

FGMDa
ARCHITECTES



PLANNING A GREAT CITY
TOGETHER

WSP | **MMM GROUP**

West Queen West Heritage Conservation District Study

CITY OF TORONTO
JUNE 2017



Figure 1 (The Gladstone Hotel, 1204 Queen St. W)

Table of Contents

Executive Summary	11
1. Introduction	15
<i>The Study Area</i>	17
<i>Process</i>	17
<i>Recommendations</i>	18
<i>Study Team</i>	18
<i>Acknowledgements</i>	20
2. History and Evolution	21
<i>The Natural Landscape</i>	22
<i>Indigenous Presence</i>	23
<i>Toronto During the French Regime</i>	24
<i>The “Birth” of Upper Canada</i>	24
<i>Founding the Town of York and the Military Reserve</i>	25
<i>The New Town Expansion</i>	27
<i>The Dissolution of the Military Reserve and Visions of Development</i>	28
<i>Early Development Along Queen Street</i>	30
<i>Mid-Century Development Along Queen Street</i>	33
<i>Twentieth Century Social and Commercial Change</i>	41
3. Archaeological Potential	45
4. Built Form and Landscape Survey	51
5. Community Consultation	59
<i>Community Consultation 1</i>	60
<i>Working Group Consultation 1</i>	62
<i>Working Group Consultation 2</i>	69
<i>Community Consultation 2</i>	78
6. Character Analysis	81
Built Form	83
<i>Existing Heritage Protections</i>	83
<i>Dates of Construction</i>	85
<i>Heights</i>	89
<i>Land Use</i>	91
<i>Architectural Styles</i>	93
<i>Detailing</i>	100
Urban Fabric	109
<i>Grain</i>	109
<i>Circulation Analysis</i>	113
<i>Public Realm</i>	115
Typologies	117
<i>Building Typologies</i>	117
<i>Landmark Buildings</i>	131

Architects	133
Views, Vistas and Gateways	137
Character Sub-Areas	138
<i>Roncesvalles Avenue to Macdonell/Jameson Avenue</i>	138
<i>Macdonell/Jameson Avenue to Dufferin Street</i>	140
<i>Dufferin Street to Shaw Street</i>	142
<i>Shaw Street to Bathurst Street</i>	144
District Typologies	146
Description of Heritage Character	147
7. Evaluation of District Significance	149
Periods of Significance	151
Thematic Analysis	160
Criteria for Determining Cultural Heritage Value	163
<i>West Queen West HCD</i>	163
<i>Parkdale Main Street HCD</i>	170
8. Recommendations	177
General Recommendations	178
Statement of District Significance	179
<i>West Queen West HCD</i>	179
<i>Parkdale Main Street HCD</i>	183
Proposed Boundary	187
<i>West Queen West HCD</i>	187
<i>Parkdale Main Street HCD</i>	187
Contributing and Non-Contributing Properties	189
<i>West Queen West HCD</i>	189
<i>Parkdale Main Street HCD</i>	189
Objectives for HCD Plans	190
<i>West Queen West HCD</i>	190
<i>Parkdale Main Street HCD</i>	191
Recommendations for Inclusion on the Heritage Register	192
9. Policy Context	193
APPENDIX	211
<i>A. Bibliography</i>	211
<i>B. Table of Property Survey Data</i>	221
<i>C. Working Group Terms of Reference</i>	244
<i>D. Contributing and Non-Contributing Properties</i>	247
<i>E. Recommendations for Inclusion on the Heritage Register</i>	251
<i>F. Part IV Candidates in the Proposed West Queen West HCD</i>	254
<i>G. Part IV Candidates in the Proposed Parkdale Main Street HCD</i>	259

List of Figures

Figure 1 (The Gladstone Hotel, 1204 Queen St. W).....	2
Figure 2 (King St., Queen St. W., and Roncesvalles Ave., looking E., 1923, City of Toronto Archives, Fonds 16, Series 71, Item 2058)	10
Figure 3 (Looking east at Queen Street West and Dufferin Street, 1897, City of Toronto Archives, Series 376, File 2, Item 8).....	12
Figure 4 (588 Queen St. W., 1980, City of Toronto Archives, Series 1465, File 621, Item 18)	14
Figure 5 (View of Queen Street West at Shaw Street Looking West, 1983, City of Toronto Archives, Fonds 1526, File 76, Item 33)	16
Figure 6 (View of Queen Street West at Shaw Street, 1984, City of Toronto Archives, Fonds 1526, File 76, Item 2).....	16
Figure 7 (View of Queen Street West looking east across Roncesvalles, 1983, City of Toronto Archives, Fonds 1526, File 76, Item 38)	16
Figure 8 (Trinity College, 1860, Digital Archive, Toronto Public Library).....	20
Figure 9 (Detail of ‘Plan of York’, Lieut. Phillpotts).....	26
Figure 10 (Map of Home District of York).....	27
Figure 11 (Detail of the «City of Toronto, The Capital of Upper Canada, 1834,» H.W. J. Bonnycastle).....	28
Figure 12 (J. O. Browne, Map of the Township of York in the County of York, Upper Canada, 1851)	29
Figure 13 (Atlas of the City of Toronto and Vicinity, 1858, W.S. Boulton).....	30
Figure 14 (Tremaine, George R. Map of the County of York, Canada West, 1860).....	31
Figure 15 (Map of the Town of Parkdale, 1887, Edwards).....	32
Figure 16 (Goad’s Fire Insurance Plan of the City of Toronto, 1884, Charles E. Goad, Plates 17, 18, 21 and 34)	33
Figure 17 (Goad’s Fire Insurance Plan of the City of Toronto, Charles E. Goad, 1913, Plates 17, 18, 21 and 53)	34
Figure 18 (William Nathaniel Wesbroom, City of Toronto Bird’s Eye View, 1886).....	35
Figure 19 (Goad’s Fire Insurance Plan of the City of Toronto, 1924, Wilson & Bunnell, Plates 17, 18, 21 and 56).....	35
Figure 20 (Trinity College, c.1856, Digital Archive, Toronto Public Library)	36
Figure 21 (Lunatic Asylum, 1849, Digital Archive, Toronto Public Library).....	36
Figure 22 (Postcard of Royal Templar Headquarters, originally Queen and Dovercourt YMCA, 1914)	37
Figure 23 (Queen Street West Subway, looking west, c.1899, City of Toronto Archives, Series 376, File 2, Item 1)	38
Figure 24 (1496 Queen Street West, c. 1910, Sunnyside Historical Society).....	38
Figure 25 (North Parkdale CPR Station, c.1898).....	39
Figure 26 (Queen Street West looking east from Brock Avenue, 1918, Digital Archive, Toronto Public Library).....	41
Figure 27 (Lakeshore Road, looking N.E., across bridge over CNR tracks, 1917, Digital Archive, Toronto Public Library).....	42
Figure 28 (090 Queen Street West, City of Toronto Archives, Series 1465, File 187, Item 66).....	42
Figure 29 (Trinity Park - Gateway, Queen Street West, 1913, City of Toronto Archives, Series 372, Subseries 52, Item 170)	44
Figure 30 (Archaeological Potential).....	46
Figure 31 (Archaeological Potential).....	48
Figure 32 (688-692 Queen St. W., 1941, City of Toronto Archives, Series 372, Subseries 33, Item 762).....	49
Figure 33 (Lithograph of a Bird’s Eye View of the City of Toronto, 1893, Barclay, Clark & Co, Digital Archive, Toronto Public Library)	50
Figure 34 (Lansdowne Ave to MacDonell Ave Streetscape).....	52
Figure 35 (Example of a Property Survey Sheet)	53
Figure 36 (Parkdale Theatre, 1605 Queen St. W., c1920, Sunnyside Historical Society).....	56
Figure 37 (1408-1410 Queen St. W., 1914, Sunnyside Historical Society)	56
Figure 38 (730 Queen St. W. at Claremont St., Claremont Elevation)	56
Figure 39 (Ossington to Brookfield StreetScape).....	57
Figure 40 (FGMDA Presentation at First Community Consultation Meeting).....	58
Figure 41 (Open House segment of the first Community Consultation at the Theater Centre).....	60
Figure 42 (Break out session at the first Community Consultation)	61
Figure 43 (Study Area Map annotated with community comments)	63
Figure 44 (First Community Consultation questionnaire).....	64
Figure 45 (Second Working Group meeting workbook).....	68
Figure 46 (City Councillors Mike Layton, Ana Bailão and Gord Perks presenting introductory remarks at the second Community Consultation)	78
Figure 47 (876 to 884 Queen St. W.).....	80
Figure 48 (Map of Existing Heritage Protections in the Study Area)	82
Figure 49 (Map of the Dates of Construction in the Study Area, 1847 - 1929).....	84
Figure 50 (1215 Queen St. W., Union Hotel, 1896, City of Toronto Archives, Series 376, File 1, Item 72).....	85
Figure 51 (Map of the Dates of Construction in the Study Area, 1930 - Present).....	86
Figure 52 (Queen Street West looking east from Brock Avenue, 1918, Digital Archive, Toronto Public Library).....	87
Figure 53 (Ossington Ave and Queen St. W, 1958, City of Toronto Archives, Series 372, Subseries 100, Item 374)	87
Figure 54 (Queen St. W at Lisgar St., undated, City of Toronto Archives, Fonds 1231, File 231, Item 587).....	87
Figure 55 (Map of the Building Heights in the Study Area).....	88
Figure 56 (901 Queen St. W.).....	89
Figure 57 (955 Queen St. W.).....	89
Figure 58 (933 Queen St. W.).....	89
Figure 59 (Map of the Current Land Use in the Study Area).....	90
Figure 60 (990 Queen St. W., 1919, City of Toronto Archives, Series 372, Subseries 58, Item 811).....	91

Figure 61 (*Map of the Architectural Styles in the Study Area*) 92

Figure 62 (905 Queen St. W.)..... 93

Figure 63 (1515 Queen St. W.)..... 93

Figure 64 (1075 - 1085 Queen St. W.)..... 94

Figure 65 (1418-1420 Queen St. W.) 94

Figure 66 (708 Queen St. W.)..... 95

Figure 67 (1166-1174 Queen St. W.)..... 95

Figure 68 (*Robert Vogan’s Bakery at 1302 Queen St. W.*)..... 95

Figure 69 (1300-1302 Queen St. W.) 96

Figure 70 (1704-1718 Queen St. W.) 96

Figure 71 (1089 Queen St. W.)..... 96

Figure 72 (*Queen St. W. Streetscape between Jameson and Close Avenues*)..... 97

Figure 73 (1605 Queen St. W.)..... 97

Figure 74 (1313 Queen St. W.)..... 97

Figure 75 (630 Queen St. W.)..... 98

Figure 76 (745-749 Queen St. W.) 98

Figure 77 (791-797 Queen St. W.) 98

Figure 78 (935 Queen St. W.)..... 98

Figure 79 (1473 Queen St. W.)..... 98

Figure 80 (1530-1534 Queen St. W.) 98

Figure 81 (1648 1/2 -1662 Queen St. W.) 99

Figure 82 (1266 Queen St. W.)..... 99

Figure 83 (620 Queen St. W.)..... 100

Figure 84 (638 Queen St. W.)..... 100

Figure 85 (708 Queen St. W.)..... 100

Figure 86 (704 Queen St. W.)..... 100

Figure 87 (652 Queen St. W.)..... 100

Figure 88 (750 Queen St. W.)..... 100

Figure 89 (978 Queen St. W.)..... 100

Figure 90 (869 Queen St. W.)..... 100

Figure 91 (652 Queen St. W.)..... 100

Figure 92 (710 Queen St. W.)..... 100

Figure 93 (783 Queen St. W.)..... 100

Figure 94 (1026 Queen St. W.)..... 100

Figure 95 (668 Queen St. W.)..... 100

Figure 96 (717 Queen St. W.)..... 100

Figure 97 (815 Queen St. W.)..... 100

Figure 98 (1032 Queen St. W.)..... 100

Figure 99 (1068 Queen St. W.)..... 101

Figure 100 (1075 Queen St. W.)..... 101

Figure 101 (1089 Queen St. W.)..... 101

Figure 102 (1086-1 Queen St. W.) 101

Figure 103 (1080 Queen St. W.)..... 101

Figure 104 (1115 Queen St. W.)..... 101

Figure 105 (1249 Queen St. W.)..... 101

Figure 106 (1249 Queen St. W.)..... 101

Figure 107 (1080 Queen St. W.)..... 101

Figure 108 (1075 Queen St. W.)..... 101

Figure 109 (1172 Queen St. W.)..... 101

Figure 110 (1255 Queen St. W.)..... 101

Figure 111 (1081 Queen St. W.)..... 101

Figure 112 (1100 Queen St. W.)..... 101

Figure 113 (1196 Queen St. W.)..... 101

Figure 114 (1267 Queen St. W.)..... 101

Figure 115 (1320 Queen St. W.)..... 102

Figure 116 (1338 Queen St. W.)..... 102

Figure 117 (1376 Queen St. W.)..... 102

Figure 118 (1360 Queen St. W.)..... 102

Figure 119 (1342 Queen St. W.)..... 102

Figure 120 (1390 Queen St. W.)..... 102

Figure 121 (1515 Queen St. W.)..... 102

Figure 122 (1482 Queen St. W.)..... 102

Figure 123 (1342 Queen St. W.)..... 102

Figure 124 (1382 Queen St. W.)..... 102

Figure 125 (1412 Queen St. W.)..... 102

Figure 126 (1704-6 Queen St. W.) 102

Figure 127 (1349 Queen St. W.)..... 102

Figure 128 (1384 Queen St. W.)..... 102

Figure 129 (1427 Queen St. W.)..... 102

Figure 130 (1708 Queen St. W.)..... 102

Figure 131 (85 Wilson Park Rd.)..... 103

Figure 132 (708 Queen St. W.)..... 103

Figure 133 (955 Queen St. W.)..... 103

Figure 134 (1349 Queen St. W.)..... 103

Figure 135 (875 Queen St. W.)..... 103

Figure 136 (1032 Queen St. W.)..... 103

Figure 137 (652 Queen St. W.)..... 103

Figure 138 (1479 Queen St. W.)..... 103

Figure 139 (1068 Queen St. W.)..... 103

Figure 140 (1346 Queen St. W.)..... 103

Figure 141 (1528 Queen St. W.)..... 103

Figure 142 (1496 Queen St. W.)..... 103

Figure 143 (652 Queen St. W.)..... 104

Figure 144 (194 Dowling Ave.) 104

Figure 145 (703 Queen St. W.)..... 104

Figure 146 (668 Queen St. W.)..... 104

Figure 147 (1080 Queen St. W.)..... 104

Figure 148 (863 Queen St. W.)..... 104

Figure 149 (1158 Queen St. W.)..... 104

Figure 150 (1083 Queen St. W.)..... 104

Figure 151 (1170 Queen St. W.)..... 104

Figure 152 (1168 Queen St. W.)..... 104

Figure 153 (1274 Queen St. W.)..... 104

Figure 154 (1275 Queen St. W.)..... 104

Figure 155 (1277 Queen St. W.)..... 105

Figure 156 (1338 Queen St. W.)..... 105

Figure 157 (1276 Queen St. W.)..... 105

Figure 158 (1313 Queen St. W.)..... 105

Figure 159 (1457 Queen St. W.)..... 105

Figure 160 (1520 Queen St. W.)..... 105

Figure 161 (1392 Queen St. W.)..... 105

Figure 162 (1515 Queen St. W.)..... 105

Figure 163 (1609 Queen St. W.)..... 105

Figure 164 (1716 Queen St. W.)..... 105

Figure 165 (1730 Queen St. W.)..... 105

Figure 166 (1646 Queen St. W.)..... 105

Figure 167 (600 Queen St. W.)..... 106

Figure 168 (664 Queen St. W.)..... 106

Figure 169 (789 Queen St. W.)..... 106

Figure 170 (701 Queen St. W.)..... 106

Figure 171 (660 Queen St. W.)..... 106

Figure 172 (592 Queen St. W.)..... 106

Figure 173 (662 Queen St. W.)..... 106

Figure 174 (708 Queen St. W.)..... 106

Figure 175 (935 Queen St. W.)..... 106

Figure 176 (666 Queen St. W.)..... 106

Figure 177 (867 Queen St. W.)..... 106

Figure 178 (626 Queen St. W.)..... 106

Figure 179 (1340 Queen St. W.)..... 107

Figure 180 (1249 Queen St. W.)..... 107

Figure 181 (1292 Queen St. W.).....	107
Figure 182 (1395 Queen St. W.).....	107
Figure 183 (1458 Queen St. W.).....	107
Figure 184 (1406 Queen St. W.).....	107
Figure 185 (1616-1618 Queen St. W.)	107
Figure 186 (1084 Queen St. W.).....	107
Figure 187 (1318 Queen St. W.).....	107
Figure 188 (1291 Queen St. W.).....	107
Figure 189 (1372 Queen St. W.).....	107
Figure 190 (1418 Queen St. W.).....	107
Figure 191 (Map of fine, intermediate and coarse grain urban fabric in the Study Area).....	108
Figure 192 (1658-1662 Queen St. W.)	109
Figure 193 (588 Queen St. W.).....	110
Figure 194 (1547-1549 Queen St. W.)	110
Figure 195 (1501 Queen St. W.).....	110
Figure 196 (1480 Queen St. W.).....	110
Figure 197 (993 Queen St. W.).....	110
Figure 198 (1303 Queen St. W.).....	110
Figure 199 (Map of the Circulation in the Study Area).....	112
Figure 200 (City of Toronto, Digital Aerial Photographs of Southern Ontario, 1954, University of Toronto Map and Data Library).....	113
Figure 201 (Ocean View Hotel, 1914, City of Toronto Archives, Fonds 1231, File 231, Item 1113)	114
Figure 202 (Map of the Commercial Storefront Typologies in the Study Area).....	116
Figure 203 (652 Queen St. W.).....	117
Figure 204 (Map of Commercial Storefront Type A).....	118
Figure 205 (Commercial Storefront Type A Illustration).....	119
Figure 206 (1036-1052 Queen St. W. between Brookfield St. and Fenning St.).....	119
Figure 207 (Map of Commercial Storefront Type B).....	120
Figure 208 (Commercial Storefront Type B Illustration).....	121
Figure 209 (799-813 Queen St. W. between Tecumseth St. and Niagara St.).....	121
Figure 210 (Map of Commercial Storefront Type C).....	122
Figure 211 (Commercial Storefront Type C Illustration).....	123
Figure 212 (1456-1464 Queen St. W. between Westlodge Ave. and Lansdowne Ave)	123
Figure 213 (1498-1506 Queen St. W. between Macdonell Ave. and Fuller Ave.).....	123
Figure 214 (Map of Commercial Storefront Type D).....	124
Figure 215 (Commercial Storefront Type D Illustration).....	125
Figure 216 (986-998 Queen St. W., between Givins St. and Ossington Ave.).....	125
Figure 217 (Map of Residential and Warehouse Typologies in the Study Area).....	126
Figure 218 (1479 Queen St. W.).....	127
Figure 219 (1169-1171 Queen St. W.)	127
Figure 220 (1437 Queen St. W.).....	127
Figure 221 (View of Queen St. W. from Gore Vale Rd., 1983, City of Toronto Archives, Fonds 1526, File 76, Item 31)	128
Figure 222 (1075-1085 Queen St. W.)	129
Figure 223 (968 Queen St. W.).....	129
Figure 224 (Map of Landmark Buildings in the Study Area).....	130
Figure 225 (1204 Queen St. W.).....	131
Figure 226 (1115 Queen St. W.).....	131
Figure 227 (1457 Queen St. W.).....	131
Figure 228 (Map of Significant Architects in the Study Area).....	132
Figure 229 (1730 Queen St. W.).....	133
Figure 230 (1464 Queen St. W.).....	133
Figure 231 (765 Queen St. W.).....	134
Figure 232 (1381 Queen St. W.).....	134
Figure 233 (1349-1351 Queen St. W.)	135
Figure 234 (194 Dowling Ave, Parkdale Mansions, Queen St. W. Elev.).....	135
Figure 235 (1501 Queen St. W., Parkdale Mansions)	135
Figure 236 (Map of the Significant Views, Vistas, and Gateways in the Study Area).....	136
Figure 237 (Vistas of Trinity Bellwoods Park)	137
Figure 238 (Gateway at Queen St. W and Dufferin St.).....	137
Figure 239 (View of Turret, The Great Hall, 1089 Queen St. W.).....	137
Figure 240 (Character Sub-Area A: Roncesvalles to Jameson)	139

Figure 241 (Character Sub-Area B: Jameson to Dufferin).....	141
Figure 242 (Character Sub-Area C: Dufferin to Shaw)	143
Figure 243 (Character Sub-Area D: Shaw to Bathurst).....	145
Figure 244 (Queen St. W. at Roncesvalles Ave, 1967, City of Toronto Archives, Series 648, File 220, Item 1)	146
Figure 245 (Looking east at Queen Street West and Dufferin Street, 1897, City of Toronto Archives, Series 376, File 2, Item 8)	148
Figure 246 (Map of historic themes and events in the Study Area, early 1800s)	150
Figure 247 (Map of historic themes and events in the Study Area, 1840-1855)	152
Figure 248 (Plan Showing the Military Reserve, 1850, Henry Vavasour, Digital Archive, Toronto Public Library).....	153
Figure 249 (Map of historic themes and events in the Study Area, 1856-1879)	154
Figure 250 (1496 Queen St. W., Metropolitan School of Music, Sunnyside Historical Society).....	155
Figure 251 (Map of historic themes and events in the Study Area, 1880 - 20 th Century)	156
Figure 252 (Map of historic themes and events in the Study Area, General Overview)	158
Figure 253 (1032 Queen St. W., c.1971-1984, City of Toronto Archives, Fonds 1526, File 70, Item 108).....	159
Figure 254 (No. 1 Plan of the Town and Harbour of York Upper Canada, 1833, E. T. Ford).....	160
Figure 255 (Corner of Gore Vale Ave. and Queen St. W., c.1971-1984, City of Toronto Archives, Series 1465, File 183, Item 9).....	161
Figure 256 (Gladstone House, Corner of Gladstone Ave. and Queen St. W., 1952, Digital Archive, Toronto Public Library)	162
Figure 257 (Window Display of Ladies and Gentleman's Shoes, 1344 Queen St. W., 1913, City of Toronto Archives, Fonds 1034, Item 812).....	162
Figure 258 (Columbia Hotel, Queen St. W. at Ossington Ave., 1955, Digital Archive, Toronto Public Library)	176
Figure 259 (Queen St. W. at Bathurst St., c.1971-1985, Harvey R. Naylor, City of Toronto Archives, Fonds 1526, File 70, Item 86).....	178
Figure 260 (Toronto Public Library, Queen & Lisgar Branch, Queen St. W. at Lisgar St., 1909, Digital Archives, Toronto Public Library)	180
Figure 261 (Orange Parade on Queen St. W. near Palmerston Blvd., 1900, Ontario Archives)	181
Figure 262 (1280 Queen St. W., at Gwynne Ave., c.1896, Bruce Plinto, Sunnyside Historical Society)	182
Figure 263 (Map of Proposed Boundaries of Potential HCD Plans).....	186
Figure 264 (Map of Potentially Contributing and Contextually Contributing Properties).....	188
Figure 265 (Facade Details, c.1971-1984, Harvey R. Naylor, City of Toronto Archives, Fonds 1526, File 70, Item 105)	190
Figure 266 (Queen St. W. at Jameson Ave, 1920, Digital Archives, Toronto Public Library)	191
Figure 267 (Cowan Ave. Police Station, 1931, Department of Public Works, City of Toronto Archives, Series 372, Subseries 1, Item 1063)	191
Figure 268 (Cowan Ave. Fire Station, c.1920, Alexandra Studio, City of Toronto Archives, Fonds 1257, Series 1057, Item 753).....	192
Figure 269 (Queen St. W., 1911, City of Toronto Archives, Fonds 1231, File 231, Item 960)	192
Figure 270 (Map of Proposed Boundaries of Potential HCD Plans).....	194
Figure 271 (Map of Potentially Contributing and Contextually Contributing Properties).....	196
Figure 272 (West Queen West HCD Study Area within Urban Structure Excerpt)	198
Figure 273 (West Queen West HCD Study Area within Land Use Map 18 Excerpt)	201
Figure 274 (Site Specific Policy Area #154).....	203
Figure 275 (Site Specific Policy Area #156).....	203
Figure 276 (Proposed West Queen West HCD within Zoning By-Law Map)	204
Figure 277 (Proposed Parkdale Main Street HCD within Zoning By-Law Map)	205
Figure 278 (Area for Recommendations of Inclusion on the City of Toronto's Heritage Register within Zoning By-Law Map)	205
Figure 279 (WQW HCD Study Area within Map 1 Extract from Avenues and Mid-Rise Buildings Study).....	207

*Figure 2 (King St., Queen St. W., and
Roncesvalles Ave., looking E., 1923, City of To-
ronto Archives, Fonds 16, Series 71, Item 2058)*



EXECUTIVE SUMMARY



Figure 3 (Looking east at Queen Street West and Dufferin Street, 1897, City of Toronto Archives, Series 376, File 2, Item 8)

Executive Summary

West Queen West was identified as a high priority area for a Heritage Conservation District (HCD) Study by Toronto City Council in March, 2015. With the continuous development activities, lack of existing protection, and fragility of the area, an HCD Study was recommended to provide an overall understanding of the history and heritage character. The HCD Study was to be completed in conjunction with the Planning Study of West Queen West. Working with the community, the Planning Study may result in recommendations to change the existing planning framework which could include the Official Plan, Zoning By-Law Amendments, Heritage Properties, Urban Design Guidelines, and/or an Official Plan Amendment. This will allow for continued growth and change to occur while respecting the district's cultural heritage.

In February 2016, FGMDA as prime consultants, ASI and MMM Group as sub-consultants were awarded the mandate to complete the HCD Study for West Queen West. The Study was carried out in accordance with the *City of Toronto's Heritage Conservation District Procedures, Policies and Terms of Reference*, and the *Ontario Heritage Toolkit's Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act*. The purpose of the Study was to identify and assess the heritage values and attributes of West Queen West and to develop a strategic approach to their conservation. This involved determining if the Study Area, or areas within, would warrant designation as a Heritage Conservation District under Part V of the Ontario Heritage Act.

This report on the West Queen West Heritage Conservation District Study contains a detailed history and evolution of the area (ASI); highlights the archaeological potential and archaeological sensitive areas (ASI); an analysis of the existing planning policy framework and any contradictions they may have with a potential HCD Plan (MMM Group); a summary of the built form and landscape survey (FGMDA); a summary of the community and working group consultations (FGMDA and MMM Group); a detailed analysis of the existing heritage character (FGMDA); an evaluation of the Study Area's Cultural Heritage Values (FGMDA); and the recommendations for any potential HCD.

This report concludes with the recommendations for developing two HCD Plans: the West Queen West HCD including properties fronting Queen Street West between Bathurst and Dufferin Streets; and the Parkdale Mainstreet HCD including properties fronting Queen Street West from Dufferin Street, to five properties west of Macdonell Avenue, 10 Lansdowne Avenue, and including the properties fronting Cowan to Melbourne Avenues. In the remaining area west of the Parkdale Main street HCD, individual properties are being recommended for inclusion on the City of Toronto's Heritage Register.

Figure 4 (588 Queen St. W., 1980, City of Toronto Archives, Series 1465, File 621, Item 18)



1. INTRODUCTION



Figure 5 (View of Queen Street West at Shaw Street Looking West, 1983, City of Toronto Archives, Fonds 1526, File 76, Item 33)



Figure 6 (View of Queen Street West at Shaw Street, 1984, City of Toronto Archives, Fonds 1526, File 76, Item 2)



Figure 7 (View of Queen Street West looking east across Roncesvalles, 1983, City of Toronto Archives, Fonds 1526, File 76, Item 38)

Introduction

THE STUDY AREA

The Study Area, defined in July 2014, has boundaries that includes all properties fronting Queen Street West between Bathurst Street and Roncesvalles Avenue. The Study Area includes a dominantly commercial stretch along the length of the street, small clusters of residential buildings close to Triller Avenue and Dovercourt Road, two remaining industrial buildings at Shaw Street, and the Queen Street Subway, which has acted as both a boundary and a common uniting thread between Parkdale and West Queen West.

PROCESS

The consultant team began the Study in April, 2016. The information gathered in Phases 1: History and Evolution, 2: Built Form and Landscape Survey, and 5: Archaeology occurred concurrently with the development of the thematic history and evolution of the Study Area, and the survey of the existing built form and landscape. The first community consultation meeting for Phase 8: Communications and Stakeholder Engagement was held on June 23, 2016, to present the findings from the information-gathering phase, and to solicit further input, opinions, and feedback from the neighbourhood residents. Similar to the community consultation process, an advisory committee, referred to as the Working Group, comprised a small group of community representation including residents, business owners, lands owners, and community organizations. The first Working Group meeting held on July 11, 2016, presented similar findings shown in the community consultation meeting, collated feedback from the community, and received key local input and community perspectives adding to the meaningful discussion of ideas and priorities for West Queen West in relation to the Study Area.

The history and built forms were analyzed in Phase 3: Character Analysis, where the characteristics of extant buildings, including land uses, building height, architectural styles, and typologies were mapped. In Phase 4: Heritage Evaluation and Determination of Part V Designation, the Statement of Significance was developed through an iterative evaluation of the built form patterns and historic themes. The recommendations for the HCD Plans were developed in Phase 7: Recommendations, including the proposed boundary and objectives. An archaeological assessment of the area was conducted in parallel. In Phase 6: Analysis of Official Plan and Current Zoning Provisions, the boundary was reviewed alongside the City's Official Plan and other zoning provisions. Any potential conflicts between the proposed HCD boundary and objectives in regards to the existing planning frameworks were identified.

The second Working Group meeting took place on October 26, 2016, and the second community consultation meeting was held on November 29, 2016. The presentations at these consultations included the analysis of the neighbourhood's history, evolution, and built form, as well as preliminary boundary recommendations for the HCD Plans.

Two potential HCDs have been recommended in the Study Area: The West Queen West District and The Parkdale Main Street District.

STUDY TEAM AND ACKNOWLEDGMENTS

The study team was composed of Fournier Gersovitz Moss Drolet et Associés Architects (FGMDA), Archaeological Services Inc. (ASI), and MMM Group Limited (acquired by WSP Global Inc.).

Lead Conservation Architects: FGMDA

FGMDA is a full service architectural firm that offers a comprehensive and integrated approach to the conservation of heritage buildings and to heritage planning. Created in 1996 from the merger of two firms, each established in 1983, the office is structured as a multidisciplinary team of over 90 architects, interior designers, conservation architects, architectural historians, planners and materials conservators. FGMDA has offices in Montreal and Toronto, and maintains an ongoing presence in Ottawa. FGMDA incorporated to Architecture EVOQ in 2016.

FGMDA offers a comprehensive and integrated approach to the conservation of heritage buildings and heritage planning based on *Parks Canada's Standards and Guidelines for Historic Places in Canada*. The firm has developed a series of innovative techniques and rigorous methodologies that have been proven over time. FGMDA is recognized for the quality of its studies including Historic Structure Reports, Heritage Impact Assessments, Building Condition Reports and State of Good Repair Reports, Feasibility Studies and Accessibility Retrofit Programs. The firm is specialized in Heritage Conservation District Studies and Plans and Cultural Heritage Resource Assessments.

FGMDA is a leader in the science of materials conservation, with in-depth understanding of the root causes of problems, and proven remediation strategies that address long-term durability. The firm is committed to the advancement of best practices within the field, assuming leadership roles in the Association of Preservation Technology (APT) and the Canadian Association of Heritage Professionals (CAHP). Several FGMDA architects have long standing positions on design review panels, as well as teaching positions at universities and colleges. Culture, history and technology are all part of the discourse, contributing to the overall philosophy of the practice.

Archaeological Consultant and Historian: Archaeological Services Inc. (ASI)

Established in October 1980 in Toronto, Ontario with offices in Toronto and Burlington. ASI provides heritage consulting services (archaeology, built heritage, and cultural heritage landscapes); research, inventory, evaluation, consultation and conservation planning and mitigation development for above and below ground cultural heritage resources across the Province of Ontario.

ASI works with public sector agencies, including federal, provincial, and municipal governments, private landowners, engineering consortiums, and non-profit organizations to provide a variety of services, including: complete heritage resource assessments; large scale heritage planning studies; the documentation of archaeological and built heritage features within proposed developments; and the salvage excavation of archaeological sites. ASI provides the highest quality consulting services in cultural heritage conservation, planning, and management

The following provides a brief description of relevant services and products offered by ASI:

- Heritage conservation district studies and plans
- Cultural heritage evaluation reports
- Statement of Significance writing
- Streetscape and public realm heritage evaluation and analysis
- Thematic, archival, and oral historical research
- Environmental landscape research
- Geo-coded/GIS-ready building and cultural heritage landscape inventories
- Cultural landscape policy development
- Policy analysis and development for Official Plans, Master Plans, and Secondary Plans
- Stakeholder consultation program development and implementation
- Archaeological management plans, such as municipal master plans
- Archaeological potential modeling
- Archaeological resource assessment and mitigation



Planning Consultants: MMM Group Limited (WSP Global Inc.)

MMM Group, a WSP company (MMM) is one of Canada's leading professional services firms, offering comprehensive consulting services in project management, planning, engineering, and geomatics to government and private sector clients across Canada and overseas since its establishment in 1952. With more than 50 professional planners, MMM is a recognized leader in community planning, urban design, and the management of similar projects. MMM's planning team manages multidisciplinary teams and prepares master plans, secondary plans, official plans, community improvement plans, urban design studies/guidelines, active transportation plans and other multidisciplinary planning studies. On October 15, 2015, MMM was acquired by WSP Global Inc. As a Canadian multinational, WSP is one of the world's leading engineering consulting firms. A leader in transforming the built environment and restoring the natural environment, their expertise ranges includes engineering iconic buildings, designing sustainable transport networks, environmental remediation and urban planning, and developing future energy sources to find innovative ways to extract essential resources.

MMM's Planning and Environmental Design team is passionate about providing innovative and implementable planning solutions and exceptional urban design that improves the quality of people's lives by fostering the creation of complete and sustainable communities. As an award-winning leader in the planning and design of communities in both urban and rural environments, MMM offers a full spectrum of municipal land use planning services. MMM's Planning & Environmental Design Group has vast experience in preparing leading-edge land use policy studies focused on particular development issues, as well as land use planning documents, such as official plans, zoning by-laws, secondary plans, community improvement plans, and urban design guidelines.



ACKNOWLEDGMENTS

The Study Team thanks and acknowledges the advice and direction given by the *West Queen West HCD Study Working Group Members*, including:

- Anna Bartula, Parkdale Village BIA
- Barry Alper, business owner
- Bill Simpson, The Drake
- Charlotte Gick, Roncesvalles-Macdonell Residents Association
- Djanka Gadjel, business owner
- Domenic Valela, Trinity Bellwoods Community Association
- Franco Boni, The Theatre Centre
- Garab Lama, Restaurant owner and Tibetan community
- Graham Caswell, Active 18
- Jack Gibney, Sunnyside Historical Society
- Janet Mawhinney, Centre for Addiction and Mental Health (CAMH)
- Jonathan Hyman, property owner
- Maureen Fair, West Neighbourhood House
- Pru Robey, Artscape
- Randy Kerr, Beaconsfield Village Residents Association
- Ric Amis, Parkdale Resident's Association
- Rob Sysak, West Queen West BIA (Executive Director)
- Sam Grosso, property and business Owner
- Sarah Dougall, property and business Owner
- Shawn Winsor, Ossington Community Association (president)
- Victor Willis, Parkdale Activity-Recreation Centre

The Study Team would like to thank the many residents and property owners who participated and provided feedback, and the active involvement of Ossington Community Association members under leadership of Jessica Wilson and Benj Hellie.



Figure 8 (Trinity College, 1860, Digital Archive, Toronto Public Library)



2. HISTORY AND EVOLUTION

History and Evolution

THE NATURAL LANDSCAPE

The West Queen West corridor lies within the Iroquois Plain physiographic region (Chapman and Putnam 1984), which is the former bed of glacial Lake Iroquois. The shoreline of this ancient lake called the Lake Iroquois strandline was situated approximately 4.5 km inland from the current Lake Ontario shore. Below the strand, the Quaternary sediments are dominated by outwash sands typical of near shore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of off-shore deposits, overlying till (Gravenor 1957; Chapman and Putnam 1984).

Glacial Lake Iroquois formed circa 12,000 B.P., as the Ontario lobe of the Wisconsin glacier, retreated from the Lake Ontario basin. Following the retreat of the glaciers, the earliest Lake Ontario shoreline was about five kilometers south of its present location forming circa 10,400 B.P. Over the following 10,000 years, the shoreline gradually moved northward. However, it is still unlikely that Toronto Harbour, protected by the submerged bank of sediment associated with the emergent Toronto spit, had yet begun to fill by 5000 BP. The Nipissing Flood phase occurred between 5000 BP and 4000 BP increasing the Lake's water levels to near or slightly above nineteenth century levels (Karrow 1967; Anderson and Lewis 1985; Weninger and McAndrews 1989; Karrow and Warner 1990). The Lake's water level then subsided by three to four meters circa 4,000 to 3,500 BP, resulting in the Lakes' shoreline in 1790 being established by approximately 3000 BP.

The area surrounding and including the West Queen West study area was heavily forested with the majority of this area being established forest shortly after 7000 BP. Under median moisture regimes and eco-climates, the late successional forest of the downtown Toronto region was likely co-dominated by hard maple (*Acer saccharum*) and beech (*Fagus grandifolia*), in association with basswood (*Tilia americana*), red oak (*Quercus rubra*), white oak (*Quercus alba*), shagbark hickory (*Carya ovata*) and bitternut hickory (*C. cordiformis*) (Hills 1958; Burgar 1993). The immediate lakeshore zone, to the south of the study area, was probably occupied by a dense forest of white pine (*Pinus strobes*) and balsam fir (*Abies balsamea*), interspersed with a variety of hardwoods. The forest was heavily clear-cut in the nineteenth century to help prepare for the development of York.

Garrison Creek appears to be the one major stream to drain through the West Queen West neighbourhood, which emptied into the lake just east of Bathurst Street. The east branch of the creek rose north of St. Clair Avenue, while the west branch rose near Dufferin and Bloor Streets. The confluence of these two streams was located around Dundas and Shaw streets, where they flowed southeast

to the lake through a ravine, crossing Queen Street west of Walnut Avenue. Trinity-Bellwoods Park is a vestige of the creek system. A number of minor, probably seasonal tributaries of Garrison Creek drained the area immediately south of the West Queen West neighbourhood between roughly Beaconsfield Avenue and Stafford Street.

INDIGENOUS PRESENCE

Traditionally, for the indigenous population of the area, Toronto was part of a meeting point of land and water routes. Trails ran northward from the shoreline and, along the Don and Humber rivers, linking the lower and upper Great Lakes. For approximately ten thousand years, temporary encampments and semi-permanent villages of various sizes along the shores of Lake Ontario took advantage of the fishing and hunting that the lake and surrounding forests offered. The indigenous occupants of the area left no written record of their traditions or prior generations. Their legacy is their oral history and the archaeological sites and artifacts that were left behind, although most of these are presumed to be under water.

Formerly Lake Iroquois, the Lake Ontario water level fluctuated greatly from 10,000 BCE to 4000 BCE resulting in the shoreline moving north some 5 kilometers until 3500 BCE when it stabilized. The shifting water levels of Lake Ontario, therefore, are likely to have destroyed or submerged evidence of occupations along the shoreline in the Toronto waterfront area prior to the establishment of the shoreline some 3000 years ago. It is from these later settlements that the majority of archaeological finds are believed to have come from.

In the comparatively few instances that precontact remains have been recovered during modern archaeological excavations in the city core, such as the excavation of the new court house at City Hall, they have been found in secondary contexts. Isolated Indigenous stone artifacts, such as arrowheads and stone flakes for example, have been found during excavations within the grounds of Fort York. The age of these items is unknown. They may represent either precontact or contact period material. Similarly, limited indications of Middle and Late Woodland period occupations (circa 400 B.C.-A.D. 800 and A.D. 800-1600 respectively) were found at the nineteenth-century Thornton Blackburn and Smith-Barber sites at the corner of Cherry Street and Eastern Avenue (ARC 1986; ASI 2011).

Finally, a projectile point was recovered from nineteenth-century landscape fills at the Toronto General Hospital site at King and John streets. There is a question as to whether this projectile point is an Early Archaic Nettling point (ca. 7,500 – 6,000 B.C) or a sixteenth-century A.D. type. If the point was actually lost or discarded on or near the future hospital site, it probably dates to the sixteenth century. Moreover, the intensity of nineteenth- and twentieth-century land use in the study area is likely to have destroyed or dispersed the comparatively ephemeral archaeological deposits left by the circa 1,000 B.P.-A.D. 1700 precontact Indigenous occupations of the area. Some nineteenth-century accounts of archaeological discoveries have led to the identification of the former presence of Indigenous

settlements or cemeteries in parts of the downtown core, but the exact locations of these sites, their date and character remain subjects of conjecture. These discoveries only hint at the scale of Indigenous occupation and use of the area.

By the late seventeenth century, the Five Nations Iroquois were using the Toronto region for hunting and fishing with their main settlements near the mouths of the Humber and Rouge rivers. For the most part, however, the region was left unoccupied, and by the time of European military occupation and settlement, former corn fields had succeeded to forest.

During the late seventeenth and early eighteenth centuries, the region was occupied by the Mississaugas, an Algonquian people, whose subsistence economy was based on garden farming, as well as hunting, fishing and gathering wild plants. The British crown recognized the Mississaugas as the owners of the north shore of Lake Ontario in the area of Toronto and entered into negotiations to facilitate settlement after the American Revolution.

TORONTO DURING THE FRENCH REGIME

The importance of the site of what is now the City of Toronto (formerly York) was clearly recognized by the Europeans as early as the sixteenth century during the period of French influence. The north shore of Lake Ontario was certainly known to the French by 1678, when the ship of Pierre Le Vieux de St. Paul, Sieur de La Motte (Pierre LaMotte) and Father Hennepin took shelter in a storm at the mouth of the Humber River. The Humber River was part of an established trade route in “peltries” favoured by the “Northern Indians” that connected Lake Ontario, Lake Simcoe and, after a short portage, Lake Huron.

In 1749, after the British had established Fort Choueguen (Oswego), where the Oswego River meets Lake Ontario in New York, Jacques-Pierre de Taffanel de la Jonquière, Governor General of New France, and Francois Bigot recommended that 15 men be dispatched to the Humber “to construct a small stockade fort out of timber near that place.” The outpost was constructed to protect the Humber trade route from the British, but it also served to intercept indigenous trade being transported to the British at Fort Oswego from the Upper Lakes. This structure, which was named Fort Rouillé, was located near the southwest corner of the present day Exhibition Place grounds. It was contained within a square measuring approximately 191 feet (58 m) per side, with “flanks” of 15 feet (4.5 m). This building appears to have served almost exclusively as a trading post, rather than as a military fortification. After the start of the Seven Years War the Mississaugas looted the fort in 1757 but it was retaken by the French soon after. In 1758, the French commander at Fort Niagara (Pierre Pouchot) issued orders that the men were to fall back to Niagara in the event of a British attack at York. In the summer of 1759, Fort Rouillé was abandoned and destroyed. Upon reaching Toronto, the British found nothing more than the charred remains of the building and its stockade (Middleton 1923:30-33).

In 1770, Jean-Bonaventure Rousseau of Montreal was both an interpreter with the Indian Department and had license to trade with the indigenous population along the Humber. Rousseau established his family’s commercial endeavors in the York area and was joined in this business by his son, Jean-Baptiste Rousseau, around 1775. The younger Rousseau, known as Mr. “St. John,” was still trading on the Humber in 1791. Shortly thereafter he settled on a 500 acre tract on the east bank of the river, and became one of the first shopkeepers in the area. By 1794, he had established himself in a mercantile partnership with Thomas Barry, which lasted until about 1795 when Rousseau departed from the Humber in order to settle at Ancaster (Johnston 1983:723-725).

THE “BIRTH” OF UPPER CANADA

The Seven Years War was concluded by the Treaty of Paris in 1763, at which time Britain took control of the territories known as New France. The Province of Quebec was created from the Royal Proclamation of 1763 and after the passage of the Quebec Act in 1774 the territory was extended to the west to include the Great Lakes, north to Lake Nipissing and east to the coast of Labrador. Therefore the province of Quebec was a combination of what are now the province of Ontario and the province of Quebec. However the Quebec Act established a dual law system that allowed the restoration of French customary law in private matters in parallel with the British common law system.

The conclusion of the American Revolutionary War in 1783 forced Americans loyal to the British Crown (Loyalists) to seek refuge in the British Province of Québec as the territory was seen as a safe haven for the Loyalist families, who included the Six Nations Iroquois. These primarily English and German speaking refugees not only were predominantly Protestant but were also accustomed to the English laws which governed all aspects of life in the American Colonies during the seventeenth and eighteenth centuries. Almost immediately there was a call by the Loyalists for the establishment of English laws and customs as a distinction from the predominantly Catholic French system. This request was addressed in 1788 by a proclamation made by Lord Dorchester, the Governor of Canada, whereby the province of Quebec was divided into four districts: Lunenburg, Mecklenburg, Nassau and Hesse. Nassau, whose seat was in Niagara, became known as the “Home District”. Nassau and parts of Hesse would later become Upper Canada. Officials were appointed from amongst the locally prominent citizens, who fulfilled the offices of justices of the peace, sheriffs, clerks, Land Board officials and coroners. However, the question of religious rights, land tenure and other issues had not been fully settled, and therefore changes to the old Quebec Act were required.

The differences of legal systems, language, religion and law were settled through the British Parliament in the form of the Constitutional Act of 1791. The province of Quebec was divided into two new political entities known as Upper and Lower Canada with Upper Canada forming the province of Ontario and Lower Canada forming the province of Quebec. This legislation guaranteed the continuation of seigneurial land tenure and French civil laws in Lower Canada, while the English system of land tenure (“free and common soccage”) and English laws governed in Upper Canada. The 1791 Act also provided for the foundation of the “Established Church” (Church of England) in Upper Canada. Administration of the government in the Upper province was to be under the care of the Lieutenant Governor, and through an elected Legislative Assembly. The Lieutenant

Governor was, in theory, answerable to the Governor General of Canada, who resided in Quebec. The Legislative and Executive Councils, which functioned as the equivalent of the British House of Lords and Cabinet respectively, were created for Upper Canada under this legislation. The Legislative Council had all the powers and functions of an "Upper House." John Graves Simcoe, the first Lieutenant Governor of Upper Canada, noted that the Constitutional Act was based upon "no mutilated constitution, but the very image and transcript of that of Great Britain" (Middleton 1923:40).

The Town of Niagara (also variously known as Lennox, Butlersburg, West Niagara or Newark) was the capital of Upper Canada from 1792-1796. However there was concern over its proximity to the American border especially after the American Revolutionary War, continuing and escalating trade tensions between Britain and the new America and the subsequent threat of American invasion. In light of the increasing tension between the two countries, Simcoe explored the province and considered various other locations for the permanent site of the capital including the future site of London on the Thames River, the Town of Kingston, and Toronto on the north shore of Lake Ontario. It is known that Simcoe arrived in Toronto in early May 1793, and he was so favourably impressed by the location and its well-protected harbour that he was immediately determined to occupy the site (Firth 1962:3) "as the seat of government for the newly formed province of Upper Canada with a Garrison located at the mouth of the harbor to provide military protection (Lundell 1997:11)

The government authorities in Quebec notified Simcoe in late June 1793, that they would not authorize the expense of building "military works and fortifications" in Toronto, although heavy guns would be provided for the protection of the harbour. In late July of that year, some of the men from the Queen's Rangers were sent to Toronto to begin the fortification of the place, where they were joined a few days later by Simcoe and some members of the government such as Peter Russell (Firth 1962:5-6). Under the provisions of Jay's Treaty, drawn up in 1794 and ratified and amended in 1795, the British defensive fortifications along the American side of the border at both Niagara and Detroit were to be surrendered in 1796. The Upper Canada legislature met for the final time in June 1796 and Simcoe subsequently moved the capital from Niagara to York in 1797.

FOUNDING THE TOWN OF YORK AND THE MILITARY RESERVE

In September 1787, the land which is now occupied by much of the City of Toronto was formally alienated by the British from the native Mississaugas. This sale, known as the "Toronto Purchase" or the "Gunshot Treaty," contained some irregularities and was confirmed by a later document dated August 1805. The tract of land acquired by the British under this treaty measured 14 miles in width along the north shore of Lake Ontario, by a depth of 28 miles on its easterly side. In less than one year following this purchase, the government had commissioned two surveys within this tract in order to lay out the limits of a proposed town, harbour, surrounding settlement and reserves (Collins 1788; Mann 1788).

However, since the government was pressured to locate and settle the increasing flood of Loyalist refugees and provide farm seed and supplies for them, no immediate action was taken towards the development of Toronto based on the 1788 plans of survey. The next township survey, part of which still governs in Toronto, was undertaken by Augustus Jones in 1791. Under this survey, the "base line" was established which marked off the "Broken Front" Concession range of lots from the remainder of the township. The "base line," known as Lot Street, is easily identifiable today as Queen Street. The proposed name for the tract of land surveyed by Jones was "Dublin Township."

Peter Russell, the Receiver General of Upper Canada for whom Peter Street is named, described the beauty of the spot as he saw it in a letter to his sister, Elizabeth, which he wrote in early September 1793. The future town was located on a "Beautiful Bason" bounded by a low sandy peninsula and a "bluff bank" fringed by "a thick wood of large forest Trees." The town plot was situated on a flat about fifty yards from the water, which Russell believed was healthy due to its high, dry location. The air was "clean and healthy," and the peninsula contained a "hard sand" of several miles upon which one could ride or drive a carriage. The Don River provided an abundant supply of "Trout, Bass, Salmon & many other excellent fish" (Firth 1962:10-11, 18).

The Town of York itself was laid out as a compact plot within the area now bounded by Front, George, Duke and Berkeley streets. To the east of the town plot, lay the "Government Reserve" or "Government Park". The Park was bounded by the Don River on the east, the marsh and harbour to the south, Parliament Street on the west and Carleton Street to the north. To the west of the town lay the "Military" or "Garrison Reserve," which stretched from the lake shore north to Queen Street, as far west as Dufferin Street and east to Peter Street. The military maintained control of these lands, centred on Fort York at the mouth of Garrison Creek, in order to provide a defensive buffer, unencumbered

by civilian development, on the western approach to the town. The site of Fort York itself was chosen as it afforded protection to the entrance to Toronto harbour. The east boundary of the reserve formed an arc extending from Lot (Queen) Street near what is now its intersection with Bathurst Street, southeast to the lakeshore at the foot of Peter Street. This line corresponded with a 1000 yard firing range from the fort, the construction of which was carried out by the men of the Queen's Rangers beginning in July of 1793 (Figure 9).

In late February 1796, it was announced that York would replace Niagara as the temporary capital of Upper Canada, and that all government officers were required to move to the small settlement on the north shore of Lake Ontario. Some officials, such as William Jarvis, were reluctant to abandon their homes and properties which they had established in Niagara.

In an effort to entice government officials to settle in the Town of York, Upper Canada's new capital, John Graves Simcoe provided an incentive in the form of land grants to members of the Family Compact and to those who were friendly towards the government, partly as an incentive for them to move, and also as partial compensation for any losses which they sustained by relocation to York.. Beyond holdings within the Town of York itself, members of the Family Compact, as well as friends of the government were granted two other type of holding which varied by

size and location. There were the long, narrow, 100-acre Park Lots which spanned between Lot Street (now Queen Street) and the Second Concession Line (Bloor Street) and extended from the western edge of the Government Park reserve, bound by Parliament Street, westward to what is now Lansdowne Street. The second type was the wider, two-hundred acre lots which were on the outer edges of the settlement, beyond the Park Lots, in the second and third concessions and expanding westward and eastward along the lakeshore. The Park Lots were planned as small estates and granted to Upper Canada's executive officials, with most lots allocated by September 1793. Those who were granted these lands were permitted to layout streets in their lots in any configuration with many east west streets on different alignments from their neighbours (Figure 10).

In February 1798, official word was received from the Duke of Portland that "upon mature deliberation" York had been selected as the Seat of Government for Upper Canada. Some of the members of the council noted that the dispatch did not refer to it as being the "permanent" seat, but Peter Russell interpreted the communication in that way and "has everywhere announced it as such." D.W. Smith finally resigned himself to the fact that he would be required to relocate his office and papers to York: "How peculiarly hard is the lot of the Civil Officers of Upper Canada, and how carefully they seem selected to be the sport of fortune! But I am breaking the resolution I have made of uttering no more complaints, for I see it is all in vain" (Firth 1962:48).



Figure 9 (Detail of 'Plan of York', Lieut. Phillpotts)

THE NEW TOWN EXPANSION

The area between the Garrison Reserve and the original town was gradually brought into the civic sphere. In 1797, the town plot was expanded by two surveys, the first north to Lot (now Queen) Street and west to York Street and the second extending west as far as Peter Street which abutted the military reserve. These new town lands were to be occupied by a number of public buildings including a church, school, court house, jail, and market. Peter Russell objected to the westward extension of the "New Town" as far as Peter Street on the grounds that "it would be impossible to prevail upon the inhabitants to build near each other, and years might elapse in consequence before the place would assume even the appearance of a Town" (Firth 1962:43). He further argued that the cost of constructing and maintaining sewers for such an extended settlement would prove to be a heavy burden upon the ratepayers of the small provincial capital (Robertson 1908:445; Firth 1962:43). Nevertheless, at the insistence of others such as John Elmsley, he issued the order for the surveys of the New Town which were carried out in 1796 and 1797. The plan, prepared by William Chewett for the expansion between York and Peter streets, extended basic street grid westward to create 15 town blocks made up of 3 to 18 town lots for development, and also reserved large areas for major public uses.

The population of the Town and Township increased steadily from the founding of the settlement throughout the nineteenth century. In 1797, for instance, the total

number of freehold inhabitants in the Town numbered 115 males and 97 females, as well as 29 "single men," for a total of 241 residents. The inhabitants "of Yonge Street" in 1797 was estimated at 86 persons, 59 inhabitants were enumerated "on the Don," and 51 "on the Humber." Thus the total population for the area now encompassed by the modern City of Toronto numbered 437 inhabitants in 1797. By March 1805, the Town of York itself contained a total population of 473 and boasted various public buildings, including a good market and "several very respectable private stores." The society in York, according to W.H. Smith, was "highly respectable, and its hospitality is experienced by every visitor" (Boulton 1805:43-45; Smith 1846:225). By 1812 the population had increased to more than 700. By 1819, the number had increased to 1,323, and had grown again to 1,677 by 1825. By 1834, when the City of Toronto was incorporated, the population had jumped to a staggering 9,252.

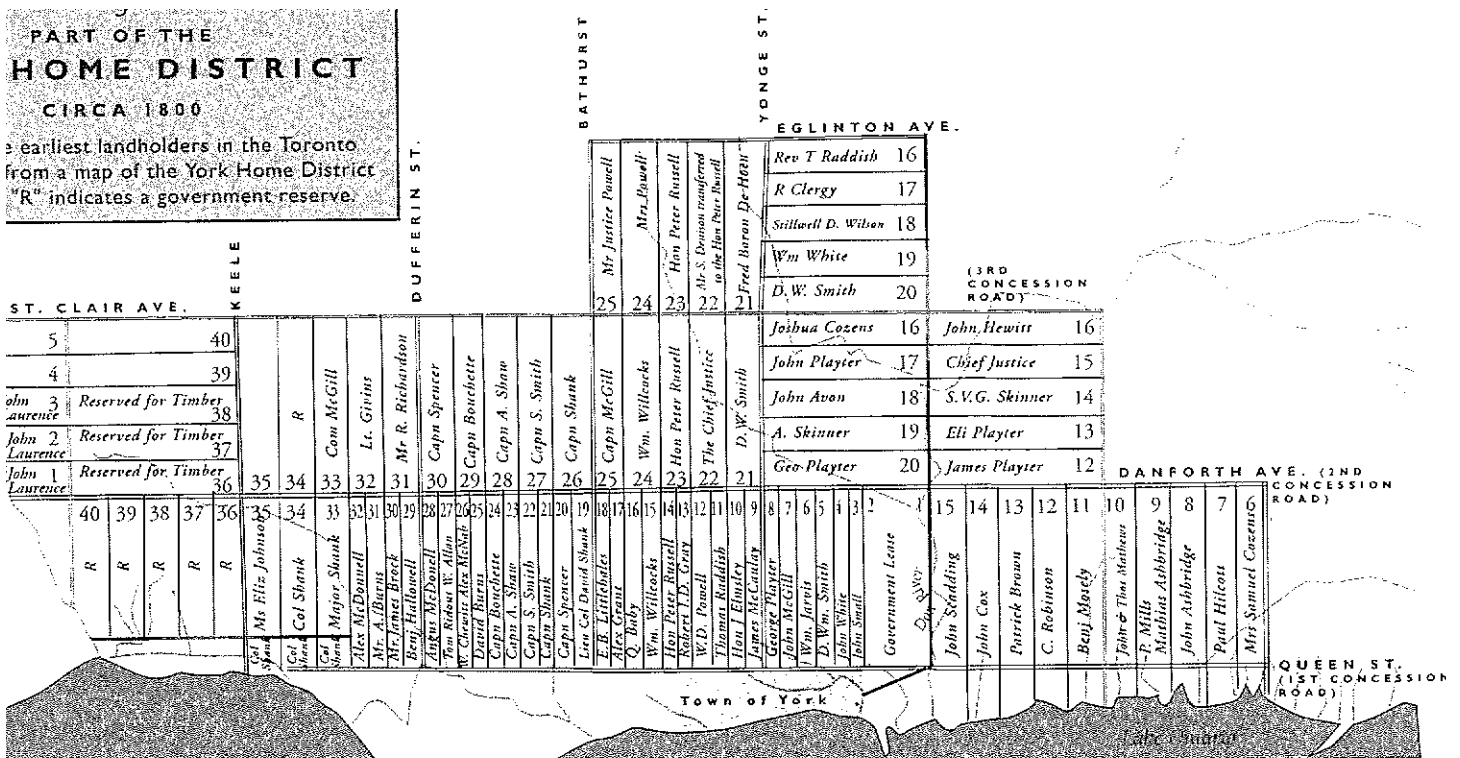


Figure 10 (Map of Home District of York - showing the allocation of the 100 acre Park Lots in the First Concession between Lot (Queen Street) and the Second Concession Road (Bloor Street) and the larger 200 acre Lots granted in the area north of the First Concession and to the east and west of the Park Lots in the First Concession. (Lundell, 1997:10))

THE DISSOLUTION OF THE MILITARY RESERVE AND VISIONS OF DEVELOPMENT

Following the Battle of York in April of 1813, it was clear that Fort York and the Military Reserve did not provide an adequate defense for the town against a land attack from the west and it did not figure in post-War of 1812 schemes for the defence of York. Improvements were undertaken to existing fortifications and a Blockhouse was erected on the north side of Queen Street, (near the intersection with Strachan Street) overlooking Garrison Creek to the west. By 1817 the Blockhouse was deemed unnecessary and was dismantled, its structural components possibly used to build the first bridge across Garrison Creek (Harstone 2005: 10).

By 1830, Lieutenant Governor John Colborne revived the idea of granting leases on part of the reserve in order to encourage the westward growth of York. Due to the demand for land in the vicinity of the town, Colborne was confident that lots within the Reserve could be sold for as much as £200 per acre. He felt that this sale could raise as much as £30,000 to £40,000, "and might be expended in improving the roads to the new town, in the erecting of barracks near the Western Battery, and other such public buildings as might be required." Additional benefits perceived by Colborne were the "salubrious" climate of lands removed from the "effluvia of the marshes of the Don" in the eastern end of town. He also saw the new development

as an opportunity to provide temporary employment for immigrants to the neighbourhood (Firth 1966:32). However, this plan was not acted upon immediately due to the view that it would attract an undesirable class of settlers who would not improve their leasehold property, in addition to presenting the difficulty of collecting their rents (Firth 1966:32).

The Reserve east of Garrison Creek was surveyed by J.G. Chewett in 1831 in anticipation of the eventual sale and lease of this land. Some of the major thoroughfares, such as King Street and the south side of Queen Street West, were surveyed and opened across the Reserve at this time. Portions of the Reserve must have remained wooded for some years after the survey as Larratt Smith recorded in his journal in 1849 that he lost one of his grazing cows in the underbrush of the Reserve for over a week (Smith 1980:16).

Approval for the first sale of lots within the Reserve was given by the Colonial Office in May 1833 when instructions were dispatched to Colborne and the Commissioner of Crown Lands to survey and sell part of the lands. In November 1833, the first 18 one-acre lots were surveyed and sold, and the sum realized by the sale amounted to £7,500. The original 1831 survey of these lots was unclear and the former reserve lands were remapped no less than



Figure 11 (Detail of the «City of Toronto, The Capital of Upper Canada, 1834,» H.W. J. Bonnycastle - showing the extension of the Town of York meeting the curved arc of the boundary of the Garrison Reserve. To the west of this arc, plans for the subdivision and sale of the reserve lands up to the eastern edge of the Garrison Creek are indicated. The Park Lots on the north side of Queen Street are also shown with their numbers. Ng, Nathan *Historical Maps of Toronto*, website <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>)

twelve times between November 1833 and March 1837.

In November 1833, Henry James Castle surveyed a Proposed Sketch of an Intended Addition to the Town of York (Figure 10). The area was laid out into a regular survey grid that included features which reflected idealized town planning principles evident in the UK cities of Bath, Edinburgh and London’s Regent’s Park and included a circle or crescent on Bathurst, near present King and Stewart streets, a pair of squares at Bathurst and Adelaide and a radial alignment to Richmond Street which curved southeast from what is now Portland Street to link up with what is now the westerly extent of Wellington. This arrangement, which would have formalized the east limit of the former Garrison Reserve in the streetscape, was abandoned on later plans. The crescent on Bathurst continued to be depicted on survey maps of the Military Reserve until at least 1834, as for example on Richard Bonnycastle’s plan of City of Toronto, the Capital of Upper Canada 1834 (Figure 11). All of the proposals show the west limit of the planned area of town expansion as a curving street (now Niagara Street), running northwest along the east side of the Garrison Creek ravine, which retains to this day the path of soldiers marching along the edge of the ravine from York to Niagara. The final survey, which appears to have

met with the acceptance of all parties concerned, including that of Lieutenant Governor Sir Francis Bond Head, was completed by William Hawkins in 1837.

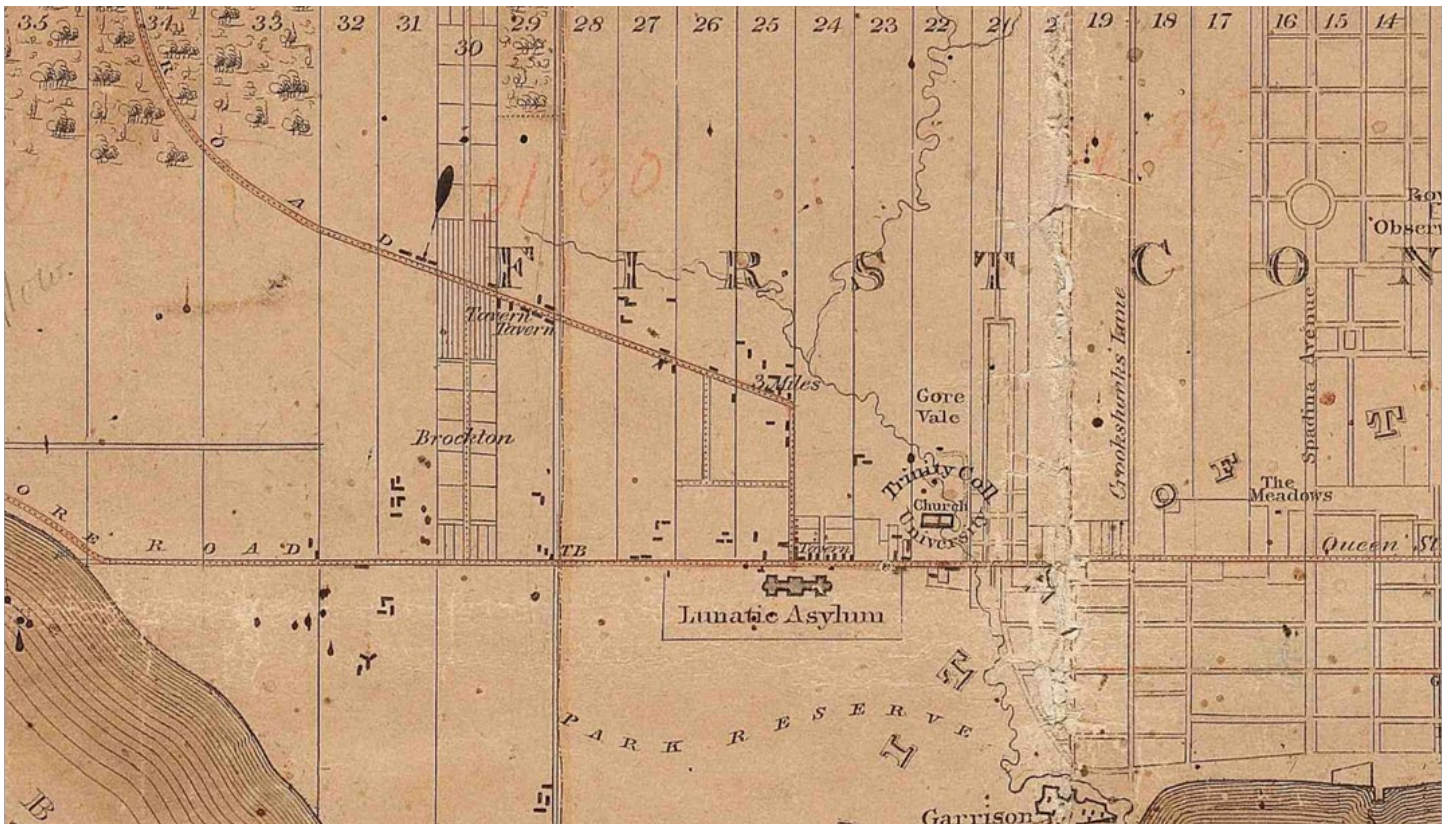


Figure 12 (J. O. Browne, Map of the Township of York in the County of York, Upper Canada, 1851: showing the «Lunatic Asylum,» and Trinity College are two of the first institutions to be constructed along Queen Street. The asylum sits on axis with Dundas Street, (now Ossington) which heads north and then turns on a north-west diagonal to the Village of Brockton. At the junction of Queen and Dundas, on the north-east corner Blue Bell village began to develop. The breweries are marked with buildings on the south side of Queen Street opposite Trinity College. (Ng)

EARLY DEVELOPMENT ALONG QUEEN STREET

The historic foundation of Queen Street as the baseline between the government-owned Garrison Reserve on the south side and the privately owned Park Lots on the north side was a determining factor for its development throughout the nineteenth century that persisted in the twentieth century and up to the present. The current character of the north and south sides of the street reflects this differentiated history in its built form, especially on that portion of Queen Street West that stretched between Garrison Creek in the east and Dufferin Street in the west.

The development of the south side of Queen Street West in the 19th-century was characterized by breweries, institutional buildings, railways and industry. The resultant physical character was that of large scale buildings set in big tracts of land surrounded by open space. The north side of Queen Street West had a more homogeneous, small-scaled development which initially included taverns and hotels for travelers and later two-three storey buildings with commercial space at grade and residential accommodation above built to the edge of the property line creating a consistent, finely-grained street wall.

The earliest settlement on the north side of Queen Street West was largely restricted to small frame cottages in the first three decades of the nineteenth century. The residences built by Aeneas Shaw, who constructed a log

cabin on his property at Park Lot 23 in 1799, and James Given, who built a single-story, frame house west of Shaw in 1802 (Figure 9), are representative of this trend. A notable exception to the predominantly frame building stock in the area was the 1819 brick residence of Gore Vale, built for Duncan Cameron, which was formerly located north of Queen Street on the east side of present-day Trinity-Bellwoods Park (Harstone 2005: 19).

Commercial development along Queen Street West in the early nineteenth century was concentrated on the south side around Garrison Creek. In 1833, John Farr established his brewery just south of Queen Street, on the west bank of Garrison Creek. The building currently located at 875-879 Queen Street West was constructed on the brewery's foundations (Harstone 2005: 14). The property consisted of a two-storey structure built of hewn logs which was encased with brick sometime in the mid-nineteenth century. Writing in the 1870s, Henry Scadding described the Farr brewery as a "long, low-lying dingy-looking building of hewn logs" (Scadding 1873: 358). In 1861, a high-level bridge was built across the ravine at Garrison Creek to facilitate the use of street cars along Queen Street, forcing patrons of the brewery to enter through a door on the second floor.

Farr's brewing business was flourishing by 1847 when he constructed a two-storey brick structure to the west of

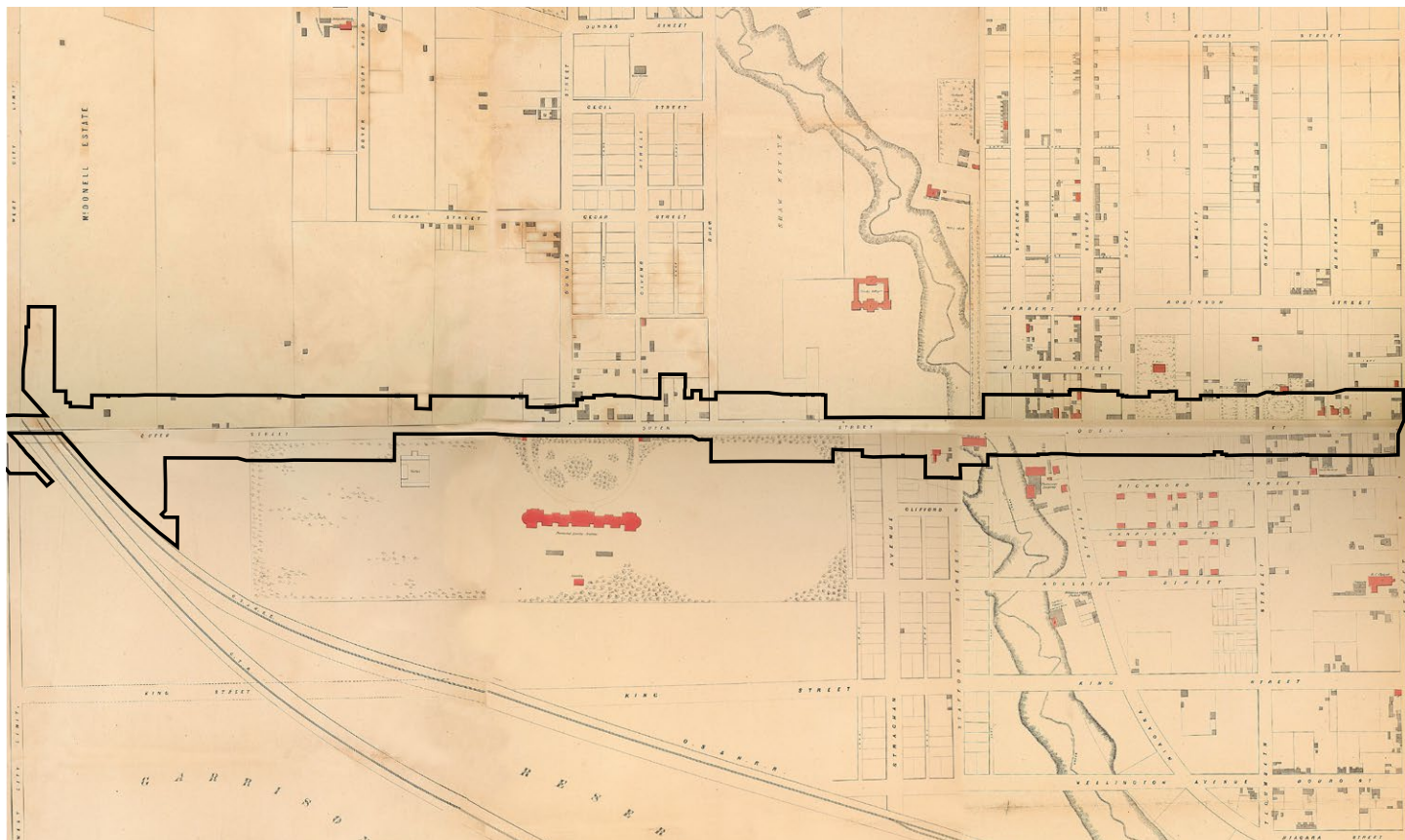


Figure 13 (Atlas of the City of Toronto and Vicinity, 1858, W.S. Boulton - showing the railways cutting across the Garrison Reserve and the development of Blue Bell Village north east of Queen Street and Ossington)

the brewery, on the south side of Queen Street. The Farr House still stands at 905 Queen Street and retains its wide cornice, stone voussoirs in the window heads, stone sills, and quoins. The house was occupied by the Farr family until 1905 and is among the earliest surviving buildings along Queen Street West (City of Toronto By-law 166-92 designated the property under Part IV, Section 29 of the Ontario Heritage Act in 1996).

Perhaps due to Farr’s success, a second brewery was opened in the area by Thomas Bains in 1844. Bains constructed his brewery on the east side of the creek, opposite the Farr Brewery, though it was built at the top of the ravine. Isaac Thompson purchased the brewery in 1852 and changed the name to the Thompson Brewery. The name was changed again in 1865 when the business was purchased by Patrick Cosgrave, the cofounder of The Victoria Brewery (Harstone 2005: 15). Over the next two decades, the Cosgrave Brewery became one of the largest in the city and shipped its products internationally (Figure 14). A brewery remained at the site, under various owners, until 1963 when it was demolished and replaced with the current apartment block located at 798-800 Richmond Street West.

Apart from being the baseline separating the Garrison Reserve from the Park Lots, Queen Street was also an important route connecting York with the towns across

the province and beyond. In the east, it crossed the Don connecting York with the highway that travelled west to Kingston. To the west, it led to the Lakeshore Road providing a route around the lake to Niagara. It also connected, at the junction with Sandford’s Mail Road, (today’s Ossington Avenue), with Dundas Street, which was initially surveyed by August Jones in 1794, passed along the boundary between Lots 24 and 25, and was intended to be the highway connecting with the city of London. Dundas Street headed north from Queen and then turned north-west on a diagonal route that it still follows today, ultimately continuing as Highway 5.

As travel by stage coach was slow, the need for rest and refreshment resulted in the taverns and around them subdivisions and the beginning of a small community. By the 1840s, Blue Bell Village had been established at the north-east corner of Dundas Street and Queen Street West (Park Lot 24) with two taverns, one known as the Blue Bell. Development followed the Dundas route north and then west, leading to the creation of the village of Brockton, west of Dufferin Street, on either side of Dundas Street and stretching down to the north side of Queen Street. The settlement at Brockton was established after 1850 when Lucy Brock, widow of James Brock, divided Park Lot 30 (at Brock Avenue) into smaller parcels for development along the newly surveyed Brock Avenue, with a particular



Figure 14 (Tremaine, George R. Map of the County of York, Canada West, 1860 - showing the railways lines and the intensified development along Ossington and Dundas Street, the expansion of Brockton and the park lots west of Dufferin, south of Queen Street that would be developed as the Village of Parkdale (Ng))