

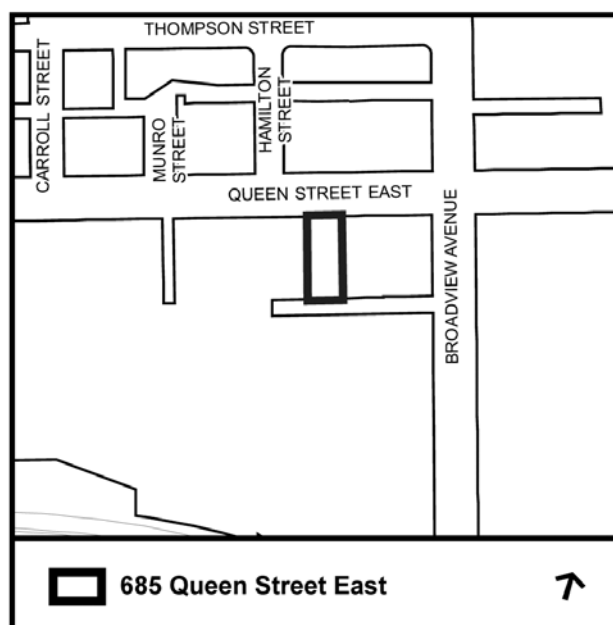
## Inclusion on the Heritage Register – 685 Queen Street East

<b>Date:</b>	January 7, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Toronto Danforth – Ward 30
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16010

### SUMMARY

This report recommends that City Council include the property at 685 Queen Street East on the City of Toronto Heritage Register. The property contains the Dr. John B. Fraser house, a two-and-a-half storey, brick-clad, hipped-roofed house-form building completed in 1904 and located on the south side of Queen Street East between the East Don Roadway and Broadview Avenue.

At its meeting of November 10, 2015, Toronto and East York Community Council requested that the Senior Manager, Heritage Preservation Services report on the results of an evaluation of the cultural heritage value of these properties and provide recommendation for their inclusion on the City's Heritage Register. Following research and evaluation, staff have determined that the property at 685 Queen Street East meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also used by the City when evaluating



properties for inclusion on the Heritage Register.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council include the property at 685 Queen Street East on the City of Toronto Heritage Register.

### **Financial Impact**

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

## **DECISION HISTORY**

The property is located within the current Queen Street East Heritage Conservation District Study area. At its meeting of October 2, 2012, City Council adopted the report recommending the area be given prioritization and a study initiated.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

At its meeting of November 10, 2015, the Toronto and East York Community Council (TEYCC) directed the Senior Manager, Heritage Preservation Services to report to the February 23, 2016 meeting of Toronto and East York Community Council on the results of an evaluation of the cultural heritage value of the properties adjacent to the Riverside Square development, including 635, 639, 641, 643, 650, 651, 653, 655, 658, 666, 668, 670, 672, 682-688, 685 and 696 Queen Street East and any recommendations as supported by this evaluation for the inclusion of these properties on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=9771> See *Decision TE12.7, Decision Advice and Other Information, Item 3*

## **ISSUE BACKGROUND**

The property at 685 Queen Street East contains a two-and-a-half storey, brick-clad, hipped-roofed, house-form building completed in 1904. The property is located within the current Queen Street East Heritage Conservation District Study area.

Inclusion on the register will help to ensure that the cultural heritage value and heritage attributes of the property are identified and protected and considered for any impact by the adjacent Streetcar Riverside Square development.

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Research and Evaluation Summary (Attachment No. 4).

The Reasons for Inclusion are found in Attachment No. 3. The property at 685 Queen Street East is worthy of inclusion on the City of Toronto Heritage Register for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The design values of the property are present in its representation of the early 20<sup>th</sup> century Edwardian style which here exhibits the persistent influence of the Richardsonian Romanesque style predominant in Toronto in the 1880s and 1890s. The property has associative value as it represents sole medical practitioners, such as Dr. Fraser and Dr. Fish, who lived and practiced in late 19<sup>th</sup> and early 20<sup>th</sup> century Riverdale. It is also valued for its association with the architect Charles F. Wagner, a well-respected Toronto architect, who designed two other buildings on Queen Street East including the Plaza Theatre (now known as the Opera House). Located on the south side of Queen Street East, the property contributes architecturally as well as typologically to the eclectic mix of late nineteenth and early 20<sup>th</sup> century commercial and residential properties, as well as maintaining the scale and character of the area identified for study as the Queen Street East HCD.

## **CONTACT**

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## **SIGNATURE**

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Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENTS**

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