



**STAFF REPORT  
ACTION REQUIRED**

**Demolition of a Designated Heritage Property within the  
Queen Street West Heritage Conservation – 375-379  
Queen Street West**

<b>Date:</b>	January 28, 2013
<b>To:</b>	Toronto Preservation Board Toronto East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Ward 20 - Trinity-Spadina
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\HPS\TEYCC\February 26 2013\teHPS07

**SUMMARY**

---

This report recommends that City Council refuse the proposed demolition within the Queen Street West Heritage Conservation District (QSWHCD). The application is, to date, unsupported by a suitable replacement structure that is compatible with the District Guidelines. Although the Planning Division is currently considering a re-zoning application for the subject site, the owner has applied to demolish the buildings in advance of obtaining any other planning approvals.

This report is time sensitive as notice of the City Council decision on this matter must be received by the owner before March 17, 2013.

**RECOMMENDATIONS**

---

**The City Planning Division recommends that:**

1. City Council refuse the proposed demolition of the heritage property at 375-379 Queen Street West under Section 42 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the application for demolition under Section 42 of the Ontario Heritage Act, Council authorize the

City Solicitor and the necessary City staff to attend at the Ontario Municipal Board in opposition to the appeal.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

The property at 375-379 Queen Street West is part of the Queen Street West Heritage Conservation District designated by City Council under By-law 979-2007 on September 27, 2007.

[http://www.toronto.ca/heritage-preservation/pdf/hcd\\_westqueenw\\_study\\_bylaw.pdf](http://www.toronto.ca/heritage-preservation/pdf/hcd_westqueenw_study_bylaw.pdf)

## **ISSUE BACKGROUND**

### **Policy Framework**

#### **Official Plan**

Section 3.1.5 of the City of Toronto Official Plan directs that significant heritage resources will be conserved by listing properties of architectural and/or historic interest on the City's Inventory of Heritage Properties; designating properties; entering into conservation agreements with owners of heritage properties; and designating areas with a concentration of heritage resources as heritage conservation districts. The Plan directs the adoption of guidelines to maintain and improve the character of such districts.

#### **Ontario Heritage Act**

Under Section 42 of the Ontario Heritage Act, an owner must obtain a permit from the municipality to demolish or erect a property within a Heritage Conservation District. If Council refuses the application the owner may appeal the decision to the Ontario Municipal Board.

#### **Queen Street West Heritage Conservation District Plan (QSWHCD Plan)**

The QSWHCD Plan was adopted by City Council to be used as a guide to manage property alteration and development with a view to the preservation of the existing architectural character of the District and its streetscape. The Heritage Attributes and District Guidelines (Section 5) of the QSWHCD Plan define the Heritage District Characteristics and set out standards in order to provide guidance for demolition, alteration and new construction.

Although the subject property is identified overall as a non-contributing building, heritage value was evaluated in the guidelines relative to four factors:

- Contextual
- Setting
- Landmark

- Heritage Character

The subject property was identified within the Plan as making the following contributions to the heritage character of the District:

1. Contextual: Contributes through its built form to the continuity of the street, neighbourhood or area.
2. Setting: Contributes through its placement on the site and/or the landscaping to the character of the street, neighbourhood or area.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

On March 3, 4 and 5, 2008, Council adopted Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)* as the document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City.

### **COMMENTS**

The owner of the subject property has submitted a re-zoning application to the Planning Division that is, in its current form, incompatible with the QSWHCD Plan. Reports from both the Director of Urban Design and the Director of Community Planning on the entire proposal are forthcoming.

In the meantime, the owner has filed a separate application to demolish the designated building under provisions of Section 42 of the Ontario Heritage Act. This application was stamped as received within Heritage Preservation Services on December 17, 2012. The application was complete on submission and notice of the City Council decision on this matter must be received by the owner before March 17, 2013

The absence of a supportable replacement structure means that should permission for the demolition be granted the site could be vacant for an indeterminate length of time. The removal of these buildings from a prominent corner would alter the continuity, context, scale, and the defining character of the street wall and would have a negative impact on the district as a whole in this regard.

Any future development within the QSWHCD requires approval of Heritage Preservation Services (if the QSWHCD plan is adhered to under a delegated authority) or City Council. At present the future of the site has not been determined.

## **CONCLUSION**

This report recommends that City Council refuse the proposed demolition of the designated heritage property at 375- 379 Queen Street West Street until it is accompanied by a replacement structure that is compatible with the Queen Street West Heritage Conservation Plan. To approve demolition prior to the owner obtaining any planning approvals for the site would have a negative impact on the area's heritage character.

## **CONTACT**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079, Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

## **SIGNATURE**

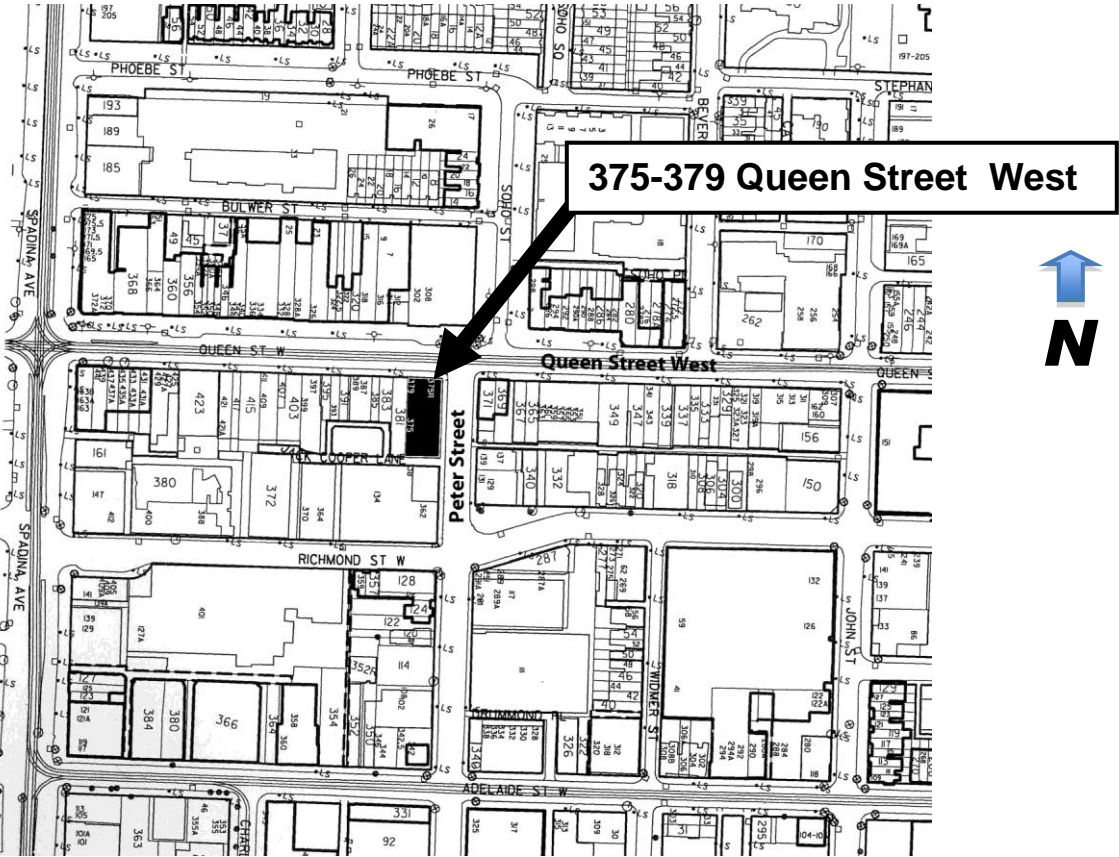
---

Robert Freedman  
Director Urban Design  
City Planning Division

## **ATTACHMENTS**

- Attachment No. 1 – Location Map
- Attachment No. 2 – Context Photographs
- Attachment No. 3 – Context Photographs
- Attachment No. 4 – Context Photographs
- Attachment No. 5 – HCD Inventory Page 1
- Attachment No. 6 – HCD Inventory Page 2

LOCATION MAP: 375-379 QUEEN STREET WEST



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

CONTEXT PHOTOS: 375-379 QUEEN STREET WEST



North side of site (Queen Street facade)



North - east corner of site (Looking south - west)



CONTEXT PHOTOS: 375-379 QUEEN STREET WEST



North east corner of site (looking west)



South east corner of site (Looking north-west)



ATTACHMENT NO. 4  
CONTEXT PHOTOS: 375-379 QUEEN STREET WEST







South west corner of site (Looking north-east)



HCD INVENTORY PAGE: 375-379 QUEEN STREET WEST

<b>1</b>	<b>375-379 QUEEN ST. WEST</b>	<b>Toronto</b>																																
<p>All images: FGMAA (unless otherwise noted)</p> 																																		
<p><b>0.0 IDENTIFICATION</b></p>																																		
Name of building	Gap (375); Coopers Office Furniture (379).																																	
Civic Address	375-379 Queen Street West (sw corner at Peter) Ward 20 (original address 321-325, then 361-365 Queen Street West)																																	
Heritage Status	n/a																																	
<p><b>1.0 ARCHITECTURE</b></p>																																		
Height	3 storeys																																	
Stylistic Influences	375: Edwardian 379: Italaite																																	
Integrity	<table border="1"> <thead> <tr> <th></th> <th>HIGH</th> <th>MEDIUM</th> <th>LOW</th> </tr> </thead> <tbody> <tr> <td>Upper Storeys</td> <td></td> <td>3rd</td> <td>2nd</td> </tr> <tr> <td>Ground Floor</td> <td></td> <td></td> <td>●</td> </tr> </tbody> </table>			HIGH	MEDIUM	LOW	Upper Storeys		3rd	2nd	Ground Floor			●																				
	HIGH	MEDIUM	LOW																															
Upper Storeys		3rd	2nd																															
Ground Floor			●																															
Facade	<table border="1"> <thead> <tr> <th></th> <th>STONE</th> <th>BRICK</th> <th>STUCCO</th> <th>OTHER</th> </tr> </thead> <tbody> <tr> <td>Materials</td> <td></td> <td>●</td> <td>2nd</td> <td>precast conc.</td> </tr> </tbody> </table>			STONE	BRICK	STUCCO	OTHER	Materials		●	2nd	precast conc.																						
	STONE	BRICK	STUCCO	OTHER																														
Materials		●	2nd	precast conc.																														
% Void	<table border="1"> <thead> <tr> <th></th> <th>0%</th> <th>20%</th> <th>40%</th> <th>60%</th> <th>80%</th> <th>100%</th> </tr> </thead> <tbody> <tr> <td>Upper Storeys</td> <td></td> <td>2nd</td> <td>3rd</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ground Floor</td> <td></td> <td></td> <td></td> <td></td> <td>●</td> <td></td> </tr> </tbody> </table>			0%	20%	40%	60%	80%	100%	Upper Storeys		2nd	3rd				Ground Floor					●												
	0%	20%	40%	60%	80%	100%																												
Upper Storeys		2nd	3rd																															
Ground Floor					●																													
Windows	<table border="1"> <thead> <tr> <th></th> <th>ORIG</th> <th>REPL</th> <th>DH</th> <th>FIXD</th> <th>SLIDE</th> <th>CASE</th> <th>AWNG</th> </tr> </thead> <tbody> <tr> <td>Material</td> <td></td> <td></td> <td></td> <td>alum.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Upper Storeys</td> <td>3rd</td> <td>2nd</td> <td>3rd</td> <td>2nd</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ground Floor</td> <td></td> <td>●</td> <td></td> <td>●</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			ORIG	REPL	DH	FIXD	SLIDE	CASE	AWNG	Material				alum.				Upper Storeys	3rd	2nd	3rd	2nd				Ground Floor		●		●			
	ORIG	REPL	DH	FIXD	SLIDE	CASE	AWNG																											
Material				alum.																														
Upper Storeys	3rd	2nd	3rd	2nd																														
Ground Floor		●		●																														
Cornice	<table border="1"> <thead> <tr> <th></th> <th>STONE</th> <th>BRICK</th> <th>DECOR. METAL</th> <th>WOOD</th> </tr> </thead> <tbody> <tr> <td>n/a</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			STONE	BRICK	DECOR. METAL	WOOD	n/a																										
	STONE	BRICK	DECOR. METAL	WOOD																														
n/a																																		
Roof	<table border="1"> <thead> <tr> <th></th> <th>FLAT</th> <th>SLOPED</th> <th>SLATE</th> <th>METAL</th> <th>SHINGLE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>●</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			FLAT	SLOPED	SLATE	METAL	SHINGLE			●																							
	FLAT	SLOPED	SLATE	METAL	SHINGLE																													
		●																																
Significant Elements	<ul style="list-style-type: none"> <li>•375: original double hung windows with divided lights at upper sash at 3d storey</li> <li>•379: decorative brick cornice and window hoods at 3d storey</li> <li>• storefronts have characteristic recessed entries; storefront heights are typical</li> </ul>																																	
Current Use	<table border="1"> <thead> <tr> <th></th> <th>Upper Floor</th> <th>Ground Floor</th> </tr> </thead> <tbody> <tr> <td></td> <td>• 2nd storey: retail; 3d storey offices / storage for retail</td> <td>• retail (clothing and furniture)</td> </tr> </tbody> </table>			Upper Floor	Ground Floor		• 2nd storey: retail; 3d storey offices / storage for retail	• retail (clothing and furniture)																										
	Upper Floor	Ground Floor																																
	• 2nd storey: retail; 3d storey offices / storage for retail	• retail (clothing and furniture)																																
Comments	<ul style="list-style-type: none"> <li>• triple width of storefront at 375 is atypical</li> <li>• modifications to cornice level, addition of steel beam and modification and/or blocking of windows at 2nd storey, variety of materials and poor repair at cornice detract from heritage character</li> </ul>																																	
																																		
<p>FOURNIER ROSVITZ MOSS ET ASSOCIÉS ARCHITECTES + OFFICEFORURBANISM <span style="float: right;">inventory sheet 1</span></p>																																		

HCD INVENTORY PAGE: 375-379 QUEEN STREET WEST

2	375-379 QUEEN ST. WEST	Toronto															
All images: FGMAA (unless otherwise noted)																	
 <p style="text-align: right; font-size: x-small;">Close-up 375</p>  <p style="text-align: right; font-size: x-small;">Close-up 379</p>  <p style="text-align: right; font-size: x-small;">View from north-east</p>  <p style="text-align: right; font-size: x-small;">View from north-east</p>	<h3 style="margin-top: 0;">2.0 ENVIRONMENT</h3> <hr/> <p><b>Contextual</b> <i>Contributes through its built form to the continuity or dominant character of the street, neighbourhood or area.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr style="background-color: #cccccc;"> <th style="width: 50%;">CONTRIBUTING</th> <th style="width: 50%;">NON-CONTRIBUTING</th> </tr> <tr> <td style="text-align: center;">●</td> <td></td> </tr> </table> <p><b>Setting</b> <i>Contributes through its placement on site and / or the landscaping to the character of the street, neighbourhood or area.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr style="background-color: #cccccc;"> <th style="width: 50%;">CONTRIBUTING</th> <th style="width: 50%;">NON-CONTRIBUTING</th> </tr> <tr> <td style="text-align: center;">●</td> <td></td> </tr> </table> <p><b>Landmark</b> <i>Significance as a conspicuous or familiar feature of the street, neighbourhood or area.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr style="background-color: #cccccc;"> <th style="width: 50%;">YES</th> <th style="width: 50%;">NO</th> </tr> <tr> <td></td> <td style="text-align: center;">●</td> </tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Heritage Character</b></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr style="background-color: #cccccc;"> <th style="width: 50%;">CONTRIBUTING</th> <th style="width: 50%;">NON-CONTRIBUTING</th> </tr> <tr> <td></td> <td style="text-align: center;">●</td> </tr> </table> <p style="font-size: x-small;">Establishes the building as contributing or non-contributing to Queen Street HCD</p> </div>	CONTRIBUTING	NON-CONTRIBUTING	●		CONTRIBUTING	NON-CONTRIBUTING	●		YES	NO		●	CONTRIBUTING	NON-CONTRIBUTING		●
CONTRIBUTING	NON-CONTRIBUTING																
●																	
CONTRIBUTING	NON-CONTRIBUTING																
●																	
YES	NO																
	●																
CONTRIBUTING	NON-CONTRIBUTING																
	●																
<h3 style="margin-top: 0;">3.0 HISTORY</h3> <hr/> <p><b>Date of Construction</b> <i>Bet. 1851-1858 (M3, M4): 1st building on site</i></p> <p><b>Associated Persons</b> <i>1818(M1): land owned by John McDonnell 1837(M2a): land owned by Hon. George Crookshank 1900 (AR): George Whewes, owner, Margaret Hewett hotel; Thomas Stafford, sculptor, John Jewell, harness maker</i></p> <p><b>Original Description/ Use</b> <i>1892 (M6): 2-storey, wood on roughcast, 361; hotel, 363: office, 365: store</i></p> <p><b>Original / Modifications</b> <i>Existing building is probably original with major modifications</i></p> <p><b>Significant Events</b></p>																	
<h3 style="margin-top: 0;">4. BIBLIOGRAPHY</h3> <hr/> <p style="font-size: x-small;">M1: 1818, <i>Lands and Forests</i> M2: 1842, <i>Cane</i> M2a: 1837, <i>Bonnycastle</i> M3: 1851, <i>Fleming</i> M4: 1858, <i>Boulton</i> M5: 1884, <i>Goad</i> M6: 1892, <i>Goad</i> Assessment Roll 1880, 1890 <i>St. Andrew's Ward</i>, 1900, <i>Ward 4, Division 1</i></p>																	
FOURNIER GERSOVITZ MOSS ET ASSOCIÉS ARCHITECTES + OFFICEFORURBANISM		inventory sheet 2															