

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties and Authority to Enter into Heritage Easement Agreements - 117 St George Street

Date: August 7, 2020
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Ward 11 – University-Rosedale

SUMMARY

Woodsworth College at 117 St George Street (including the entrance address at 119 St George Street) is located on the east side of St George Street between Bloor Street West and Hoskin Avenue. It contains a collection of one-, two- and three-storey institutional buildings owned by the University of Toronto, including the Alexander McArthur House, Kruger Hall (former Drill Hall), the former Canadian Officers Training Corps ("COTC"), the Margaret Fletcher House, an L-shaped addition (constructed in 1992 by KPMB and Barton Myers Associates Inc.), and the Peter F. Bronfman Courtyard. The property was identified as a "character-defining resource" in the Heritage Impact Assessment for the University of Toronto Secondary Plan.

This report recommends that City Council state its intention to designate 117 St George Street under Part IV, Section 29 of the Ontario Heritage Act. This report also recommends that City Council approve the proposed alterations for the heritage property at 117 St George Street, in connection with a Zoning Bylaw Amendment Application proposing a 6 storey redevelopment of the site that will contain classrooms, student event spaces, a library and office uses and give authority to enter into Heritage Easement Agreement for the subject property.

The conservation strategy for the heritage properties entirely retains the Alexander McArthur House, the west elevation of the Canadian Officers Training Corps ("COTC") addition, as well all courtyard facing elevations of the 1992 KPMB and Barton Myers addition, while removing the significantly altered Kruger Hall and the Margaret Fletcher House to accommodate construction of a new academic building.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 117 St George Street (including an entrance address at 119 St George Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 117 St George Street (Reasons for Designation) (Attachment 4) attached to the report, August 7, 2020, from the Senior Manager, Heritage Planning, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections to the designation, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
4. If the designation 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 on the designation of the property.
5. City Council authorize the entering into Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 117 St George Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the property at 117 St George Street.
7. City Council approve the alterations to the heritage property at 117 St George Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage property on the lands known municipally as 117 St George Street, with such alterations substantially in accordance with plans and drawings prepared by Kongats Architects, dated September 18, 2019, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated September 18, 2019, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the following additional conditions:
 - a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 117 St George Street, substantially in accordance with plans and drawings prepared by Kongats Architects, dated September 18, 2019, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated September 18, 2019, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 7.b.2, all to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 117 St George Street, prepared by ERA Architects Inc., dated September 18, 2019, all to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval, for the development contemplated for 117 St George Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 7.b.2, to the satisfaction of the Senior Manager, Heritage Planning.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 117 St George Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 7.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.
4. Provide full documentation of the existing heritage property at 117 St George Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 7.d.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

117 St George Street: Alexander McArthur House, 1891-2, David B. Dick; altered 1911, F.S. Baker was listed on the City's Heritage Register by City Council on June 20, 1973.

A Preliminary Planning Report for the Zoning Amendment Application, dated November 13, 2019 was submitted to Toronto and East York Community Council for consideration. <https://www.toronto.ca/legdocs/mmis/2019/te/bqrd/backgroundfile-140241.pdf>

BACKGROUND

Area Context

Woodsworth was founded in 1974 and has traditionally provided alternative and progressive pathways to post-secondary education. It was named after J.S. Woodsworth, who was an advocate for social justice, a Member of Parliament and a founder of the Co-operative Commonwealth Federation (CCF), the forerunner of the New Democratic Party (NDP).

117 St George Street

Following research and evaluation according to Regulation 9/06, it has been determined that the property 117 St George Street has cultural heritage value for its designs, associations and context.

The Statement of Significance comprise the Reasons for Designation for the property at 117 St George Street (Attachment 4).

Located on the east side of St George Street between Bloor Street West and Hoskin Avenue, the Alexander McArthur House is valued as a representative example of the Richardsonian Romanesque style with the addition of selection Queen Anne Revival style elements. The former Drill Hall at the southeast corner of the property is valued as a representative example of the large drill hall building type, which was popularized in Canada during the latter half of the nineteenth century and into WWII. The KPMB and Barton Myers Associates Inc. infill and adaptive reuse project is valued as a representative example of the architectural expression of two of Toronto's most prolific architectural firms. The Alexander McArthur House also has historical and associative value for its association with the wealthy Toronto lumber merchant, Alexander McArthur, as does the entire complex for its association with the COTC, who occupied the building from 1939-68. The property at 117 St George Street also has historical and associative value for its association with the architect David Brash Dick, who designed the Alexander McArthur House, and with the nationally and internationally acclaimed architects KPMB and Barton Myers Associates Inc. The subject property contributes contextually to the character of the "North Campus" area on St George Street between Bloor Street and Hoskin Avenue, which is largely comprised of two- and three-storey nineteenth-century houses and later post-WWII institutional buildings, and it is physically, functionally, visually, and historically linked to its surroundings.

Adjacent Heritage Properties

121 St. George Street: John R. Bailey House, 1887-88, Langley & Burke, Add. 1911 - was listed by City Council on June 20, 1973.

123 St. George Street: T.M. Harris House, 1899, Burke & Horwood was listed by City Council on June 20, 1973. 150 St. George Street: William Crowther House & Carriage House, 1889; South Wing, 1960, Allward and Gouinlock; designated under Part IV of the Ontario Heritage Act by City Council on Feb. 16, 2005 per By-law No. 1359-2007.

315 Bloor Street West: Dominion Meteorological Building: 1907-1908, Burke and Horwood; designated under Part IV of the Ontario Heritage Act by City Council on July 6, 7 and 8, 2010 per By-law No. 949-2012

Adjacent Heritage Context

The project site is adjacent to a number of heritage properties identified in the report section above. The St George Street frontage has a unique heritage character with a mix of heritage manse and institutional buildings as described below within an excerpt of the University of Toronto Secondary Plan.

The Development site is contained within the boundaries of the in-force University of Toronto Secondary Plan (2006). Within the Secondary Plan, the Development site is contained within the 'Institutional Area of Special Identity'. Section 4.1 of the Plan states that:

"The Institutional Area of Special Identity is a unique and valuable environment characterized by distinctive nineteenth-century, institutional development patterns and a traditional and spacious campus character created by unique heritage buildings, monuments and open spaces, which form the traditional core of the University of Toronto Area. The value of the Institutional Area of Special Identity include the concentration of unique heritage buildings, the relationships between buildings and their setting, and the quality of open spaces defined the buildings."

Development Proposal

This rezoning application proposes the demolition of portions of the existing building (referred to as Woodsworth College) on the subject site and the construction of a new 6-storey academic building addition, with offices, classrooms, library space, student and staff lounges, a writing centre, study spaces, and an event hall, along with a new café.

The Development Site contains a number of interconnected structures. These include:

- the Alexander McArthur House (1891-2)
- the former Canadian Officers Training Corps ("COTC") structure, constructed in the late 1930s and 1940s
- an addition to the COTC that was designed by KPMB and Barton Myers Associates Inc. in 1992 which enveloped much of the site and incorporated the existing facade at the St. George Street frontage
- Kruger Hall, which was constructed in 1939 as a drill hall

- Margaret Fletcher House
- The Peter F. Bronfman Courtyard

Together these structures comprise most of the Woodsworth College complex. The complex integrates historic residential fabric, contemporary construction, and a designed landscape in a manner that is representative of this area of campus.

The proposal includes the retention, in situ, of the existing Alexander McArthur House as well as most of the 1992 KPMB and Barton Myers addition and the Peter F. Bronfman Courtyard. The KPMB and Barton Myers façade facing St George Street will also be retained in the project.

The portion of the site that will be demolished is located at the southeast corner of the site, well setback with limited visibility from the St George Street frontage. The 1939 drill hall (Krugar Hall) is proposed for removal as is the Margaret Fletcher House at the rear of the site. As part of the KPMB and Barton Myers addition in the early 1990s, the former drill hall was modified to serve as a student common, a function that it continues to provide today. The former drill hall has been enveloped by subsequent development and, although of heritage value, it has been substantially altered. The Margaret Fletcher House is also proposed to be removed. This too was extensively modified as part of its integration into the KPMB and Barton Myers addition which completely enveloped it and only a limited amount of original fabric remains.

The proposed addition would be set well back, approximately 24 metres, from St George Street and would have a height of 28 metres (33 metres including mechanical penthouse), with an overall gross floor area of 6,957 square metres (74,885 square feet) inclusive of renovated existing areas.

The proposed development along the St George Street frontage retains the original west elevation of COTC addition (incorporated into the 1992 KPMB and Barton Myers addition), and removes and replaces the Margaret Fletcher House and Kruger Hall to accommodate intensification of the development Site. Modifications to the Alexander McArthur House as well as the courtyard facing elevations of the KPMB and Barton Myers addition are not proposed as part of the development scheme.

The proposed infill building is rectangular in plan and consists of two interconnected volumes: a two-story base component that extends eastwards from the retained west elevation of the KPMB addition with a 24 metre stepback from the St George Street frontage, and an adjoining mid-rise element located along the southern edge of the development site. Two rooftop gardens are contemplated at the building's second level, one of which is set atop the two-storey base component, while the other is in the current location of the Margaret Fletcher House.

The new building is proposed to be clad in large spans of fritted glazing, punctuated by transparent glazing fronting the rooftop gardens, and at a proposed pedestrian entry from the laneway.

Interior programming consists of classrooms and student/event space, including a new Student Learning Commons as well as office space for faculty and staff. A library is also

proposed. Pedestrian access to the proposed building is indicated from the existing entrance to the COTC addition, and from multiple points within the courtyard. A new access point is also proposed from the privately-owned laneway running along the southern edge of the Development Site. Proposed modifications also allow for barrier free circulation between the KPMB and Barton Myers addition and the new building, improving accessibility within Woodsworth College. Additional parking either below or above-grade is not contemplated as part of the development proposal.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of

buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 117 St George Street has cultural heritage value for its designs, associations and context.

The Statement of Significance comprise the Reasons for Designation for the property at 117 St George Street (Attachment 4).

117 ST GEORGE STREET

The property at 117 St George Street (including the entrance address at 119 St George Street) containing a collection of buildings known as Woodsworth College at the University of Toronto, 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 and physical, historical and associative, and contextual value.

Description

The property at 117 St George Street (including the entrance address at 119 St George Street) is located on the east side of St George Street between Bloor Street West and Hoskin Avenue. The property known as Woodsworth College contains a collection of one-, two- and three-storey institutional buildings owned by the University of Toronto, including the Alexander McArthur House (1891-2), the former Drill Hall (1939), the officers' quarters (1947), the Margaret Fletcher House,¹ and 1990-2 KPMB and Barton Myers Associates Inc. infill and adaptive reuse project. The Woodsworth College

1 The Margaret Fletcher House is not being identified for designation.

property was identified as a "character-defining resource" in the Heritage Impact Assessment for the University of Toronto Secondary Plan.

The earliest building is the Alexander McArthur House, a three-storey Richardsonian Romanesque style, stone-clad building, with a one-storey bay addition to the south. The house was constructed in 1891-2 for Alexander McArthur, a wealthy Toronto lumber merchant, who continued to live in the house until his death in 1895, as did his wife until c.1900. The house was designed by the well-known Toronto architect David Brash Dick (1846-1925) and the southern one-storey addition by Francis S. Baker (1867-1926) in 1911.

The Alexander McArthur House was listed on the City's original Heritage Inventory on 20 June 1973.

At the southwest corner of the property is the former Drill Hall, later known as the Examination Hall and now known as Kruger Hall Commons. It was constructed as a Drill Hall in 1939 after the property at 117 St George Street was purchased by the Board of Governors for the University of Toronto Contingent of the Canadian Officers Training Corps (COTC). They occupied the property until 1968, after which point the organization was dissolved. The Drill Hall was designed by the architectural firm of Craig and Madill.

The western addition to the former Drill Hall, known as the officers' quarters, was designed by the firm Allward & Gouinlock in 1947. It is a two-storey structure that served as the officers' quarters for the COTC.

To the north of the former Drill Hall is a house-form building known as the Margaret Fletcher House. It was constructed sometime from 1924-47 and the architect is not currently known. It was incorporated into the KPMB and Barton Myers Associates Inc. addition in 1990-2 its rear (east) elevation is the only remaining visible elevation.

The property at 117 St George Street continued to house a variety of institutions up until the early-1970s, including the Department of Military and Navel Studies, the University of Toronto Business School, and the School of Graduate Studies. In 1974, Woodsworth College was established as a new college for part-time students, and the college occupied the McArthur House.

In 1990 the firm Kuwabara Payne McKenna Blumberg Architects (KPMB), with Barton Myers Associates Inc. as the consulting architect, were commissioned to create an expansion plan for the college. This infill and adaptive reuse project involved alterations and adaptive reuse of existing buildings, as well as the addition of a tower and entrance at the southwest corner fronting St George Street and an L-shaped addition at the rear. The KPMB and Barton Myers Associates Inc. project unified the previously separated buildings to create a complex and sense of place that now comprises Woodsworth College. The L-shaped building enclosed the edges of the new Peter F. Bronfman Courtyard and abutted the rear of the three-house form buildings at 117, 121, and 123 St George Street. The project was completed in 1992. KPMB and Barton Myers Associates Inc. were awarded the Governor General Awards of Excellence for their design that same year and an Ontario Association of Architects Architectural Excellence Award in 1993.

Woodsworth College continues to occupy the property at 117 St George Street today.

Statement of Cultural Heritage Value

Design and Physical Value

The Alexander McArthur House:

The Alexander McArthur House has design value as a well-designed house-form building and is representative of the Richardsonian Romanesque style with the addition of select Queen Anne Revival style elements. Both styles appeared frequently in buildings of this typology along St George Street north of Hoskin Avenue. The Romanesque Revival style had two phases, the earlier pre-1850s phase and the second "Richardsonian Romanesque" phase, which is associated with the work of the American architect Henry Hobson Richardson (1838-86). In the property at 117 St George Street, elements of the Richardsonian Romanesque character are expressed in the rusticated brown Credit Valley stone masonry throughout, the heavy massing, the flat-headed windows with stone sills and lintels, and the use of ornate motifs in the second-storey balcony. The style is further evident in the highly decorative ornamentation, including stiff-leaf foliage and volutes throughout. This can be seen in the columns and capitals in the principal (west) entry porch, which also feature fluting, as well as in the capitals of the window to the left (north) of the entrance and in the upper-storey windows to the right (south). The latter also include stiff leaf foliage carved into stone panels. The style can also be seen in the round-headed window of the second-storey balcony, which is set into a recessed stone arch. The Queen Anne Revival style is particularly evident in the pediments at the principal (west) and side (north and south) elevations, which are ornamented with fish scale shingles, dentil molding, and corbel tables in the side (north and south) pediments, as well as in the open pediment in the west end of the principal (west) elevation with dentil molding along the angular slopes of the cornice. The double-hung windows in the pediments that are grouped in three at the principal (west) and side (north) elevation and four at the side (south) elevation are also reminiscent of the Queen Anne Revival style. The style is also articulated in the flat-headed double-hung windows, which appear singly, in pairs, and in groups of three and four, and in the presence of multiple roofs.

The Former Drill Hall:

The former Drill Hall has design and physical value as a representative example of the large drill hall building type that gained popularity in Canada during the latter half of the nineteenth century. Large drill halls or drill sheds, as they were also known, were traditionally utilitarian structures and they were built to provide two basic militia requirements – a place in which to drill and secure dry armouries.² The construction of these buildings began during the latter half of the nineteenth century, when the Canadian Federal Government endeavoured to construct spaces to train and maintain volunteers and professional militia regiments. Although the former Drill Hall at 117 St George Street was built in 1939, it contains the same double-height open interior

² Jackie Adell, "The Structural Designs of the Early Drill Sheds in Canada," *The Society for the Study of Architecture in Canada's Bulletin*, Vol.16, No.2 (1991), p.42.

volume, longitudinal form, and continuous gambrel roof, and is similar to several others that were built the decade prior. The general scale and form of the drill halls remained consistent, and the simplicity in the exterior of the former Drill Hall at the University of Toronto was in line with the twentieth-century Modernist penchant for unornamented utilitarian buildings. Several similar drill halls constructed during the interwar period, with horizontal forms and large expanses of glazing at the roof peaks, which are two features evident at the University of Toronto's Drill Hall, have been added to Canada's Register of Historic Places. The north and west elevations of the former Drill Hall at 117 St George Street were altered during the 1990-2 KPMB and Barton Myers Associates Inc. project and the original brick masonry has since been reclad. However, the form of the present building has retained its double-height volume, longitudinal form, and continuous gambrel roof, which represents its original design and function as a drill hall.

The 1990-2 KPMB and Barton Myers Associates Inc. Infill and Adaptive Reuse Project:

The 1990-2 tower addition to the officers' quarters building fronting St George Street and the L-shaped extension at the northeast corner of the property have design value as they are representative of the architectural expression of two of Toronto's most influential architectural firms. The former, the tower, with two-storeys, an entrance on the ground floor and a balcony at the second-storey, a solid brick and stone base, and a squared-off spire with heavy massing, is quintessentially Myers and KPMB, who initially worked together out of Myers' office and designed the AGO expansion fronting Dundas Street West (now demolished) together, which contains a similar tower. The rusticated stone masonry of the west wall of the officers' quarters, which abuts the tower, also creates consistency with the neighbouring Alexander McArthur House. The latter, the L-shaped extension, with its largely two-storey scale (it is one-storey west of the Margaret Fletcher House) and arcade connecting the existing buildings and creating an open central courtyard, is reflective of KPMB's ability to unify distinct buildings into a cohesive whole as well as their strength in creating well-designed urban spaces. This is largely achieved with the use of warm red brick and stone skirting throughout, which matches the Alexander McArthur House, and subsequently creates consistency with the existing buildings in the complex.

Historical and Associative Value

The Alexander McArthur House is valued for its association with the lumber merchant Alexander McArthur, who was the President of McArthur Brothers, one of the largest exporters of lumber to foreign markets. Forming the company with his brothers John and Peter in 1872, they acquired cutting rights on extensive limits throughout Canada and the United States, including in the Ottawa Valley, around Lake Huron and Georgian Bay, and in Western Canada. Alexander was President of the company, and although they were based in Toronto, they also operated out of Michigan from 1886. That same year, they incorporated under the name McArthur Brothers Company Limited and shipped lumber and staves to the United Kingdom and had an export company in Quebec.

The Alexander McArthur House, the former Drill Hall, and the 1947 addition of the officers' quarters to the former Drill Hall are valued for their association with the COTC,

which was the first organization established by the Canadian government that allowed students to qualify for commissions in the Active Militia. The University of Toronto Contingent received formal authorization on 15 October 1914 after the outbreak of the war, and for much of its history, the COTC had been directed out of a house at 184 College Street. The Board of Governors purchased the Alexander McArthur house for the COTC in early 1939 and the interior was altered to provide a room, quartermaster stores, offices, and classrooms. Construction of the Drill Hall began on 1 June, and when it was completed, it gave University of Toronto students enrolled in the Canadian Officers' Training Corps a proper space to take their drills. The 1947 officers' quarters addition is also valued for its association with the COTC. An Ontario Heritage Trust plaque near the entrance of the principal (west) elevation commemorates the property's association with the COTC.

The Alexander McArthur House is valued for its association with the notable Toronto architect David Brash Dick. Born in Edinburgh where he was educated at the Edinburgh School of Design, Dick served as a draughtsman with the eminent Scottish architects, Peddie and Kinnear, before relocating to Chicago in 1873. During the same year, Dick moved to Toronto where he worked in partnership with Scottish expatriate Robert Grant until 1876, after which point he established a solo practice. Dick's architectural portfolio in Toronto is expansive, and in 1878, the Board of Management at the University of Toronto appointed him as University Architect. He designed numerous buildings for the University of Toronto, including the Biological Building (1888-90; demolished), University Library (1891-2), and Wycliffe College (1890-2), as well as ten houses on St George Street. He designed buildings in numerous styles, including the Richardsonian Romanesque and Queen Anne Revival styles.

The property at 117 St George Street is valued for its association with the careers of the nationally and internationally acclaimed architects KPMB and Barton Myers Associates Inc. as it demonstrates the ideas of both architectural firms, which specialize in urban revitalization through the rehabilitation of existing buildings, appropriate infill, and the creation of well-designed urban spaces. Although both architectural firms have a diverse portfolio outside of Canada, they are often considered among two of Toronto's most influential architectural firms. Barton Myers co-founded and was principal of the firm Diamond and Myers from 1968-75. After the dissolution of the partnership, Myers formed an independent practice under the name Barton Myers Associates Inc. with offices in Toronto (1975-87) and Los Angeles (1984-present). He has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects. KPMB was established in 1987, and many of their earlier projects were completed in association with Myers' firm, including Woodsworth College and the Art Gallery of Ontario (AGO) Stage III Expansion (1992; now demolished). The firm continues to demonstrate their prowess in the adaptive reuse of heritage buildings, completing numerous projects of this kind throughout their career. Several of their adaptive reuse projects have been for academic institutions, including the Munk School of Global Affairs (2012) and the Joseph L. Rotman School of Management expansion (2012) for the University of Toronto, and Adams Center for Musical Arts at Yale University (2017) and the Julis Romo Rabinowitz Building & Louis A. Simpson International Building at Princeton University (2017). The firm has consistently been recognized for their architectural contributions and they have been presented with over 100 awards.

Contextual Value

Located on the east side of St George Street south of Bloor Street West, the Alexander McArthur House has contextual value as it defines and maintains the character of the "North Campus" area on St George Street between Bloor Street West and Hoskin Avenue, which is largely comprised of two- and three-storey nineteenth-century houses and later post-WWII institutional buildings. The "North Campus" area was slower to develop than elsewhere on the campus. While the portion of the campus on St George Street south of Hoskin Avenue already had some twenty-five university-owned buildings by the early-1920s, there were only six in comparison North of Hoskin Avenue, and properties were, for the most part, still private residences. The house-form property at 117 St George Street also supports areas historic character as a residential street where Toronto's elite commissioned well-known architects to design their residences.

The Alexander McArthur House has value as it is physically, functionally, visually, and historically linked to its surroundings, especially to the properties to the north at 121 and 123 St George Street, in terms of scale, period, and style. This is supported by the placement and orientation of the building on the east side of St George Street, set back from the street with a landscaped setting separating the property from the public realm with paved entrances, which can similarly be seen in the neighbouring properties to the north.

The KPMB and Barton Myers Associates Inc. tower addition at the southwest corner of the property fronting St George Street has value as it is visually linked to the properties to the south, which maintain a similar setback, and contributes to the post-war institutional character while maintaining the residential character in scale and material. It is also visually linked to the neighbouring Innis College Residence at 111 St George Street, which is clad in red brick and rusticated stone skirting at its base.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the Alexander McArthur House as a representative example of the Richardsonian Revival style:

- The rusticated brown Credit Valley stone masonry
- The flat-headed windows throughout with stone sills and lintels
- The stone corbel table and perforated stone balcony in the second-storey above the principal (west) entrance
- The engaged column in first-storey window to the left of the principal (west) entrance with a capital ornamented using stiff-leaf foliage and volutes
- The engaged columns in the second-storey windows to the right of the principal (west) entrance, which appear singly and in a pair, and are ornamented using stiff-leaf foliage and volutes
- The carved stone panels in the same windows, which are ornamented using stiff-leaf foliage
- The round-headed window in the second-storey balcony above the principal (west) entrance and the recessed stone arch that it is set into

- The rusticated stone masonry of the one-storey addition to the south
- The round-headed double-hung windows in the third-storey of the rear (east) elevation and the flat-headed window openings at the second-storey with stone lintels and sills

Attributes that contribute to the value of the Alexander McArthur House as a representative example of the Queen Anne Revival style:

- The decorative pediments in the principal (west) and side (north and south) elevations that are ornamented with fish scale shingles, dentil molding, and corbel tables in the side (north and south) pediments
- The open pediment in the west end of the principal (west) elevation with dentil molding along the angular slopes of the cornice
- The decorative pediment in the rear (east) elevation, which was a later addition, with a pair of double-hung windows with a lintel and fluting ornamentation above, which are original
- The ornamentation of the double-hung windows in the pediment of the principal (west) and side (south) elevations, which include pediments with carved ornamentation, cornices, and corbels
- The flat-headed double-hung windows, which appear singly, in pairs, and in groups of three and four throughout the principal (west) and side (north and south) elevations with stone lintels
- The flat-headed double hung windows in the third-storey of the rear (east) elevation, which appear in a pair and singly
- The presence of multiple roofs

Attributes that contribute to the value of the former Drill Hall as a representative example of drill hall architecture in Canada during the nineteenth and twentieth centuries:

- The longitudinal form and continuous double-height interior volume
- The continuous gambrel roof
- The large expanse of glazing at the roof peak in the rear (west) elevation

Attributes that contribute to the value of the 1990-2 KPMB and Barton Myers Associates Inc. alterations and extension as a representative example of the work of both firms:

- The two-storey scale and massing of the base of the tower in the principal (west) elevation fronting St George Street, which includes a ground floor entrance and a second-storey balcony
- The rusticated stone masonry of the principal (west) wall of the officers' quarters, which abuts the tower fronting St George Street
- The squared-off form and scale of the spire with its heavy massing
- The form, placement and orientation of L-shaped building at the rear, which creates the open central courtyard
- The landscaped setting of the Peter F. Bronfman Courtyard, with its paved walkways, trees, and seating

- The two-storey scale of the L-shaped building, which creates consistency with the Alexander McArthur House
- The red brick and rusticated stone masonry of the L-shaped building, which creates consistency with the masonry of the three historic houses (117, 121, and 123 St George Street) that abut the courtyard
- The archway in between the north wall of the Alexander McArthur House and the neighbouring property at 121 St George Street, which acts as an entryway to the courtyard from St George Street
- The archway in between the north wall of 121 St George Street and the neighbouring property at 123 St George Street, which acts as an entryway to the courtyard from St George Street

Contextual Value

Attributes that contribute to the value of the Alexander McArthur House as defining and maintaining the character of the "North Campus" area on St George Street between Bloor Street West and Hoskin Avenue and being physically, functionally, visually, and historically linked to its surroundings:

- The three-storey scale and house-form, which relates to the adjacent house-form buildings to the north and maintains the nineteenth-century historic residential character of St George Street between Bloor Street West and Hoskin Avenue
- The placement and orientation of the building on the east side of St George Street, set back from the street with a landscaped setting and low fencing separating the property from the public realm, with paved entrances fronting St George Street

Attributes that contribute to the value of the KPMB and Barton Myers Associates Inc. alterations and extension as being visually linked to the properties to the south on St George Street:

- The setback of the tower from the street on the east side of St George Street, which is in line with the setback of both the nineteenth-century house-form buildings on the east side of St George Street between Bloor St West and Hoskin Avenue and the later post-war institutional buildings
- The red brick and rusticated stone masonry, which was used widely throughout this stretch of St George Street, including in the neighbouring Innis College Residence at 111 St George Street

The following have not been identified as heritage attributes:

- The officers' quarters, excluding the west wall and abutting tower
- The brick and glass addition between the officers' quarters and the former Drill Hall
- The first-storey of the rear (east) elevation of the Alexander McArthur House, which has been altered

SUMMARY HISTORY AND EVALUATION

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3.

Description

117 St George St	
ADDRESS	117 St George Street
WARD	11– University - Rosedale
LEGAL DESCRIPTION	PT PARK LOT 14 PLAN 101E PT LOTS 21-24
NEIGHBOURHOOD/COMMUNITY	University
HISTORICAL NAME	Alexander McArthur House
CONSTRUCTION DATE	Alexander McArthur House: 1891-2; addition in 1911 Margaret Fletcher House: c.1924-47 Drill Hall: 1939 Officers' Quarters: 1947 KPMB & Barton Myers Inc. infill and adaptive reuse project: 1990-2
ORIGINAL OWNER	Alexander McArthur, Lumber Merchant
ORIGINAL USE	Residential
CURRENT USE*	Institutional * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Alexander McArthur House: David Brash Dick and Francis S. Baker Margaret Fletcher House: unknown Drill Hall: Craig & Madill Officers' Quarters: Allward & Gouinlock Infill and adaptive reuse project: KPMB & Barton Myers Inc.
DESIGN/CONSTRUCTION/MATERIALS	See section 2
ARCHITECTURAL STYLE	See section 2

117 St George St	
ADDITIONS/ALTERATIONS	See section 2
CRITERIA	Design and Physical, Historical and Associative, Contextual
HERITAGE STATUS	Listed on the Heritage Register and adopted by City Council on 20 June 1973
RECORDER	Heritage Planning: Loryssa Quattrociocchi
REPORT DATE	August 2020

Historical Timeline

Key Date	Historical Event
1827	On 15 March, Bishop Strachan secures a royal charter from George IV under the Great Seal to establish King's College, which would be the Town of York's first university.
1828	King's College obtains a 150-acres of land from the former chief justice John Elmsley somewhere between Yonge Street and the present Queen's Park. Another site consisting of 150 acres of forest land, 50 acres from D'Arcy Boulton, and 50 acres from the Elmsley family were also obtained.
1842	The cornerstone of King's College was laid on 23 April 1842 by the governor general, Sir Charles Bagot fifteen years after the charter had been obtained.
1843	King's College officially opened in its temporary quarters in the unused legislative building on Front Street on 8 June.
1849	King's College was converted into the University of Toronto, which secularized the university, and the bill creating the University of Toronto was introduced into the assembly. The bill passed and became law on 30 May 1849.
1850	The University of Toronto came into existence on 1 January
1891	Alexander McArthur, a lumber merchant, is listed as the owner of the property in the 1891 Assessment rolls and the lot is vacant.
1892	McArthur had built his brick dwelling for \$12,000.00 and was listed as both the owner and occupant of 119 (117) St George Street

Key Date	Historical Event
1910	The McArthur House had been sold to Ebenezer Johnson and it was occupied by him and his wife Sara.
1911	A one-storey southern addition was designed by Francis S. Baker.
1920	According to Assessment Rolls, the house was sold to Ewing Robertson, an editor, who lived in the house.
1939	The Board of Governors purchased the property at 117 St George Street for the University of Toronto Contingent of the Canadian Officers Training Corps (COTC). The Drill Hall at the southwest corner of the property was constructed that summer and designed by Craig and Madill.
1947	The western addition to the Drill Hall was completed and it was designed by Allward & Gouinlock. It housed the officers' quarters.
1973	Alexander McArthur House was listed on the City's Heritage Inventory by City Council on 20 June 1973.
1974	Woodsworth College was established as a new college for part-time students and the college occupied the property at 117 St George Street.
1976	An application for a permit was submitted to make alterations to the interiors of the Alexander McArthur House and the officers' quarters for the use of Woodsworth College.
1990-2	A permit application was submitted to make alterations and build an extension to Woodsworth College. The architect was Kuwabara Payne McKenna Blumberg Architects (KPMB) with Barton Myers Architects Inc. as the consulting architect. The structural engineer was M. S. Yolles & Partners, the mechanical engineers Merber Corporation, and the landscape architect was Ferris McLuskey Quinn & Associate Inc. The project was completed in 1992.
2004	Woodsworth College opened its residence at 321 Bloor Street West
2009	The interior of the former Drill Hall was renovated and became Kruger Hall Commons.
Present	The property at 117 St George Street continued to be occupied by Woodsworth College.

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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. A complete research and evaluation report is contained in Attachment 3.

117 St George Street

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

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

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

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Conservation Strategy - Siting

The composition of the Development Site offers limited opportunity for intensification without impacting nineteenth century building fabric located along the St George Street frontage. Nevertheless, the project has been designed to provide additional accommodation for Woodsworth College while conserving the Alexander McArthur House and key components of the 1992 KPMB and Barton Myers addition, including the façade fronting St. George Street and the Peter F. Bronfman Courtyard with its built surrounds.

The siting of the new building at the southeast portion of the site setback 24 metres from the St George Street ensures that it avoids removal or substantial modification of the Alexander McArthur House. This also ensures that the low-rise character of St George Street is respected and the visual prominence of adjacent nineteenth century heritage fabric is retained. As such the massing of the proposed new building is considered appropriate in context of this part of St. George Street

Conservation Strategy

The submitted HIA provides that the proposed development will incorporate a number of design considerations intended to mitigate impacts on the cultural heritage value of on-site and adjacent heritage resources. These mitigation measures, as outlined below, ensure that the proposed development conserves and enhances the cultural heritage value of these properties:

- The massing and setback of the proposed development is deferential to adjacent recognized heritage resources, maintaining their visual prominence as viewed from St George Street and Bloor Street West
- The incorporation of new built form and programming does not require the removal or modification of the Alexander McArthur House, nor does it alter its relationship to St George Street (i.e. setback and landscape treatment)
- The proposed building's retention of, and setback from the west elevation of the COTC addition maintains the layered composition of the complex and its existing interface with St George Street
- The retention of most of the KPMG and Barton Myers addition including its iconic tower fronting St. George Street
- The conservation of the Peter F. Bronfman Courtyard ensures space remains around the heritage buildings at 117, 121 and 123 St George Street and the retained courtyard facing facades of the KPMB and Barton Myers addition

- In place of the closed ground level of the existing building's south elevation, the proposed building provides pedestrian access from the adjacent laneway, offering the potential to activate what is currently a utilitarian corridor. Further, the extensive use of glazing at-grade provides visibility of, and access to, the courtyard from the laneway, improving both site porosity and circulation
- The proposed material palette offers a contemporary, and compatible counterpoint to the solidity and textured quality of the stone and brick masonry that typify on-site and adjacent recognized heritage resources

The proposed development requires removal of the Margaret Fletcher House. This building has been substantially altered and retains little of its original form and is not considered to be of heritage significance.

The proposals also involve the demolition of Kruger Hall. Although largely hidden from view from the public realm along St. George Street and enveloped by the KPMG and Barton Myers additions on two sides, it retains its original form as a utilitarian hall and is associated with a significant period of activity during World War II related to the University of Toronto Contingent of the Canadian Officers Training Corps (COTC). Given the utilitarian nature of this building and the substantial alterations that have taken place to it, the proposal to remove this structure is considered acceptable as part of this development given the extent of conservation envisaged on the remainder of the site and its commemoration as part of the Interpretation Plan for this development.

Staff consider that the proposed development includes an appropriate conservation strategy for the on-site and adjacent heritage properties. Moreover through its scale, massing, and materiality it offers a contemporary and compatible layer to this precinct of the University of Toronto.

Conservation Plan

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 117 St George Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning, that fully describes how the cultural heritage values of the property at 117 St George Street will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 117 St George Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning, that fully describes how the cultural heritage values of the property at 117 St George Street, will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Planning. This plan will provide details of how the heritage properties will be lit to enhance heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Planning as a condition of final site plan approval.

Signage Plan

Staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for any institutional and/or commercial uses that may occur at the heritage properties. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

CONCLUSION

Heritage Planning Staff have completed the attached Research and Evaluation Report for the property at 117 St George Street (Attachment 3) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative, and contextual values.

The Statement of Significance (Attachment 4) for 117 St George St (including an entrance address at 119 St George Street) comprise the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Heritage Planning staff have reviewed the proposed development for the heritage property at 117 St George Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2019) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Overall, staff supports the proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

CONTACT

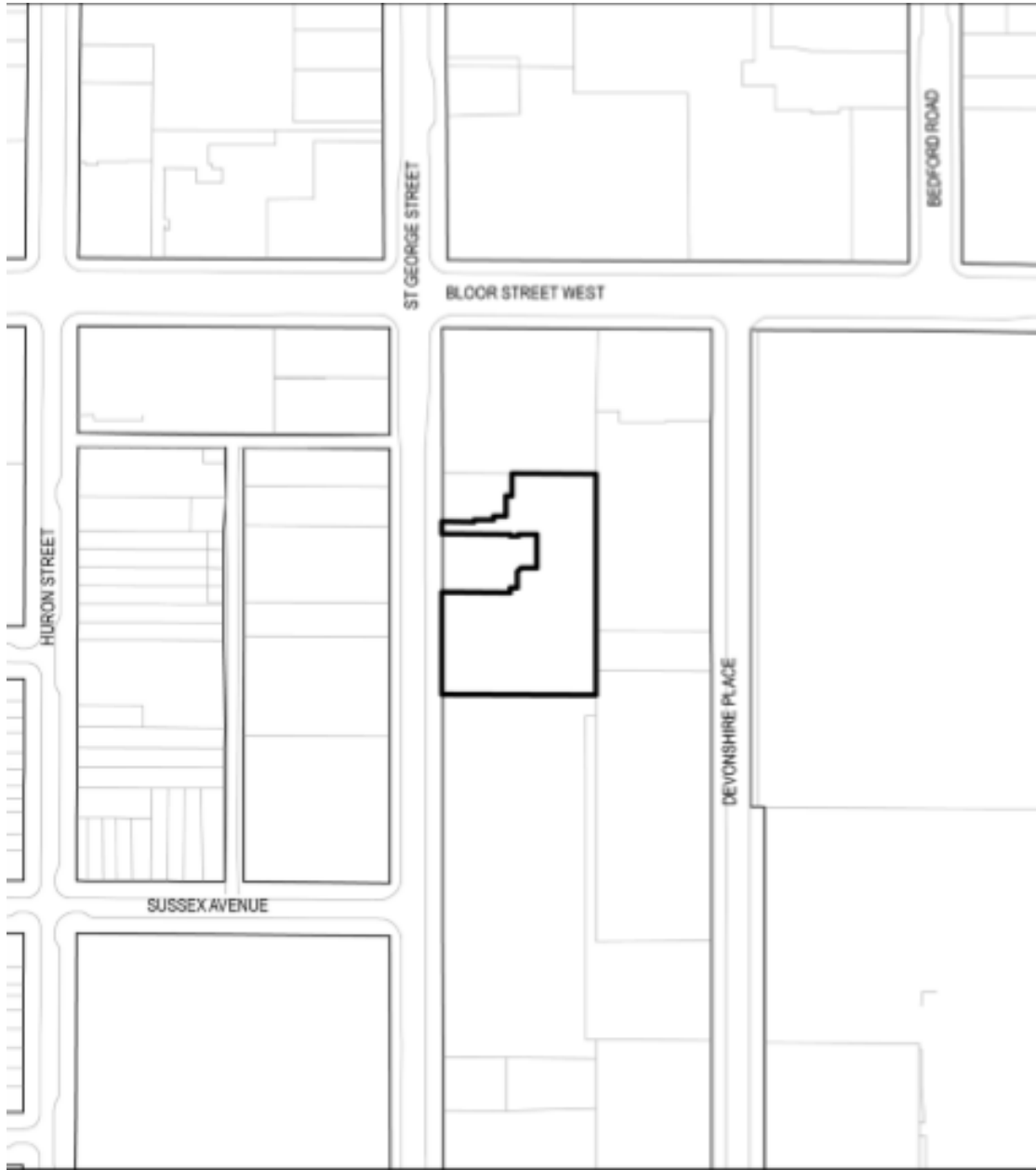
Dan DiBartolo
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-5856; Fax: 416-338-1973
E-mail: dan.dibartolo@toronto.ca

SIGNATURE

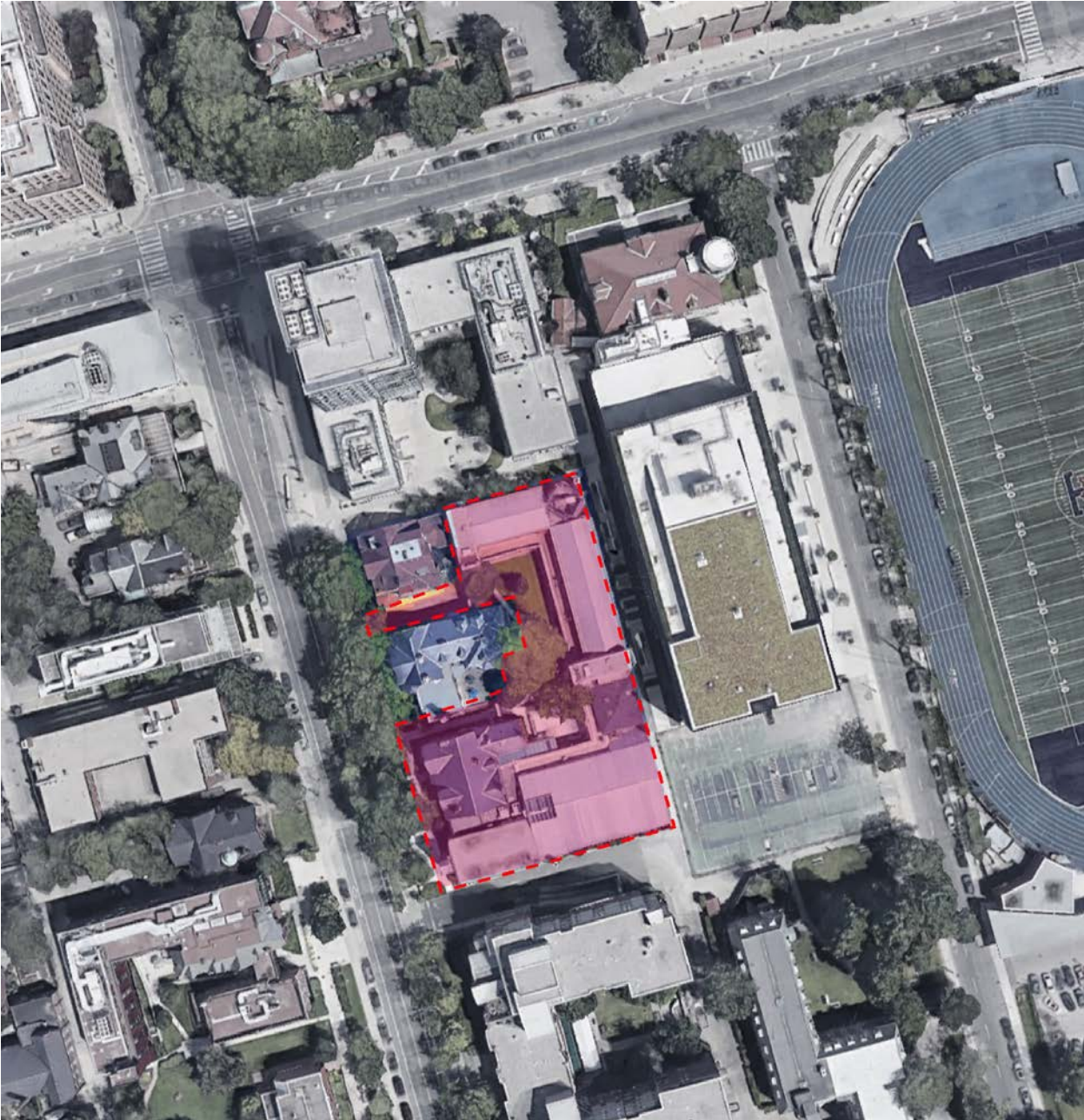
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) - 117 St George Street
Attachment 5 - Proposal Drawings



Location Map showing the development site at 117 St George Street



1.Overhead Site Photo

MAPS AND PHOTOGRAPHS

117 St George Street



- 1** Alexander McArthur House
- 2** KPMB + Barton Myers component
 - 2a** Original west elevation of COTC addition, retained and incorporated into 1992 KPMB + Barton Myers addition
 - 2b** 1992 KPMB + Barton Myers Addition (south)
 - 2c** Kruger Hall (former Drill Hall), incorporated into 1992 KPMB + Barton Myers addition
 - 2d** Margaret Fletcher House, incorporated into 1992 KPMB + Barton Myers addition
 - 2e** Peter F. Bronfman Courtyard, constructed as part of 1992 KPMB + Barton Myers addition
 - 2f** 1992 KPMB + Barton Myers Addition (north)

2. Project Site Components identified

MAPS AND PHOTOGRAPHS
117 St George Street



3. St George Street frontage - Alexander McArthur House (left) and 1992 KPMB and Barton Myers Associates Inc. façade (right)



4. 117 St George Street frontage - and south side elevation showing the former officers' quarters

MAPS AND PHOTOGRAPHS
117 St George Street



5. The former Drill Hall (right) and south view of the site - modified 1939 Drill Hall, a component of the 1992 KPMB and Barton Myers Associates Inc. project

MAPS AND PHOTOGRAPHS
117 St George Street

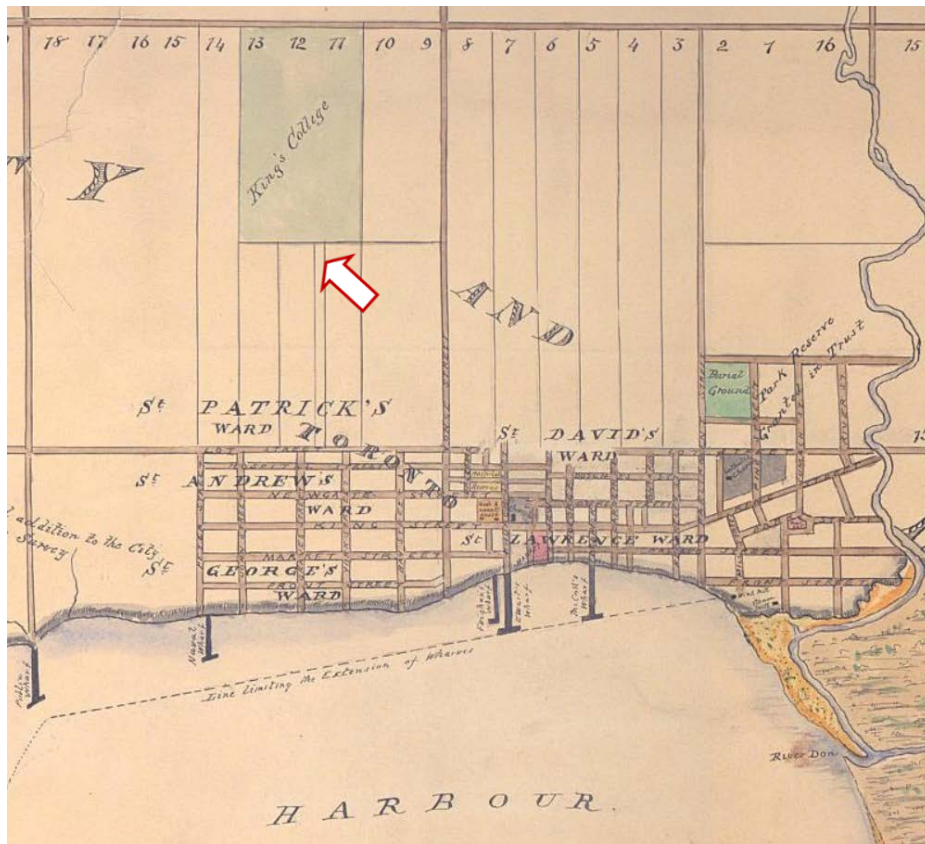


6. The 1992 KPMB and Barton Myers Associates Inc. rear courtyard, looking north. To be retained in the project



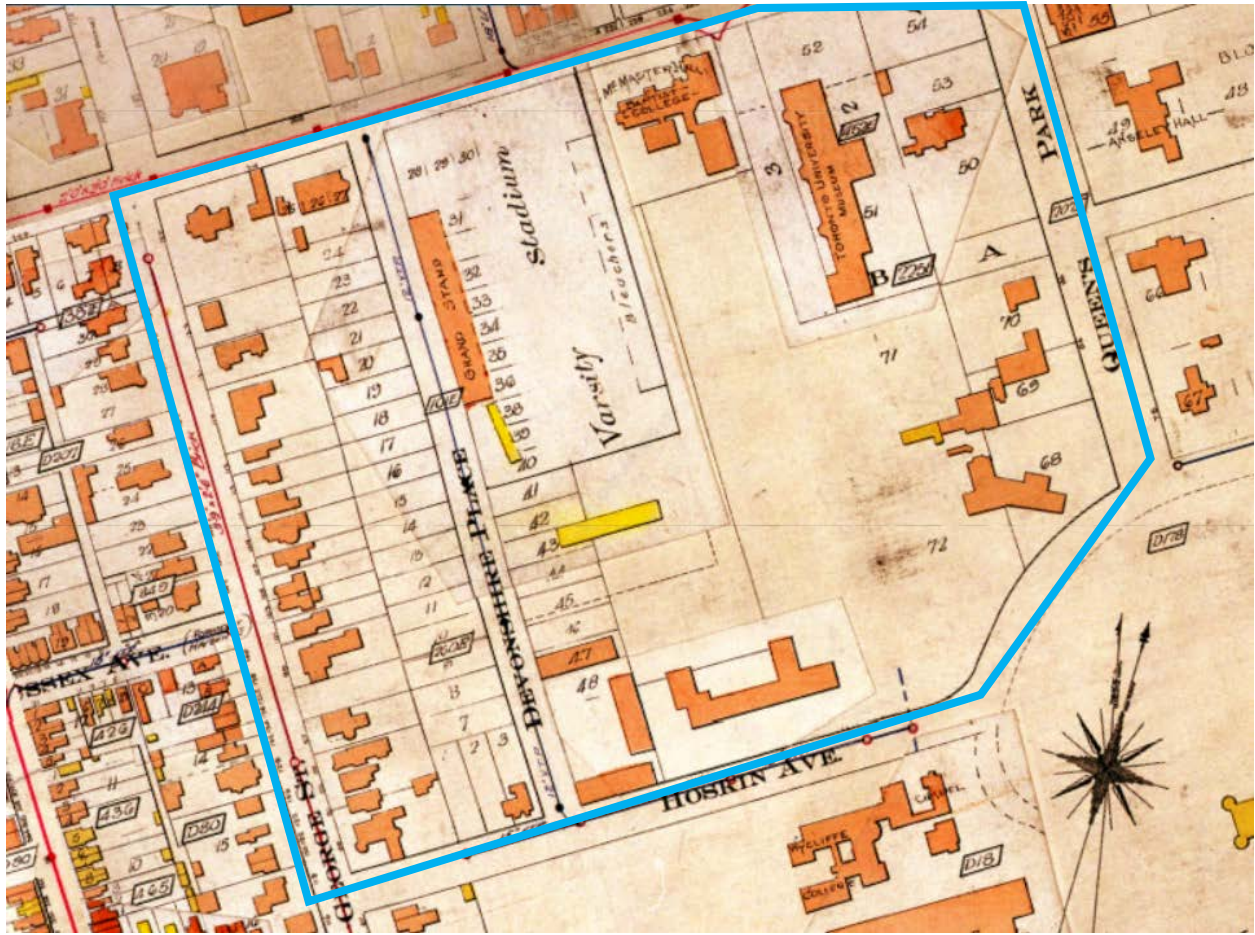
7. 1992 KPMB and Barton Myers Associates Inc. courtyard, looking towards the location of the Margaret Fletcher House, now enveloped by development. Note that the front façade has been removed, the interior gutted. You can view the still existing roof form just above the courtyard façade.

MAPS AND PHOTOGRAPHS
117 St George Street



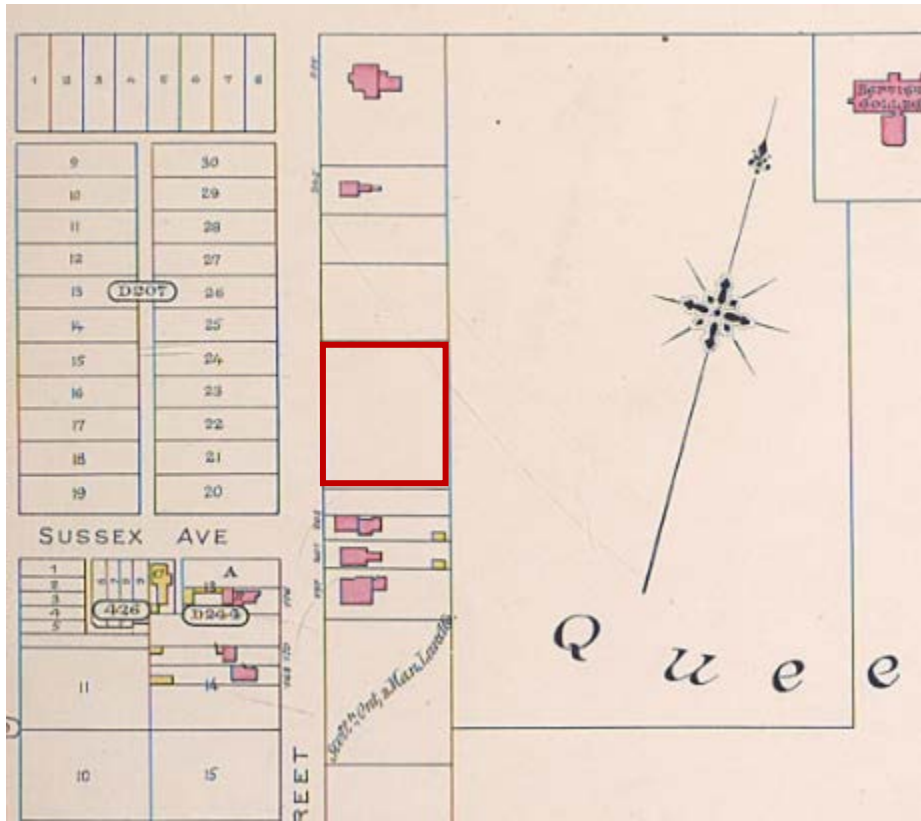
8. J. G. Chewett, *City of Toronto and Liberties* (detail) 1834, showing the property owned by King's College on the top half of Park Lots 11, 12 and 13 and the laying out of the broad College Avenue, now known as University Avenue. This map indicates the importance of the establishment of the university to the city.

MAPS AND PHOTOGRAPHS
117 St George Street



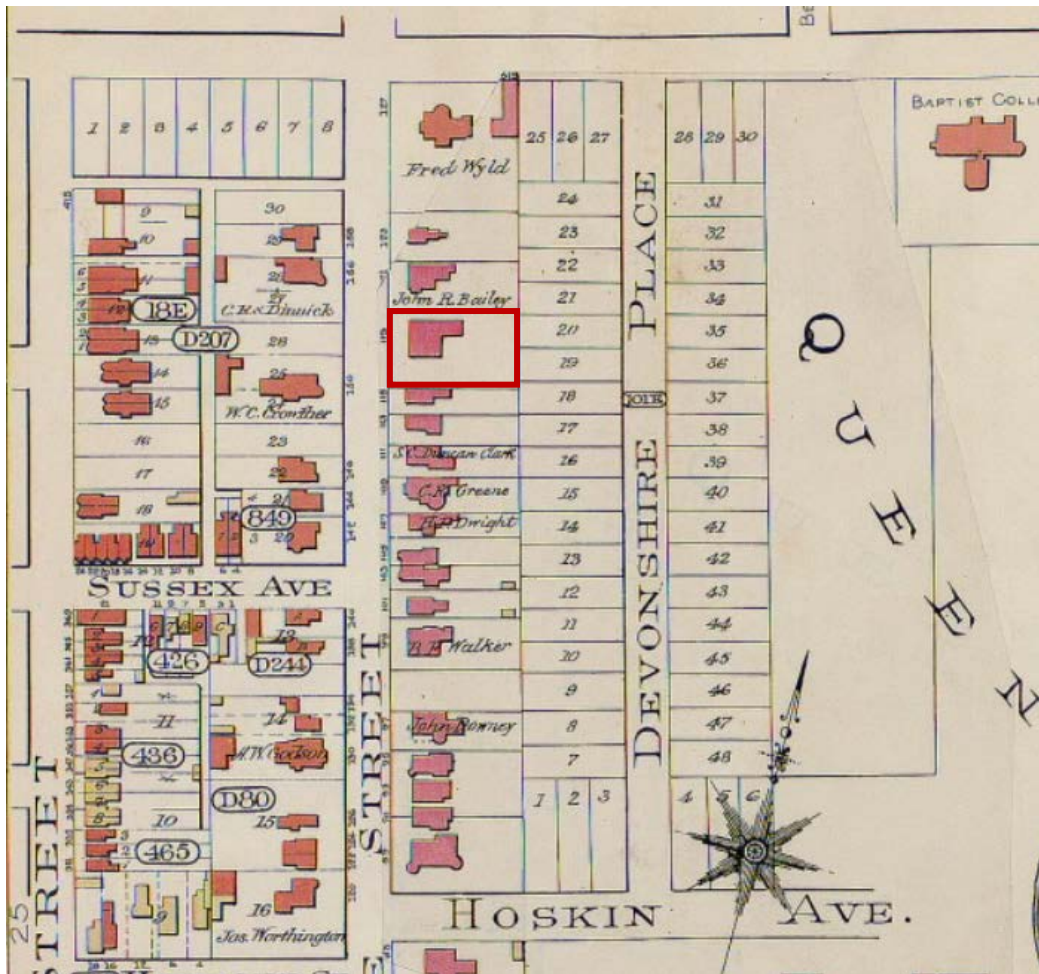
9. 1923 Goad's Atlas Map, annotated to show the north campus area

MAPS AND PHOTOGRAPHS
117 St George Street



10. 1884 Goad's Atlas Map, annotated to show the vacant lot

MAPS AND PHOTOGRAPHS
117 St George Street



11. 1893 Goad's Atlas Map, annotated to show that the brick dwelling had been constructed

MAPS AND PHOTOGRAPHS
117 St George Street



12. Plans for the Alexander McArthur House at 117 St George Street (Image courtesy of Robert Hill)

MAPS AND PHOTOGRAPHS
117 St George Street



13. Rendering of the Alexander McArthur House at 117 St George Street (Canadian Architect & Builder, Vol.6, No.9, 1893)

MAPS AND PHOTOGRAPHS
117 St George Street



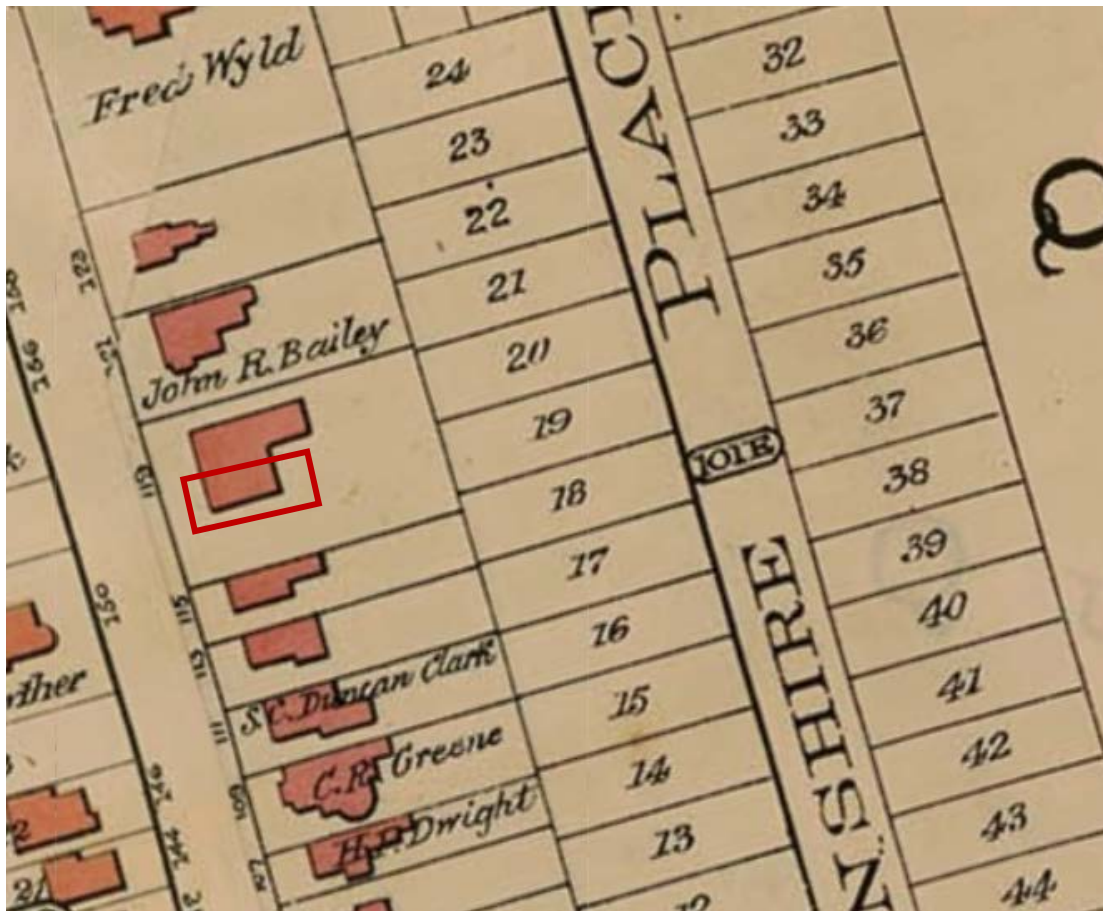
14.50 King Street East (1887), David Brash Dick, example of a building designed by him in the Romanesque Revival style (Heritage Planning Photo, 2018)

MAPS AND PHOTOGRAPHS
117 St George Street



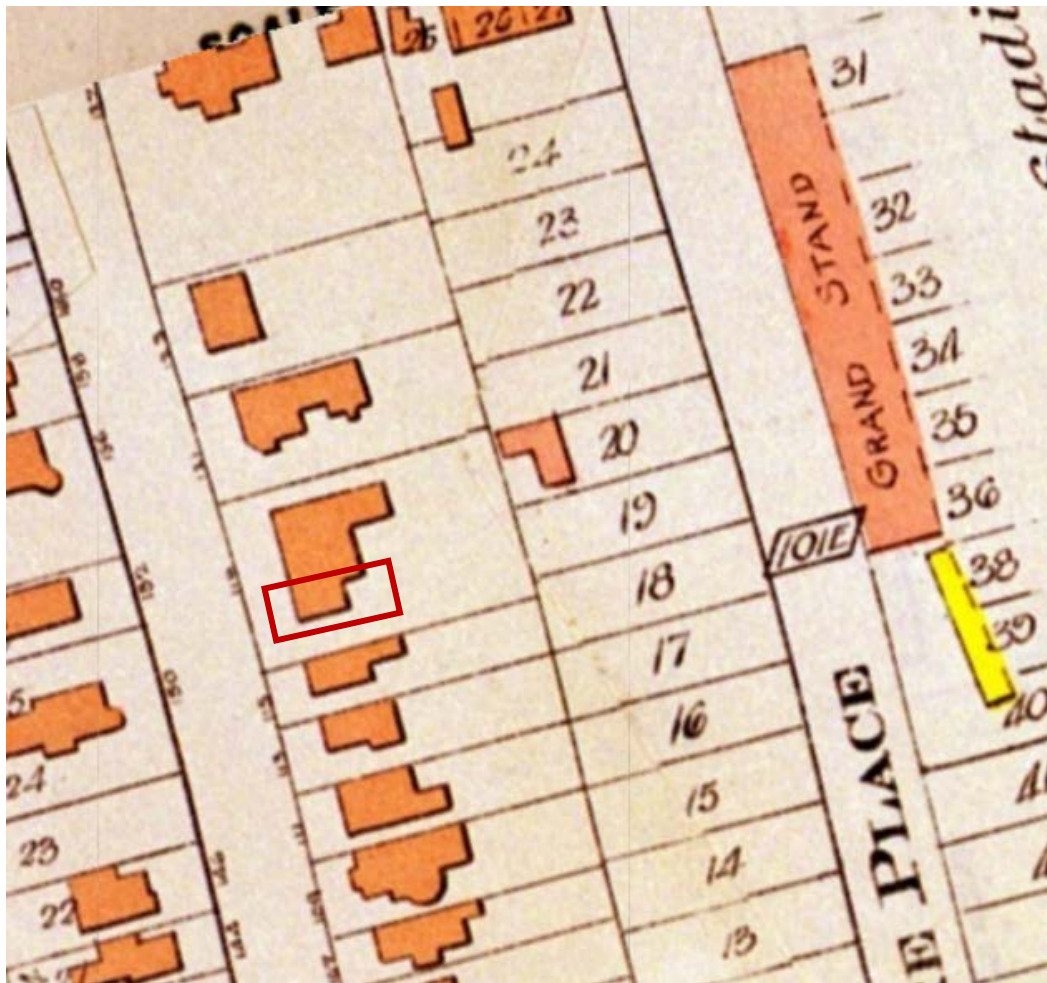
15. John F. Taylor House at 2 O'Connor Drive (1885), by David Brash Dick, example of house designed by him in the Queen Anne Revival style
(<https://www.flickr.com/photos/57156785@N02/9964784654>)

MAPS AND PHOTOGRAPHS
117 St George Street



16. 1903 Goad's Atlas Map, annotated to show the south end of the Alexander McArthur House before the 1911 addition

MAPS AND PHOTOGRAPHS
117 St George Street



17. 1913 Goad's Atlas Map, annotated to show the south end of the Alexander McArthur House after the 1911 addition

MAPS AND PHOTOGRAPHS
117 St George Street



18. Model of the AGO Stage III Expansion (1992) showing the elevation on the south side of Dundas Street West
(https://www.ccc.umontreal.ca/fiche_laureat.php?lang=en&pId=4151)

MAPS AND PHOTOGRAPHS
117 St George Street



19. Bird's Eye View of the National Ballet School, Toronto (2005)
(<https://www.thecanadianencyclopedia.ca/en/article/kuwabara-payne-mckenna-blumberg-architects>)

MAPS AND PHOTOGRAPHS
117 St George Street



20. B8-Drill Hall (Korea Hall), Winnipeg, Manitoba (1955)
(<https://www.historicplaces.ca/en/rep-reg/image-image.aspx?id=11496#i1>)



21. Drill Hall (Building H12), Gagetown, Ontario (1954)
(<https://www.historicplaces.ca/en/rep-reg/image-image.aspx?id=10892#i1>)

MAPS AND PHOTOGRAPHS
117 St George Street



22. Detail of the Alexander McArthur House, principal (west) elevation (Heritage Planning [HP] Photo 2020)

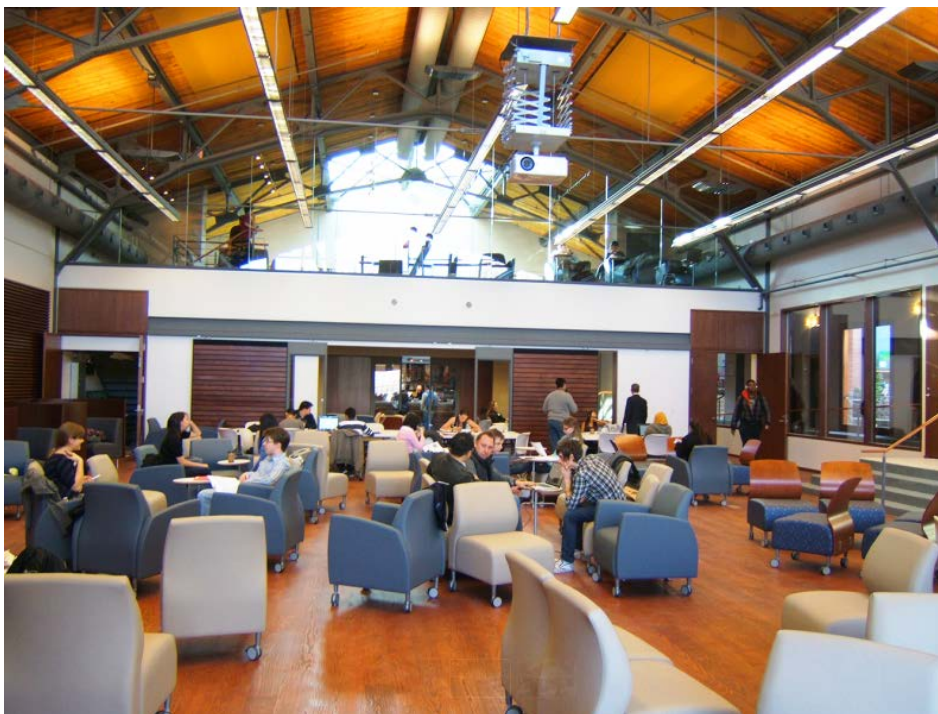


23. Detail of the side (north) elevation of the Alexander McArthur House (Heritage Planning [HP] Photo 2020)

MAPS AND PHOTOGRAPHS
117 St George Street



24. Detail of the rear (east) elevation showing the former Drill Hall (left) and the Margaret Fletcher House (right) (Heritage Planning [HP] Photo 2020)

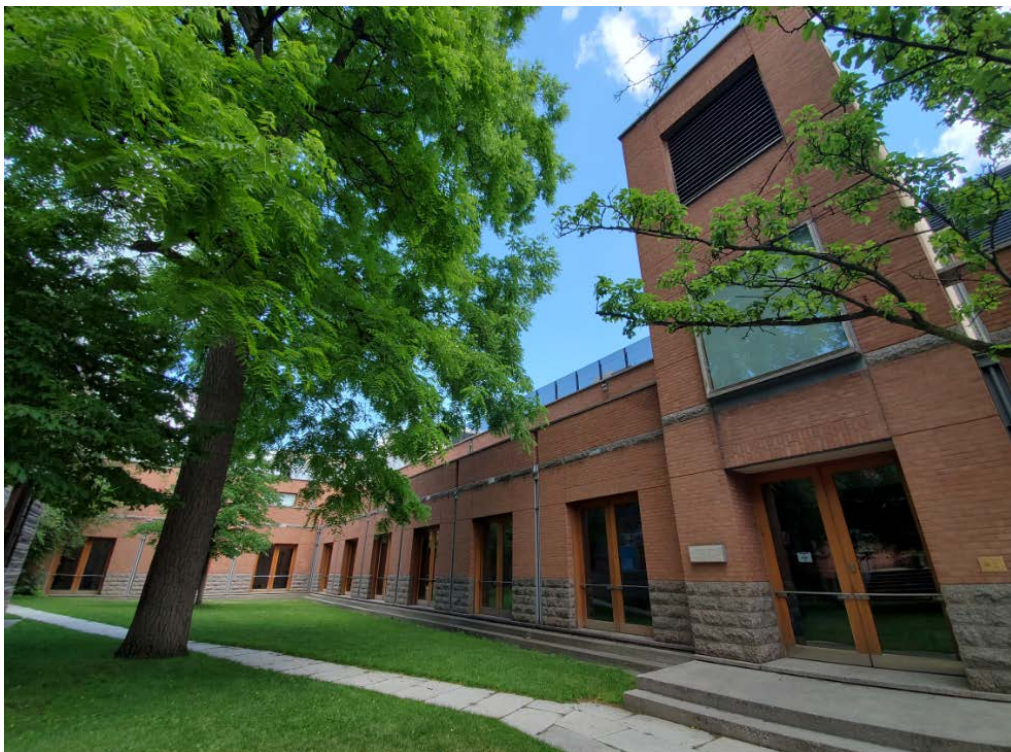


25. Interior of the former Drill Hall looking west (<http://www.ma-eng.ca/project/university-of-toronto-kruger-hall/>)

MAPS AND PHOTOGRAPHS
117 St George Street



26. View of the L-shaped addition at the rear and the Peter F. Bronfman Courtyard looking south (Heritage Planning [HP] Photo 2020)



27. View of the L-shaped addition at the rear and the Peter F. Bronfman Courtyard looking northeast (Heritage Planning [HP] Photo 2020)

MAPS AND PHOTOGRAPHS
117 St George Street



28. Detail of an entrance to the Peter F. Bronfman Courtyard from St George Street between 121 (left) and 117 (right) St George Street (Heritage Planning [HP] Photo 2020)

MAPS AND PHOTOGRAPHS
117 St George Street



29. Detail of an entrance to the Peter F. Bronfman Courtyard from St George Street between 121 (right) and 123 (left) St George Street (Google Streetview 2019)

MAPS AND PHOTOGRAPHS
117 St George Street



30. Plaque erected on 10 September 2020 by the COTC Board of Trustees, with the support of the Ontario Heritage Trust

1. BACKGROUND

This research and evaluation report describes the history, architecture, and context of the property at 117 St George St (including an entrance address at 119 St George Street) and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of the criteria is found in Section 5 (Evaluation Checklist). The archival and contemporary sources for the research are found in Section 6. Maps and Photographs are found in Attachment 2.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

2. SUMMARY HISTORY

Woodsworth College at 117 St George Street (including the entrance address at 119 St George Street) is located on the east side of St George Street between Bloor Street West and Hoskin Avenue, on land first surveyed as part of Park Lot 14, Plan 101E, part lots 21-24. The property, known as Woodsworth College, contains a collection of one-, two- and three-storey institutional buildings owned by the University of Toronto, including the Alexander McArthur House, the former Drill Hall, the former officers' quarters', the Margaret Fletcher House, an L-shaped addition, and the Peter F. Bronfman Courtyard. The property was purchased by Board of Governors for the University of Toronto Contingent of the Canadian Officers Training Corps (COTC), who occupied the buildings until 1968. Woodsworth College moved into the property in 1976 after it was established as a new college for part-time students in 1974, and they continue to occupy the space today.

The University of Toronto and the "North Campus" Area

On 15 March 1827, Bishop Strachan secured a royal charter from George IV under the Great Seal to establish King's College, which would be the Town of York's first university. In the two years that followed, 150-acres of land were purchased for the university's development. The property comprised the north half of Park Lots 11, 12, and 13 and was bound by Bloor Street to the north, and to the south, by College Street (then known as University Street) (Image 8). It was not until fifteen-years later that the cornerstone of King's College was laid on 23 April 1842 by the governor general, Sir Charles Bagot. King's College officially opened in its temporary quarters in the unused

legislative building on Front Street on 8 June and six-years later, King's College was converted into the University of Toronto. This secularized the university, and the bill creating the University of Toronto was introduced into the assembly. The bill passed and became law on 30 May 1849 and the University of Toronto came into existence on 1 January 1850. In the late-1850s, the university leased the city a large portion of the property to the City of Toronto to be used as a park. It was named Queen's Park, in honour of Queen Victoria and opened by Prince Edward of Wales in 1860. The original intention was to also have the park site house the provincial legislature buildings. At the same time, the university found themselves needing a new building, the answer of which would be University College, which was commenced in 1856 to the west at the current site of King's College Circle.

The north campus area at the University of Toronto generally constitutes the area from Hoskin Avenue to the south, Bloor Street West to the north, and from Queen's Park (Avenue Road) to the east and St George Street to the west.³ This area generally developed at a slower pace than elsewhere on campus, which can be seen in the 1923 Goad's Atlas Map (Image 9). In comparison, the section south of Hoskin Avenue already had some twenty-five university-owned buildings by the early-1920s, while north of Hoskin Avenue, there were only six University of Toronto buildings. The east side of St George Street was also still comprised of largely brick residential buildings that had been constructed during the nineteenth century.

The Alexander McArthur House

The house built for Alexander McArthur, which was located on part of Park Lot 14, part lots 21-24, was one of the aforementioned residential buildings that was constructed on the east side of St George Street south of Bloor Street West during the last decade of the nineteenth century (Image 10). According to the Assessment Rolls, Alexander McArthur purchased the property in 1891, but the property remained vacant until the following year (Image 11). At a cost of \$12,000.00, McArthur constructed his house in the Richardsonian Romanesque style with Queen Anne Revival details, both of which had become popular residential building styles along this stretch of St George Street and elsewhere in Toronto (Image 12, Image 13). The house was designed by the well-known Toronto architect, David Brash Dick (1846-1925), and the address at the time was 119 St George Street.

McArthur was the President of McArthur Brothers, one of the largest exporters of lumber to foreign markets.⁴ Forming the company with his brothers John and Peter in 1872, they acquired cutting rights on extensive limits throughout Canada and the United States, including in the Ottawa Valley, around Lake Huron and Georgian Bay, and in Western Canada. Alexander was President of the company, and although they were based in Toronto, they also operated out of Michigan from 1886. That same year, they incorporated under the name McArthur Brothers Company Limited and shipped lumber and staves to the United Kingdom and had an export company in Quebec.

³ Larry Wayne Richards, *The Campus Guide: University of Toronto An Architectural Tour* (New York: Princeton Architectural Press, 2019), p.142.

⁴ Gwenda Hallsworth, "McArthur Alexander 1839-95," *Dictionary of Canadian Biography*, Vol.12 (University of Toronto/ Université Laval, 1990), accessed on 30 July 2020, at http://www.biographi.ca/en/bio/mcarthur_alexander_1839_95_12E.html

McArthur continued to own the house until 1910, when it was sold to Ebenezer Johnson, who lived in the house with his wife Sara. The following year, a one-storey addition was made to the south end of the house, which was designed by Francis S. Baker (1867-1926). The house had been sold again by 1920 to Ewing Robertson, an editor, who continued to own the house until the 1930s, when it was sold again.

The Alexander McArthur House and the Canadian Officers Training Corps (COTC)

In 1939, the McArthur House was purchased by the University of Toronto Contingent of the Canadian Officers Training Corps (COTC). The COTC had been established on 1 November 1912 to enable students to qualify for commissions in the Active Militia, as Canada's land forces were then known.⁵ The University of Toronto received formal authorization on 2 November 1914, effective from 15 October, for the organization of the University of Toronto Contingent of the COTC. Throughout the early years of its history, the COTC had been directed out of a house at 184 College Street. The Board of Governors purchased the Alexander McArthur house for the COTC in early 1939 and the interior was altered to provide a room, quartermaster stores, offices, and classrooms. Construction of the Drill Hall began on 1 June, and when it was completed, it gave University of Toronto students enrolled in the Canadian Officers' Training Corps a proper space to take their drills. In 1947, an additional to the Drill Hall was constructed to house the officers' quarters. It was designed by the architectural firm of Allward & Gouinlock. The COTC continued to occupy the property at 117 St George Street until 1968, after which point the organization was dissolved. The building housed a variety of institutions up until the early-1970s, including the Department of Military and Naval Studies, the University of Toronto Business School, and the School of Graduate Studies. According to the Assessment Rolls, it was also vacant in 1970. A few years later Woodsworth College was formed and would occupy the space.

Woodsworth College

The founding of Woodsworth College dates back to 1973, when the University agreed to establish a new college for part-time students. The economist Arthur Kruger, for whom Kruger Hall would eventually be named after, was selected as the first principal. Under his direction, a committee selected the name "Woodsworth College" after J.S. Woodsworth, the first leader of the CCF (the predecessor of the NDP) party. The college was opened in 1974, and two-years later, alterations were made to the Alexander McArthur House and the officers' quarters for the use of the college. In addition to the property at 117 St George Street, Woodsworth College also occupies the property at 123 St George Street with the University of Toronto's Transitional Year Program (TYP), which moved into the space in 2013.⁶

Towards the end of the twentieth century, the facilities in Woodsworth College were no longer adequate. Principal Peter Silcox initiated planning for additional space. Some of

⁵ Robert Spencer, "Military Training in an Academic Environment the University of Toronto Canadian Officers Training Corps, 1914-1968," *Canadian Military History*, Vol.18, Iss.4, Art.4 (2015), p.1, accessed on 30 July 2020, at <https://scholars.wlu.ca/cgi/viewcontent.cgi?article=1609&context=cmh>

⁶ Salvatore Basilone, "It's a work in progress," *The Varsity* (6 October 2014), accessed on 4 August 2020, at <https://thevarsity.ca/2014/10/06/its-a-work-in-progress/>

the funds for the construction project came from the students themselves who were, for a number of years, donating \$20.00 a year to a building fund, which amounted to nearly \$1 million by 1988.⁷ The following year, it was announced by the government that almost \$5 million would be given to the college for the expansion and renovation. In 1990, the firm of Kuwabara Payne McKenna Blumberg Architects (KPMB), with Barton Myers Associates Inc. as the consulting architect, were commissioned to create the plan, and it was officially opened in 1992. Shortly after in 2004, Woodsworth College opened their residence at 321 Bloor Street West for approximately one-third of the full-time Woodsworth students. In 2009, Milman & Associates renovated the interior of the former Drill Hall and it became Kruger Hall Commons. Their adaptive reuse work involved adding a steel structure at the interior to form a mezzanine for students and analyzing and reinforcing the existing roof trusses. The original gambrel roof remained as did the longitudinal, open form of the original Drill hall structure.

Architect: David Brash Dick (1846-1925)

David Brash Dick, the architect who designed the Alexander McArthur House, was born in Edinburgh and educated at the Edinburgh School of Design. He served as a draughtsman with the eminent Scottish architects, Peddie and Kinnear, before relocating to Chicago in 1873. During the same year, Dick moved to Toronto where he worked in partnership with Scottish expatriate Robert Grant until 1876, after which point he established a solo practice. Shortly after, on 25 July 1878, Dick was appointed the University Architect by the Board of Management at the University of Toronto.⁸ As a result, he would go on to design several buildings for the University, including the Biological Building (1888-90; demolished), University Library (1891-2), Wycliffe College (1890-2) and he also completed the restoration of University College (1890-2), as well as ten houses on St George Street. He designed buildings in numerous styles, including the Romanesque Revival and Queen Anne Revival styles (Image 14, Image 15).

Architect: Francis S. Baker (1867-1926)

Francis S. Baker was a leading architect of the Edwardian era in Toronto and an advocate for the architectural profession in both Canada and in Britain.⁹ He was active in several offices throughout his career, including Siddall & Baker (1893-5), Curry & Baker (1895-8), F.S. Baker (1898-9), Gouinlock & Baker (1899-1902), and F.S. Baker (1902-23). According to the Toronto Historical Board,¹⁰ Baker was responsible for completing an addition to the Alexander McArthur House in 1911. It is presumed that this included the one-storey addition to the south of the building, which was the only change made to the property between 1903-1913 according to the Goad's Atlas Maps (Image 16, Image 17).

Architects: Craig & Madill (1912-54)

⁷ Martin L. Friedland, *The University of Toronto A History*, 2nd ed. (Toronto, Buffalo, London: University of Toronto Press), p.575.

⁸ "U of T Chronology," *University of Toronto Libraries: Heritage U of T*, accessed on 20 July 2020, at <https://heritage.utoronto.ca/exhibits/chronology>

⁹ Robert Hill, "Baker, Francis Spence," *Biographical Dictionary of Architects in Canada 1800-1950*, accessed on 30 July 2020, at <http://www.dictionarofarchitectsincanada.org/node/1657>

¹⁰ Thank you to Robert Hill for this information.

Henry Harrison Madill and James H. Craig were both educated in the Department of Architecture at the School of Practical Science at the University of Toronto. Upon graduation in 1912, the two formed an architectural partnership that would endure for forty-years, until the death of Craig in 1954. Their firm specialized in the design of educational and institutional buildings throughout Ontario, and they became known for their refined and simplified modernist style.¹¹ Madill also became a valued educator at the University of Toronto after 1920, eventually being appointed as the Director of the School of Architecture from 1934-57. During his tenure as Director, Craig & Madill was responsible for designing the new drill hall at 117 St George Street. Madill was nominated as a Fellow of the Royal Architectural Institute of Canada in 1935, and was later appointed Honorary Fellow of the American Institute of Architects in 1956.

Architects: Allward & Gouinlock

Hugh Lachlan Allward and George Roper Gouinlock were prominent Toronto architects who were educated in the University of Toronto's Department of Architecture at the School of Practical Science. Both Allward and Gouinlock articulated in the offices of established architectural firms, the former with Chapman & Oxley and the latter with Darling & Pearson, Sproatt & Rolph, and F.H. Marani, and entered into partnership with one another in 1935. Their firm rose in prominence as they continued to win local and national awards for pre-WWII residential designs.¹² The firm won international acclaim for their modernist design for the Mechanical Engineering Building on the University of Toronto campus (1948), as it was a departure from the Beaux-Arts and Collegiate Gothic style that dominated the University's architectural landscape at the time. They were also responsible for designing the School of Nursing (1949-50) at the University of Toronto.

Architects: Barton Myers Associates Inc. and KPMB

Barton Myers Associates Inc. and KPMB are considered among two of Toronto's most influential architectural firms. Barton Myers co-founded and was principal of the firm Diamond and Myers from 1968-75. After the dissolution of the partnership, Myers formed an independent practice under the name Barton Myers Associates Inc. with offices in Toronto (1975-87) and Los Angeles (1984-present). Myers became known for its strength in urban consolidation, wherein his infill projects increased density while conserving existing residential fabric. This can be seen in Diamond & Myers Dundas-Sherbourne infill housing project (1973), which renovated existing houses with a low-rise infill scheme,¹³ and again several decades later at Woodsworth College with KPMB. In 1986, Myers was the recipient of the first Toronto Arts Award for Architecture in recognition of his contribution to the city, and in 1994, he received the Gold Medal from the Royal Institute of Canada (RAIC).

11 Robert Hill, "Madill, Henry Harrison," *Biographical Dictionary of Architects in Canada 1800-1950*, accessed on 30 July 2020, at <http://www.dictionarofarchitectsincanada.org/node/2132>

12 Robert Hill, "Allward, Hugh Lachlan," *Biographical Dictionary of Architects in Canada 1800-1950*, accessed on 30 July 2020, at <http://www.dictionarofarchitectsincanada.org/node/34>

13 Shireen Seno, "The People Make the Place: A Dundas-Sherbourne Infill Housing Project in Toronto Gives the Clichéd Phrase Some Much-Needed Meaning," *ARCS* (March 2003), p.23, accessed at <http://individual.utoronto.ca/shireen/project2.pdf>

KPMB was founded in 1987 by Bruce Kuwabara, Thomas Payne, Marianne McKenna, and Shirley Blumberg, who were all former associates of Barton Myers Associates Inc. As a result, many of their earlier projects were completed with Barton Myers, including the Art Gallery of Ontario (AGO) Stage III Expansion (1992; now demolished) (Image 18), as well as the infill and adaptive reuse plan for Woodsworth College. The firm specializes in the adaptive reuse of heritage buildings, and one of their most recognized projects was Canada's National Ballet School in Toronto (2005) (Image 19), for which they were awarded the RAIC's Governor General's Award, the American Institute of Architecture's Gold Medal, International Architecture Awards, National Urban Design Award, and the Ontario Architects Association Excellence Awards. Several of their projects were also for academic institutions, including the Munk School of Global Affairs (2012) and the Joseph L. Rotman School of Management expansion (2012) for the University of Toronto, and Adams Center for Musical Arts at Yale University (2017) and the Julius and Ethel Rabinowitz Building & Louis A. Simpson International Building at Princeton University (2017). The firm has consistently been recognized for their architectural contributions and they have been presented with over 100 awards.

3. ARCHITECTURAL DESCRIPTION

Located on the east side of St George Street, the property at 117 St George Street is composed of a collection of buildings built between 1891 and 1992. The earliest building, the Alexander McArthur House, was constructed as a detached residential building with its principal elevation fronting St George Street. The Alexander McArthur House is a representative of the Richardsonian Romanesque style with Queen Anne Revival Details, both of which were popular architectural styles during the latter-half of the nineteenth century in Toronto, not least along St George Street north of Hoskin Avenue. The Richardsonian Romanesque style was the second phase of the earlier Romanesque Revival, and it was popularized by the American architect Henry Hobson Richardson (1838-86) during the second half of the nineteenth century. This style is evident in the rusticated brown Credit Valley stone masonry throughout, the heavy massing, the flat-headed windows with stone sills and lintels, and the use of ornate motifs in the second-storey balcony. The style is also expressed in decorative ornamentation throughout the exterior, especially in the use of stiff-leaf foliage carving in the columns and capitals of the principal (west) entry porch, which also feature fluting, as well as in the capitals of the window to the left (north) of the entrance and in the upper-storey windows to the right (south). The Richardsonian Romanesque style was also characterized by the use of round-headed windows, which can be seen in the window of the second-storey balcony, which is set into a recessed stone arch. Although the southern bay of the principal (west) elevation was a later addition, it similarly included rusticated stone. The bay window that sits to the south of the entrance porch was put in later and replaced an original round-headed window.

By including stylistic details from the Queen Anne Revival style in what is otherwise a predominantly Richardsonian Romanesque building, Dick was adding his own personal architectural flair to the design. Queen Anne Revival style elements can be seen throughout the Alexander McArthur House, especially in the decorative pediments at the principal (west) and side (north and south) elevations, which are ornamented with fish scale shingles, dentil molding, and corbel tables in the side (north and south)

pediments. Similarly, the open pediment in the west end of the principal (west) elevation with dentil molding along the angular slopes of the cornice is also reminiscent of the style. The frequent use of double-hung windows throughout, including in the pediments where they are grouped in three at the principal (west) and side (north) elevation and four at the side (south) elevation, was a common feature in Queen Anne Revival style houses, as was the presence of multiple roofs.

To the south of the Alexander McArthur House is the former officers' quarters, which is a two-storey longitudinal utilitarian building. The west elevation fronting St George Street originally contained a central entrance with flanking flat-headed window on either side, with three-larger flat-headed windows in the second storey. It retains its original rusticated stone masonry, however, the central entrance and second-storey window were replaced by the present tower during the KPMB and Barton Myers Associates Inc. infill and adaptive reuse project. The tower fronting St George Street contains two-storeys, an entrance on the ground floor and a balcony at the second-storey, a solid brick and stone base, and a squared-off spire with heavy massing. The masonry remains consistent with that used in the L-shaped addition at the rear of the property. The south elevation of the building contains two rows of flat-headed windows in the first- and second-storeys.

The former Drill Hall is also a utilitarian building with a longitudinal form, a double-height open interior volume, and a continuous gambrel roof. It originally contained brick masonry throughout the exterior, but that has since been reclad. The use of flat-headed windows that were seen in the officers' quarters are continued along the south elevation of the Drill Hall. The only other elevation that can be seen from the public realm is the eastern elevation, which contains pentagonal window below the gambrel roof, two flanking entrances, and a flat-headed window in between, the latter of which was a later addition. The north side of the gambrel roof was altered during the KPMB and Barton Myers Associates Inc. infill and adaptive reuse project, as was the west end of the former Drill Hall.

To the north of the former Drill Hall is a house-form building known as the Margaret Fletcher House. The rear (east) elevation is the only remaining visible elevation, and it contains a door at the first-storey and two flat-headed windows in the second-storey.

At the northeast corner of the property in the L-shaped expansion that was designed by KPMB and Barton Myers Associates Inc. during their 1990-2 infill and adaptive reuse project, and is linked to the adjacent Margaret Fletcher House to the east. It is comprised of a largely two-storey building (it is one-storey west of the Margaret Fletcher House) and an arcade connecting the existing buildings and creating an open central courtyard. It is clad in red brick with rusticated stone skirting and a stone stringcourse, the same as the tower addition fronting St George Street, and the ends of the building are punctuated with two-storey towers. A series of large doors open to the arcade to allow access to the courtyard from the interior. The Peter F. Bronfman Courtyard, as it is known, sits to the west of the L-shaped building and it abuts the rears of 117, 121, and 123 St George Street. The courtyard contains paved walkways, landscaping, and seating, and it is accessible from St George Street through two squared-off archways, one in between the north wall of the Alexander McArthur House and the neighbouring

property at 121 St George Street, and the other in between the north wall of 121 St George Street and the neighbouring property at 123 St George Street.

4. CONTEXT

The property at 117 St George Street is located on the east side of St George Street between Bloor Street West and Hoskin Avenue, which is north of the historic core of the University of Toronto St George Campus. The historic core, whose border include Hoskin Avenue to the north, Queen's Park Circle West to the east, College Street to the south, and St George Street to the west, is characterized by its masonry buildings, courtyards, lawns, playing fields, and mature trees.¹⁴ This area is related to the establishment of the university in the 1850s, and contains public open spaces and historic buildings that recount the nineteenth- and twentieth-century fabric of the university. It is here that Cumberland & Storm's University College (1859)¹⁵ is located as well as Sproatt & Rolph's Hart House (1919).¹⁶ Dick, who had designed the Alexander McArthur House, was also responsible for designing some of the buildings in the historic core, including Wycliffe College (1891) and the original Sigmund Samuel Building (now the Gerstein Science Information Centre) (1892).

To the north of the historic core is the north campus area, which is where the property at 117 St George Street is located. It is bordered by Bloor Street West to the north, Queen's Park (Avenue Road) to the east, Hoskin Avenue to the south, and St George Street to the west, and is comprised of a mixture of nineteenth-century house-form buildings and post-war institutional buildings. Immediately north of the property at 117 St George Street is the John R. Bailey House at 121 St George Street, which was designed by Langley & Burke in 1887-8 in the Romanesque Revival and Queen Anne Revival styles, as was Burke & Horwood's house for T.M. Harris House at 123 St George Street (1899).¹⁷ These three house-form buildings, as well as the Wilmot D. Matthews House (now the Newman Centre of Toronto) at 89 St George Street and the property at 152 St George Street contribute to the late-nineteenth century character, scale, and materiality of the area. Interspersed in the north campus area are low-scale early-twentieth century buildings, such as St Hilda's College (north wing: 1938 & 1960; south wing: 1982) and the Munk Centre for International Studies (1909),¹⁸ as well as post-war buildings, such as Massey College (1963) and Innis College Student Residence (1994).

¹⁴ Richards, *The Campus Guide*, p.49.

¹⁵ The building was restored and renovated by David B. Dick in 1892 and by Wilson Newton, Roberts Duncan, and Eric Arthur in 1797, a new wing (the Laidlaw Wing) was added by Mathers & Haldenby in 1964, and a revelation project was carried out in 2018 by Kohn Shnier Architects in association with ERA Architects.

¹⁶ Hart House Circle is being modified by KPMB Architects and Michael Van Valkenberg Inc. with an expected completion in 2020.

¹⁷ The house-form buildings located at 121 and 123 St George Street have cultural heritage value and merit future consideration for inclusion on the City's Heritage Register in the heritage context as noted in the staff report for the UofT Secondary Plan in July 2019.

¹⁸ Renovations and additions were completed in 2000 by KPMB and the David Bosanquet Gardens were added by Martin Lane Fox that same year.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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 Heritage Register.

117 St George Street

Rare, unique, representative or early example of a style, type, expression, material or construction method

The Alexander McArthur House has design value as a well-designed house-form building and is representative of the Richardsonian Romanesque style with the addition of select Queen Anne Revival style elements. Both styles appeared frequently in buildings of this typology along St George Street north of Hoskin Avenue. The Romanesque Revival style had two phases, the earlier pre-1850s phase and the second "Richardsonian Romanesque" phase, which is associated with the work of the American architect Henry Hobson Richardson (1838-86). In the property at 117 St George Street, elements of the Richardsonian Romanesque character are expressed in the rusticated brown Credit Valley stone masonry throughout, the heavy massing, the square-headed windows with stone sills and lintels, and the use of ornate motifs in the second-storey balcony. The style is further evident in the highly decorative ornamentation, including stiff-leaf foliage and volutes throughout. This can be seen in the columns and capitals in the principal (west) entry porch, which also feature fluting, as well as in the capitals of the window to the left (north) of the entrance and in the upper-storey windows to the right (south). The latter also include stiff leaf foliage carved into stone panels. The style can also be seen in the round-headed window of the second-storey balcony, which is set into a recessed stone arch.

The Queen Anne Revival style is particularly evident in the pediments at the principal (west) and side (north and south) elevations, which are ornamented with fish scale shingles, dentil molding, and corbel tables in the side (north and south) pediments, as well as in the open pediment in the west end of the principal (west) elevation with dentil molding along the angular slopes of the cornice. The double-hung windows in the pediments that are grouped in three at the principal (west) and side (north) elevation and four at the side (south) elevation are also reminiscent of the Queen Anne Revival style. The style is also articulated in the flat-headed double-hung windows, which appear singly, in pairs, and in groups of three and four, and in the presence of multiple roofs.

The former Drill Hall has design and physical value as a representative example of the large drill hall building type that gained popularity in Canada during the latter half of the nineteenth century. Large drill halls or drill sheds, as they were also known, were

traditionally utilitarian structures and they were built to provide two basic militia requirements – a place in which to drill and secure dry armouries.¹⁹

The construction of these buildings began during the latter half of the nineteenth century, when the Canadian Federal Government endeavoured to construct spaces to train and maintain volunteers and professional militia regiments. The large drill halls of the nineteenth century were characterized by their single or double-height interior volume and longitudinal form, continuous roofline, and open interior space.

Although the former Drill Hall at 117 St George Street was built in 1939, it contains the same double-height open interior volume, longitudinal form, and continuous gambrel roof, and is similar to several others that were built the decade prior. The architectural styles applied to these buildings and the degree of ornamentation varied widely. In Hamilton, the Durum Drill Shed (c.1867) was a simple board-and-batten structure with a gable roof while the ornamental exteriors of the Toronto Drill Hall (1894) and the Cartier Square Drill Hall (1879-81) were reflective of the Victorian taste for embellishment. Despite this, the general scale and form of the drill halls remained consistent, and the simplicity in the exterior of the former Drill Hall at the University of Toronto was in line with the twentieth-century Modernist penchant for unornamented utilitarian buildings. Similar structures have been added to Canada's Register of Historic Places, such as the B8-Drill Hall (Korea Hall), Winnipeg (1955) and the drill hall (Building H12), Gaagetown, Ontario (Image 20 and Image 21). Amongst the character-defining elements of both buildings are their strong horizontality and the large expanses of glazing at the roof peaks, two features also evident at the University of Toronto's Drill hall.

The north and west elevations of the former Drill Hall at 117 St George Street were altered during the 1990-2 KPMB and Barton Myers Associates Inc. project and the original brick masonry has since been reclad. However, the form of the present building has retained its double-height volume, longitudinal form, and continuous gambrel roof, which represents its original function as a drill hall.

The 1990-2 tower addition to the officers' quarters building fronting St George Street and the L-shaped extension at the northeast corner of the property have design value as they are representative of the architectural expression of two of Toronto's most influential architectural firms. The former, the tower, with two-storeys, an entrance on the ground floor and a balcony at the second-storey, a solid brick and stone base, and a squared-off spire with heavy massing, is quintessentially Myers and KPMB, who initially worked together out of Myers' office and designed the AGO expansion fronting Dundas Street West (now demolished) together, which contains a similar tower. The rusticated stone masonry of the west wall of the officers' quarters, which abuts the tower, also creates consistency with the neighbouring Alexander McArthur House. The latter, the L-shaped extension, with its largely two-storey scale (it is one-storey west of the Margaret Fletcher House) and arcade connecting the existing buildings and creating an open central courtyard, is reflective of KPMB's ability to unify distinct buildings into a cohesive whole as well as their strength in creating well-designed urban spaces. This is largely achieved with the use of warm red brick and stone skirting throughout, which matches

¹⁹ Jackie Adell, "The Structural Designs of the Early Drill Sheds in Canada," *The Society for the Study of Architecture in Canada's Bulletin*, Vol.16, No.2 (1991), p.42.

the Alexander McArthur House, and subsequently creates consistency with the existing buildings in the complex.

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The Alexander McArthur House is valued for its association with the lumber merchant Alexander McArthur, who was the President of McArthur Brothers, one of the largest exporters of lumber to foreign markets. Forming the company with his brothers John and Peter in 1872, they acquired cutting rights on extensive limits throughout Canada and the United States, including in the Ottawa Valley, around Lake Huron and Georgian Bay, and in Western Canada. Alexander was President of the company, and although they were based in Toronto, they also operated out of Michigan from 1886. That same year, they incorporated under the name McArthur Brothers Company Limited and shipped lumber and staves to the United Kingdom and had an export company in Quebec.

The Alexander McArthur House, the former Drill Hall, and the 1947 addition of the officers' quarters to the former Drill Hall are valued for their association with the COTC, which was the first organization established by the Canadian government that allowed students to qualify for commissions in the Active Militia. The University of Toronto Contingent received formal authorization on 15 October 1914 after the outbreak of the war, and for much of its history, the COTC had been directed out of a house at 184 College Street. The Board of Governors purchased the Alexander McArthur house for the COTC in early 1939 and the interior was altered to provide a room, quartermaster stores, offices, and classrooms. Construction of the Drill Hall began on 1 June, and when it was completed, it gave University of Toronto students enrolled in the Canadian Officers' Training Corps a proper space to take their drills. The 1947 officers' quarters addition is also valued for its association with the COTC. An Ontario Heritage Trust plaque near the entrance of the principal (west) elevation commemorates the property's association with the COTC.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The Alexander McArthur House is valued for its association with the notable Toronto architect David Brash Dick. Born in Edinburgh where he was educated at the Edinburgh School of Design, Dick served as a draughtsman with the eminent Scottish architects, Peddie and Kinnear, before relocating to Chicago in 1873. During the same year, Dick moved to Toronto where he worked in partnership with Scottish expatriate Robert Grant until 1876, after which point he established a solo practice. Dick's architectural portfolio in Toronto is expansive, and he designed numerous buildings for the University of Toronto, including the Biological Building (1888-90; demolished), University Library (1891-2), and Wycliffe College (1890-2), as well as ten houses on St George Street. He designed buildings in numerous styles, including the Richardsonian Romanesque and Queen Anne Revival styles.

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The property at 117 St George Street is valued for its association with the careers of the nationally and internationally acclaimed architects KPMB and Barton Myers Associates Inc. as it demonstrates the ideas of both architectural firms, which specialize in urban revitalization through the rehabilitation of existing buildings, appropriate infill, and the creation of well-designed urban spaces. Although both architectural firms have a diverse portfolio outside of Canada, they are often considered among two of Toronto's most influential architectural firms. Barton Myers co-founded and was principal of the firm Diamond and Myers from 1968-75. After the dissolution of the partnership, Myers formed an independent practice under the name Barton Myers Associates Inc. with offices in Toronto (1975-87) and Los Angeles (1984-present). He has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects. KPMB was established in 1987, and many of their earlier projects were completed in association with Myers' firm, including Woodsworth College and the Art Gallery of Ontario (AGO) Stage III Expansion (1992; now demolished). The firm continues to demonstrate their prowess in the adaptive reuse of heritage buildings, completing numerous projects of this kind throughout their career. Several of their adaptive reuse projects have been for academic institutions, including the Munk School of Global Affairs (2012) and the Joseph L. Rotman School of Management expansion (2012) for the University of Toronto, and Adams Center for Musical Arts at Yale University (2017) and the Julis Romo Rabinowitz Building & Louis A. Simpson International Building at Princeton University (2017). The firm has consistently been recognized for their architectural contributions and they have been presented with over 100 awards.

Important in defining, maintaining or supporting the character of an area

Located on the east side of St George Street south of Bloor Street West, the Alexander McArthur House has contextual value as it defines and maintains the character of the "North Campus" area on St George Street between Bloor Street and Hoskin Avenue, which is largely comprised of two- and three-storey nineteenth-century houses and later post-WWII institutional buildings. The "North Campus" area was slower to develop than elsewhere on the campus. While the portion of the campus on St George Street south of Hoskin Avenue already had some twenty-five university-owned buildings by the early-1920s, there were only six in comparison North of Hoskin Avenue, and properties were, for the most part, still private residences. The house-form property at 117 St George Street also supports areas historic character as a residential street where Toronto's elite commissioned well-known architects to design their residences.

Physically, functionally, visually or historically linked to its surroundings

The Alexander McArthur House has value as it is physically, functionally, visually, and historically linked to its surroundings, especially to the properties to the north at 121 and 123 St George Street, in terms of scale, period, and style. This is supported by the placement and orientation of the building on the east side of St George Street, set back from the street with a landscaped setting separating the property from the public realm with paved entrances, which can similarly be seen in the neighbouring properties to the north.

The KPMB and Barton Myers Associates Inc. tower addition at the southwest corner of the property fronting St George Street has value as it is visually linked to the properties to the south, which maintain a similar setback, and contributes to the post-war institutional character while maintaining the residential character in scale and material. It is also visually linked to the neighbouring Innis College Residence at 111 St George Street, which is clad in red brick and rusticated stone skirting at its base.

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(REASONS FOR DESIGNATION)

The property at 117 St George Street (including the entrance address at 119 St George Street) containing a collection of buildings known as Woodsworth College at the University of Toronto, 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 and physical, historical and associative, and contextual value.

Description

The property at 117 St George Street (including the entrance address at 119 St George Street) is located on the east side of St George Street between Bloor Street West and Hoskin Avenue. The property known as Woodsworth College contains a collection of one-, two- and three-storey institutional buildings owned by the University of Toronto, including the Alexander McArthur House (1891-2), the former Drill Hall (1939), the officers' quarters (1947), the Margaret Fletcher House,²⁰ and 1990-2 KPMB and Barton Myers Associates Inc. infill and adaptive reuse project. The Woodsworth College property was identified as a "character-defining resource" in the Heritage Impact Assessment for the University of Toronto Secondary Plan.

The earliest building is the Alexander McArthur House, a three-storey Richardsonian Romanesque style, stone-clad building, with a one-storey bay addition to the south. The house was constructed in 1891-2 for Alexander McArthur, a wealthy Toronto lumber merchant, who continued to live in the house until his death in 1895, as did his wife until c.1900. The house was designed by the well-known Toronto architect David Brash Dick (1846-1925) and the southern one-storey addition by Francis S. Baker (1867-1926) in 1911.

The Alexander McArthur House was listed on the City's original Heritage Inventory on 20 June 1973.

At the southwest corner of the property is the former Drill Hall, later known as the Examination Hall and now known as Kruger Hall Commons. It was constructed as a Drill Hall in 1939 after the property at 117 St George Street was purchased by the Board of Governors for the University of Toronto Contingent of the Canadian Officers Training Corps (COTC). They occupied the property until 1968, after which point the organization was dissolved. The Drill Hall was designed by the architectural firm of Craig and Madill.

The western addition to the former Drill Hall, known as the officers' quarters, was designed by the firm Allward & Gouinlock in 1947. It is a two-storey structure that served as the officers' quarters for the COTC.

²⁰ The Margaret Fletcher House is not being identified for designation.

To the north of the former Drill Hall is a house-form building known as the Margaret Fletcher House. It was constructed sometime from 1924-47 and the architect is not currently known. It was incorporated into the KPMB and Barton Myers Associates Inc. addition in 1990-2 its rear (east) elevation is the only remaining visible elevation.

The property at 117 St George Street continued to house a variety of institutions up until the early-1970s, including the Department of Military and Navel Studies, the University of Toronto Business School, and the School of Graduate Studies. In 1974, Woodsworth College was established as a new college for part-time students, and the college occupied the McArthur House.

In 1990 the firm Kuwabara Payne McKenna Blumberg Architects (KPMB), with Barton Myers Associates Inc. as the consulting architect, were commissioned to create an expansion plan for the college. This infill and adaptive reuse project involved alterations and adaptive reuse of existing buildings, as well as the addition of a tower and entrance at the southwest corner fronting St George Street and an L-shaped addition at the rear. The KPMB and Barton Myers Associates Inc. project unified the previously separated buildings to create a complex and sense of place that now comprises Woodsworth College. The L-shaped building enclosed the edges of the new Peter F. Bronfman Courtyard and abutted the rear of the three-house form buildings at 117, 121, and 123 St George Street. The project was completed in 1992. KPMB and Barton Myers Associates Inc. were awarded the Governor General Awards of Excellence for their design that same year and an Ontario Association of Architects Architectural Excellence Award in 1993.

Woodsworth College continues to occupy the property at 117 St George Street today.

Statement of Cultural Heritage Value

Design and Physical Value

The Alexander McArthur House:

The Alexander McArthur House has design value as a well-designed house-form building and is representative of the Richardsonian Romanesque style with the addition of select Queen Anne Revival style elements. Both styles appeared frequently in buildings of this typology along St George Street north of Hoskin Avenue. The Romanesque Revival style had two phases, the earlier pre-1850s phase and the second "Richardsonian Romanesque" phase, which is associated with the work of the American architect Henry Hobson Richardson (1838-86). In the property at 117 St George Street, elements of the Richardsonian Romanesque character are expressed in the rusticated brown Credit Valley stone masonry throughout, the heavy massing, the flat-headed windows with stone sills and lintels, and the use of ornate motifs in the second-storey balcony. The style is further evident in the highly decorative ornamentation, including stiff-leaf foliage and volutes throughout. This can be seen in the columns and capitals in the principal (west) entry porch, which also feature fluting, as well as in the capitals of the window to the left (north) of the entrance and in the upper-storey windows to the right (south). The latter also include stiff leaf foliage carved

into stone panels. The style can also be seen in the round-headed window of the second-storey balcony, which is set into a recessed stone arch. The Queen Anne Revival style is particularly evident in the pediments at the principal (west) and side (north and south) elevations, which are ornamented with fish scale shingles, dentil molding, and corbel tables in the side (north and south) pediments, as well as in the open pediment in the west end of the principal (west) elevation with dentil molding along the angular slopes of the cornice. The double-hung windows in the pediments that are grouped in three at the principal (west) and side (north) elevation and four at the side (south) elevation are also reminiscent of the Queen Anne Revival style. The style is also articulated in the flat-headed double-hung windows, which appear singly, in pairs, and in groups of three and four, and in the presence of multiple roofs.

The Former Drill Hall:

The former Drill Hall has design and physical value as a representative example of the large drill hall building type that gained popularity in Canada during the latter half of the nineteenth century. Large drill halls or drill sheds, as they were also known, were traditionally utilitarian structures and they were built to provide two basic militia requirements – a place in which to drill and secure dry armouries.²¹ The construction of these buildings began during the latter half of the nineteenth century, when the Canadian Federal Government endeavoured to construct spaces to train and maintain volunteers and professional militia regiments. Although the former Drill Hall at 117 St George Street was built in 1939, it contains the same double-height open interior volume, longitudinal form, and continuous gambrel roof, and is similar to several others that were built the decade prior. The general scale and form of the drill halls remained consistent, and the simplicity in the exterior of the former Drill Hall at the University of Toronto was in line with the twentieth-century Modernist penchant for unornamented utilitarian buildings. Several similar drill halls constructed during the interwar period, with horizontal forms and large expanses of glazing at the roof peaks, which are two features evident at the University of Toronto's Drill Hall, have been added to Canada's Register of Historic Places. The north and west elevations of the former Drill Hall at 117 St George Street were altered during the 1990-2 KPMB and Barton Myers Associates Inc. project and the original brick masonry has since been re-clad. However, the form of the present building has retained its double-height volume, longitudinal form, and continuous gambrel roof, which represents its original design and function as a drill hall.

The 1990-2 KPMB and Barton Myers Associates Inc. Infill and Adaptive Reuse Project:

The 1990-2 tower addition to the officers' quarters building fronting St George Street and the L-shaped extension at the northeast corner of the property have design value as they are representative of the architectural expression of two of Toronto's most influential architectural firms. The former, the tower, with two-storeys, an entrance on the ground floor and a balcony at the second-storey, a solid brick and stone base, and a squared-off spire with heavy massing, is quintessentially Myers and KPMB, who initially worked together out of Myers' office and designed the AGO expansion fronting Dundas Street West (now demolished) together, which contains a similar tower. The rusticated

²¹ Jackie Adell, "The Structural Designs of the Early Drill Sheds in Canada," *The Society for the Study of Architecture in Canada's Bulletin*, Vol.16, No.2 (1991), p.42.

stone masonry of the west wall of the officers' quarters, which abuts the tower, also creates consistency with the neighbouring Alexander McArthur House. The latter, the L-shaped extension, with its largely two-storey scale (it is one-storey west of the Margaret Fletcher House) and arcade connecting the existing buildings and creating an open central courtyard, is reflective of KPMB's ability to unify distinct buildings into a cohesive whole as well as their strength in creating well-designed urban spaces. This is largely achieved with the use of warm red brick and stone skirting throughout, which matches the Alexander McArthur House, and subsequently creates consistency with the existing buildings in the complex.

Historical and Associative Value

The Alexander McArthur House is valued for its association with the lumber merchant Alexander McArthur, who was the President of McArthur Brothers, one of the largest exporters of lumber to foreign markets. Forming the company with his brothers John and Peter in 1872, they acquired cutting rights on extensive limits throughout Canada and the United States, including in the Ottawa Valley, around Lake Huron and Georgian Bay, and in Western Canada. Alexander was President of the company, and although they were based in Toronto, they also operated out of Michigan from 1886. That same year, they incorporated under the name McArthur Brothers Company Limited and shipped lumber and staves to the United Kingdom and had an export company in Quebec.

The Alexander McArthur House, the former Drill Hall, and the 1947 addition of the officers' quarters to the former Drill Hall are valued for their association with the COTC, which was the first organization established by the Canadian government that allowed students to qualify for commissions in the Active Militia. The University of Toronto Contingent received formal authorization on 15 October 1914 after the outbreak of the war, and for much of its history, the COTC had been directed out of a house at 184 College Street. The Board of Governors purchased the Alexander McArthur house for the COTC in early 1939 and the interior was altered to provide a room, quartermaster stores, offices, and classrooms. Construction of the Drill Hall began on 1 June, and when it was completed, it gave University of Toronto students enrolled in the Canadian Officers' Training Corps a proper space to take their drills. The 1947 officers' quarters addition is also valued for its association with the COTC. An Ontario Heritage Trust plaque near the entrance of the principal (west) elevation commemorates the property's association with the COTC.

The Alexander McArthur House is valued for its association with the notable Toronto architect David Brash Dick. Born in Edinburgh where he was educated at the Edinburgh School of Design, Dick served as a draughtsman with the eminent Scottish architects, Peddie and Kinnear, before relocating to Chicago in 1873. During the same year, Dick moved to Toronto where he worked in partnership with Scottish expatriate Robert Grant until 1876, after which point he established a solo practice. Dick's architectural portfolio in Toronto is expansive, and in 1878, the Board of Management at the University of Toronto appointed him as University Architect. He designed numerous buildings for the University of Toronto, including the Biological Building (1888-90; demolished), University Library (1891-2), and Wycliffe College (1890-2), as well as ten houses on St

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Contextual Value

Located on the east side of St George Street south of Bloor Street West, the Alexander McArthur House has contextual value as it defines and maintains the character of the "North Campus" area on St George Street between Bloor Street West and Hoskin Avenue, which is largely comprised of two- and three-storey nineteenth-century houses and later post-WWII institutional buildings. The "North Campus" area was slower to develop than elsewhere on the campus. While the portion of the campus on St George Street south of Hoskin Avenue already had some twenty-five university-owned buildings by the early-1920s, there were only six in comparison North of Hoskin Avenue, and properties were, for the most part, still private residences. The house-form property at 117 St George Street also supports areas historic character as a residential street where Toronto's elite commissioned well-known architects to design their residences.

The Alexander McArthur House has value as it is physically, functionally, visually, and historically linked to its surroundings, especially to the properties to the north at 121 and 123 St George Street, in terms of scale, period, and style. This is supported by the placement and orientation of the building on the east side of St George Street, set back from the street with a landscaped setting separating the property from the public realm with paved entrances, which can similarly be seen in the neighbouring properties to the north.

The KPMB and Barton Myers Associates Inc. tower addition at the southwest corner of the property fronting St George Street has value as it is visually linked to the properties to the south, which maintain a similar setback, and contributes to the post-war institutional character while maintaining the residential character in scale and material. It is also visually linked to the neighbouring Innis College Residence at 111 St George Street, which is clad in red brick and rusticated stone skirting at its base.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the Alexander McArthur House as a representative example of the Richardsonian Revival style:

- The rusticated brown Credit Valley stone masonry
- The flat-headed windows throughout with stone sills and lintels
- The stone corbel table and perforated stone balcony in the second-storey above the principal (west) entrance
- The engaged column in first-storey window to the left of the principal (west) entrance with a capital ornamented using stiff-leaf foliage and volutes
- The engaged columns in the second-storey windows to the right of the principal (west) entrance, which appear singly and in a pair, and are ornamented using stiff-leaf foliage and volutes
- The carved stone panels in the same windows, which are ornamented using stiff-leaf foliage
- The round-headed window in the second-storey balcony above the principal (west) entrance and the recessed stone arch that it is set into
- The rusticated stone masonry of the one-storey addition to the south
- The round-headed double-hung windows in the third-storey of the rear (east) elevation and the flat-headed window openings at the second-storey with stone lintels and sills

Attributes that contribute to the value of the Alexander McArthur House as a representative example of the Queen Anne Revival style:

- The decorative pediments in the principal (west) and side (north and south) elevations that are ornamented with fish scale shingles, dentil molding, and corbel tables in the side (north and south) pediments
- The open pediment in the west end of the principal (west) elevation with dentil molding along the angular slopes of the cornice
- The decorative pediment in the rear (east) elevation, which was a later addition, with a pair of double-hung windows with a lintel and fluting ornamentation above, which are original
- The ornamentation of the double-hung windows in the pediment of the principal (west) and side (south) elevations, which include pediments with carved ornamentation, cornices, and corbels

- The flat-headed double-hung windows, which appear singly, in pairs, and in groups of three and four throughout the principal (west) and side (north and south) elevations with stone lintels
- The flat-headed double hung windows in the third-storey of the rear (east) elevation, which appear in a pair and singly
- The presence of multiple roofs

Attributes that contribute to the value of the former Drill Hall as a representative example of drill hall architecture in Canada during the nineteenth and twentieth centuries:

- The longitudinal form and continuous double-height interior volume
- The continuous gambrel roof
- The large expanse of glazing at the roof peak in the rear (west) elevation

Attributes that contribute to the value of the 1990-2 KPMB and Barton Myers Associates Inc. alterations and extension as a representative example of the work of both firms:

- The two-storey scale and massing of the base of the tower in the principal (west) elevation fronting St George Street, which includes a ground floor entrance and a second-storey balcony
- The rusticated stone masonry of the principal (west) wall of the officers' quarters, which abuts the tower fronting St George Street
- The squared-off form and scale of the spire with its heavy massing
- The form, placement and orientation of L-shaped building at the rear, which creates the open central courtyard
- The landscaped setting of the Peter F. Bronfman Courtyard, with its paved walkways, trees, and seating
- The two-storey scale of the L-shaped building, which creates consistency with the Alexander McArthur House
- The red brick and rusticated stone masonry of the L-shaped building, which creates consistency with the masonry of the three historic houses (117, 121, and 123 St George Street) that abut the courtyard
- The archway in between the north wall of the Alexander McArthur House and the neighbouring property at 121 St George Street, which acts as an entryway to the courtyard from St George Street
- The archway in between the north wall of 121 St George Street and the neighbouring property at 123 St George Street, which acts as an entryway to the courtyard from St George Street

Contextual Value

Attributes that contribute to the value of the Alexander McArthur House as defining and maintaining the character of the "North Campus" area on St George Street between Bloor Street West and Hoskin Avenue and being physically, functionally, visually, and historically linked to its surroundings:

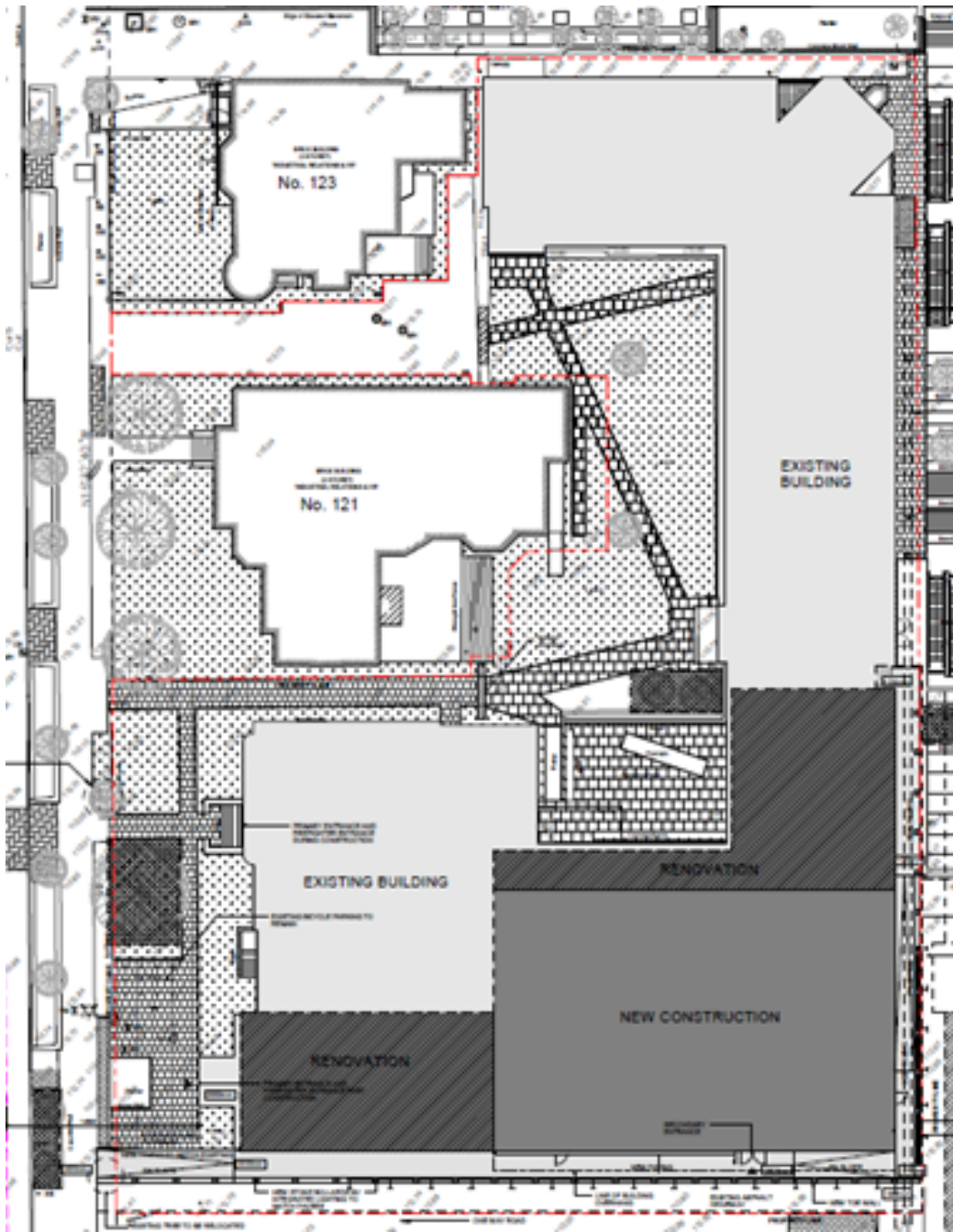
- The three-storey scale and house-form, which relates to the adjacent house-form buildings to the north and maintains the nineteenth-century historic residential character of St George Street between Bloor Street West and Hoskin Avenue
- The placement and orientation of the building on the east side of St George Street, set back from the street with a landscaped setting and low fencing separating the property from the public realm, with paved entrances fronting St George Street

Attributes that contribute to the value of the KPMB and Barton Myers Associates Inc. alterations and extension as being visually linked to the properties to the south on St George Street:

- The setback of the tower from the street on the east side of St George Street, which is in line with the setback of both the nineteenth-century house-form buildings on the east side of St George Street between Bloor St West and Hoskin Avenue and the later post-war institutional buildings
- The red brick and rusticated stone masonry, which was used widely throughout this stretch of St George Street, including in the neighbouring Innis College Residence at 111 St George Street

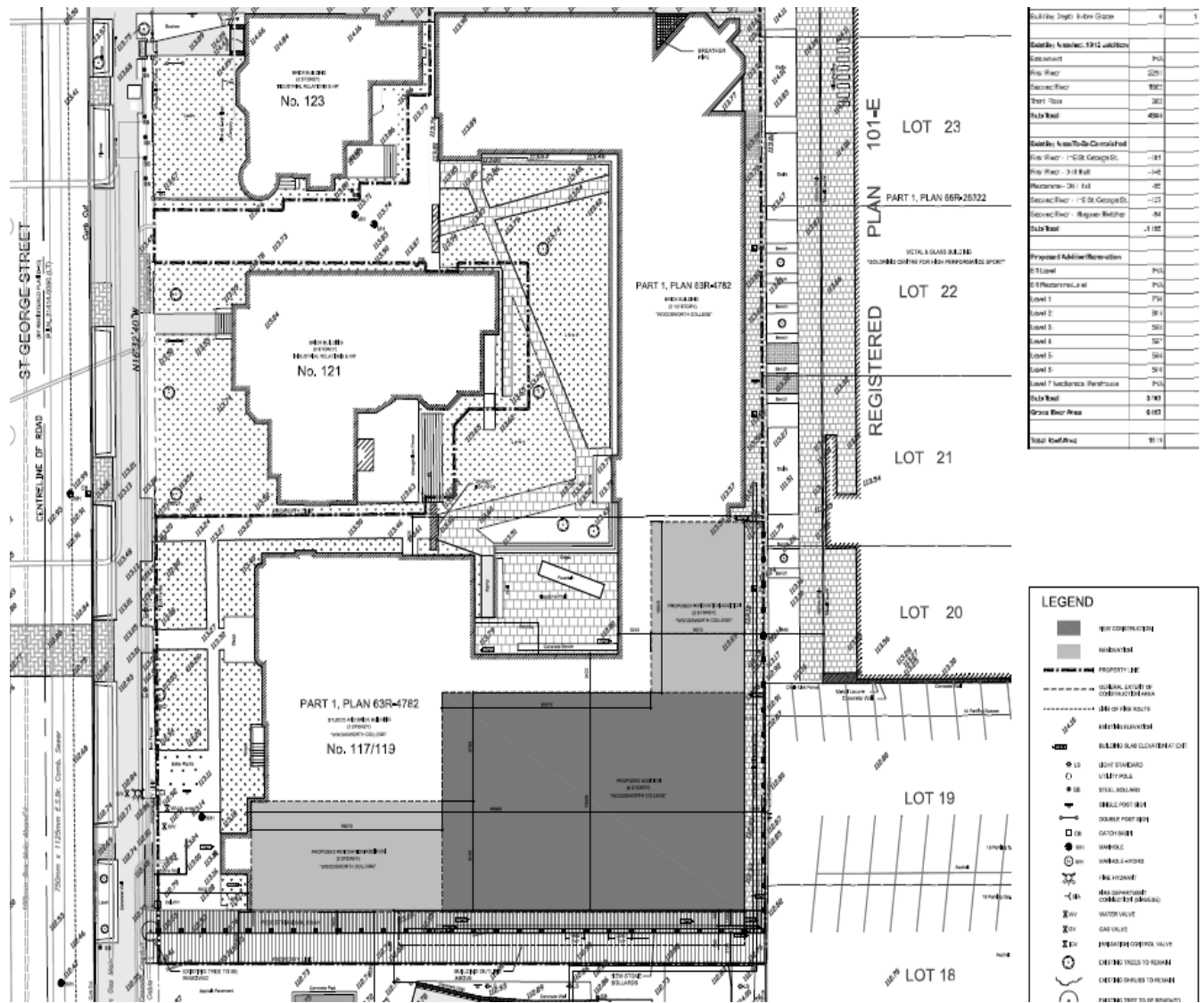
Note- The following have not been identified as heritage attributes:

- The officers' quarters, excluding the west wall and abutting tower
- The brick and glass addition between the officers' quarters and the former Drill Hall
- The first-storey of the rear (east) elevation of the Alexander McArthur House, which has been altered



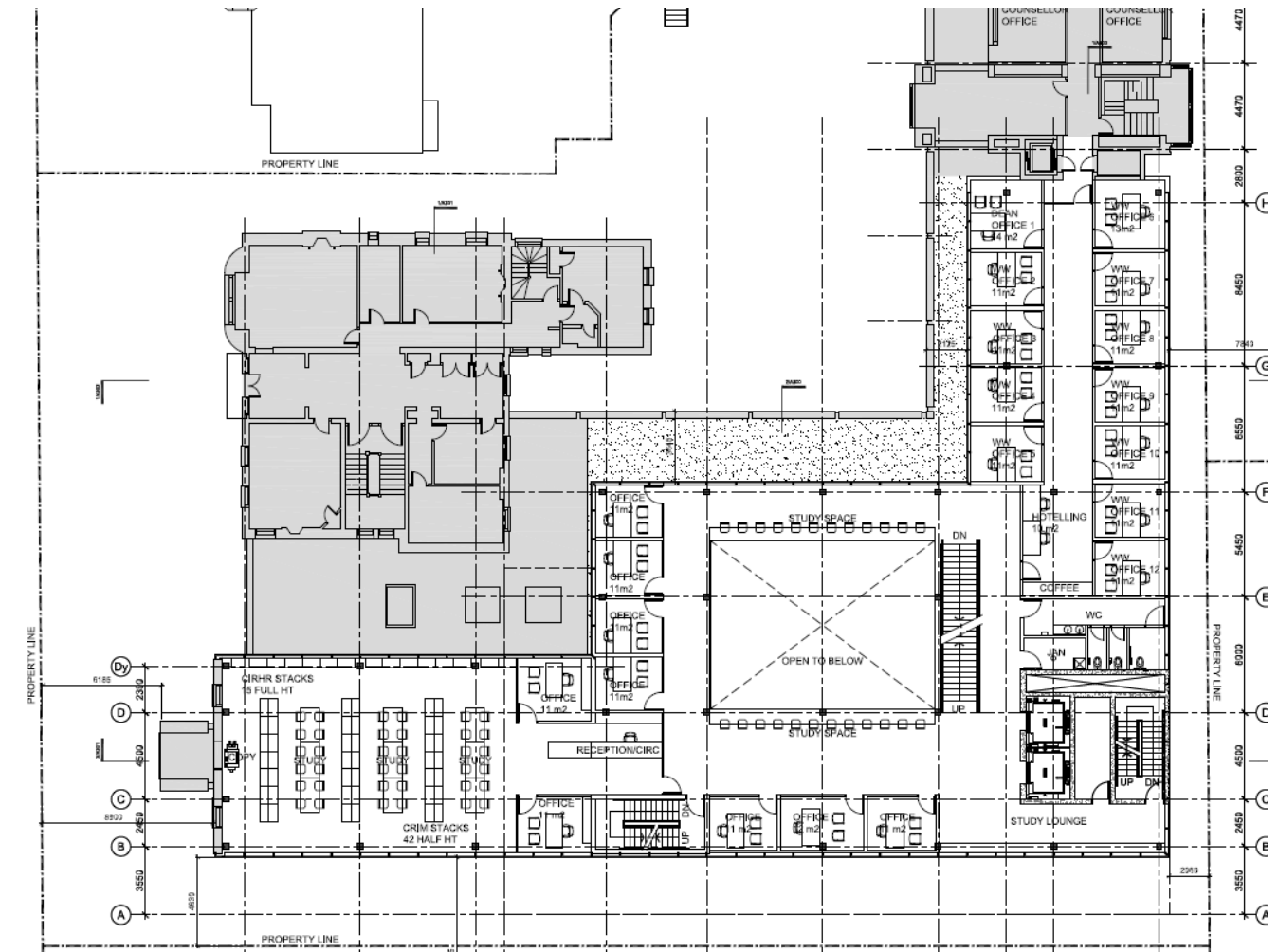
Drawing showing location of new construction and renovation at the site

PROPOSAL DRAWINGS
117 St George Street



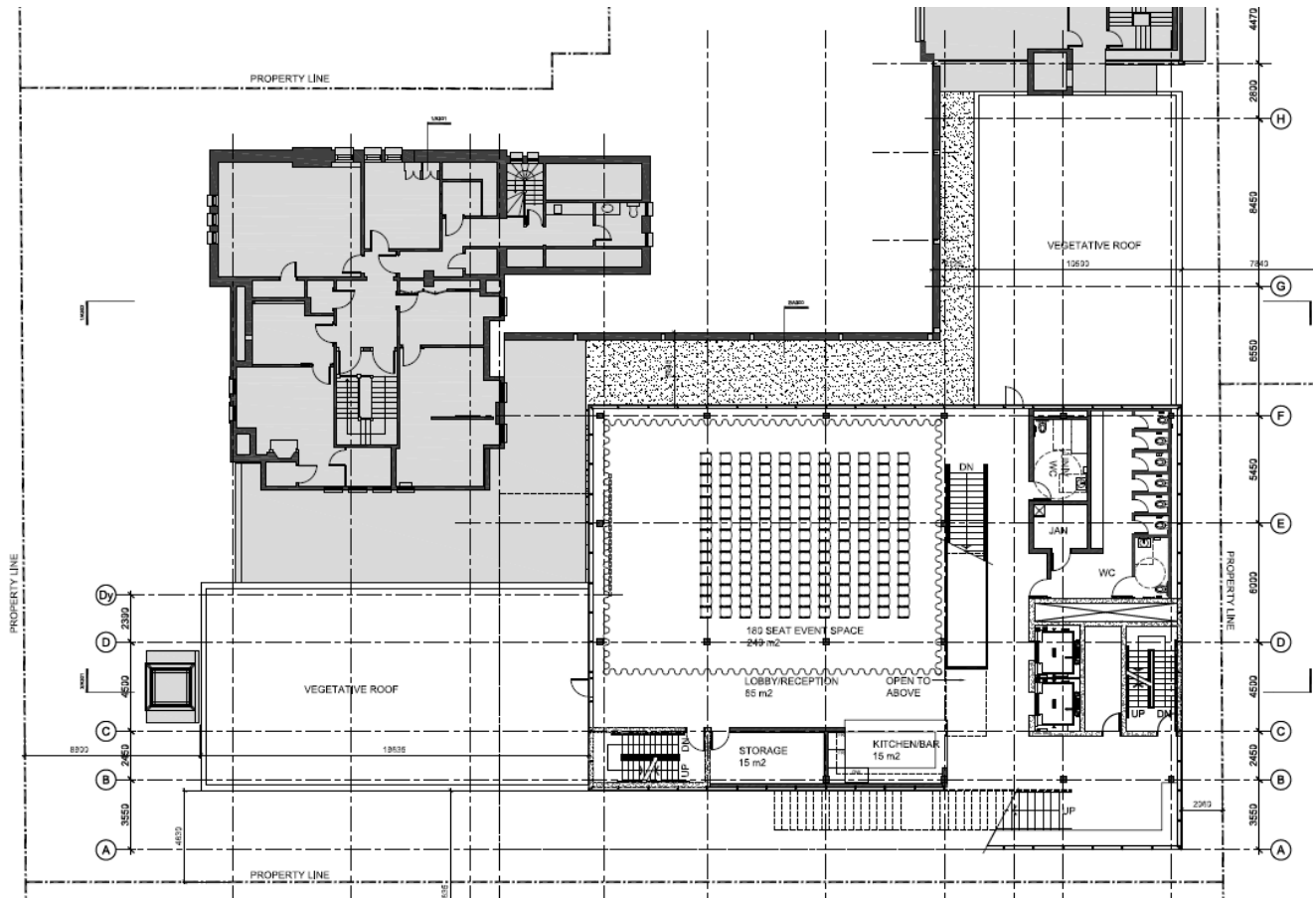
Site Plan - North oriented towards top of drawing. Note, light shading is renovation and darker shading is new construction

PROPOSAL DRAWINGS
117 St George Street



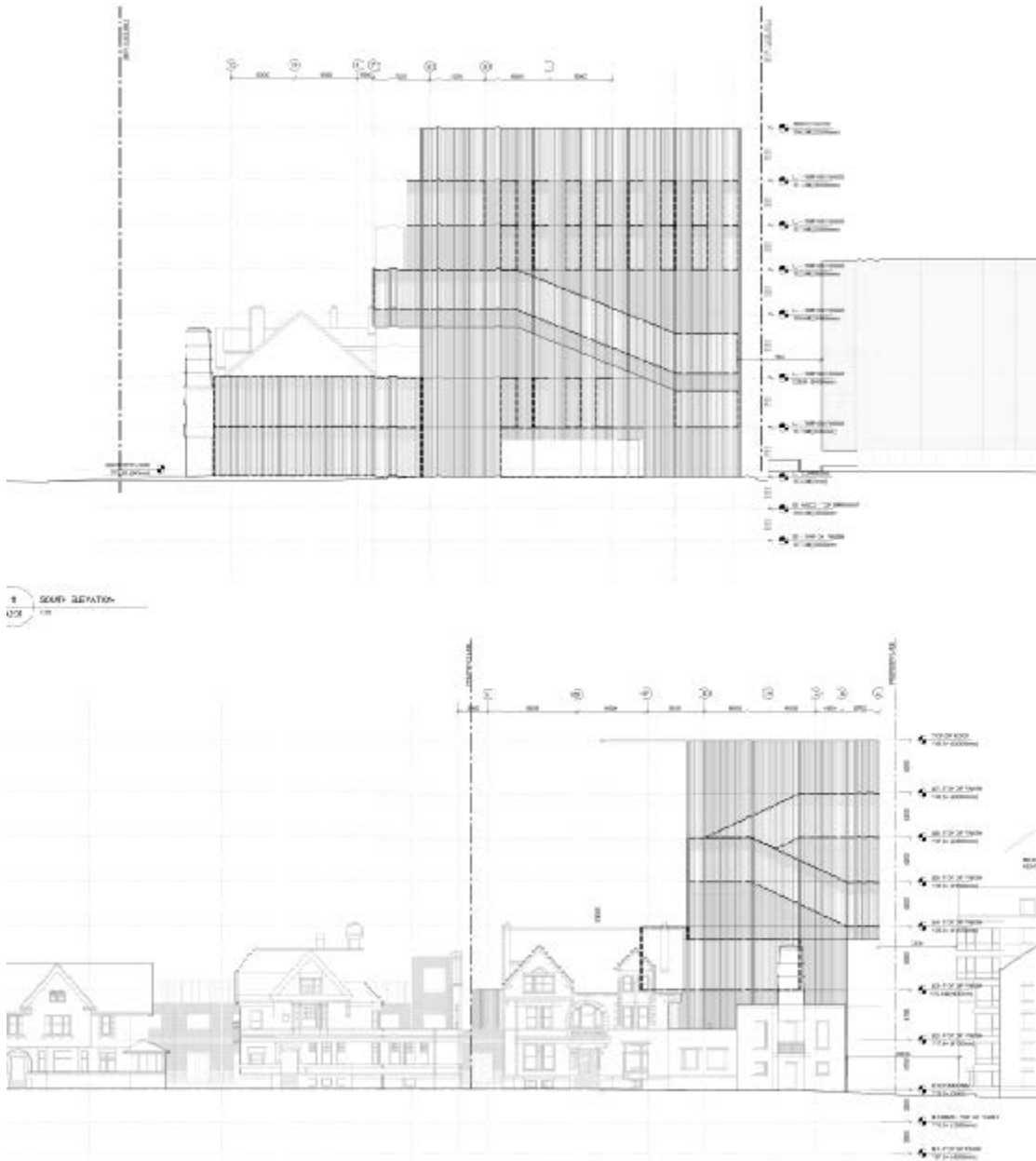
Second Floor Plan

PROPOSAL DRAWINGS
117 St George Street



Third Floor Plan - Note: Green roof above two storey base building extending back from St George Street

PROPOSAL DRAWINGS
117 St George Street



Elevations - Upper diagram shows south elevation (left of drawing is St George COTC façade)

Lower diagram shows west elevation. Note massing of new project is setback approximately 24 metres from St George Street

PROPOSAL DRAWINGS
117 St George Street



Rendering - Looking northeast at St George frontage