

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement - 50 King Street East

Date: April 9, 2018

To: Toronto Preservation Board

Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 28 - Toronto Centre-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the property at 50 King Street East (which includes the entrance address at 2 Toronto Street) under Part IV, Section 29 of the Ontario Heritage Act and to grant authority to enter into a Heritage Easement Agreement. The property at 50 King Street East was listed on the inaugural City of Toronto Inventory of Heritage properties (now known as the Heritage Register) in 1973 as part of the first group of properties identified.

Located on the northwest corner of King Street East and Toronto Street, the property contains a building completed in 1887 for the Quebec Bank, which was extended with a complementary west addition. Following research and evaluation, it has been determined that the property at 50 King Street East 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 50 King Street East is a contributing property in the St. Lawrence Neighbourhood Heritage Conservation District (HCD) adopted by City Council. The owner proposes to conserve the Quebec Bank and the west addition, and has agreed to enter into a Heritage Easement Agreement with the City of Toronto.

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 state its intention to designate the property at 50 King Street East in accordance with the Statement of Significance: 50 King Street East (Reasons for Designation), attached as Attachment 3 to the report (April 9, 2018) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.
5. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 50 King Street East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 50 King Street East.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 50 King Street East (including the address at 2 Toronto Street) was listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

The property at 50 King Street East is identified as a contributing property in the St. Lawrence Neighbourhood Heritage Conservation District (HCD). At its meeting of December 9 and 10, 2015, City Council adopted with amendments TE12.11: "Designation of the St. Lawrence Neighbourhood Heritage Conservation District under Part V of the Ontario Heritage Act":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

City Council adopted the staff recommendations to designate the St. Lawrence Neighbourhood HCD under Part V of the Ontario Heritage Act and to adopt by by-law the St. Lawrence Neighbourhood Heritage Conservation District Plan. The proposed Plan is currently under appeal to the Ontario Municipal Board.

COMMENTS

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 50 King Street East 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 the Heritage Register.

The building known historically as the Quebec Bank (completed in 1887, with a complementary west addition) has cultural heritage value as a well-crafted late-19th century commercial building custom-built for the institution, designed in the Romanesque Revival style by the notable Toronto architect, D. B. Dick and owned in the World War I era by the noted Toronto financier, Sir Henry Mill Pellatt. The property at 50 King Street East reflects the historical development and evolution of the St. Lawrence Neighbourhood where it contributes contextually to the character of the area from its setting anchoring the northwest corner of King Street East and Toronto Street.

The property contributes to the St. Lawrence Neighbourhood Heritage Conservation District (HCD) where it is located in the Court House Sub-Area. According to the HCD Plan, "this sub-area was the hub of banking, insurance companies and utilities in the late 19th and early 20th centuries. Buildings that reflect this period of significance remain, including 50 King Street East. The sub-area is also associated with the district's period of industrial and commercial decline (1920s-1970s), during which the financial hub shifted westward and led to the construction of several new office towers within the sub-area, such as those adjacent to 50 King Street East."

The Statement of Significance (Attachment 3) for 50 King Street East comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: tamara.anson-cartwright@toronto.ca

SIGNATURE

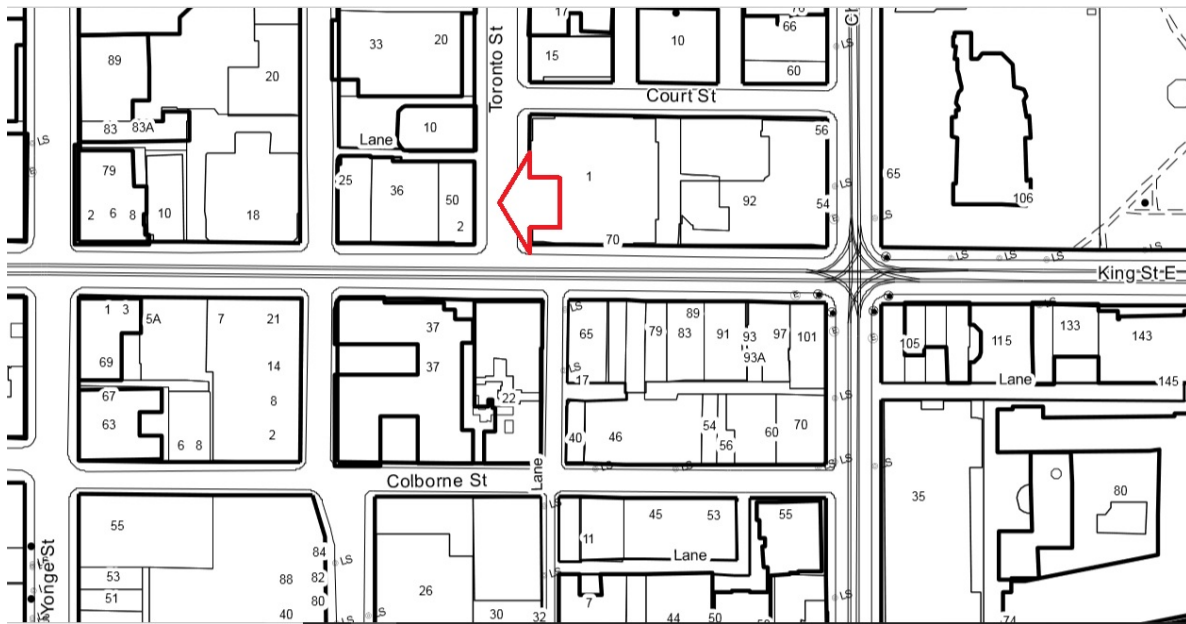
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

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

LOCATION MAP - 50 KING STREET EAST
(ENTRANCE ADDRESS 2 TORONTO STREET)

ATTACHMENT 1



The subject property has a confirmed municipal address at 50 King Street East and an entrance address at 2 Toronto Street.

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

The arrow marks the site.



50 King Street East, showing the primary elevations on King Street East and Toronto Street (Heritage Preservation Services, 2018)

The property at 50 King Street East (including the entrance address at 2 Toronto Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description:

The property at 50 King Street East anchors the northwest corner of the intersection of King and Toronto streets and contains a 5-storey commercial building that was completed in 1887 for the Quebec Bank, the Montreal institution that opened a number of branches in Ontario. Toronto architect, D. B. Dick prepared the plans for the building, which was extended by a complementary west addition. Following a fire in the 1940s, the Quebec Bank was restored and the west addition reconstructed. The site was listed on the City of Toronto's inaugural Inventory of Heritage Properties (now known as the Heritage Register) in 1973. It is located in the St. Lawrence Neighbourhood Heritage Conservation District, which was adopted by City Council in 2015.

Statement of Cultural Heritage Value:

The property at 50 King Street East has cultural heritage value for its design as a well-crafted late-19th century commercial building that displays the red brick construction above the extended stone base, the polychromatic detailing and the archetypical round-arched motif associated with the late-19th century Romanesque Revival style. The primary elevations (south and east) are distinguished by the tripartite organization, the arcades organizing the window openings between the base and the attic, and the decorative brick, stone and terra cotta detailing.

The Quebec Bank is historically associated with the notable architect, D. B. Dick, who designed the building in 1886. Born and trained in Scotland, Dick worked with the distinguished Edinburgh firm of Peddie and Kinnear, which purportedly inspired his Romanesque Revival designs in Toronto where he relocated in 1873. After working with Scottish expatriate, Robert Grant, in 1876 Dick established a solo practice that resulted in ongoing commissions for the Consumers' Gas Company, industrialist William Davies, and the University of Toronto, including the restoration of University College in the 1890s.

The associative value of the property at 50 King Street East is also through its contribution to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town" and survived the Great Fire of 1849 as the commercial and institutional heart of Toronto. Within this community, the Quebec Bank was part of the area along King and Toronto streets that was the hub of banking, insurance companies and utilities in the late 19th and early 20th centuries prior to the shift of the financial district west of Yonge Street. While the St. Lawrence Neighbourhood underwent an economic downturn in the 20th century before it was revitalized in the 1960s, the Quebec Bank remained and reflects the late

19th century vibrancy and the continuing vitality of the city's oldest community and neighbourhood.

The property at 50 King Street East is also associated with Sir Henry Mill Pellatt (1859-1939) who owned the property between 1911 and 1921. While best known for commissioning "Casa Loma" as his private residence in Toronto, Pellatt was noted for his involvement in banking, the Toronto Stock Exchange, insurance companies and resource development. He is remembered as the co-founder of the Electrical Development Company of Ontario, which introduced electricity to Toronto for street lighting and the street railway prior to the enterprise's acquisition by the forerunner to Ontario Hydro. With his role in business ventures across Canada and beyond, by the World War I era when he acquired the property at 50 King Street East, Pellatt was identified among the country's leading financiers.

Contextually, the property at 50 King Street East contributes to the character of the St. Lawrence Neighbourhood, which is distinguished as the birthplace of Toronto where Old Town was situated and King Street was extended westward as the city's "Main Street" in the 19th century. With its setting on King Street East, the Quebec Bank contributes to an important surviving collection of 19th- and 20th-century commercial and institutional buildings, among them the neighbouring King Edward Hotel (1903), opposite, and St. James' Cathedral (1851) to the east. Anchoring the northwest corner of King and Toronto streets, the Quebec Bank marks the entrance to Toronto Street with its important collection of 19th-century edifices, including the Seventh Post Office (1853), the National Historic Site at 10 Toronto Street, and the Consumers' Gas Company offices (1876 ff.) at 17 and 19 Toronto Street, which are recognized heritage properties.

Heritage Attributes

The heritage attributes of the Quebec Bank on the property at 50 King Street East are:

- The setback, placement and orientation of the building on the northwest corner of King Street East and Toronto Street
- The scale, form and massing of the 5-storey building with the rectangular-shaped plan above the raised stone-clad base with the segmental-arched door and window openings
- The flat roofline with the corbelled brickwork (the original cornice and parapet have been removed)
- The brick and stone cladding with the brick, stone and terra cotta detailing
- On the south elevation extending two bays and the east elevation extending eight bays, the arcades with the banded brick and stone piers that organize the flat-headed window openings in the second and third floors and the round-arched window openings in the fourth storey
- The detailing, with the voussoirs on the first-floor openings, the spandrels with the terra cotta panels beneath the third-storey windows, and the spandrels with the corbelled brickwork beneath the fourth-storey openings, which have archivolts and mouldings
- On the principal (south) elevation, the main entrance to the building (the entrance has been altered)

- The rear (north) elevation, which is viewed from Toronto Street and has stone band courses
- The west addition, which extends two bays on King Street East and complements the original (1887) building in its height, scale, materials (excluding terra cotta) and fenestration, and is slightly setback in relation to the older building

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



QUEBEC BANK 50 KING STREET EAST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2018

1. DESCRIPTION



Above: the King Street elevation (south); cover: showing the primary elevations on King Street East (south) and Toronto Street (east) (Heritage Preservation Services, 2018)

| 50 King Street East: Quebec Bank | |
|----------------------------------|---|
| ADDRESS | 50 King Street East (northwest corner of Toronto Street) ¹ |
| WARD | Ward 28 (Toronto Centre-Rosedale) |
| LEGAL DESCRIPTION | Town of York, Town Lot 2, Block 1 |
| NEIGHBOURHOOD/COMMUNITY | St. Lawrence |
| HISTORICAL NAME | Quebec Bank |
| CONSTRUCTION DATE | 1887 (completed) |
| ORIGINAL OWNER | Quebec Bank |
| ORIGINAL USE | Commercial |
| CURRENT USE* | Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | D. B. Dick, architect |
| DESIGN/CONSTRUCTION/MATERIALS | Red brick cladding with brick, stone and terra cotta trim |
| ARCHITECTURAL STYLE | See Section 2 |
| ADDITIONS/ALTERATIONS | See Section 2 |
| CRITERIA | Design/Physical, Historical/Associative and Contextual |
| HERITAGE STATUS | Listed on City of Toronto's Heritage Register |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | April 2018 |

¹ The property includes the entrance address at 2 Toronto Street. The complementary west addition was formerly identified as 46-48 King Street East

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 50 King Street East and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|----------|--|
| 1801 | The patent is issued for Town Lot 2, Block 1, on the north side of King Street East, west of Toronto Street, with the first severance of the parcel occurring in 1810 (Image 2a) |
| 1818 | The Quebec Bank is founded in Montreal, and incorporated four years later |
| 1858 | The property at the northwest corner of King and Toronto streets, containing an 1840s commercial building designed by architect Joseph Sheard, is illustrated on Boulton's Atlas ² |
| 1880 | The first Goad's Atlas recording Toronto shows the buildings on corner of King and Toronto streets (Image 2c) |
| 1885 Aug | The Quebec Bank purchases the property at King and Toronto streets with the existing building for \$46,000 |
| 1886 Mar | Drawings for the new Quebec Bank at King and Toronto streets are prepared by architect D. B. Dick (Images 3a-3c) |
| 1886 May | The <i>Globe</i> newspaper notes the pending construction of the Quebec Bank on the corner of King and Toronto streets with an illustration of the new building (Image 2e) |
| 1887 Feb | The <i>Globe</i> reports that Quebec Bank officials are moving into their new quarters at King and Toronto streets |
| 1890 | The update to Goad's Atlas illustrates the Quebec Bank (Image 2d) |
| 1911 Feb | The Quebec Bank commissions a new building on King Street West according to a report in the <i>Globe</i> ³ |
| 1911 Mar | Sir Henry Pellatt acquires the property with the Quebec Bank, followed in 1912 by the adjoining property to the west (then identified as 46-48 King Street East), which contains a 19th-century hotel ⁴ |
| 1921 Dec | Pellatt sells the adjoining properties at 46-48 and 50 King Street East to Investors Service Corporation |
| 1922 Apr | Jesse O. McCarthy, president of Investors Service Corporation, is issued a permit to alter the building at 46-48 King Street East, which remains vacant when the tax assessment rolls are compiled in September ⁵ |

² <http://biographicaldictionaryofarchitectsincanada.org/node/1298>

³ The book *Terra Cotta: Artful Deceivers* (1990) dates the west addition of the Quebec Bank to 1911 based on architectural periodicals; however, subsequent research indicates that the 1911 date referenced the new Quebec Bank headquarters at King and Jordan streets (which is no longer extant)

⁴ In May 1911, the *Globe* reported the purchase of the Quebec Bank property by the "H. H. Williams Company acting on behalf of a syndicate" that, according to land records, was headed by Pellatt (the H. H. Williams Company were estate agents based at 36-38 King Street East)

⁵ Identified on indices, the building permit does not survive and the architect remains unidentified

| | |
|--------------|--|
| 1923 Sept | The building at 46-48 King Street East is recorded in the tax assessment rolls where its assessed value has doubled and its upper stories contain the offices of the Investors Service Corporation and other financial companies |
| 1945 | Chris Letros acquires the properties at 46-48 and 50 King Street West, transferring them to Letros Holdings two years later (Image 3g) |
| 1946 Feb | Plans by architect Benjamin Swartz are submitted to the City for "alterations to office building damaged by fire" (referencing the Quebec Bank, as shown in Images 3d and 3e) |
| 1946 Apr | The building at 50 King Street East remains "vacant" when the tax assessment rolls are recorded |
| 1947 May | An application is submitted for the rebuilding of the west addition at 46-48 King Street East according to the plans of architect Benjamin Swartz (Image 3f) |
| 1973 | The Quebec Bank at 50 King Street East (including the addresses at 46-48 King Street East and 2 Toronto Street) is listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) |
| 2015 | The property at 50 King Street East is identified as a contributing heritage property in the St. Lawrence Heritage Conservation District adopted by City Council on December 10, 2015 (By-law 1328-2015) ⁶ |

ii. HISTORICAL BACKGROUND

St. Lawrence Neighbourhood

The property at 50 King Street East is in the St. Lawrence Neighbourhood. The origins of the area date to 1793 when Toronto was founded as the Town of York and a 10-block townsite was established with King Street East as the main commercial street. As early as 1797, York was extended westward as "New Town," and parcels of land were reserved for major institutional buildings, including the municipal jail adjoining the northeast corner of King Street East and Toronto Street. The latter thoroughfare between King Street East and Adelaide Street (originally Duke Street) became the setting for important public and commercial buildings, including the Seventh Post Office (1853) at 10 Toronto Street and the offices of the Consumers' Gas Company (1876 ff.) at 17 and 19 Toronto Street.

Following the incorporation of the City of Toronto (1834), King Street East remained the municipality's "Main Street." With the area partially rebuilt following the Great Fire of 1849, King Street was described as "having the most brilliant and long-extended series of first-class stores of which Toronto can boast, her Palais Royal, her Regent Street."⁷ By the close of the 19th century, Yonge Street became the city's principal commercial thoroughfare, following the opening of Toronto's inaugural department stores adjoining its intersection with Queen Street. Attempts to refocus attention on King Street, east of

⁶ The proposed HCD is under appeal at the time of the writing of this report:

<https://hcdtoronto.wordpress.com/category/st-lawrence/>

⁷ Dendy, 95

Yonge Street, with the unveiling of the upscale King Edward Hotel in 1903 were not successful.

In the mid-20th century, the area now known as the St. Lawrence Neighbourhood remained a largely commercial and industrial district. The City of Toronto's restoration of St. Lawrence Hall and the revitalization of the St. Lawrence Market (incorporating the municipality's second City Hall) in the 1960s were complimented by the conversion of many of the surviving warehouses and stores for restaurants, offices and shops as part of the renaissance of the area. With its significant collection of extant 19th and 20th century buildings, including city-wide landmarks such as St. James' Cathedral (1853), in 2015 Toronto City Council designated the St. Lawrence Neighbourhood as a Heritage Conservation District under Part V of the Ontario Heritage Act.

50 King Street East

The historical development of the property at 50 King Street East is traced in the timeline above, as well as on the archival maps and images attached as Images 2 and 3. The property was first developed prior to 1850 with a three-storey commercial building that anchored the northwest corner of Toronto Street. The latter edifice was demolished after the acquisition of the site by the Quebec Bank. Headquartered in Montreal where it was founded in 1818 and incorporated four years later, the institution expanded into present-day Ontario in the late 19th century. The custom-built Quebec Bank at 50 King Street East was completed in 1887. During the World War I era, the famed Toronto financier, Sir Henry Pellatt, acquired the property with the Quebec Bank, as well as the adjoining property to the west.⁸ According to archival records, the building comprising the west addition to the Quebec Bank was altered in the 1920s and rebuilt following a fire after World War II, which also involved restoration work on the 1887 bank building (Images 3d-3f). The property at 50 King Street West (including the entrance address at 2 Toronto Street) was listed on the inaugural City of Toronto Heritage Inventory (now known as the Heritage Register) in 1973. It is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District (HCD).

Architects, Quebec Bank

The custom-built Quebec Bank was designed in 1886 by the notable Toronto architect, David Brash Dick (1846-1925). Born in Edinburgh where he was educated at the Edinburgh School of Design, Dick served as a draughtsman with the eminent Scottish architects, Peddie and Kinnear, before relocating to Chicago in 1873. During the same year, Dick moved to Toronto where he worked in partnership with Scottish expatriate Robert Grant until 1876. Opening a solo practice, amongst his first projects in Toronto was the North of Scotland Chambers (1878) on King Street East near Victoria Street. During his celebrated career, Dick was known for his numerous commissions for the Consumers' Gas Company (including the entity's first office building at 17 Toronto Street), the famed pork-packing enterprise headed by William Davies, and the University of Toronto, where his designs in the 1890s included the University Library,

⁸ When the Quebec Bank was built in the 1880s, Pellatt and his partner rented offices at 40-42 King Street East in the block between Victoria and Toronto streets

Wycliffe College and the restoration of University College following its devastating fire. Mid-career, Dick prepared the plans for the Quebec Bank at 50 King Street East, which was among his "Toronto warehouse buildings...in a Romanesque style, which was related to both Peddie and Kinnear's United Presbyterian Churches of the 1860s and contemporary Romanesque."⁹

The post-fire restoration of the Quebec Bank (1887) as well as the reconstruction of the west addition (1947) were overseen by Toronto architect Benjamin Swartz (1899-1961). Born in Romania, Swartz was first recorded in Toronto in the early 1920s working with architect Bertram Swartz (whose relationship to him has not been confirmed). In solo practice, he received the noted commission for the First Russian Synagogue (afterward Kiever Synagogue), which was completed in 1927 at 28 Denison Square. While Swartz designed a variety of buildings in Toronto, his other projects of note include the Pylon Theatre (1935) at 606 College Street and the Art Deco-inspired interiors (1941) for the Winchester Hotel at 531 Parliament Street. The latter properties are recognized on the City of Toronto's Heritage Register.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 50 King Street East are found on the cover and in Sections 2 and 6 of this report. The Quebec Bank (1886) displays the roughly textured stonework on red brick surfaces and the round-arched openings identified with the Romanesque Revival style of the late 19th century. Inspired by the architecture of the 11th and 12th centuries, the style was identified by its heavy appearance, masonry construction, polychromatic stonework and the archetypal round-arch motif. While the Romanesque Revival style is identified in Toronto as early as the 1850s with the design of University College, it is more commonly associated with its interpretation in the late 19th century by American architect, H. H. Richardson, whose designs influenced iconic buildings in Toronto, particularly the Ontario Legislative Building (1886), Toronto's Old City Hall (1889-1899) and the Confederation Life Building (1892). The latter projects were identified by their distinctive towers and elaborate decorative detailing. The more restrained Romanesque Revival style was applied to commercial, industrial and residential buildings, including the Quebec Bank. Its choice by the institution also reflected the transition in bank design from the classical models of the early to mid 19th century to the revival styles of the late 1800s.

The Quebec Bank (1887) features a five-storey rectangular-shaped plan with the narrow end facing south onto King Street East. Clad with red brick and stone and trimmed with brick, terra cotta and two types of sandstone, the structure is covered by a flat roof with corbelled brickwork (the original cornice and parapet been removed). Attention is focused on the principal (south) elevation on King Street and the extended east side elevation on Toronto Street. The first (ground) floor comprises a raised stone base, which is symmetrically organized with oversized segmental-arched door and window openings with voussoirs that are separated by piers with banding. Above a cornice that extends across the south and east elevations, the fenestration in the second through the fourth stories is placed in arcades with flat-headed window openings in the second and third floors surmounted by round-arched openings in the fourth floor. The

⁹ Dictionary of Scottish Architects (see sources)

openings are separated by piers with decorative banding in two shades of sandstone. The spandrels beneath the third-floor window openings contain terra cotta garlands, while those under the fourth-floor openings have corbelled brickwork. Archivolt and mouldings highlight the round-arched openings in the fourth floor. The cornice separating the fourth and fifth stories provides continuous sills for the flat-headed windows in the attic storey (fifth floor), which have been altered. On the east elevation, which extends eight bays, the fourth bay from the north end is treated as a shallow frontispiece flanked by narrow four-storey piers with an entrance at the base. On the south elevation, the main entrance is placed in the right (east) bay and has been altered over time. The rear (north) elevation is viewed from Toronto Street and has stone band courses.

The west addition to the Quebec Bank extends two bays and complements the original in its scale, materials (excluding terra cotta), flat roof, fenestration and detailing. It is slightly setback from the 1887 building.

iv. CONTEXT

The location of the property at 50 King Street East is shown on the map attached as Image 1. The site anchors the northwest corner of Toronto Street. Directly opposite the Quebec Bank, the King Edward Hotel (1903 ff.) is designated under Part IV, Section 29 of the Ontario Heritage Act, along with the adjacent group of late-19th and early-20th century buildings at 71-95 King Street East between Leader Lane and Church Street. On Toronto Street, adjoining the subject property, the Seventh Post Office (completed 1853) at 10 Toronto Street is also individually designated under the Ontario Heritage Act, as well as the Consumer Gas Company offices (1876, with additions) at 17 and 19 Toronto Street and the Excelsior Life Insurance Building (1915) at 36 Toronto Street.¹⁰

The Quebec Bank anchors a prominent and historic corner in the St. Lawrence Neighbourhood where it is part of an important community that incorporates the original Town of York along with landmark buildings that include St. James Cathedral (1851) and St. Lawrence Hall (1851) on King Street East, and the South St. Lawrence Market incorporating Toronto's Second City Hall (1843) on Front Street East. In 2015, City Council passed By-law 1328-2015 designating the St. Lawrence Neighbourhood as a Heritage Conservation District.

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.

¹⁰ The property at 10 Toronto Street is recognized by the federal government as a National Historic Site

| 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 | X |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

The property at 50 King Street East has cultural heritage value for its design as a well-crafted late-19th century commercial building that displays the red brick construction above the extended stone base, the polychromatic detailing and the archetypical round-arched motif associated with the late-19th century Romanesque Revival style. The primary elevations are distinguished by the tripartite organization, the arcades organizing the window openings between the base and the attic, and the decorative brick, stone and terra cotta detailing.

| Historical or Associative Value | |
|--|---|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | X |
| 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 ¹¹ | X |

The Quebec Bank is historically associated with the notable architect, D. B. Dick, who designed the building in 1886. Born and educated in Scotland, Dick worked with the distinguished Edinburgh firm of Peddie and Kinnear, which purportedly inspired his Romanesque Revival designs in Toronto where he relocated in 1873. After working with Scottish expatriate, Robert Grant, in 1876 Dick established a solo practice that resulted in ongoing commissions for the Consumers' Gas Company, industrialist William Davies, and the University of Toronto, including the restoration of University College in 1890. The associative value of the property at 50 King Street East is also through its contribution to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town" and survived the Great Fire of 1849 as the commercial and institutional heart of Toronto. Within this community, the Quebec Bank was part of the area along King and Toronto streets that was the hub of banking, insurance companies and utilities in the late 19th and early 20th centuries prior to the shift of the financial district west of Yonge Street. While the St. Lawrence Neighbourhood underwent an economic downturn in the 20th century before it was revitalized in the 1960s, the Quebec Bank remained and reflects the late 19th century vibrancy and the continuing vitality of the city's oldest community and neighbourhood.

The property at 50 King Street East is also associated with Sir Henry Mill Pellatt (1859-1939) who owned the property between 1911 and 1921. While best known for commissioning "Casa Loma" as his private residence in Toronto, Pellatt was noted for

¹¹ Under architect, the role of architect Benjamin Swartz in the restoration and reconstruction of the Quebec Bank and its west addition contribute to an understanding of the evolution of the site, but are not evaluated as a cultural heritage value

his involvement in banking, the Toronto Stock Exchange, insurance companies and resource development. He is remembered as the co-founder of the Electrical Development Company of Ontario, which introduced electricity to Toronto for street lighting and the street railway prior to the enterprise's acquisition by the forerunner to Ontario Hydro. With his role in business ventures across Canada and beyond, by the World War I era when he acquired the property at 50 King Street East, Pellatt was identified among the country's leading financiers.

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

Contextually, the property at 50 King Street East contributes to the character of the St. Lawrence Neighbourhood, which is distinguished as the birthplace of Toronto where Old Town was situated and King Street was extended westward as the city's "Main Street" in the 19th century. With its setting on King Street East, the Quebec Bank contributes to an important surviving collection of 19th- and 20th-century commercial and institutional buildings, among them the neighbouring King Edward Hotel (1911), opposite, and St. James' Cathedral (1851) to the east. Anchoring the northwest corner of King and Toronto streets, the Quebec Bank marks the entrance to Toronto Street with its important collection of 19th-century edifices, including the Seventh Post Office (1853), the National Historic Site at 10 Toronto Street, and the Consumers' Gas Company offices (1886 ff.) at 17 and 19 Toronto Street, which are recognized heritage properties.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 50 King Street East (including 2 Toronto Street) has cultural heritage value for its design, historical associations and context. The building known historically as the Quebec Bank (completed in 1887, with a complementary west addition) has cultural heritage value as well-crafted late-19th century commercial building custom-built for the institution, designed in the Romanesque Revival style by the notable Toronto architect, D. B. Dick and owned in the World War I era by the noted Toronto financier, Sir Henry Mill Pellatt. The property at 50 King Street East reflects the historical development and evolution of the St. Lawrence Neighbourhood where it contributes contextually to the character of the area from its setting anchoring the northwest corner of King Street East and Toronto Street.

5. SOURCES

Archival Sources:

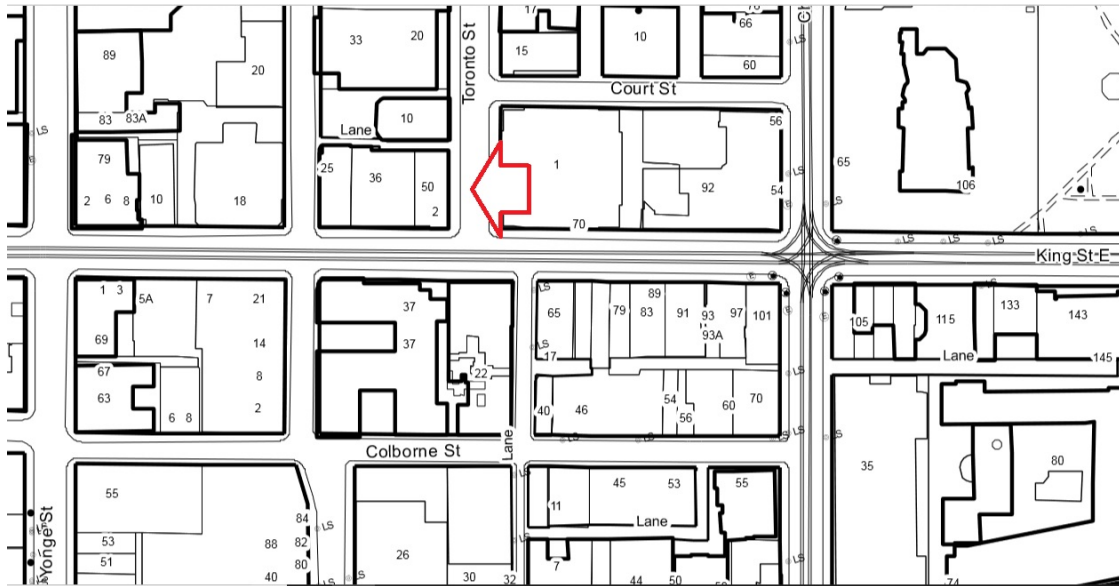
- Abstract Index of Deeds, Town of York Plan, Lot 2, Block 1
- Architectural drawings, Quebec Bank, 1886, Archives of Ontario, F4679-1-6
- Archival maps & atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives, Toronto Historical Board and Toronto Reference Library (individual citations in Section 6)

- Assessment Rolls, St. James Ward, 1885-1892, and Ward 3, Division 3, 1893 ff.
- Building Records, Toronto and East York, 1930 ff.
- City of Toronto Directories, 1885 ff.
- Goad's Atlases, 1880-1923, Volume 1
- Underwriter Survey Bureau Atlases, 1921-1964

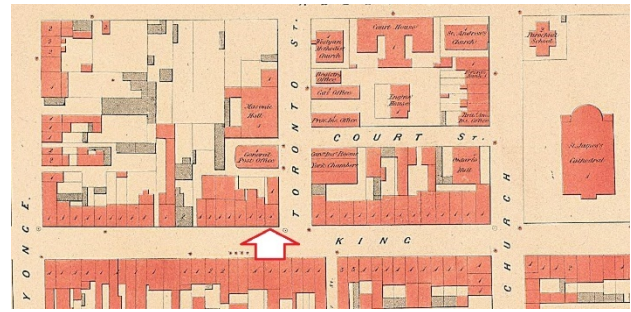
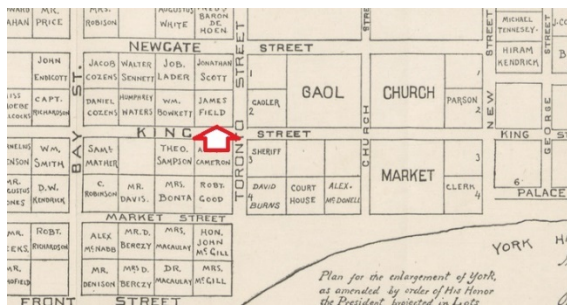
Secondary Sources:

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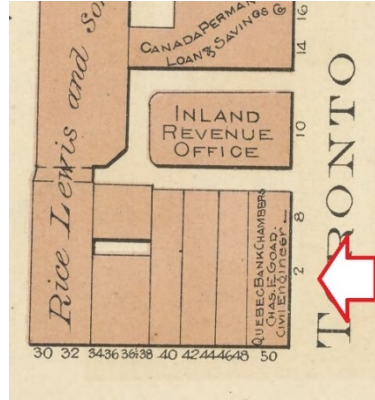
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. City of Toronto Property Data Map: showing the location of the property on the northwest corner of King Street East and Toronto Street.



2a. Town of York allotments (1894 illustration) 2b. Boulton's Atlas, 1858

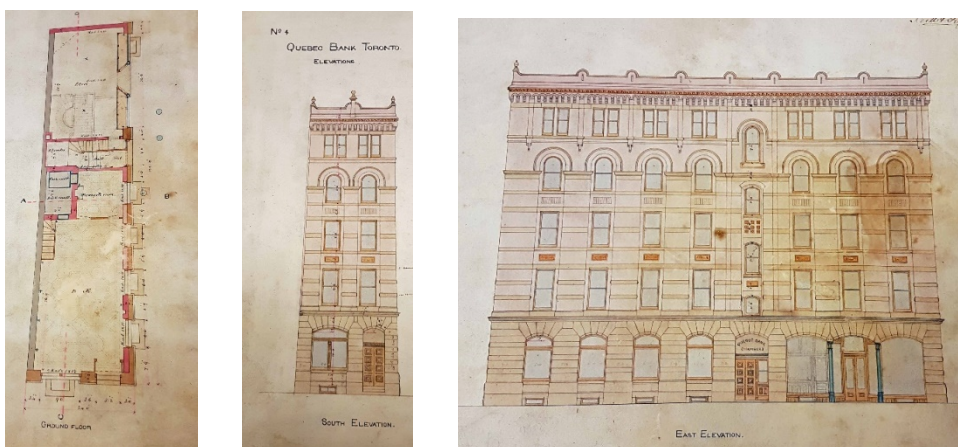


2c. Goad's Atlas, 1880, prior to the construction of the Quebec Bank (left);
2d. Goad's Atlas, 1890, identifying "Quebec Bank Chambers"

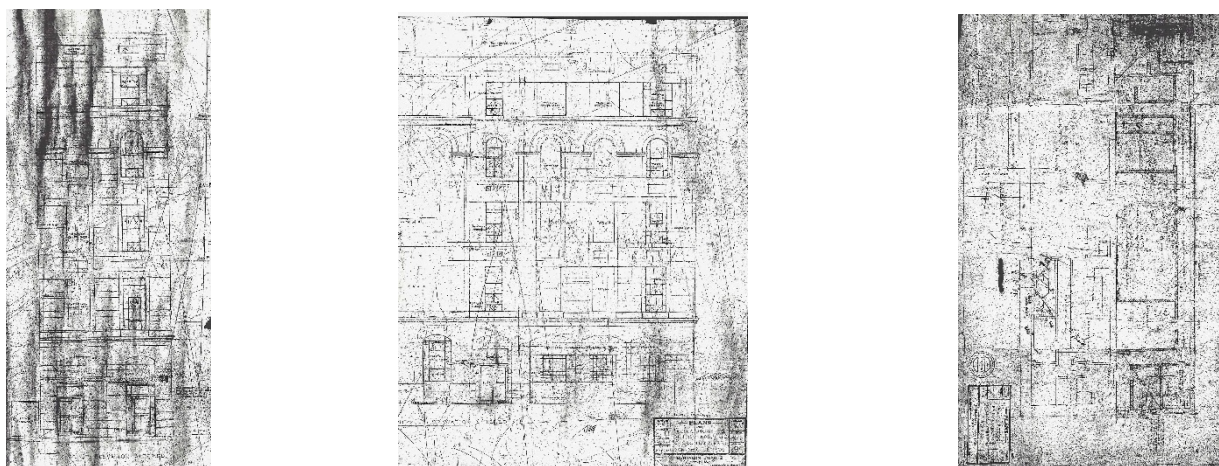


2e. illustration, Quebec Bank, 1886 (left);
2f. undated photograph of Toronto Street from King Street East, with the subject property on the northwest corner as marked by the arrow (right)

2. Archival Images: maps and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Illustration, *Globe*, May 15, 1886; archival photograph, City of Toronto Archives, Fonds 1478, Item 14.



3a.-3c. Architectural Drawings, 50 King Street East, 1886



3d. & 3e. Architectural drawings, 50 King Street East, 1946 (left and centre);
3f. Architectural drawing, 46 King Street East, 1947 (right)



3g. 3h. & 3i. Archival photographs, 50 King Street East, 1963 (left), 1973 (centre) and 1984 (right)

3. Archival Images: architectural drawings, 1886, Archives of Ontario, F4679-1-6; architectural drawings, 1946-1947, City of Toronto Building Records; archival photographs, City of Toronto Archives, Fonds 124, Item 113 (1963) and Toronto Historical Board (1973 and 1984).



4a. contextual view, 50 King Street East; 4b. east elevation (left) and north elevation (right), 50 King Street East



4c. Seventh Post Office, 10 Toronto Street; 4d. Consumers' Gas Company Offices, 17 and 19 Toronto Street



4e. Excelsior Life Insurance Building, 36 Toronto Street (left);
4f. King Edward Hotel, 37 King Street East (right)

4. Current and Contextual Photographs, 50 King Street East: Heritage Preservation Services, 2018.