



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – 263-265 Queen Street East**

Date:	December 4, 2013
To:	Toronto Preservation Board
From:	Acting Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2013\Cluster B\PLN\HPS\TPB\December 6 2013 \tpbHPS47

SUMMARY

This report recommends that City Council state its intention to designate the property at 263-265 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act. The property owners have applied to demolish the pair of late 19th century two-storey commercial buildings on the site. To refuse demolition, City Council must state its intention to designate the property at 263-265 Queen Street East under Part IV, Section 29, of the Ontario Heritage Act.

At its meeting of November 19, 2013, the Toronto and East York Community Council adopted Item TE28.13, recommending that City Council include the site on the City of Toronto Inventory of Heritage Properties. City Council will consider the item on December 16, 2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 263-265 Queen Street East (Christina Lauder Buildings) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 263-265 Queen Street East (Reasons for Designation) attached as Attachment No. 3 to the report (December 4, 2013) from the Acting Director, Urban Design, City Planning Division.

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, 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 in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation 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.

Financial Impact

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

ISSUE BACKGROUND

At its meeting of November 4, 2013, the Toronto Preservation Board adopted the recommendations contained in the staff report (October 22, 2013) recommending that City Council include the property at 263-265 Queen Street East on the City's heritage inventory. The report was adopted without amendment by the Toronto and East York Community Council at its meeting of November 19, 2013 (TE28:13) and will be considered by City Council on December 16, 2013.

On November 27, 2013, the property owners submitted Demolition Application No. 13 270956 DEM 00 DM to demolish the buildings at 263-265 Queen Street East. Because the property is not listed on the City's heritage inventory, the only way to refuse the demolition of the site is through designation under Part IV, Section 29 of the Ontario Heritage Act.

The owners of the property at 263-265 Queen Street East also own the adjacent vacant properties at 267-269 Queen Street East, which contained late 19th century commercial buildings that were designated under Part IV, Section 29 of the Ontario Heritage Act and demolished in 2012 without the permission of City Council as required under Section 34(1) of the Ontario Heritage Act. The City of Toronto is pursuing legal action against the property owners.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 263-265 Queen Street East meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. The Christina Lauder Buildings have design and contextual values as representative examples of commercial storefronts with period detailing that are historically linked to their

surroundings and stand as important surviving reminders of the character of the block on the south side of Queen Street East between Sherbourne and Ontario Streets as it developed in the late 19th century with commercial buildings.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. In the Statement of Significance, the Statement of Cultural Heritage Value and Heritage Attributes are the same as those included in the listing report (October 22, 2013) that will be considered by City Council at its meeting of December 16, 2013.

CONTACT

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SIGNATURE

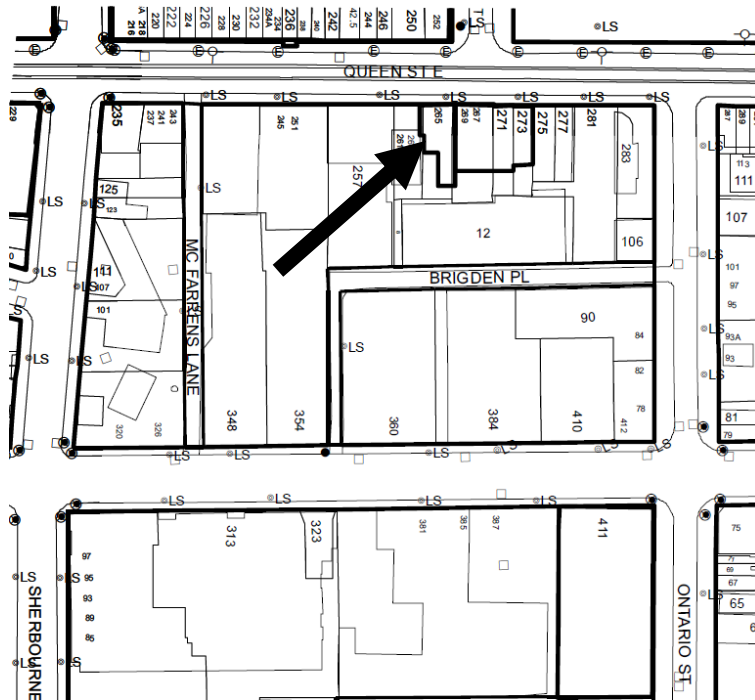
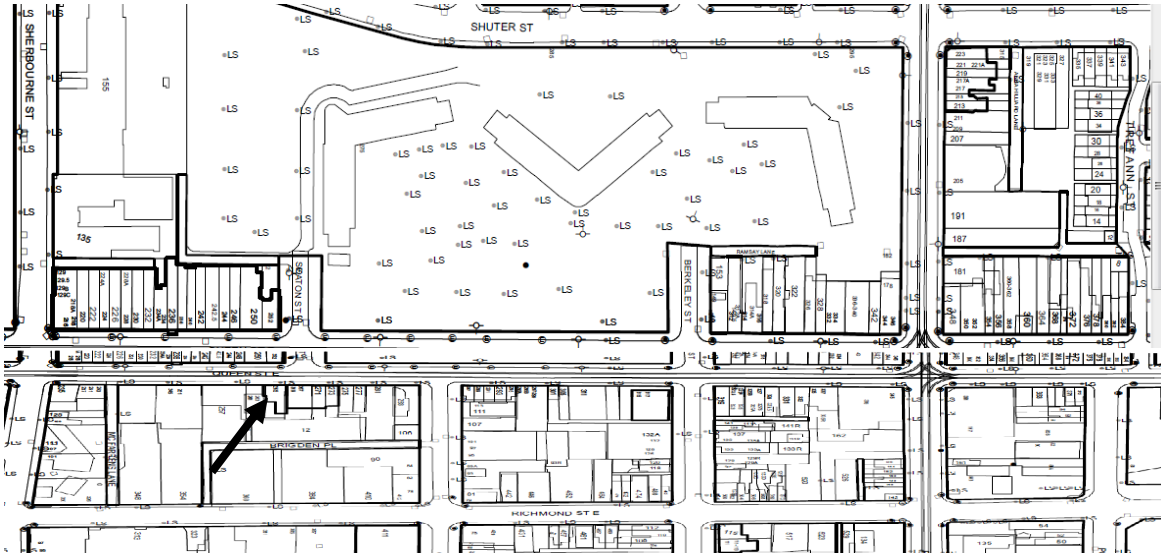
James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report

LOCATION MAP: 263-265 QUEEN STREET EAST

ATTACHMENT NO. 1



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

The **arrows** mark the location of the site



Showing the principal (north) façades (above) and the context of the Christina Lauder Buildings on Queen Street East (below) (Heritage Preservation Services, September 2013)

263-265 QUEEN STREET EAST (REASONS FOR DESIGNATION)

Christina Lauder Buildings

Description

The property at 263-265 Queen Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the south side of Queen Street East between Sherbourne and Ontario Streets, the Christina Lauder Buildings (1875) are two-storey two-part commercial storefronts.

Statement of Significance

The property at 263- 265 Queen Street East contains the Christina Lauder Buildings, which have value as representative examples of commercial buildings from the late 19th century with the scale and gable roof identified with the first generation of stores in the area, as well as the detailing of the storefront and the decorative brickwork associated with period design.

The Christina Lauder Buildings demonstrate contextual value for their historical relationship to Queen Street East, east of Sherbourne Street as it developed in the late 19th century and where they stand as important surviving examples of the type of commercial buildings that characterized the block prior to the removal of the other period storefronts. They remain historically and visually related to their surroundings on Queen Street East opposite the commercial blocks at 216-242 Queen, which are listed on the City's heritage inventory as other surviving examples of late 19th century buildings in the vicinity.

Heritage Attributes

The heritage attributes of the property at 263- 265 Queen Street East

- The buildings historically known as the Christina Lauder Buildings
- The placement, setback and orientation of the structures on the south side of Queen Street East in the block between Sherbourne Street (west) and Ontario Street (east)
- The scale, form and massing on the two-storey plan under a gable roof
- The materials, with brick cladding and brick and wood detailing
- On the principal (north) façade, the organization of the first-floor storefronts that reflect period detailing
- The fenestration in the second storey with pairs of segmental-arched window openings with brick detailing
- The corbelled brickwork beneath the cornice

The side elevations (east and west), the rear wall (south) and the south additions are not identified as heritage attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CHRISTINA LAUDER BUILDINGS
263-265 QUEEN STREET EAST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2013

1. DESCRIPTION



Above: 263-265 Queen Street East, showing the context of the buildings on the south side of the thoroughfare, with the vacant lots to the east (left); cover: principal (north) facades of the Christina Lauder Buildings

263-265 QUEEN STREET EAST: CHRISTINA LAUDER BUILDINGS	
ADDRESS	263-265 Queen Street East (south side, east of Sherbourne Street) ¹
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 124, Part Lot 5
NEIGHBOURHOOD/COMMUNITY	Queen and Sherbourne
HISTORICAL NAME	Christina Lauder Buildings
CONSTRUCTION DATE	1875
ORIGINAL OWNER	Christina Lauder
ORIGINAL USE	Commercial (ground-floor storefronts and second-floor residential)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None identified ²
DESIGN/CONSTRUCTION	Brick cladding with brick and wood trim
ARCHITECTURAL STYLE	See Section 2.iii
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation ³
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2013

¹ The City of Toronto's street numbering system indicates that 265 Queen is the confirmed municipal address for this property, with 263 Queen as a convenience address. The photographs included in this report show the storefronts numbered as 263 (west) and 265 (east), although the property data map (Image 1) labels the property as 265 only

² Building permits do not survive prior to 1882, and no references to the site were uncovered in The Globe tender calls

³ A Research and Evaluation Summary (October 2013) was prepared for the property at 263-265 Queen Street East and attached to the staff report dated October 22, 2013 that was directed to the Toronto Preservation Board (November 5, 2013) and Toronto and East York Community Council (November 19, 2013). The evaluation determined that the site merited inclusion on the City of Toronto Inventory of Heritage Properties. The report had not been considered by City Council at the time of the writing of this Heritage Property Research and Evaluation Report

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 263-265 Queen Street East and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1853 May	Plan 124 is registered on the former Town Lots bounded by present-day Queen, Sherbourne, Adelaide and Ontario Streets
1871 May	The east part of Lot 5 under Plan 124 is purchased by Christina Lauder
1874 Aug	Christina Lauder mortgages the east portion of Lot 5, suggesting the subject buildings were financed at this time ⁴
1875	The City Directory records tenants at 211-213 Queen (the subject property); a decade later, Christina's husband, Robert Lauder operates a grocery store in the west unit
1880	The first Goad's Atlas for Toronto depicts the Christina Lauder Buildings as two-storey stucco structures
1889 Sept	In the first tax assessment roll with the current street numbers, the Christina Lauder Buildings at 263-265 Queen are described as two-storey brick and rough cast, suggesting that the brick facades have been added ⁵
1917	After standing vacant the previous year, the assessed value of the building at 265 Queen rises dramatically; by this time, the properties at 263-265 Queen are owned by Christina Lauder's estate, which retains them until the 1970s
1920s-1960s	Over these decades, the unit at 263 Queen contains a Chinese laundry; in the 1950s and 1960s, the Charles Lauder & Company (founded by Robert and Christina Lauder's son) operates a confectionary at 265 Queen

ii. HISTORICAL BACKGROUND

Queen and Sherbourne Neighbourhood

The property at 263-265 Queen Street East is located on the south side of the street in the block between present-day Sherbourne and Ontario Streets (Image 1). It originally adjoined the Town of York, which was founded in 1793 and laid out in a ten-block townsite between Palace (Front), George, Duchess (Richmond) and Berkeley Streets. Queen Street was first named Lot Street, separating the settlement from the expansive “park lots” to the north where associates of the provincial government established country estates. By 1818 when the expanding community was illustrated on Phillpotts’

⁴ In September 1874, Christina Lauder's husband, Robert bought the west part of Lot 5. The family also owned the adjacent property to the east where the two-unit three-storey brick commercial block at 215-217 Queen (later renumbered as 267-269 Queen) was under construction in September 1886 (the Robert Lauder Buildings at 267-269 Queen were designated under the Ontario Heritage Act in 1989 and demolished in 2013)

⁵ Earlier and subsequent assessment rolls record rough cast (stucco) structures on the subject sites

town plan, the grid-like street pattern and subdivision of lots was extended north to Queen Street (Image 2).

Christina Lauder Buildings

The town lot where the property at present-day 263-265 Queen stands was originally conveyed to John White, who also owned Park Lot 4 on the opposite (north) side of the thoroughfare. The first Attorney General of Upper Canada, White died in an infamous duel in 1800. His town lot was acquired by George William Allan (founder of Allan Gardens), who included it in his survey of Plan 124 in the mid 1800s (Image 4). Boulton's Atlas of 1858 illustrated the first buildings on the site (Image 3).

In 1871, the east part of Lot 5 under Plan 124 was conveyed to Christina Lauder, whose spouse, Robert purchased the west portion three years later. Christina Lauder mortgaged the site in 1874 and, according to the tax assessment rolls, the two-unit two-storey commercial buildings at present-day 263-265 Queen were in place in 1875, with Robert Lauder operating a grocery business in one of the units. The storefronts were first outlined on Goad's Atlas of 1880 (Image 5). The structures were reliably described in the assessment rolls as 'rough cast' (stucco) until 1889 when brick was recorded, suggesting that the principal (north) facade was added at that time. Following Christina Lauder's death, her son retained the site under the name of Charles Lauder and Company. The Lauder family owned the property until the 1970s.

iii. ARCHITECTURAL DESCRIPTION

Archival and current photographs of the property at 263-265 Queen Street East are attached as Images 9-19. The Christina Lauder Buildings were designed as a pair of two-storey commercial structures with residential accommodation on the upper floor. The low scale and gable roof are indicative of the first generation of storefronts along Queen Street East.⁶ The principal (north) elevation on Queen was updated in the late 1880s, adding red brick cladding. In the first floor, the design of the current storefronts is characteristic of the late 19th century. A pair of segmental-arched window openings with brick detailing is placed in the second storey, and corbelled brickwork extends beneath the cornice. This change apparently coincided with the construction of the adjoining Robert Lauder Buildings (1886) at 267-269 Queen. The side walls were originally concealed by neighbouring structures, since removed, and are devoid of openings. The side walls and the series of rear (south) additions are not identified as heritage attributes.

iv. CONTEXT

The City of Toronto property data map attached as Image 1 shows the location of the property at 263-265 Queen Street East. The Christina Lauder Buildings are found on the south side of the thoroughfare in the block between Sherbourne Street (west) and Ontario

⁶ The next generation of commercial blocks dating to the 1880s and 1890s (including the surviving units on the north side of Queen Street West) typically have flat or slightly sloped roofs

Street (east). With the removal of the other late 19th century commercial blocks to the east and the presence of later structures in the block, the Christina Lauder Buildings stand out in the street and are complemented by the surviving late 19th century commercial blocks, opposite, at 216-244 Queen that are recognized on the City’s heritage inventory.

3. EVALUATION CHECKLIST

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

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

Representative Example of Type - The Christina Lauder Buildings have value as representative examples of commercial buildings from the late 19th century with the scale and gable roof identified with the first generation of stores in the area, as well as the detailing of the storefront and the decorative brickwork associated with period design.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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	N/A

No associative values have been identified at the time of the writing of this report.

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

Surroundings – The Christina Lauder Buildings demonstrate contextual value for their historical relationship to Queen Street East, east of Sherbourne Street as it developed in the late 19th century and where they stand as important surviving examples of the type of commercial buildings that characterized the block prior to the removal of the other period

storefronts. They remain historically and visually related to their surroundings on Queen Street East opposite the commercial blocks at 216-242 Queen, which are listed on the City's heritage inventory as other surviving examples of late 19th century buildings in the vicinity.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 263-265 Queen Street East has design and contextual values. The Christina Lauder Buildings are significant for their historical links to their surroundings along Queen Street East where they stand as important surviving reminders of the character of the block on the south side of this major thoroughfare as it developed in the late 19th century with commercial buildings between Sherbourne and Ontario Streets.

5. SOURCES

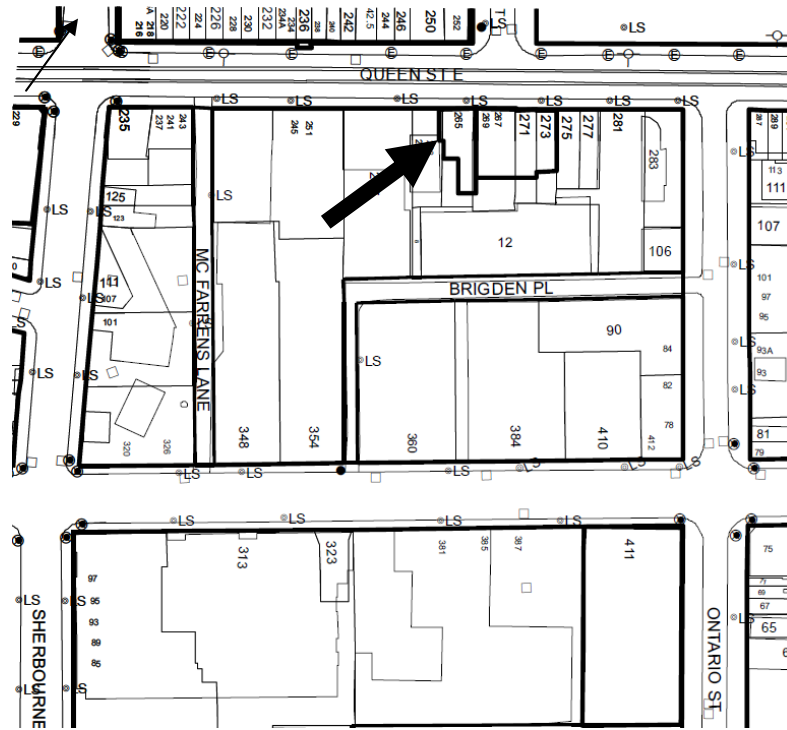
Archival Sources

Abstract Index of Deeds, Town of York Plan, Town Lot 3, and Plan 124, Lot 5
Archival Photographs, City of Toronto Archives and Toronto Historical Board
(individual citations with the images below)
Assessment Rolls, City of Toronto, St. Thomas's Ward, 1875-1892, Ward 2, Division 1,
1893 ff.
Boulton's Atlas, 1858
Browne's Plan of the City of Toronto, 1862
City of Toronto Directories, 1870 ff.
Goad's Atlases, 1880-1923
Phillpotts' Plan of York, 1818
Underwriters' Insurance Bureau Atlas, January 1964

Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Martyn, Lucy Booth, Toronto: 100 years of grandeur, 1984
McHugh, Patricia, Toronto: a city guide, 2nd ed., 1989

6. IMAGES – the **arrows** mark the location of the property at 263-265 Queen Street. Maps and Atlases are followed by archival images and contemporary photographs



1. City of Toronto Property Data Map: showing the location of the property on the south side of Queen Street East between Sherbourne Street (west) and Ontario Street (east)



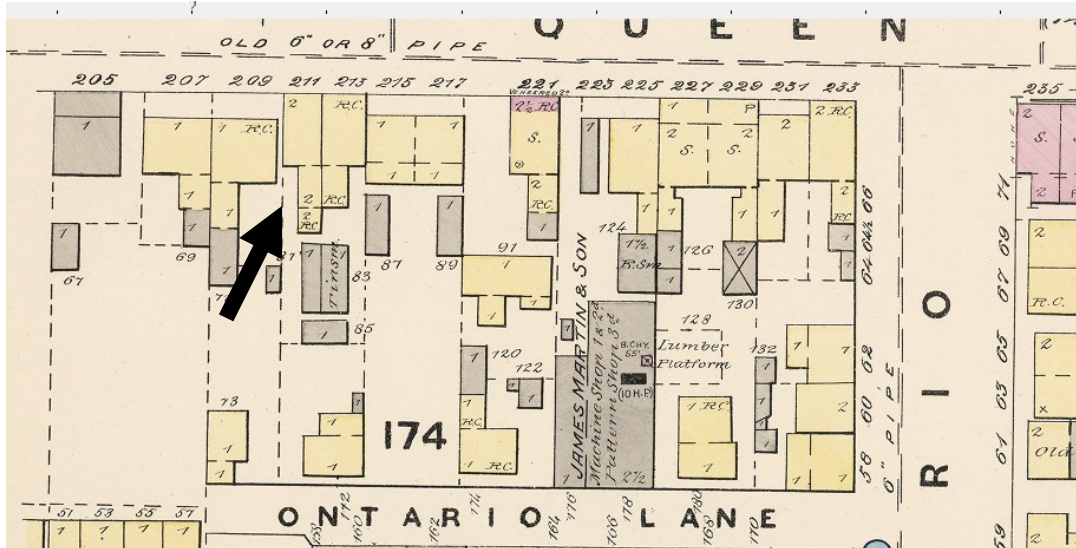
2. Plan of York, 1818: extract showing the subject property before the town lots south of Lot (Queen) Street between present-day Sherbourne (left) and Ontario Street (right) were assembled and subdivided under Plan 124 in 1853



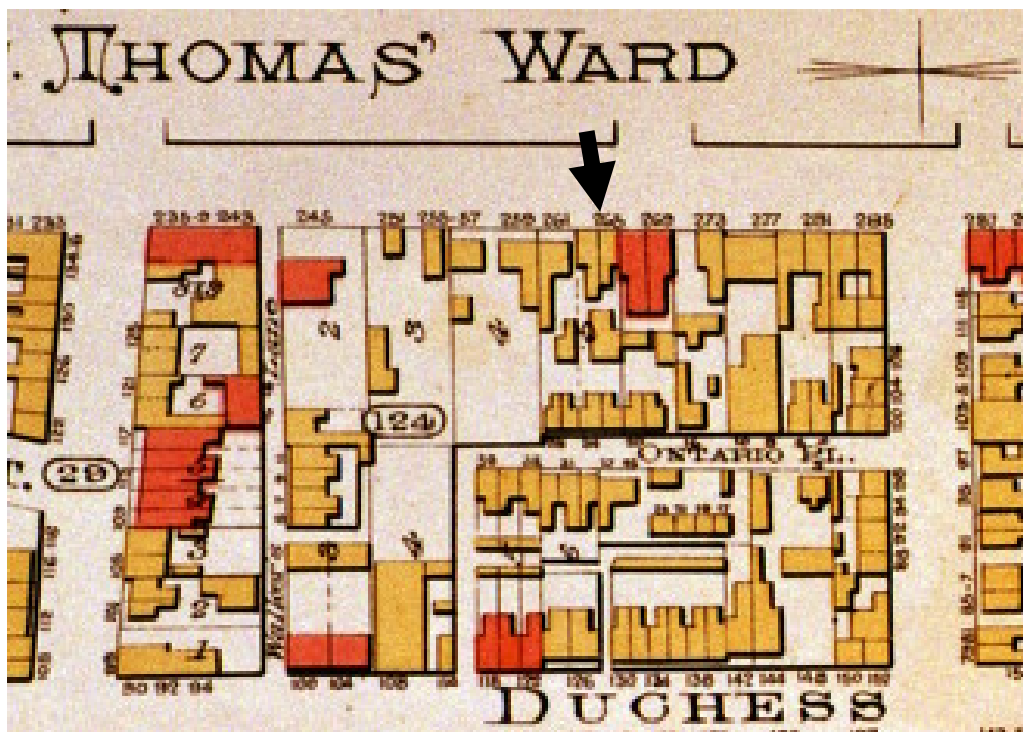
3. Boulton's Atlas of Toronto, 1858: the first fire insurance atlas for the city illustrated the development to date of the block along the south side of Queen Street East between Sherbourne (left) and Ontario (right)



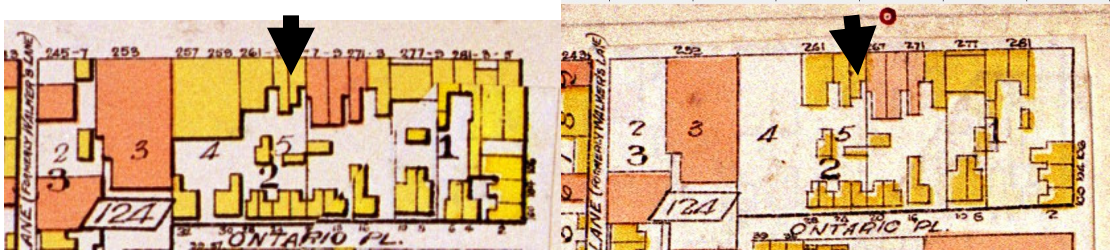
4. Browne's Plan of the City of Toronto, 1862: showing the subdivision of the lands south of Queen Street East where the subject property occupies the east part of Lot 5



5. Goad's Atlas, 1880: the first Goad's fire insurance atlas for Toronto shows the block along the south side of Queen Street East, west of Ontario Street before the current street numbering where the subject buildings are illustrated at 211-213 Queen



7. Goad's Atlas, 1890: showing the subject buildings on the east part of Lot 5 beside the new stores at 267-269 Queen (built for the Lauder family in 1886)



7. Goad's, 1910 revised to 1912 (left) and 1923 (right): showing the status of the block in the early 20th century



8. Underwriters' Insurance Bureau Atlas, July 1954 revised to January 1964: showing the location of the subject properties at 263-265 Queen Street East



9. Archival Photograph, Queen Street East, 1973: view west of Ontario Street showing the two- and three-storey commercial blocks anchored at the west end by 265 Queen (right) (City of Toronto Archives, Fonds 2043, Series 1587)



10. Archival Photograph, 263-265 Queen Street East, c.1973: showing the buildings with the brickwork painted (Toronto Historical Board)



11. Archival Photograph, Queen Street East, c. 1980s: view west toward Sherbourne Street showing 265 Queen at the west end of the group (Toronto Historical Board)



12. Archival Photograph, 263-265 Queen Street East, 1993: showing the storefronts with recessed entrances and the decorative brickwork on the second-storey openings and beneath the roofline (Toronto Historical Board)



13. Current Photographs, 263-265 Queen Street East, September 2013: showing the gable roofline and the exposed west elevation (above), and the east elevation and rear (south) additions (below) (Heritage Preservation Services)