

CITY OF TORONTO

Bill 1116

BY-LAW -2026

To designate the property at 180 Queens Drive as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 180 Queens Drive as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 180 Queens Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 180 Queens Drive, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 180 Queens Drive at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 180 Queens Drive

Reasons for Designation

The property at 180 Queens Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The property at 180 Queens Drive contains a substantial three-storey house designed in the Shingle style in 1911 and historically known as the Oliver Master House. The red-brick house is distinguished by its multiple, shingle-clad gables, broad verandah, and stone corner tower. The property is located at the northeast corner of Queens Drive and Pine Street in the Weston neighbourhood where the house is deeply set back on its large corner lot.

Statement of Cultural Heritage Value

The property has value for yielding information that contributes to an understanding of the community's history, being among the earliest to be constructed in a large area of Weston east of Pine Street, between King Street and Lawrence Avenue. The property was commissioned for Oliver Master, a prominent insurance broker, village councillor (1912-13) and civic leader. Its grand design and context recall local 1856 subdivision plans calling for much of the core of Weston to develop as suburban estates for villas and large houses. The property was one of the few to develop in such a way, thereby representing this aspirational aspect of Weston's history.

Constructed in 1911, the Oliver Master House is valued as an eclectic composition representative of the Shingle style of residential architecture that originated in the United States in the 19th century. Characteristic of the Shingle style, the house is distinguished by its profile of prominent multiple front gables containing shingle-cladding, a distinctive gable overhang, its crenelated tower, and broad verandah with rough-dressed stone detailing. Brick cladding comprises the wall surfaces of the first storey and the side, and the rear of the house below the cornice. While sharing similarities with the more common Queen Anne Revival style, the form and detailing of the subject property aligns with the more uncommon Shingle style, making the house a rarity for this architectural character.

The property at 180 Queens Drive is one of five properties in a grouping on Queens Drive and King Street which are visually linked to their surroundings with their large lots, and/ or large setbacks, containing grand, early-20th century houses. The other four properties in the grouping are 190, 200 and 204 Queens Drive and 175 King Street. Together the houses comprise a visually cohesive grouping with their historical and grand architectural character and contextual attributes. This contextual character reflects the ambitious historic development aspirations and subdivision plans for the community, dating to 1856, historically linking the subject property and the others to their surroundings.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the property as a representative example of the Shingle style:

- The grand three-storey form, scale and massing of the house (deeply set back on its large corner lot)
- rectangular form with rear two-storey extension (with upper-storey sleeping porch) and rounded tower (front corner)
- complex roofline comprising multiple front and rear gables and cross-gambrel roof and gabled dormers; hipped roof rear extension (sleeping porch)
- materials including red-brick exterior cladding; rough-dressed stone finishes comprising the tower, the verandah supports, window sills and lintels; wood-shingle cladding of the gables, dormers, and rear sleeping porch
- window openings; main entrance and side (west) doorway openings; the bay and oriel windows; the stained-glass window sashes of the west oriel window
- front verandah and surviving elements of the original wraparound configuration; the open balcony atop the front verandah
- bracketed doorway hood of the side (west) doorway

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the property for its potential to yield information about the ambitious historical aspirations for the area comprising large, suburban estates:

- The grandness and architectural design of the house and its placement on its large lot with substantial street setback

Contextual Value

The following heritage attributes contribute to the contextual value of the property which is visually and historically linked to its surroundings:

- The setback, placement and orientation of 180 Queens Drive relative to the four adjacent early-20th century houses at 190, 200 and 204 Queens Drive and 175 King Street
- The scale, form and massing of 180 Queens Drive relative to the four adjacent early-20th century houses at 190, 200 and 204 Queens Drive and 175 King Street

SCHEDULE B
LEGAL DESCRIPTION

10329-0289 (LT)

PART OF LOT 127, REGISTERED PLAN M-140 YORK DESIGNATED AS PART 2, PLAN
66R-33945

CITY OF TORONTO

City of Toronto and Province of Ontario

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