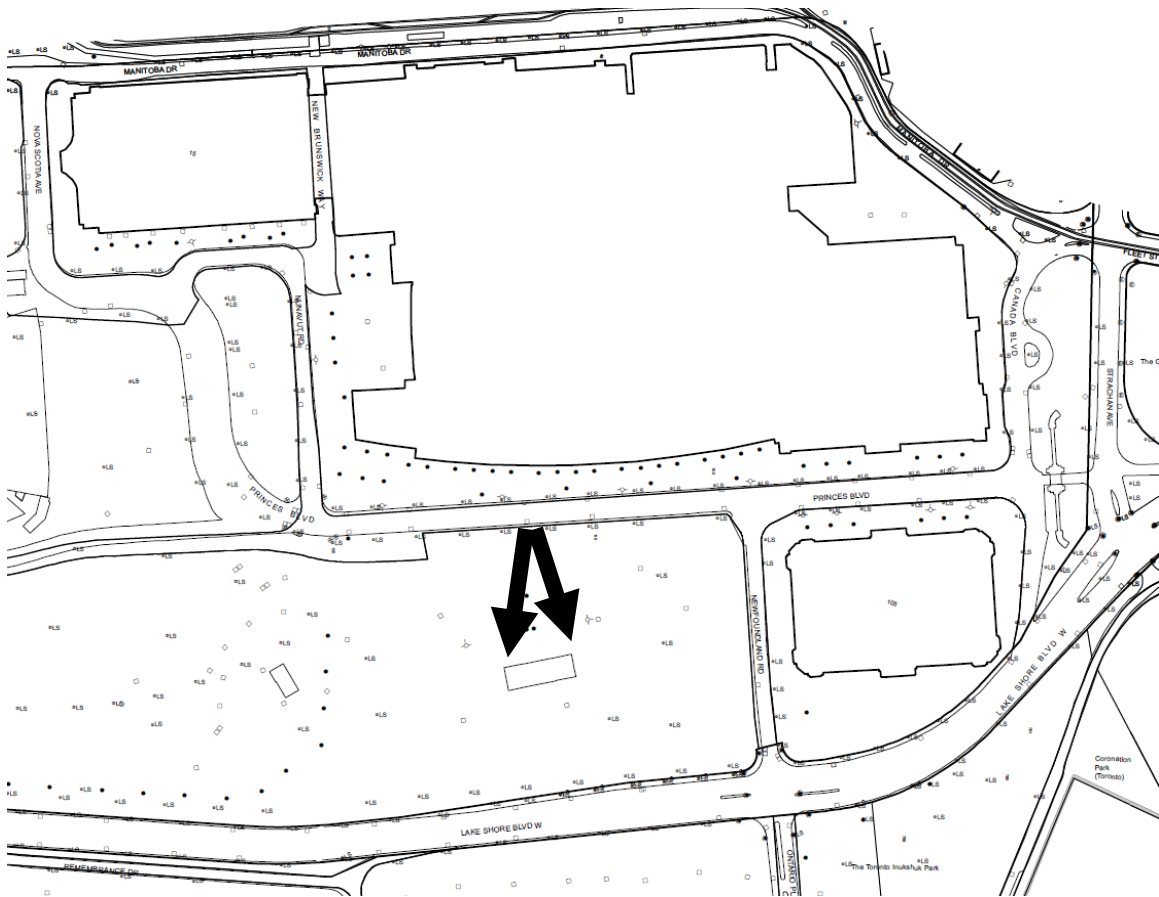
Following research and evaluation according to Regulation 9/06, it has been determined that the building known historically as the Officers' Quarters, Stanley Barracks at 2 Strachan Avenue is worthy of designation for the site's design, associative and historical values. The Officers' Quarters is valued as a rare surviving military building in Toronto

designed by the Royal Engineers, as well as one of the oldest remaining structures in the city where it is a unique example of early 19th century stone construction. The Officers' Quarters is closely linked to the military history of Toronto and Canada, and identified with the early movement to preserve the City's heritage. Contextually, the Officers' Quarters is visually and historically linked to its location at Exhibition Place, which evolved from its beginnings as part of the Garrison Reserve to become the first permanent exhibition grounds in Toronto. With the building's distinctive appearance and setting that is viewed from both inside and outside Exhibition Place, the Officers' Quarters is a local landmark.

## 5. SOURCES

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- Morton, Desmond, "Sir William Otter and the Internment Operations in Canada During The First World War," Canadian Historical Review, No. 55, 1974
- Robinson, John, Once upon a Century: 100 year history of the 'Ex', 1978
- Sendzikas, Aldona, "The Last Bastion: the story of Stanley Barracks," M. A. Thesis, University of Toronto, 1990
- Styrmo, V. N. (Peter), "Architecture and Engineering Study of Stanley Barracks," Toronto Historical Board, 1991

6. IMAGES, PART 1: MAPS, ATLASES AND PLANS - **arrows** mark the Officers' Quarters, Stanley Barracks on some of the images below



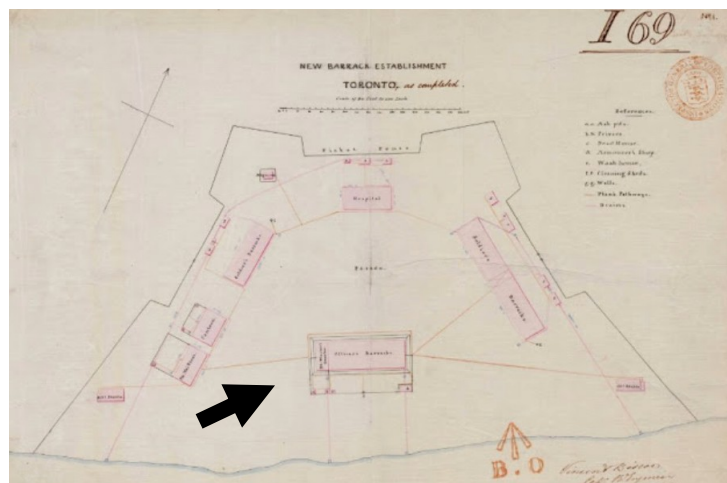
1. City of Toronto Property Data Map: showing the location of the Officers' Quarters, Stanley Barracks on the south side of Princes' Boulevard, west of Strachan Avenue. The **arrows** mark the extent of the view of the principal (south) façade of the Officers' Quarters from Princes' Boulevard, which is identified as a heritage attribute and will be specified in the schedule accompanying the amending by-law



2. Phillipotts's Plan of the Town of York, 1818: showing the 10-block townsite (right) and Fort York at the west end of the harbour where Garrison Creek entered Lake Ontario (left)



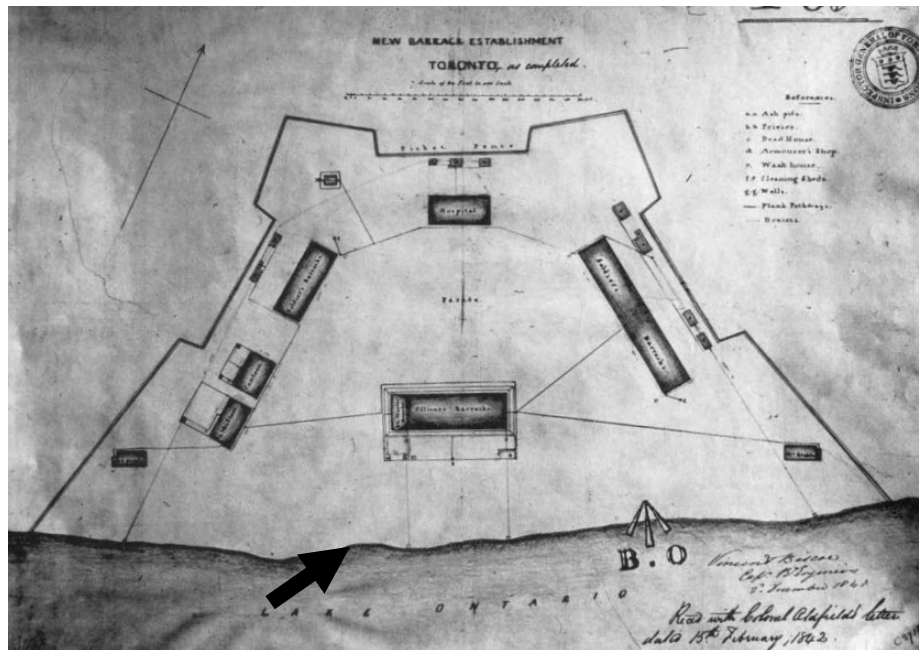
3. Bonnycastle's No. 2 Plan of Comparison, 1833: showing early plans for the New Fort, east of (Old) Fort York (the direction of the map is reversed)



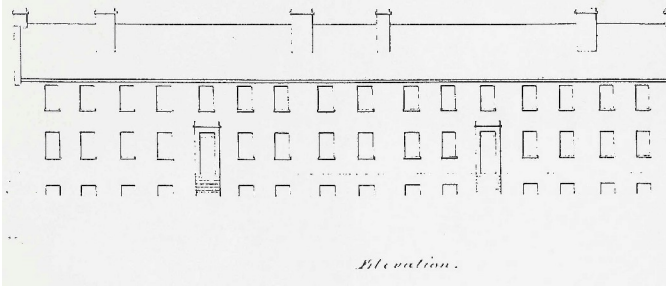
4. Biscoe's No. 1 Barrack Establishment, 1841: showing the plan for the New Fort with the Officers' Quarters as the centrepiece of the compound



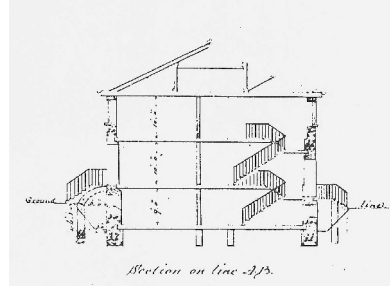
5. Glegg's Bird's Eye View of the New Fort at Toronto, Upper Canada, c.1841: showing the Officers' Quarters near the water's edge



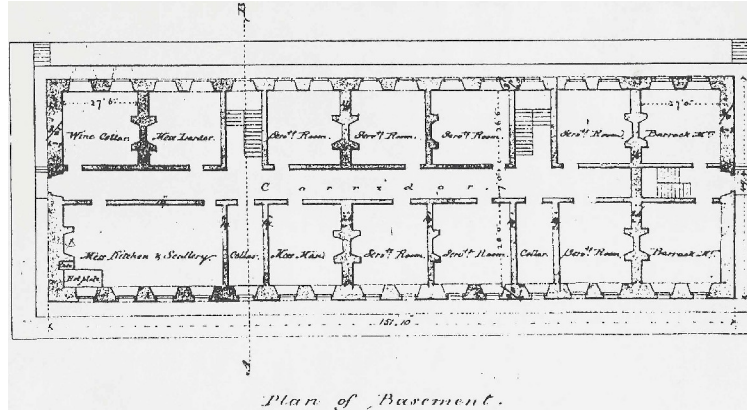
6. Plan of the New Fort (Completed), 1842: showing the Officers' Quarters and the other buildings following the completion of the facility. The foundations of the East Enlisted Men's Barracks (the extended building located north east of the Officers' Quarters, right) were uncovered during an archaeological assessment



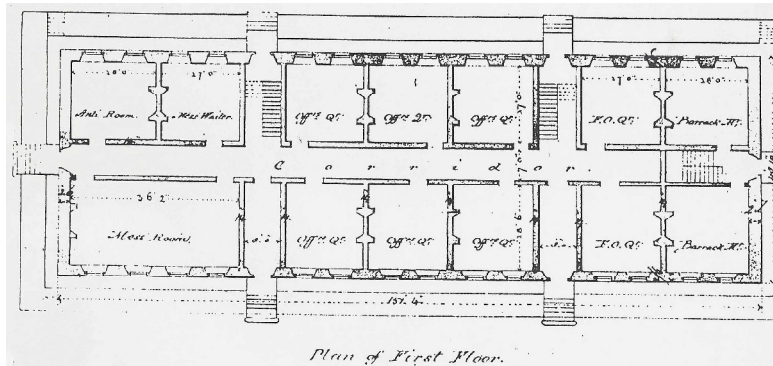
*Elevation.*



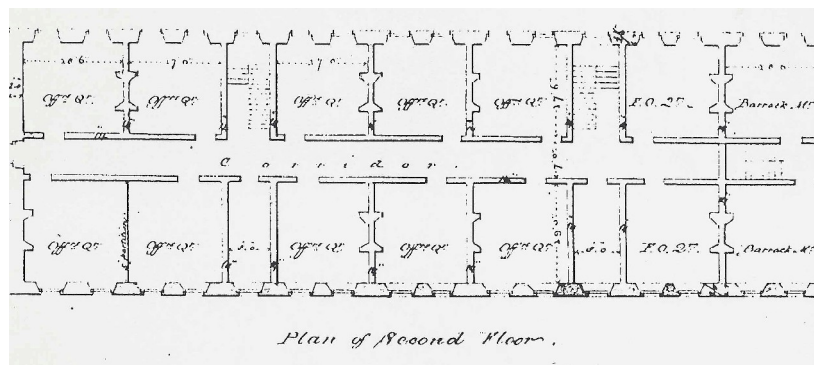
*Section on line 2/3.*



*Plan of Basement.*



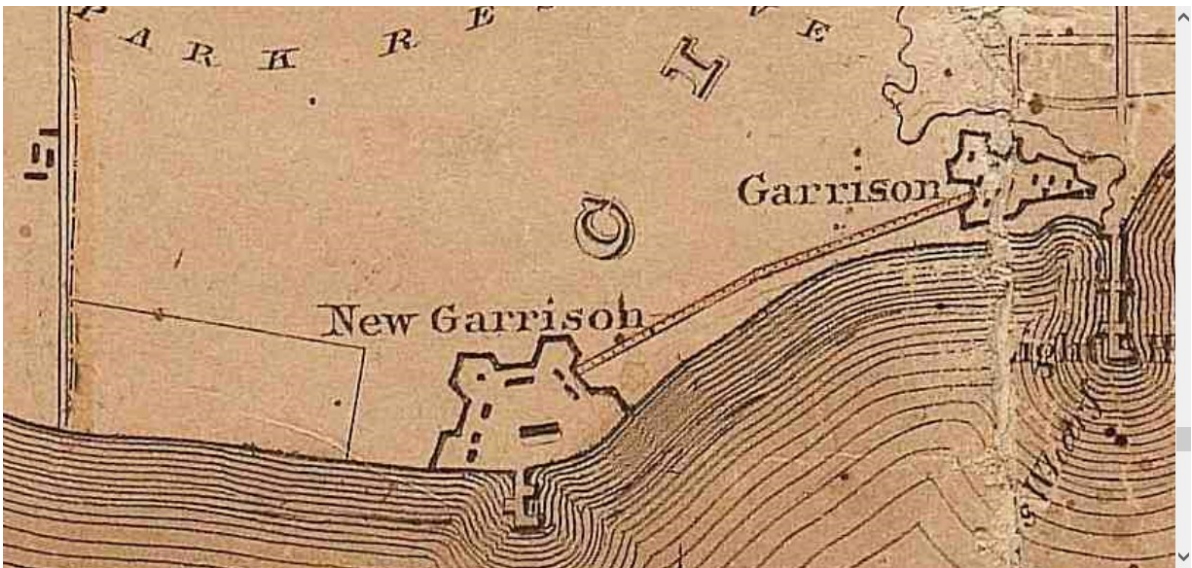
*Plan of First Floor.*



*Plan of Second Floor.*

7. Plans, The New Fort, August 1842: showing the elevations and interior plans for "New Barrack Establishment, Toronto, Officers Barrack (sic)", including the curved interior staircases at the west end of the building

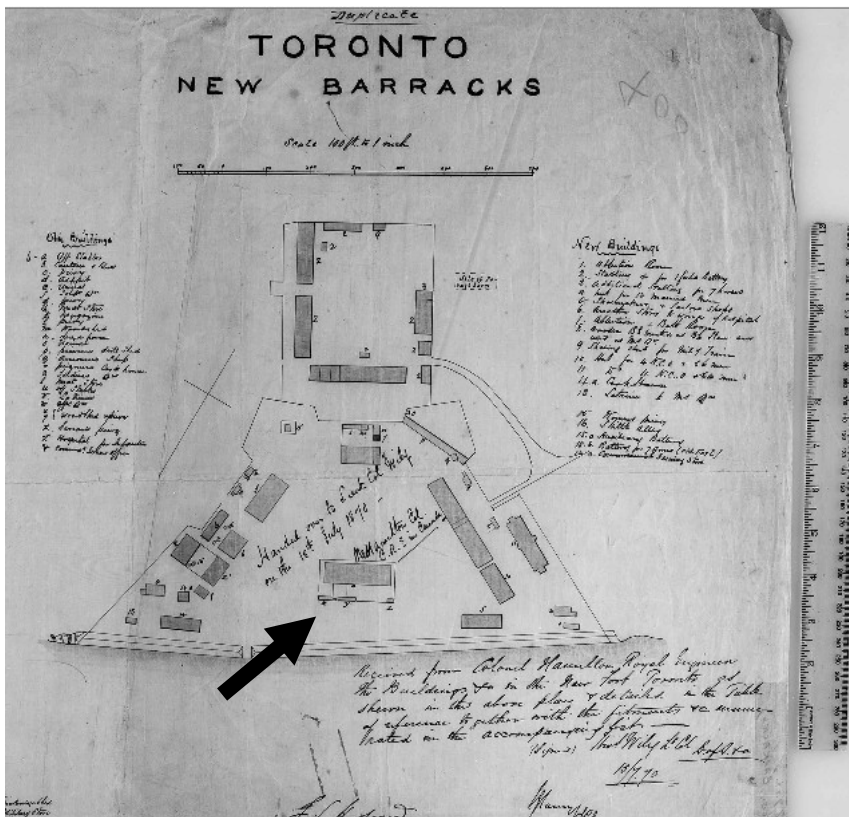




8. Browne's Map of the Township of York, 1851: showing the westward expansion of the city of Toronto toward the military reserve (above) and in detail (below) with (Old) Fort York (right) and the New Fort labelled "New Garrison" (left)



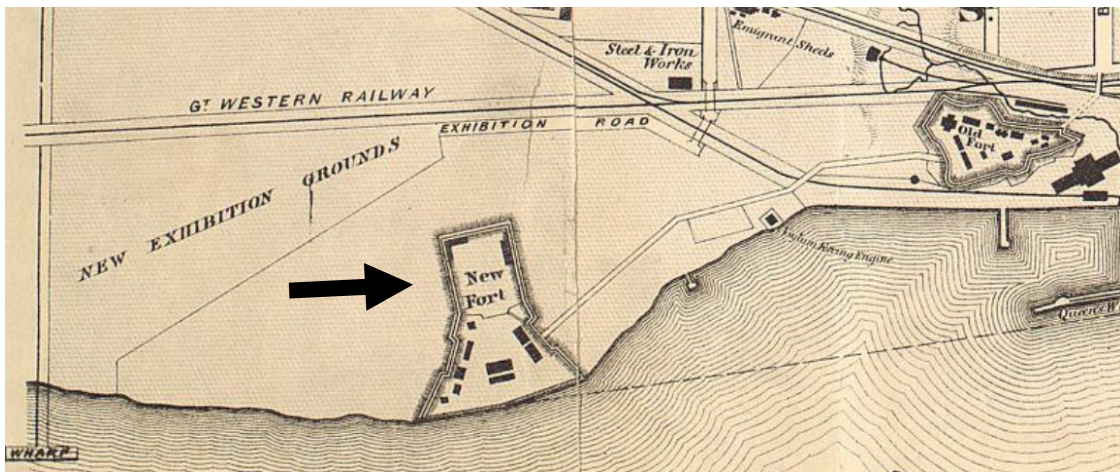
9. Tremaine's Map of the City of Toronto, 1860: showing the Garrison Reverse with the Old and The New Forts, the railway lines (introduced in the 1850s) transecting the area, the further encroachment of the city on the east (right), and the subdivision of building lots to the west (left)



10. Wiley's Toronto New Barracks, 1870: showing the expansion of The New Fort with additional structures, including those north of the original boundary



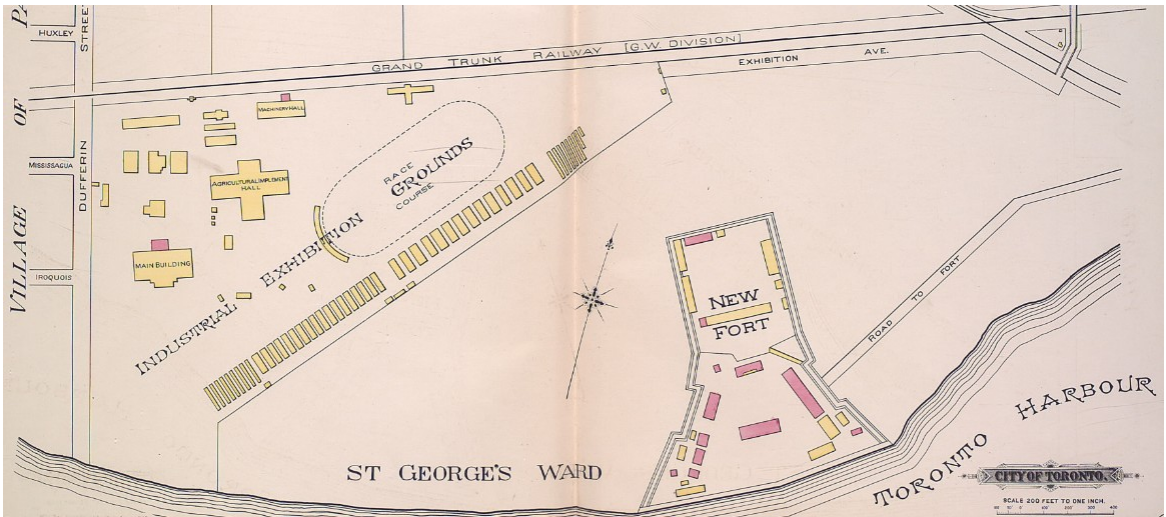
11. Wadsworth and Unwin's Map of the City of Toronto, 1872: showing the outline of the New Fort and its inclusion at the west end of the City's St. George's Ward



12. Mile's Illustrated Historical Atlas of the County of York, 1878: showing The New Fort south of the property now identified as the "New Exhibition Grounds"



13. City Engineer's Plan of the City of Toronto, 1882: showing the New Fort and the Exhibition Grounds where the former reserve property to the northwest (left) has been surveyed into residential streets in Parkdale, which was subsequently annexed by the city



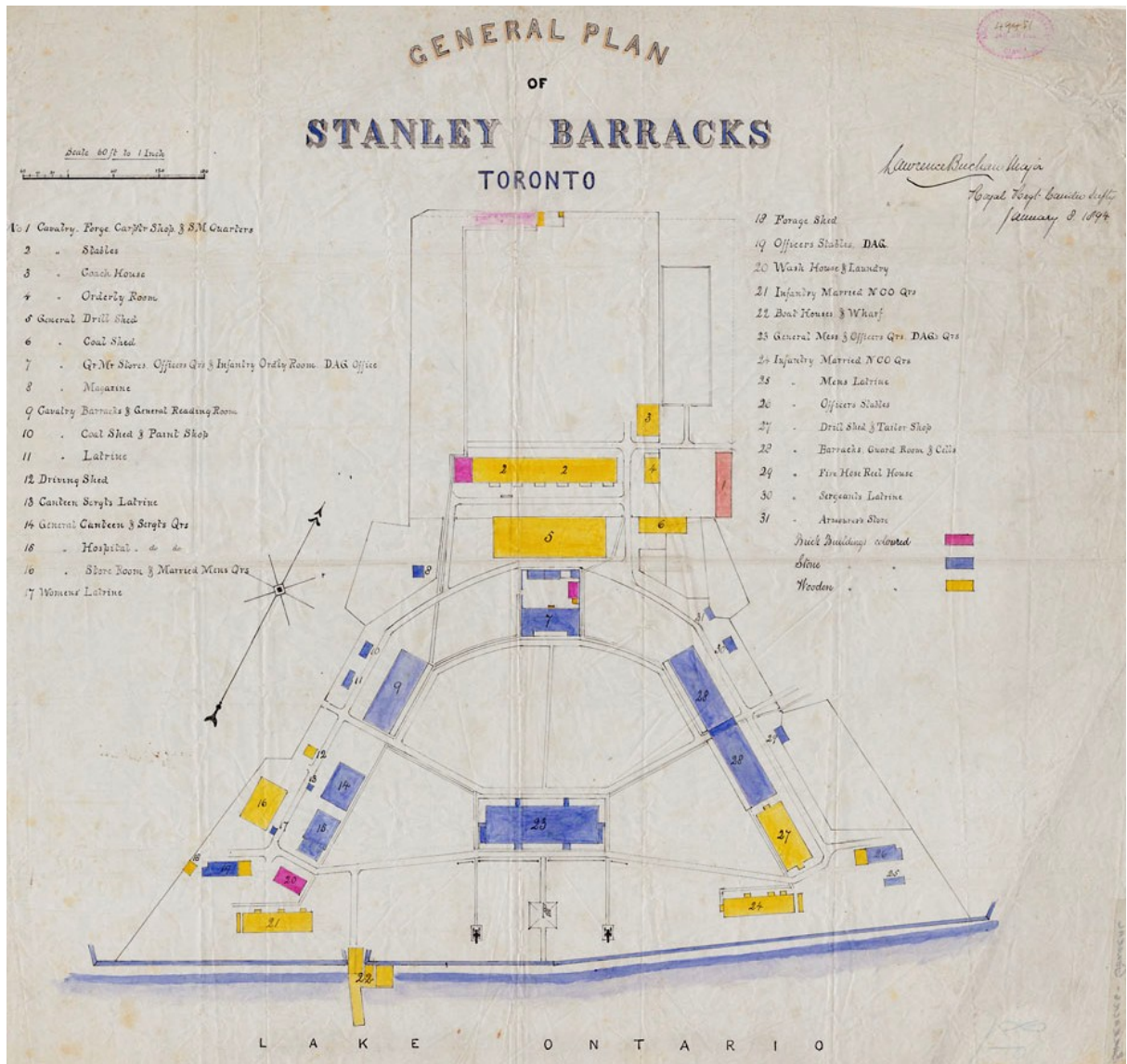
14. Goad's Atlas, 1884: showing the New Fort at the south end of the Exhibition Grounds on the first Goad's atlas to showcase the area



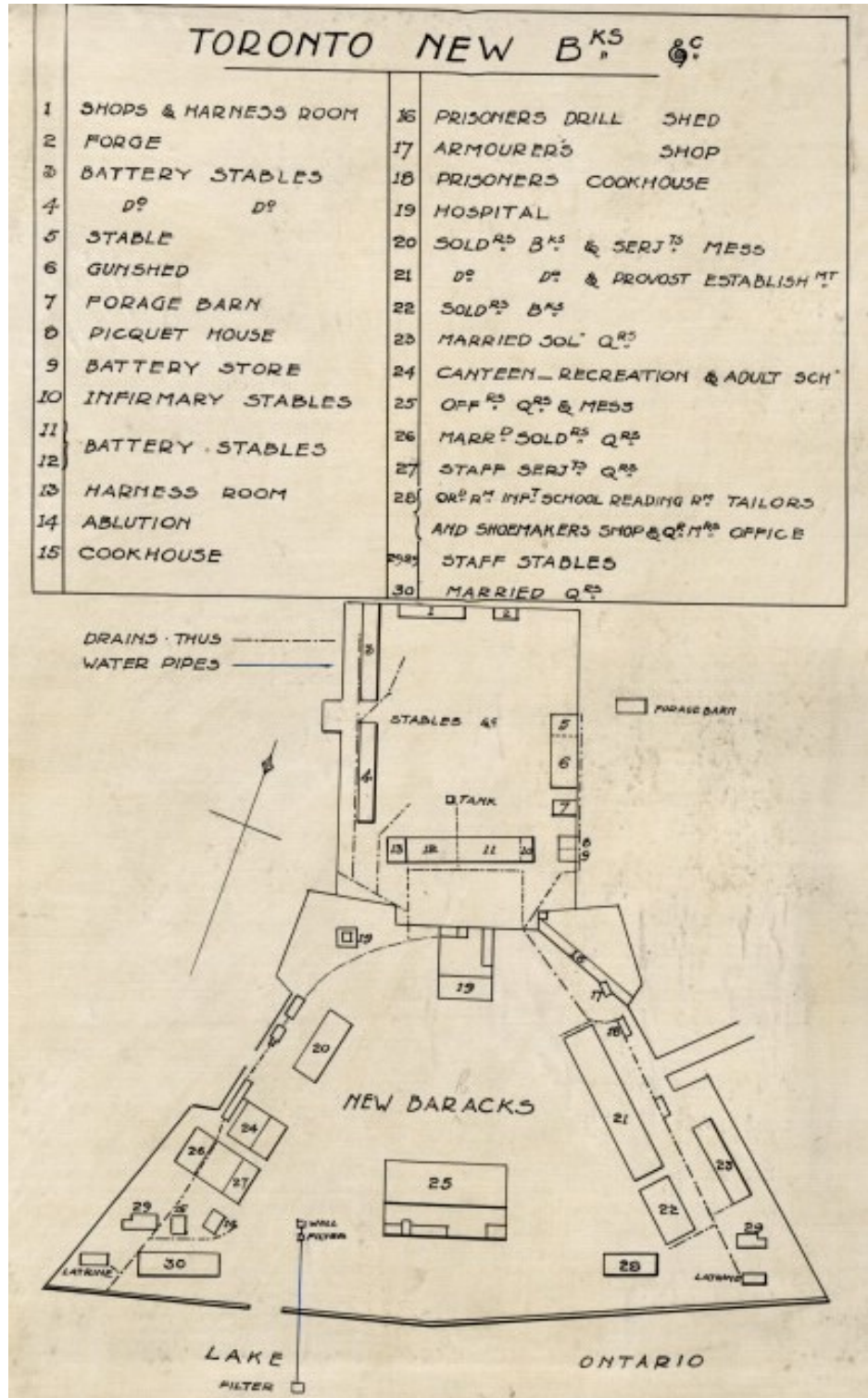
15. Toronto Railway Company's Map showing Streetcar Lines, 1892: with a bird's eye view of the buildings at The New Fort including the officers' quarters



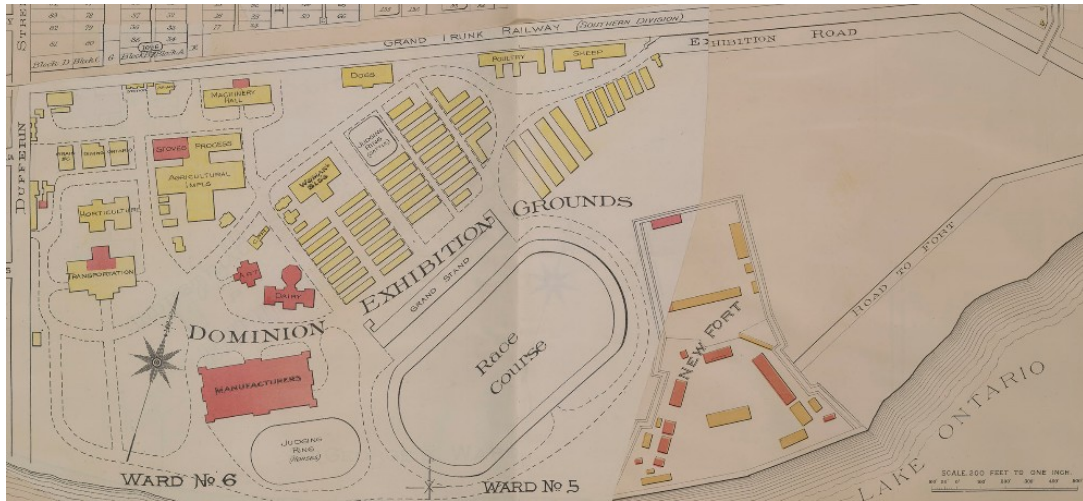
16. Barclay, Clark and Company's Bird's Eye View Chromolithograph, 1893: showing the buildings at the renamed Stanley Barracks in the context of the exhibition grounds



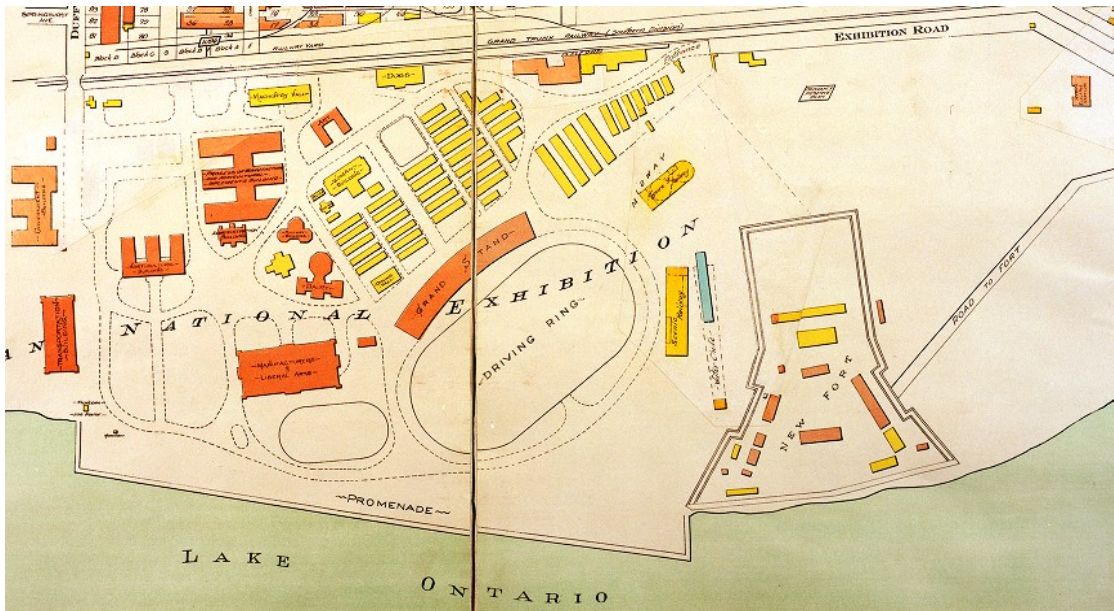
17. Buchan's General Plan of Stanley Barracks, 1894: showing the complex after the New Fort was renamed in honour of Canada's departing Governor General



18. Staples's Plan of New Barracks, 1895: the subject building is identified as the "Officers' Quarters and Mess"



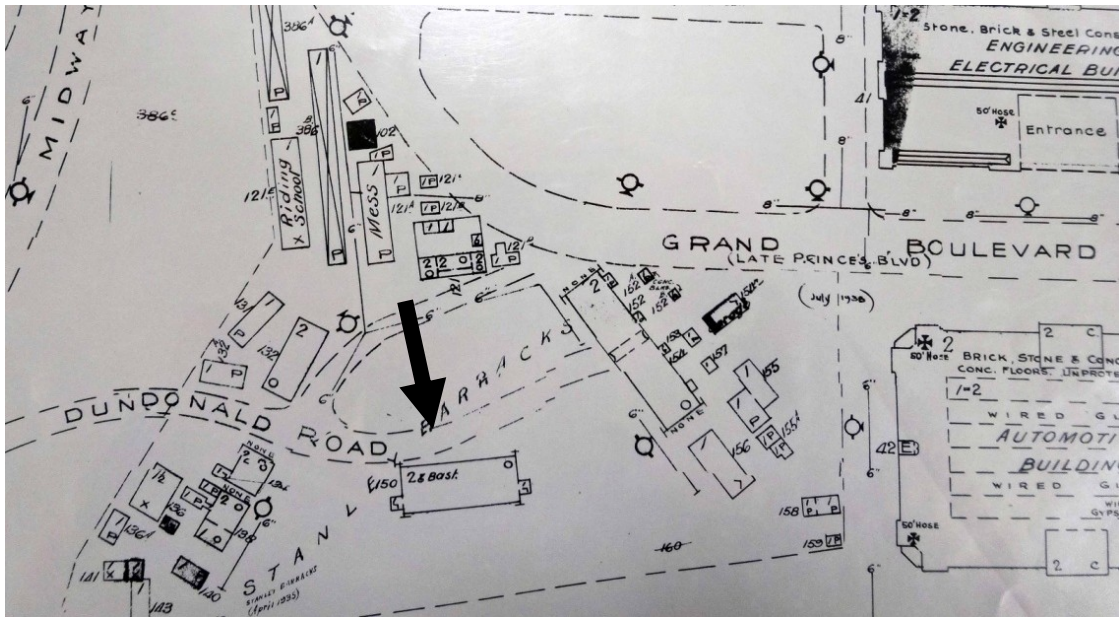
19. Goad's Atlas, 1903: showing the encroachment of exhibition buildings near Stanley Barracks and the removal of the some of the structures



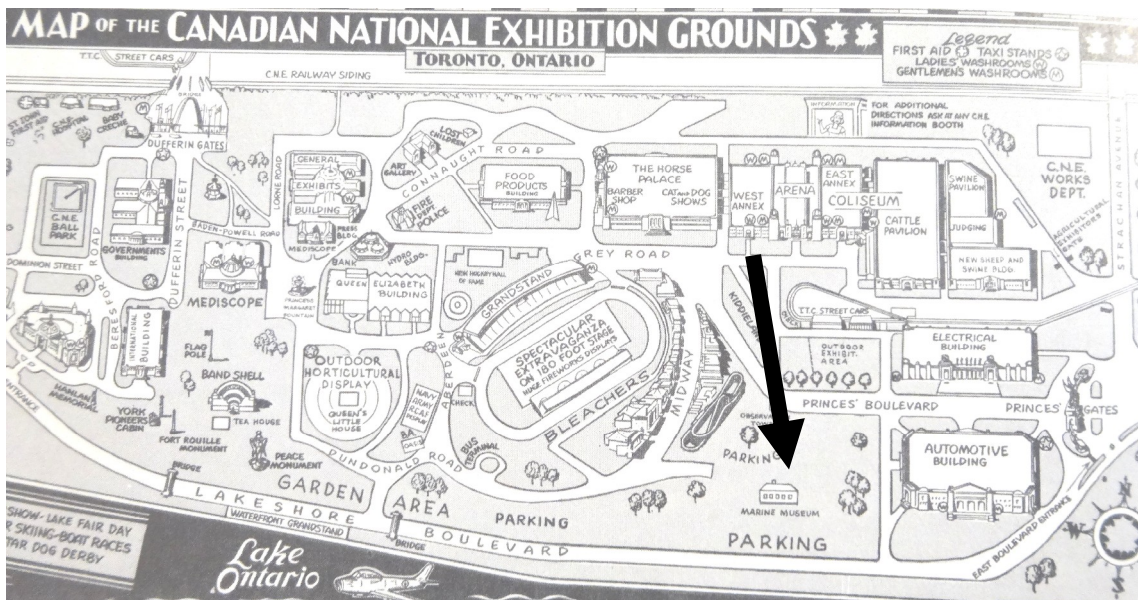
20. Goad's Atlas, 1912: showing the status of the property on the eve of World War I



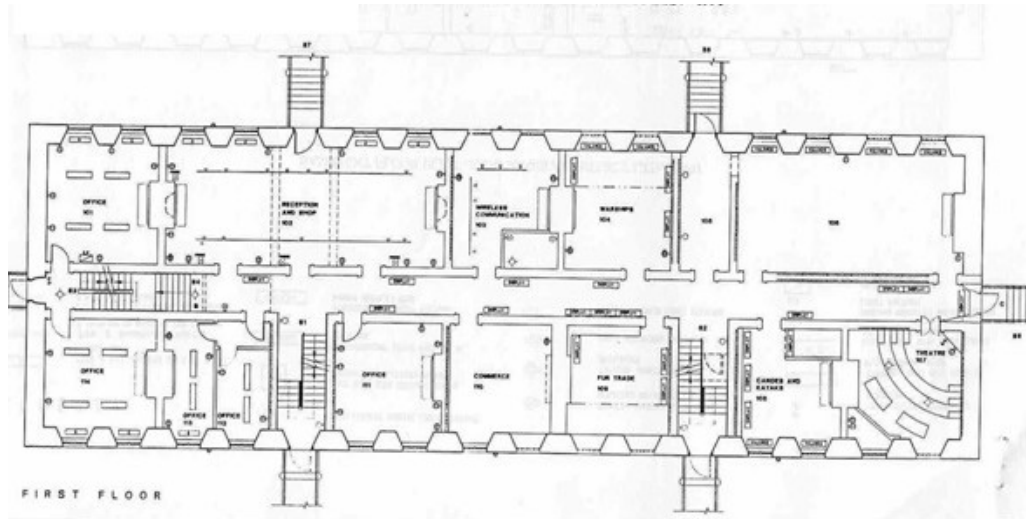




23. Underwriters' Survey Bureau Atlas, October 1930 updated to March 1941: showing the remaining structures at Stanley Barracks during World War II, including the Officers' Quarters, and the introduction of new roads on the exhibition grounds



24. Plan of Exhibition Place, 1961: showing the further development of the grounds with Modern buildings and the new use of the Officers' Quarters, Stanley Barracks as the "Marine Museum" (Lorimer, 96)



25. Floor Plan, Officers' Quarters, 1991: showing the first-floor plan when the building served as the headquarters of the Toronto Historical Board (left) and housed the Marine Museum of Upper Canada (right) (Styrmo, Illustration #6.2)

★ THE TORONTO STAR Tuesday, February 16, 1999 F-3

## Obituaries

# John McGinnis founded city historical board

By ALAN BARNES  
STAFF REPORTER

John Archibald McGinnis received the Order of Canada for his 32-year leadership in preserving some of Toronto's major historic sites.

As founder and first head of what became the Toronto Historical Board (now Heritage Toronto), he led the fight to save Old Fort York, Union Station and old city hall.

His philosophy was that "the inability to accept change is a sign of aging — to require change for the sake of change, a sign of immaturity."

Mr. McGinnis died Sunday at Sunnybrook Health Science Centre after a short illness. He was 79.

He was managing director of the historical board from 1952 to 1984 and was instrumental in getting the city of Toronto the power to designate properties of historical or architectural merit.

Mr. McGinnis moved the organization into a very strong leadership role in the heritage sector, said current managing director George Waters.

He was named a member of the Order of Canada in 1984 for "the accurate restoration of major historic houses, the designation of important buildings and the design of relevant legislation."

Mr. McGinnis himself was designated historic.

He was honoured by the city as a "historic personage" on March 6, 1984, the 150th anni-



**JOHN MCGINNIS:** He led the fight to save Old Fort York, Union Station.

versary of the day the city was incorporated.

He once said that when the civic historical committee began in 1952, Toronto was not ready for it.

"We were ridiculed and laughed at and referred to as the 'hysterical board.'"

But he said over the years the public accepted the importance of preservation.

He was very excited about turning Spadina House (pronounced Spad-eena House) into a museum in the mid-1980s.

The 50-room structure was built in 1866 by the Baldwin family at Spadina Rd. and Austin Terrace, next door to Casa Loma.

Mr. McGinnis served overseas with the Canadian army

during World War II.

He operated a general store in Midland for five years until he was appointed director of Old Fort York in 1952.

Because of the major battle waged by Mr. McGinnis and others to save the fort, city officials were forced to shift the route of the Gardiner Expressway.

He joined the Canadian forces reserve after the war and rose to the rank of brigadier-general.

Mr. McGinnis was a former commanding officer of the Queen's York Rangers and later commander of 15 Militia Group.

He was a past-president and life member of the Royal Canadian Armoured Corps Association.

From 1989-92, he headed the Metro Toronto and Region Conservation Authority.

He was also awarded a gold pin for 25 years of volunteer service to Black Creek Pioneer Village.

He was predeceased by his first wife, Margaret, in 1959.

He leaves wife Carol; daughters Martha and Diane Daniel; sons Gregory, Jon and Ross; three grandchildren and two great-grandchildren and numerous nieces and nephews.

Friends may call today and tomorrow from 4:30-6 p.m. at Humphrey Funeral Home, A.W. Miles Chapel, 1403 Bayview Ave., south of Eglinton Ave. E.

A private funeral will be held.

26. Obituary, J. A. McGinnis, 1999: highlighting the contributions of the Toronto Historical Board's first managing director to preservation efforts in the city (Toronto Star, February 16, 1999)

7. IMAGES, PART 2: PHOTOGRAPHS



27. Archival Photograph, The New Fort, 1880s: showing the Officers' Quarters (left) from the waterfront (Toronto Historical Board)



28. Archival Postcard, Stanley Barracks, 1910: showing the Officers' Quarters (right) and the East Enlisted Men's Barracks (left) (Toronto Public Library, Item 2189)



29. Archival Photograph, Stanley Barracks, 1923: view of the military compound from the Canadian National Exhibition's midway, looking over the Flyer (roller coaster) and showing the Officers' Quarters on the upper right (Toronto Public Library, Item 639)



30. Archival Photograph, Stanley Barracks, 1930s: showing the entrance gates to the barracks with the Officers' Quarters in the centre (following the demolition of most of the Barracks, the gates were relocated to the Guildwood subdivision in Scarborough) (City of Toronto Archives, Fonds 1538, Item 23629)



31. Archival Photograph, Canadian National Exhibition, 1938: showing Stanley Barracks at the south end of Exhibition Place overlooking Lake Ontario (Lorimer, 84)



32. Archival Photograph, Stanley Barracks, post-World War II: showing the Officers' Quarters prior to its restoration in 1957-60 (City of Toronto Archives, Fonds 1257, Item 743)

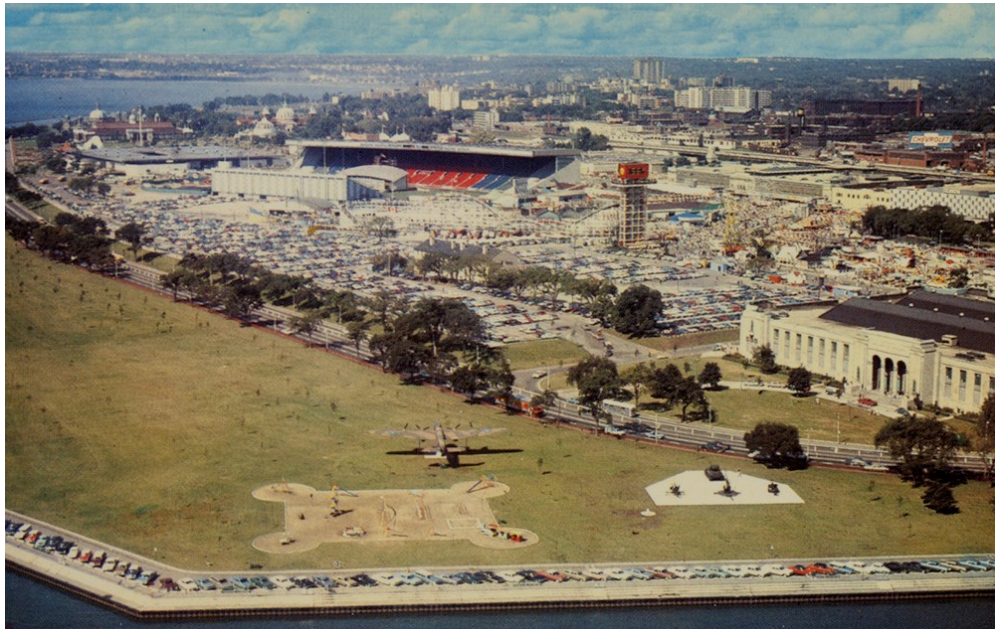


33. Aerial Photographs, Stanley Barracks, 1947 (above) and 1953 (below): showing the property before and after the removal of the buildings apart from the Officers' Quarters and the replacement of the parade ground with surface parking (City of Toronto Archives)





34. Archival Photographs, Officers' Quarters, 1960: showing the north elevation of the building after it was restored as the headquarters of the Toronto Historical Board (City of Toronto Archives, Fonds 1257, Item 744)



35. Archival Postcard, Canadian National Exhibition, 1960s: showing the Officers' Quarters directly west (left) of the Automotive Building (<http://spacing.ca/toronto/2013/08/06/mod-toronto-the-cne-goes-modernist>)



36. Archival Photographs, Officers' Quarters: showing the north and west elevations of the building in 1972 (above) and the south wall in the 1980s (below) when the Marine Museum of Upper Canada was located in the building. Visible in the images, the locomotive (moved to the east end of building in 1963) and tugboat (placed near the west end in 1979) were removed later (Toronto Historical Board)



37. Interior Photographs, Officers' Quarters, 2014: showing rooms in the basement (above) and first floor (below) (Steven Evans Photography)



38. Interior Photographs, Officers' Quarters, 2014: showing two of the rooms with the restored original wood floors (top), woodwork (including baseboards and door and window surrounds), wood doors (some with original hardware), interior wood shutters (restored), and fireplace surrounds with mantels (Steven Evans Photography)



39. Interior Photographs, Officers' Quarters, 2014: detailed views of a fireplace surround with mantel and screen (left) and one of the extended east/west corridors that connects the rooms on the first and second floors (Steven Evans Photography)



40. Interior Photographs, Officers' Quarters, 2014: showing sections of the two stone staircases with iron railings at the west end of the building that extend from the basement to the first floor (left) and from the first to the second floors (right) (Steven Evans Photography)