

Inclusion on the City of Toronto's Heritage Register – 1 Blue Goose Street

Date: April 6, 2017

To: Toronto Preservation Board
Etobicoke York Community Council

From: Chief Planner and Executive Director, City Planning Division

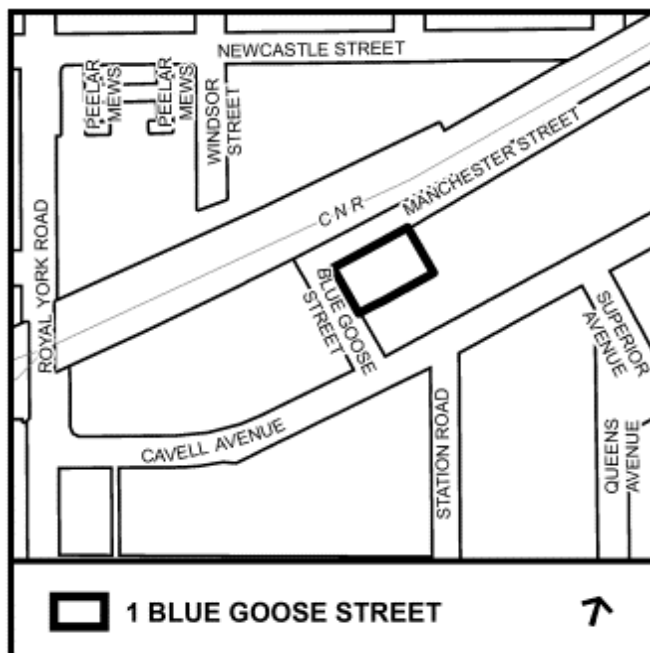
Wards: 6 - Etobicoke South

SUMMARY

This report recommends that City Council include the property at 1 Blue Goose Street on the City of Toronto's Heritage Register.

At its meeting of November 16, 2016, the Etobicoke York Community Council adopted EY118.46, "Request to Include the Blue Goose Tavern at 1 Blue Goose Street on the City of Toronto's Heritage Register."

Located in the Etobicoke community of Mimico, the property at 1 Blue Goose Street contains a hotel that was built in 1909 as the Windsor Hotel, which has been known since the 1970s as the Blue Goose Tavern. Following research and evaluation, it has been determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act, which the City also applies when considering properties for inclusion on its Heritage Register.



The property at 1 Blue Goose Street is the subject of a development application that proposes to retain the heritage building while adding residential buildings to the property.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the property at 1 Blue Goose Street on the City of Toronto's Heritage Register accordance with the Statement of Significance (Reasons for Inclusion): 1 Blue Good Street, attached as Attachment 3 to the report (April 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of November 16, 2016, the Etobicoke York Community Council adopted EY18.46, "Request to Include the Blue Goose Tavern at 1 Blue Goose Street on the City of Toronto's Heritage Register":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY18.46>

At its meeting of February 22, 2017, the Etobicoke York Community Council adopted EY20.9 "Preliminary Report - 1 Blue Goose Street - Zoning By-law Amendment" to schedule a public meeting concerning a development proposal for the property:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY20.9>

COMMENTS

At its meeting of November 15, 2016, the Etobicoke York Community Council requested that the property at 1 Blue Goose Street be considered for inclusion on the City of Toronto's Heritage Register.

A location map and photographs are attached as Attachments 1 and 2. Staff have completed the Heritage Property Research and Evaluation Report (Attachment 4) for the property at 1 Blue Goose Street and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also uses when considering properties for inclusion on its Heritage Register.

Located in the area southeast of the intersection of Royal York Road and the railway tracks, the property at 1 Blue Goose Street contains a building known historically as the Windsor Hotel (1909) and popularly known as the Blue Goose Tavern, which has

cultural heritage value for its design, historical associations and context as an early-20th century commercial building that has been in continuous operation for a more than a century in its location southeast of Royal York Road and the railway tracks in Mimico where it stands as a local landmark.

CONTACT

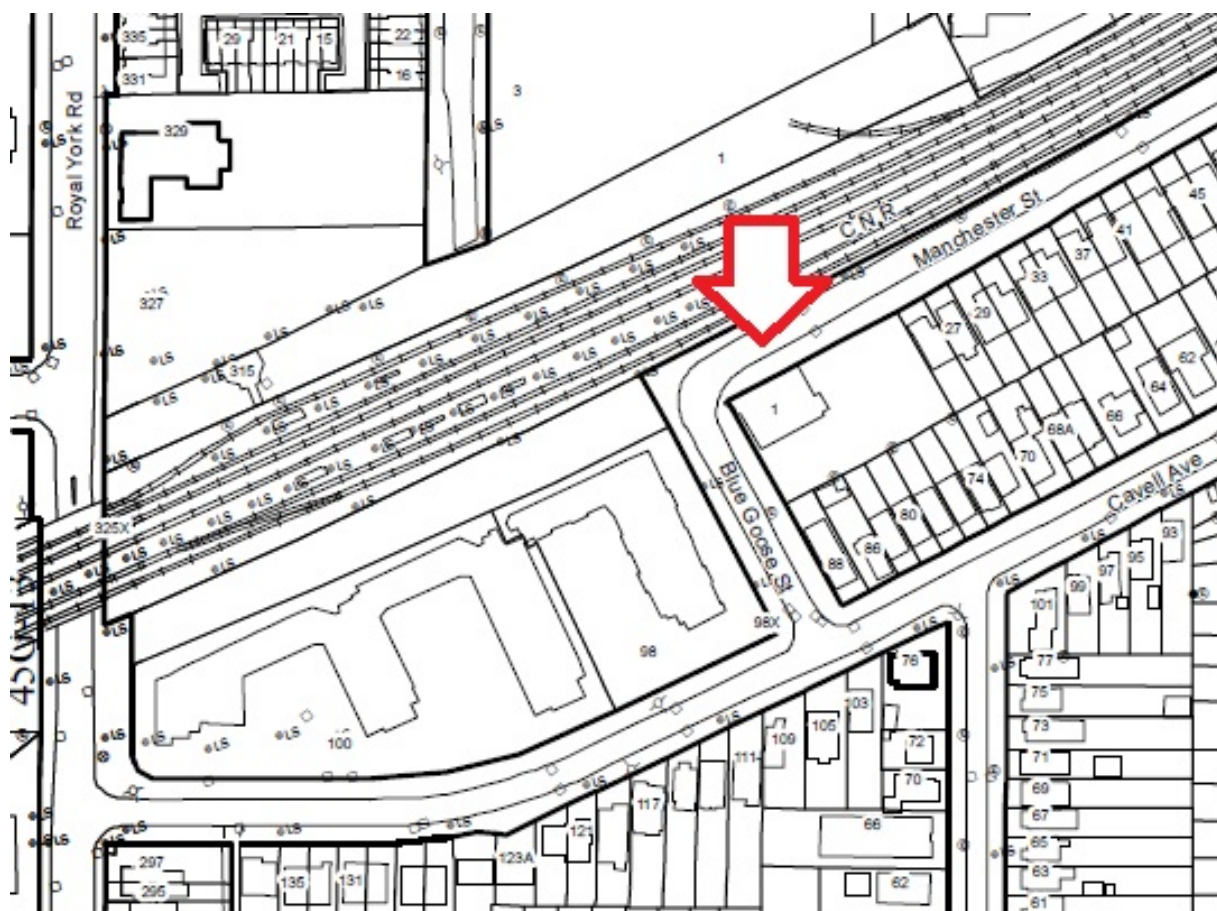
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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs
Attachment 3: Statement of Significance (Reasons for Inclusion)
Attachment 4: Heritage Property Research and Evaluation Report



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



1 Blue Goose Street: west elevation (Heritage Preservation Services)



Windsor Hotel, ca. 1945, with the west (right) and north elevations (City of Toronto Archives, Fonds 1257, Item 543)

The property at 1 Blue Goose Street is worthy of inclusion on the City of Toronto's Heritage Register its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when considering properties for inclusion on the Heritage Register.

Description:

The property at 1 Blue Goose Street is located southeast of the intersection of Royal York Road and the railway tracks in Mimico. It contains a 3½-storey building (1909) that is known historically as the Windsor Hotel, which replaced a late-19th century hostelry on the same site where it continued to serve the passengers and crews of the Grand Trunk Railway (afterward Canadian National Railways), as well as the local community. The site was renamed the Blue Goose Tavern in 1971.

Statement of Cultural Heritage Value:

The property at 1 Blue Goose Street has cultural heritage value for its design as a well-preserved early-20th century commercial building with features of Edwardian Classicism, which emerged as the most popular style prior to World War in reaction to the architectural excesses of the late Victorian era. The Windsor Hotel displays the plain brick surfaces, the geometrical lines with the hipped roof and dormers, and the symmetrical placement of the openings identified with the Edwardian Classical style.

The Windsor Hotel is associated with the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. A railway hotel has existed in this locality since the late 19th century when it was built in close proximity to the tracks and the Grand Trunk Railway (later Canadian National Railways) station. As a community hub with its links to Mimico's sports culture, the hotel has been in continuous operation for more than a century.

Contextually, the property at 1 Blue Goose is historically and visually related to its setting southeast of the railway tracks and Royal York Road in Mimico with its proximity to the original location of Mimico Station (the latter building is now found in Centennial Park on the west side of Royal York Road). The Windsor Hotel remains a local landmark in the community.

Heritage Attributes

The heritage attributes of the Windsor Hotel on the property at 1 Blue Goose Street are:

- The setback, placement and orientation of the building on the southeast corner of Blue Goose Street and Manchester Street
- The scale, form and massing of the 3½-storey building with the square-shaped plan
- The hipped roof with the brick chimney (south) and the hipped dormers on all of the slopes
- The brick cladding with the brick and stone detailing
- On the principal (west) and side (north and south) elevations, above the first floor (which has been altered), the symmetrically-placed segmental-arched window openings with the brick flat arches and the stone sills

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WINDSOR HOTEL 1 BLUE GOOSE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2017

1. DESCRIPTION



Above: north elevation (right) of the Windsor Hotel from the railway tracks (Heritage Preservation Services)

Cover: aerial photograph, 1 Blue Goose Street (www.bing.com/maps)

1 Blue Goose Street: Windsor Hotel	
ADDRESS	1 Blue Goose Street (southeast corner of Manchester Street)
WARD	Ward 6 (Etobicoke South)
LEGAL DESCRIPTION	Plan 164, Lot D, and Plan M68, Lots 150-152
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Windsor Hotel ¹
CONSTRUCTION DATE	1909
ORIGINAL OWNER	W. D. Young
ORIGINAL USE	Commercial (hotel)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	unidentified
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick and stone trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2017

¹The building has been locally known as the Blue Goose Tavern since 1971

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1 Blue Goose Street 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
1788	The first survey is made of Etobicoke Township on the north side of Lake Ontario, west of York Township and the Town of York (Toronto)
1798	Lake Shore Road (present-day Lake Shore Boulevard West) is opened along the shoreline west of the Humber River, providing access to Etobicoke
1809	A bridge is built across the Humber River, linking Etobicoke and York Townships
1854	James Lukin Robinson acquires the acreage described as Lot D, Range E on the Lake and Humber River in Etobicoke Township
1855	The Hamilton and Toronto Railway builds a line between the two cities, opening a station in Mimico on the north side of the tracks, east of Church Street (present-day Royal York Road)
1856 Jan	A "Plan of the Town of Mimico...and adjoining the railway station" is surveyed, inspired by the "model towns" designed for industrial workers in England with streets named for places including Manchester (Image 2a)
1856 July	Robinson subdivides part of Lot D adjoining the railway tracks under Plans 164 and M68 (Image 2b)
1867	A "reconnaissance sketch" illustrates the settlement at Mimico to date (Image 2c)
1874	Miles's Historical Atlas of York County shows the expansion of Mimico adjoining the railway tracks (Image 2d)
1890	Charles Henry Vint acquires Lot 152 on Manchester Street, opposite the "station grounds"
1892	Vint's Windsor Hotel is recorded in the Toronto Directory for 1893 (with information dating to the previous year)
1893	To the south, the opening of the Toronto and Mimico Railway's radial line along Lake Shore Road offers an additional transportation link between the communities
1905	With the increase in the local population, Mimico is incorporated as a Police Village
1905 July	The Windsor Hotel is destroyed by fire
1905 Oct	The former proprietor of the Windsor Hotel, William Young, constructs a temporary wood-frame hotel on the property (Image 3a)
1909 Apr	The current brick-clad hotel is in place according to the tax assessment rolls
1911	Mimico is incorporated as a Village, followed by a Town six years later

1913	The subject property is named the "Ritchie Hotel" on the update to Goad's Atlas and in the suburban section of the City Directory (Image 2e)
1917 Mar	The building is recorded in the City Directory as the "Hotel Bruce"
1932	On the update to Goad's Atlas, the "Windsor Hotel" is labelled on the map (Image 2f)
1948	Young's heir sells the property after 40 years of ownership (during the same decade, it is shown in a photograph attached as Image 3b)
1958	The Chemij family begins its long-term ownership of the site
1967	Mimico joins the Borough of Etobicoke (an aerial photograph of the community during this era is attached as Image 3e)
1971	The hotel is renamed the Blue Goose Tavern (prior to this change, as shown in Image 3d, the building is known as the "Windsor House")
1984	The Borough of Etobicoke is incorporated as a City
1989	Vincent Street is renamed "Blue Goose Street" in honour of the hotel
1998	Etobicoke becomes part of the amalgamated City of Toronto

ii. HISTORICAL BACKGROUND

Mimico:

The property at 1 Blue Goose Street is located in Mimico, the lakeshore community at the west end of Toronto. The area originated as part of Etobicoke Township, which was first surveyed in the late-18th century into farm lots that were granted to military and government officials associated with the provincial government. Despite the opening of Lake Shore Road (present-day Lake Shore Boulevard West) along the Lake Ontario shoreline (1798), followed by a bridge over the Humber River (1809), development was delayed until the mid-19th century when the Toronto and Hamilton Railway extended its line across the south end of Etobicoke and opened a station on the north side of the tracks, east of present-day Royal York Road.² With this event, "the impact of the railway was the determining factor in the emergence of a village and would continue to shape the growth of the community."³ In 1856, the adjoining land was surveyed for the "Town of Mimico," a proposed "model town" for railway workers, which was based on English precedents and introduced street names including Manchester. The subsequent growth of Mimico was spurred in the 1890s with the arrival of the Toronto and Mimico Radial Railway on Lake Shore Road, which eased the commuting distance between the two communities. During this era, a hotel opened on Manchester Street, across the tracks from the train station on the property including present-day 1 Blue Goose Street.

1 Blue Goose Street:

² The line was absorbed by the Great Western Railway, followed by the Grand Trunk Railway and, in the 1920s, Canadian National Railways (CNR). The Mimico Station as constructed for the GTR in 1917 was later moved to the south side of the tracks, west of Royal York Road, and again in the early 21st century to Coronation Park adjoining the northwest corner of Royal York Road and Judson Street

³ <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-142.html>, unpagged

The historical development of the property at 1 Blue Goose Street is traced on the timeline above, as well as on the archival maps and atlases attached as Image 2. Following the subdivision of the area in the 1850s, the subject property changed hands several times until Charles Henry Vint purchased the lots adjoining the corner of Manchester and Vincent (present-day Blue Goose) streets in 1890. Two years later, the "Windsor Hotel" was listed in the suburban section of the City of Toronto Directory. While Vint remained the owner of the site, a series of innkeepers ran the establishment. W.F. (William) Young was the proprietor in July 1905 when "the Windsor Hotel was completely gutted by fire, only the brick walls being left standing."⁴ According to newspaper reports, Vint was in the process of selling the property at the time of the inferno and that "the occupant, Mr. Young, will instead ask the West York License Commissioners this morning to give him permission to erect and conduct a hotel on some of his own land near the burned building."⁵ By October 1905, when "a two-storey wooden building has been rapidly put together since the fire and is now almost completed," it was "also reported that a brick building will take its place."⁶

Young purchased four lots on Manchester Street in 1906, and the current brick hotel was completed three years later according to the tax assessment rolls. Beyond resuming its service to railway operators and travellers, as well as local patrons, "the first town council meetings, around 1912, were apparently held at the tavern..."⁷ Young's heirs retained the property until the late 1940s (when it was pictured in the archival photograph attached as Image 3c). During the late 20th century, the premises were also known as the Windsor House (Image 3d).⁸ The Chemij family acquired the property in 1958, operating the business for over half a century. The establishment was officially renamed the Blue Goose Tavern in 1971, purportedly recognizing a "historic "streamlined" locomotive whose operator made it a habit to drop into the Windsor Public House when his train was running early."⁹ The name change, which was later applied to the street the building fronts on, reflected the long-standing relationship between the hotel and the railway as Mimico developed and evolved from a settlement adjoining the tracks to a village (1911) and a town (1917). As the Blue Goose Tavern, the facility was associated in the late 20th century and afterward with Mimico's famed sports culture, with the proprietors supporting local hockey, soccer, lacrosse and baseball teams. In 2009, the hotel celebrated a century of continuous operation in Mimico.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 1 Blue Goose Street are found on the cover and in Sections 2 and 6 of this report. The Windsor Hotel (1909) replaced an earlier hotel of the same name and dating to the 1890s. Although no archival image of the first building has been uncovered at the time of the writing of this report, its description as a "two-

⁴ *The Globe*, July 24, 1905

⁵ *Ibid*

⁶ *The Globe*, October 18, 1905. At this time, Young raised ire in the community by temporarily operating a "fully licensed hotel in a small shack within a stone's throw of Mimico station" (which is pictured beside the two-storey wood hotel in Image 3a)

⁷ *Globe and Mail*, July 16, 1997. If correct, this was a reference to the village council

⁸ In two earlier instances, the establishment was identified in the City Directories as the Ritchie Hotel (1913-1914) and the Bruce Hotel (1917), purportedly after the respective proprietors, William G. Richardson and Bruce Holtz

⁹ Harrison, 1

storey brick house" may have influenced the new edifice, although on a larger scale. The size of the new building, as well as its proximity to the railway tracks, train station and the adjoining community, reflected the role of the hotel in housing railway workers and travellers, as well as visitors and local residents.¹⁰

The Windsor Hotel displays features of Edwardian Classicism, the most popular style for most building types in the pre-World War I era and a reaction to the over-decorated architecture of the late Victorian era. Elements of the Edwardian Classical style are apparent in the red brick cladding, truncated hipped roof and dormers and, as seen in the archival photographs in Image 3, the classical cornice that originally separated the ground floor from the upper stories. Although the detailing of the first floor has been concealed by the current cladding, the main entrance on the principal (west) elevation remains in its original location. The south verandah, which is visible in Images 2g and 3b, was later enclosed. In the upper stories on the west, north and south elevations, the fenestration is symmetrically placed with segmental-arched window openings with brick flat arches and stone sills. On the rear (east) elevation, the openings are located according to the interior function of the building.

The south wing (where the original verandah was enclosed) and the rear (east) addition are not identified as heritage attributes, along with the cladding in the first (ground) floor.

iv. CONTEXT

The location of the property at 1 Blue Goose Street is shown on the map attached as Image 1. The site anchors the southeast corner of Manchester Street, one block north of Cavell Street in the area southeast of Royal York Road and the railway tracks. The Windsor Hotel is adjoined by residential buildings dating to the late 20th century, with high-rise apartments (west) and low-rise house forms (east). The residential neighbourhood to the south is interspersed with commercial and institutional buildings, including Mimico United Church at 2 Station Road, which is a designated heritage property. To the north, the Windsor Hotel overlooks the railway tracks where, on the north side, the Mimico GO Station occupies the original site of the Mimico Station.

3. EVALUATION

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's Heritage Register. 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

¹⁰ *The Globe*, March 11, 1912

iii. demonstrates high degree of scientific or technical achievement	N/A
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The property at 1 Blue Goose Street has cultural heritage value for its design as a well-preserved early-20th century commercial building with features of Edwardian Classicism, which emerged as the most popular style prior to World War in reaction to the architectural excesses of the late Victorian era. The Windsor Hotel displays the plain brick surfaces, the geometrical lines with the hipped roof and dormers, and the symmetrical placement of the openings identified with the Edwardian Classical style.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The Windsor Hotel is associated with the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. A railway hotel has existed in this locality since the late 19th century when it was built in close proximity to the tracks and the Grand Trunk Railway (later Canadian National Railways) station. As a community hub with its links to Mimico's sports culture, the hotel has been in continuous operation for more than a century.

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	X

Contextually, the property at 1 Blue Goose is historically and visually related to its setting southeast of the railway tracks and Royal York Road in Mimico with its proximity to the original location of Mimico Station (the latter building is now found in Centennial Park on the west side of Royal York Road). The Windsor Hotel remains a local landmark in the community.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1 Blue Goose Street has cultural heritage value for its design, historical associations and context as an early 20th century commercial building that has been in continuous operation for a more than a century in its location southeast of Royal York Road and the railway tracks in Mimico where it stands as a local landmark.

5. SOURCES

Archival Sources:

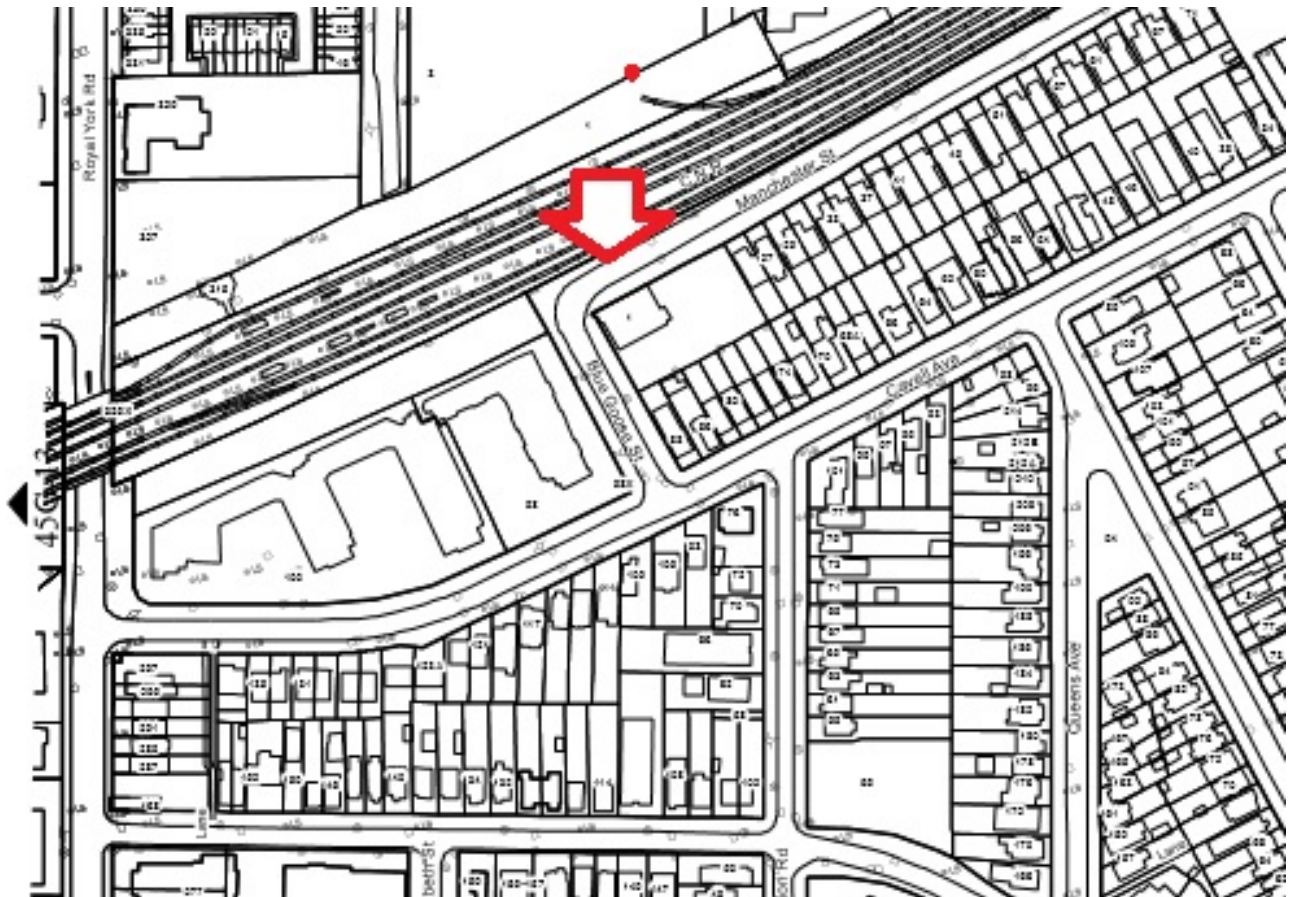
- Abstract Indices of Deeds, Plan 164, Lot D, and Plan M68, Lots 150-152

- Archival Photographs, City of Toronto Archives, Fonds 1257, Item 543, www.trainweb/oldtimetrains/photographs, and www.mimicoalumni.dancingnome.com
- Assessment Rolls, Etobicoke Township, Wards 1 and 2, 1905-1910
- City of Toronto Directories, 1892 ff.
- Gehle, Fawkes and Hassard, Toronto District Sketch Sheets of a Reconnaissance of the Country between the Rivers Humber and Etobicoke from the Shore of Lake Ontario to Dundas Street, 1867
- Goad's Atlases, Volume 2, 1910 revised to 1913 and 1924, and 1922 revised to 1932
- Miles, Historical Atlas of the County of York, 1878
- Tremaine, Map of the City of Toronto and County of York, 1868

Secondary Sources:

- Blue Goose Tavern, <http://thebluegoosetavern.com/about.php>
- Chemji family celebrates 30 years at the Blue Goose," *Toronto Star*, September 20, 1988
- Currell, Harvey, *The Mimico Story*, 1967
- Given, Robert, *Etobicoke Remembered*, 2008
- Given, Robert, *The Story of Etobicoke*, 1950
- Harrison, Michael, "Property Nomination Form - 1 Blue Goose Street," October 2016
- Heyes, Esther, *Etobicoke: From Furrow to Borough*, 1974
- HSMBC, "Railway Station Report, CNR Station, Mimico (Etobicoke), Ontario," <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-142.html>
- "A Liquor cabin in West York," *The Globe*, October 18, 1905
- "Lives of 16 people in danger," *The Globe* July 24, 2005
- "Mimico," <http://www.etobicokehistorical.com/mimico.html>
- "Mimico Fire Mystery," *The Globe*, July 29, 2005
- "The Mimico Tragedy," *The Globe*, September 20, 1905
- "Mimico 20/20: Cultural Heritage Evaluation", 2012
http://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/financial_cultural_heritage_resource_assessment.pdf
- "No finding in Mimico fire investigation," *The Globe*, August 26, 1905
- "Pioneer of Mimico, Mr. John Giles, Dead," *The Globe*, March 11, 1912
- "This road may lead to the Blue Goose," *Toronto Star*, April 11, 1989
- "Will old Toronto survive megacity?", *Globe and Mail*, July 16, 1997

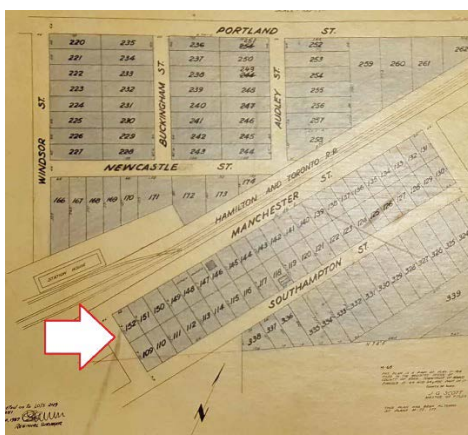
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. City of Toronto Property Data Map: showing the location of the property on the southeast corner of Blue Goose and Manchester streets in the area southeast of the CNR tracks and Royal York Road.



2a. Browne's Plan of Mimico, 1856



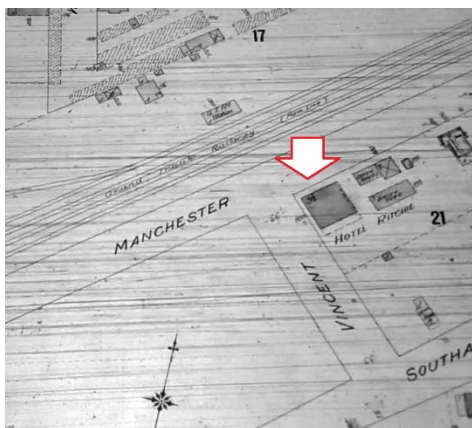
2b. Plan M68, 1856



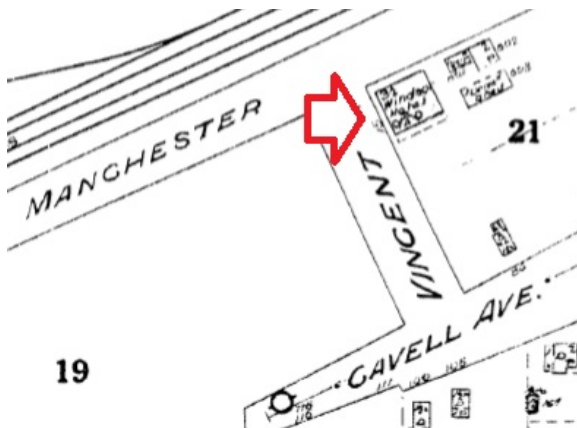
2c. Sketch of Mimico, 1867



2d. York County Atlas, 1878



2e. Goad's Atlas, Vol. 2, 1913



2f. Goad's Atlas, Vol. 2, 1922 revised to 1932

2. Archival Atlases, Maps and Plans: Plan, 1856, Archives of Ontario, Item 1321; Plan M68, Land Registry Office, Toronto; Sketch, 1867 and Atlas, 1878, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Atlases, 1913 and 1932, Toronto Public Library.



3a. temporary hotel, October 1905



3b. undated photograph of 1909 building



3c. Windsor Hotel, ca. 1945



3d. undated photograph with "Windsor House" sign



3e. Aerial view east from Mimico Yard to the subject property, 1960s

3. Archival Images, 1 Blue Goose Street: archival photograph, 1905, The Globe, October 18, 1905; archival photograph, ca. 1945, City of Toronto Archives, Fonds 1257, Item 543; aerial photograph, 1960s, www.trainweb.org/oldtimetrains/photos; and archival photographs, 1909 and undated, www.mimicoalumni.dancingnome.com.



4a. west elevation on Blue Goose Street



4b. west (left) and south (right) elevations



4c. north elevation on Manchester Street, facing the railway tracks (right), with the rear (east) elevation (left)

4. Photographs, 1 Blue Goose Street: Heritage Preservation Services.