



Toronto Preservation Board

Meeting No.	28	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Wednesday, November 17, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB28.1	ACTION	Adopted		Ward: 5
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180 Queens Drive - Inclusion on the City of Toronto's Heritage Register

Board Decision

The Toronto Preservation Board recommends to the Etobicoke York Community Council that:

1. City Council include the property at 180 Queens Drive on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Decision Advice and Other Information

Loryssa Quattrociocchi, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 180 Queens Drive - Inclusion on the City of Toronto's Heritage Register.

Origin

(October 21, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 17, 2021, the Toronto Preservation Board considered Item [PB28.1](#) and made recommendations to City Council.

Summary from the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include the property at 180 Queens Drive on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is situated prominently at the northeast corner of Queens Drive and Pine Street, south of Church Street, west of Jane Street, and north of John Street in the Weston neighbourhood. It contains a three-storey brick and stone house and was constructed in 1912 for the prominent Weston resident, Oliver Master, and his family.

The house is situated on a large corner lot and setback from Queens Drive, reflecting the original lot pattern and organization of the street. The subject property is a representative example of the Queen Anne Revival Style.

As one of the earliest properties constructed in the historic Town of Weston in the area east of Pine Street, south of Church Street, west of Jane Street, and north of William Street, the property at 180 Queens Drive is important in maintaining and supporting the context of the area. The property at 180 Queens Drive contributes to a sense of place within the Weston neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

The property at 180 Queens Drive was nominated for inclusion on the Heritage Register by Cherri Hurst, President of the Weston Historical Society, on their behalf in September 2020.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 180 Queens Drive (Oliver Master House, 1912) is significant as a representative example of the Queen Anne Revival Style, as well as its association with Oliver Master, a prominent resident in Weston, and for its contribution to the historic context of the Weston neighbourhood.

The listing of non-designated properties with cultural heritage value on the Heritage Register extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Background Information

(October 21, 2021) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 180 Queens Drive - Inclusion on the City of Toronto's Heritage Register

<http://www.toronto.ca/legdocs/mmis/2021/pb/bqrd/backgroundfile-172536.pdf>

(November 12, 2021) Staff Presentation - 180 Queens Drive - Inclusion on the City of Toronto's Heritage Register

<http://www.toronto.ca/legdocs/mmis/2021/pb/bqrd/backgroundfile-173196.pdf>

Communications

(November 9, 2021) Letter from Councillor Frances Nunziata, Ward 5, York South-Weston (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-139203.pdf>

(November 10, 2021) E-mail from Cherri Hurst, President Archivist, Researcher, Weston Historical Society and Conservation District (PB.Supp)

(November 14, 2021) E-mail from Cynthia Jones, Sales Representative, Royal Lepage Signature Realty (PB.Supp)

(November 14, 2021) E-mail from Brian J. Clark, Managing Director (Canada), Sara Lee Frozen Bakery (PB.Supp)

(November 14, 2021) E-mail from Lisa H Jones (PB.Supp)

Speakers

Brian J. Clark, Managing Director (Canada), Sara Lee Frozen Bakery