

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement - 10-20 Widmer Street

Date: May 17, 2018
To: Toronto Preservation Board
Toronto and East York Community Council
From: Director, Urban Design, City Planning
Wards: Ward 20 - Trinity Spadina

SUMMARY

This report recommends that Toronto City Council approve the alterations proposed for the heritage properties located at 10-20 Widmer Street, "the Widmer Street Row Houses" in connection with the proposed development of the subject properties, that Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties.

RECOMMENDATIONS

The Director, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 10 -20 Widmer Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new mixed use development incorporating the heritage buildings on the lands known municipally in the year 2018 as 30 Widmer Street, 10 -20 Widmer Street, and 8 Widmer Street, with such alterations substantially in accordance with plans and drawings dated March 8, 2018, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 9, 2018, and revised March 14, 2018, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to issuance of an Ontario Municipal Board Order (Case No. PL161031) in connection with the Zoning By-law Amendment appeal for the property at 8 -20 Widmer the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 8 Widmer Street and 10 -20 Widmer Street in accordance with the plans and drawings dated March 8, 2018 prepared by Quadrangle Architects Limited and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated February 9, 2018 and revised March 14, 2018, and in accordance with the Conservation Plan required in Recommendation 1.a.3, to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 8 Widmer Street and 10 -20 Widmer Street and 30 Widmer Street prepared by ERA Architects Inc, dated February 9, 2018 and revised March 14, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services.
3. Enter into and register on the property at 8 Widmer Street and 10-20 Widmer Street and 30 Widmer Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council, for the property located at 8 Widmer Street and 10 - 20 Widmer Street and 30 Widmer Street the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.3, to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.

4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

5. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the property at 8 Widmer Street and 10 -20 Widmer Street and 30 Widmer Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.3 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, Interpretation Plan and Heritage Lighting Plan, and that an appropriate standard of conservation has been

maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs for the properties at 8 Widmer Street and 10-20 Widmer Street to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties 8 Widmer Street and 10-20 Widmer Street, in a form and with content satisfactory to the Chief Planner and Executive Director and City Solicitor.

4. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the properties 8 Widmer Street and 10 -20 Widmer Street.

e. The owner shall withdraw its appeal(s) of the King-Spadina Heritage Conservation District Plan upon the Ontario Municipal Board order allowing the appeal in part of the Zoning Amendments, bringing such Bylaws into force, and if not an appellant, but rather a party to such appeals, the owner shall withdraw as a party and not seek any party or participant status on the appeals.

2. City Council state its intention to designate the properties at 10-20 Widmer Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 10-20 Widmer Street (Reasons for Designation) attached as Attachment No. 4 to this report (May 17, 2018) from the Director, Urban Design, City Planning Division.

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. 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 on the designation of the property.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of March 9, 2017, City Council adopted a report from the Director, Community Planning Toronto and East York District, City Planning Division authorizing the City Solicitor, together with City Planning staff to attend the Ontario Municipal Board to oppose the rezoning application on the subject property at 8-20 Widmer Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.14>

On October 2, 2017, City Council adopted Item TE26.14, and in accordance with Section 41 of the Ontario Heritage Act, designated by by-law the King-Spadina Heritage Conservation District (HCD) and King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act. The boundaries of the HCD include the subject properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

At its meeting of December 5, 6, 7, and 8, 2017, Toronto City Council adopted a report from the City Solicitor authorizing staff to attend the Ontario Municipal Board in support of a settlement offer for the subject property at 8-20 Widmer Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC35.7>

BACKGROUND

2016 Development Proposal

In February of 2016 the applicant applied to rezone the subject properties to allow for the construction of a 56-storey residential building. As part of the proposal the listed row houses at 10 -20 Widmer Street were to be dismantled and the forward part of the row houses would have been reconstructed and incorporated into the new development. The floorplate of the tower would have been set back behind the reconstructed row houses for the first six floors. At the sixth floor the tower floorplate would have cantilevered out over the townhouses. Balconies would have further cantilevered over the houses starting at the eighth floor.

The applicant appealed the City's lack of decision on the application to the Ontario Municipal Board. Staff recommended that Council refuse the development as it represented overdevelopment of the site, and would create an unacceptable form of development. The heritage concerns cited in the staff report included the cantilever and the strategy to dismantle and reconstruct the townhouses.

Current Proposal

The current proposal is the result of a settlement approved by Toronto City Council. The adjacent development site at 30 Widmer Street, subject to a previous appeal to the Ontario Municipal Board has been consolidated into the settlement. At 30 Widmer Street, the proposal is to construct a 48-storey tower above an 11-storey podium, containing residential and hotel uses. The proposed hotel use would occupy the ground

through 23rd floors, with residential uses above. Access to the hotel lobby would be from the north east corner of the building, with access to the residential lobby located at the south end of the east elevation.

At 8-20 Widmer Street a proposed 48-storey residential tower would be located above and behind six existing row houses at 10-20 Widmer Street which would be retained in situ. The rear portions of these row houses would be removed and consolidated as part of the proposed new building. Along Widmer Street, the southern portion of the building base containing the residential lobby would be a three-storey element, clad in brick masonry, and would have similar proportions floor-to-ceiling heights and setbacks to the heritage row houses. To the north, the building base containing the hotel lobby would be clad in transparent glazing. Above the third storey, the building base would step back from the heritage row houses and rises to a high of 11 storeys. This base would be largely clad in brick masonry with transparent glazing. Above the 11th storey, the tower would step back from all elevations and rise to 48 storeys, clad in contemporary materials including transparent glazing and metal siding.

Loading access is to be located off of the laneway at the western edge of the development site, while parking access is to be located off of the laneway at the southern edge of the site. Four levels of underground parking are also proposed as part of this application. Loading, parking, and servicing have been consolidated for 30 and 8-20 Widmer Street.

Heritage Properties

The development site includes the properties at 10-20 Widmer Street that contain a group of six row houses (1876) that were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1984 and identified as contributing properties in the King-Spadina Heritage Conservation District Plan. City Council designated the King-Spadina Heritage HCD and adopted the King-Spadina HCD Plan on October 4, 2017 by by-law 1111-2017, as amended by by-law 1241-2017, but the HCD Plan has not come into force given appeals to the Local Planning Appeals Tribunal.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the properties at 10-20 Widmer Street have design, associative and contextual value. The Widmer Street Row Houses (1876) are the earliest surviving examples of row houses with Toronto Bay-n-Gable styling in the King-Spadina neighbourhood that, with their setting on the former York (Toronto) General Hospital site, reflect the historical development of the King-Spadina neighbourhood from its origins as an institutional and residential enclave. Contextually, the properties contribute to the historical character of the King-Spadina neighbourhood with its distinctive mixture of late 19th century commercial and residential buildings and 20th century warehouses and factories from their setting on Widmer Street.

The Statement of Significance (Attachment 4) for 10-20 Widmer Street 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 according to the provisions of the Ontario Heritage Act.

The Heritage Property Research and Evaluation Report for the properties at 10-20 Widmer Street is attached (Attachment 5).

Adjacent Heritage Properties

317 Adelaide Street West

To the west of the development site at the southeast corner of Adelaide Street West and Peter Street, the Commodore Building (1929) is a ten-storey warehouse which is distinguished by its Art Deco detailing and has design, associative and contextual values. Designed by the first practicing Jewish architect in Toronto, Benjamin Brown, the building features a prominent tower that rises above its wide ten-storey floor plate. As one of the largest warehouses in Toronto's manufacturing district, the Commodore Building remains a highly visible member of a collection of early 20th century industrial buildings which give the King-Spadina area its distinctive character. The buff brick with stone cladding and trim, Art Deco detailing above the north entrance, and decorative elements on the north and west elevations are notable heritage attributes.

The Commodore Building was listed on the City of Toronto Inventory of Heritage Properties (now the Heritage Register) in 2005. Council designated this property under Part IV of the Ontario Heritage Act on January 30, 2014, with the enacting and passing of by-law 81-2014. It is also a contributing property within the King-Spadina Heritage Conservation District Plan..

302-310 Adelaide Street West

The row houses at 302, 304, 306, 308, and 310 Adelaide Street West date from 1889 and showcase the Toronto Bay-n-Gable style. They are contributing properties within the King-Spadina HCD Plan. Like the row houses at 10-20 Widmer Street, these row houses have cultural heritage value for their design as residential buildings associated with the first wave of development in the neighbourhood and are significant as some of the last remaining traces of that wave.

The properties at 302-308 Adelaide Street West were included on the Heritage Register on December 5, 2017. They are contributing properties within the King-Spadina Heritage Conservation District Plan.

312 Adelaide Street West

This eight-storey brick commercial detached building was built in 1929 and is associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. Archival records indicate that it was known historically as the Manufacturer's Building and designed by Toronto architects Baldwin and Greene for David Garfinkel. It is a contributing property within the King-Spadina HCD Plan, and, like the Commodore Building, is noteworthy as an example of the manufacturing and warehouse buildings that began to overtake the residential buildings of the area's first wave of development.

The Manufacturer's Building was listed by Toronto City Council on the Heritage Register on December 5, 2017. Also, it is a contributing property within the King-Spadina Heritage Conservation District Plan.

77 Peter Street

Located on the east side of the street between King and Adelaide streets, the property at 77 Peter Street contains a four-storey commercial building that dates to 1920. Archival records indicate that it was known historically as the Yolles Building. This detached commercial building is associated with the second wave of development in the King-Spadina neighbourhood and has contextual value. It is distinguished by its classical design, particularly the corbelled brickwork and stone detailing.

The Yolles Building was included on the City's Heritage Register on December 5, 2017. It also is a contributing property within the King-Spadina Heritage Conservation District Plan.

King Spadina Heritage Conservation District Plan

At its meeting on August 16, 2013, Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies in five priority areas, including King-Spadina. A team led by Taylor-Hazell Architects developed the study, and was subsequently retained to prepare the Plan.

The first phase of the study involved the identification of the area's cultural heritage value, and the determination of potential HCD boundaries. In May 2014, the Toronto Preservation Board endorsed the HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the two HCDs and the community consultation process, the project team and City staff determined that a single HCD for the entire district would be more appropriate. The HCD boundary roughly aligns to that of the King-Spadina Secondary Plan, between Simcoe and Bathurst Streets, and Richmond and Front/Wellington/King Street West. The subject site is within the boundaries of the HCD.

The final version of the HCD Plan was released for public comment in June 2017. The Plan was endorsed by the Toronto Preservation Board on June 22, 2017, followed by the September 6, 2017 Toronto and East York Community Council and was adopted by City Council at its October 2, 3, and 4, 2017 meeting.

The final report and City Council's decision are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes, including contributing properties so that the District's cultural heritage value is protected in the long-term.

The King-Spadina HCD Plan is currently under appeal to the Local Planning Appeal Tribunal.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of

provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Official Plan: The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of faces alone is discouraged."

3.1.5.32: Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved."

3.1.5.33: "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District Plans."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. submitted in support of the application. The HIA finds that "the proposed development conserves the cultural heritage value of the onsite and adjacent heritage properties, while allowing for intensification of the consolidated Development Site within its evolved urban context."

Overall staff concur with the assessment and are supportive of the proposal in the context of Council's settlement on the related Planning application with the following comments:

Retention Strategy

In the original application refused by Council the Widmer Street Row Houses were to be dismantled and reconstructed without their rear wings. The HIA prepared by Letourneau Heritage Consulting Inc. found that "deconstruction/reconstruction of the historic façade was determined to be the most suitable method." This recommendation was made "Ultimately, when considering the mitigating factors, including structural, cost, and ongoing maintenance [...]." The development proposal included a parking garage that was proposed to be constructed below the reconstructed row houses. Staff did not agree that this approach conserved the properties in keeping with the City's Official Plan policies and the relevant Provincial Policy framework.

In the current proposal Widmer Street Row Houses, with the exception of their rear wings, will be retained in situ. Their interiors will be renovated and they will function as independent live/work units accessed from their existing Widmer Street entrances.

The proposed below grade parking garage has been shifted west so that it will not be below the footprint of the row houses. An exception to this retention strategy is the south elevation of the townhouse at 10 Widmer Street. This elevation is proposed to be dismantled and reconstructed. This wall was formerly an interior wall that has exposed since the adjoining row-houses at 8 Widmer Street were demolished in 1959-60. The former interior brick is in extremely poor condition and the proposal is to dismantle and reconstructed this wall with new brick to match the existing condition.

Scale, Form, and Massing

In the original proposal the floor plate of the new tower cantilevered out over the reconstructed row house beginning at the sixth floor. By the seventh floor the floor plate would have been approximately 3.5 metres over the heritage property. The eighth to fifty-fifth floor had balconies that projected out further over the heritage buildings. This design also had exterior support columns dropping from the tower floor plate and down through the roofs of the reconstructed heritage buildings. The design had significant visual impact on the scale, form, and massing of the Widmer Street Row Houses.

In the current proposal the proposed cantilever has been reduced to approximately 2.4 metres and has been raised to begin at the fourteenth storey. The design does not include exterior support columns. This revised design should not have a significant visual impact on the scale, form, and massing of the Widmer Street Row Houses as viewed from Widmer Street. In addition the massing of the base building has been designed to respond to the materiality and scale of the row houses. The shaft of the tower has been notched back to create a reveal at the height of the row houses. This element will be clad in glazing which helps to mitigate the visual impact of the tower on the roof form of the row houses.

Adjacency

The current proposal takes steps to mitigate the impact of the new development on the adjacent heritage properties. The southern portion of the development and the southern portion of the hotel have been designed with a three storey masonry clad base with floor plates that respond to the proportions of the Widmer Street Row Houses. The eleven storey high base of 30 Widmer Street is designed to respond to the scale of the adjacent commercial heritage buildings, including the Commodore Building to the west and 312 Adelaide Street West to the north.

King Spadina Heritage Conservation District Plan

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina Heritage Conservation District Plan (The HCD Plan). The proposal satisfies certain policies of the HCD Plan but falls short on others. For example, the plan identifies lower scaled house-form residential buildings as an important typology. For this typology the HCD Plan states that "Rooftop additions to contributing Residential properties shall not be permitted, except for rooftop additions which comply with all of the following requirements:

- the proposed addition is located behind the rear eaves line
- the proposed addition is no greater than 2/3 the height of the primary structure

- the proposed addition has been demonstrated to have minimal impact upon the three-dimensional integrity of the contributing property."

In this case rear additions will be constructed behind the ridge of the houses, but in front of the rear eaves line. The impact of these additions is in part mitigated in part by designing them so that are not visible from the public realm.

The HCD Plan also requires that cantilevered portions of additions to contributing properties shall not be permitted above any required step back or setback. The proposed tower cantilevers over the houses into the step back required by the HCD Plan (the rear eave line). This step back will be in part mitigated by its location at the fourteenth floor of the tower. The eleven storey residential and hotel building proposed for 30 Widmer Street does not meet the HCD Plan requirement that the building match the height of the streetwall established by the Widmer Street Row Houses. This condition is partially mitigated by a three storey transitional element on Widmer Street.

While staff would strongly prefer to see the policies of the adopted HCD Plan met, because the application pre-dates the adoption of the Plan, and because the building proposed for 30 Widmer Street was previously approved by the Ontario Municipal Board, we believe that the proposal represents an improvement and is responsive to many of the heritage issues raised, and complies with the City of Toronto heritage Official Plan policies. In the overall context of a Council approved settlement, staff are able to support the proposal.

Additional Mitigation

Conservation Plan

Should Council approve the alterations, prior to the issuance of the Board Order for the development the applicant should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Preservation Services. The Conservation Plan should detail all of the recommended interventions and conservation work including a detailed restoration plan for the Widmer Street elevation that describes how this elevation will be restored to its original historic appearance; a detailed shoring and bracing plan; appropriate replacement windows and doors; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation and Lighting Plan

Prior to the issuance of permits for the proposed development the applicant should be required to submit a lighting plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This plan should provide details of how the exterior of the heritage row houses will be lit such that their unique heritage character is highlighted and they are not visually overwhelmed by the massing of the proposed podium and tower above. The interpretation plan will serve to communicate the cultural heritage values of the property to residents and visitors. A focus area for interpretation will be the open area in front of the residential lobby adjacent to the south wall of the row houses.

Landscape Plan

The applicant has submitted a landscape plan for the subject property as part of the related Site Plan application currently under review. Should Council approve the proposed development, staff are recommending that a final landscape plan be submitted to the satisfaction of the Senior Manager, Heritage Preservation Services. This landscape will need to demonstrate how the plan will support the cultural heritage value of the heritage properties including the residential character of the house form buildings. Where other neighbouring row houses were demolished, this landscape plan should work with the interpretation plan to commemorate the boundaries of the lots and or footprints of those former residential properties.

Heritage Easement Agreement

Should Council approve the proposed development, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 10-20 Widmer Street.

CONCLUSION

Staff are supportive of the proposal to alter the subject heritage properties at 10-20 Winder Street to allow for the construction of a new residential development. In the context of Council's settlement on the related planning application, heritage staff are satisfied that the development conserves the heritage properties, complies with Section 3.1.5 of the City's Official Plan and meets the general intent, if not the policies and guidelines of the King-Spadina Heritage Conservation District Plan which is currently under appeal.

CONTACT

Paul Maka, MA, CAHP
Acting Program Manager
Heritage Preservation Services
Tel: 416-338-1077; Fax 416-392-1973
Paul.Maka@toronto.ca

SIGNATURE

Lorna Day, MCIP, RPP, B. Arch
Director, Urban Design
City Planning

ATTACHMENTS

Attachment No. 1 - Location Plan for 10-20 Widmer St

Attachment No. 2 - Photographs of 10-20 Widmer St

Attachment No. 3 - Proposal 10-20 Widmer St

Attachment No. 4 - Statement of Significance (Reasons for Designation) - 10-20
Widmer Street

Attachment No. 5 - Heritage Property Research and Evaluation Report - 10-20 Widmer
Street



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the development site are not shown. The arrow marks the east edge of the development site on Widmer Street



Street view of the auto body shop at 8 Widmer Street, looking west from Widmer Street down a public lane. The adjacent heritage property at 77 Peter Street can be seen in the background



Street view of the heritage row houses at 10, 12, and part of 14 Widmer Street



Street view of the heritage row houses at 10, 12, 14, and part of 16 Widmer Street



Street view of the heritage row houses at 14, 16, 18, and 20 Widmer Street



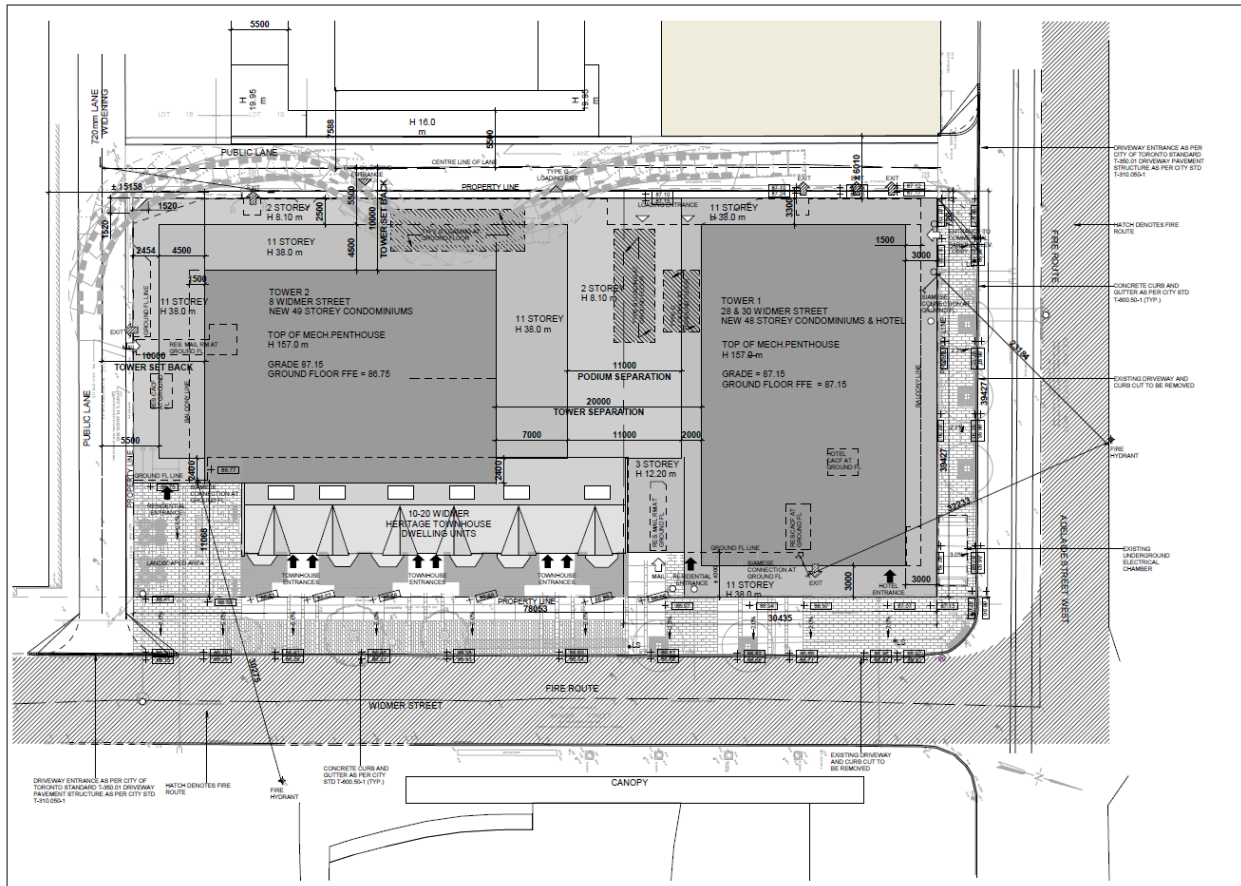
Street view of adjacent row houses at 302-310 Adelaide Street West, to the northeast of the development site



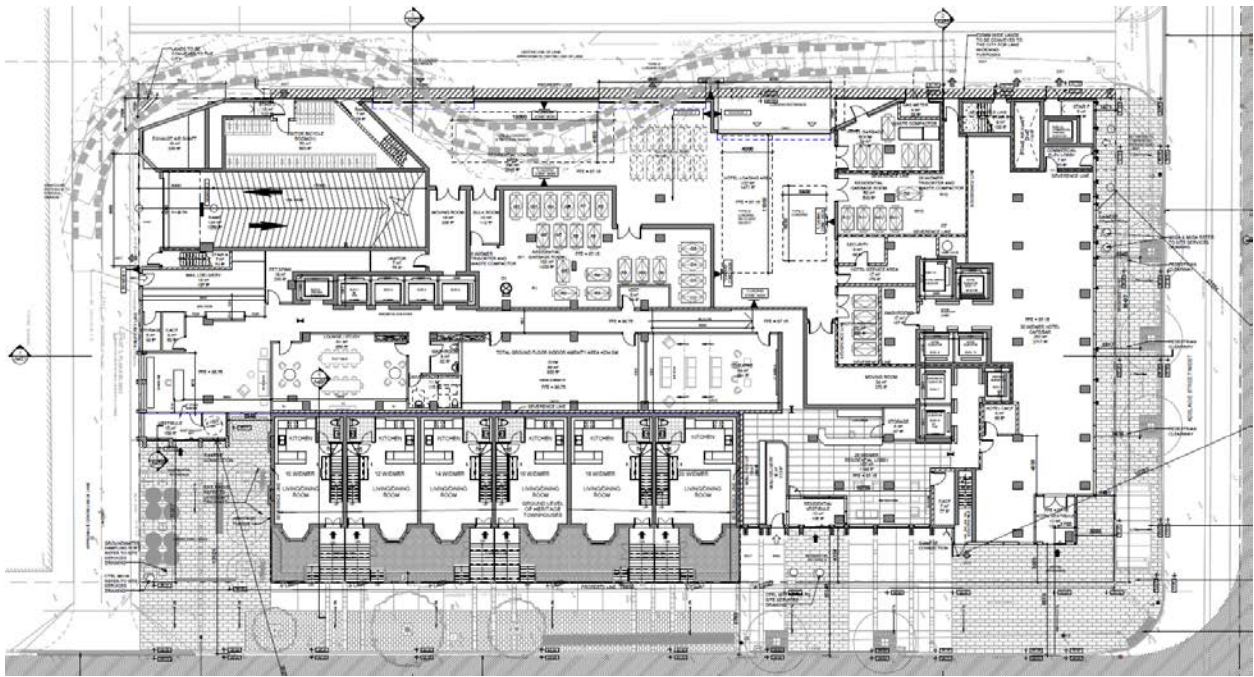
Street view of adjacent Manufacturer's Building at 312 Adelaide Street West to the north of the development site



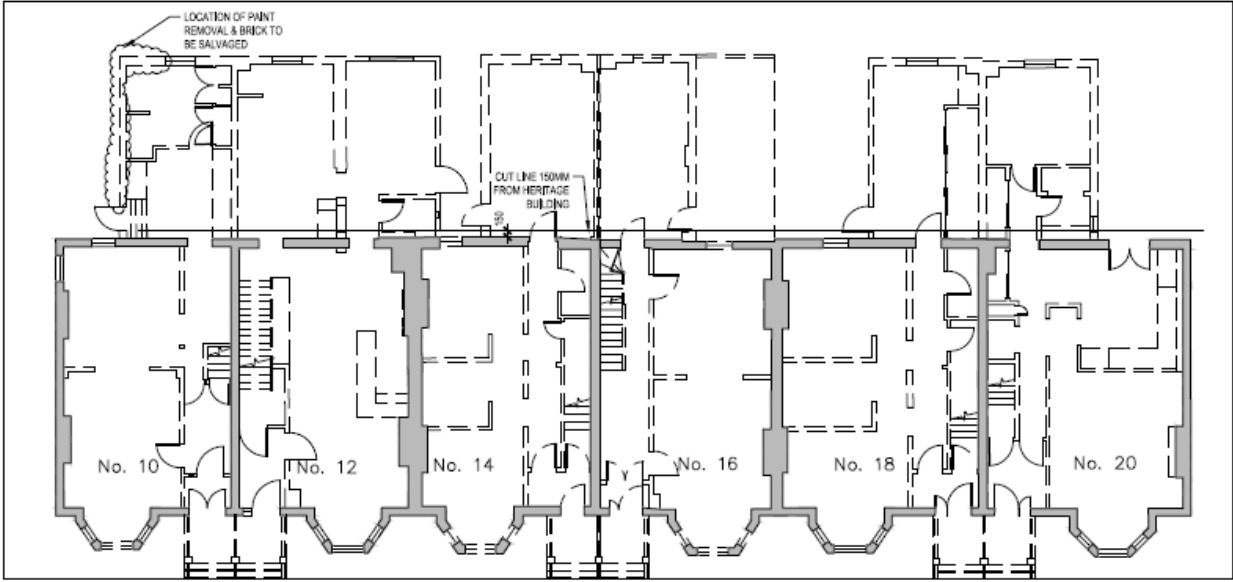
Street view of 30 Widmer Street, currently with a temporary sales centre. The adjacent Commodore Building can be seen in the background to the west of the development site



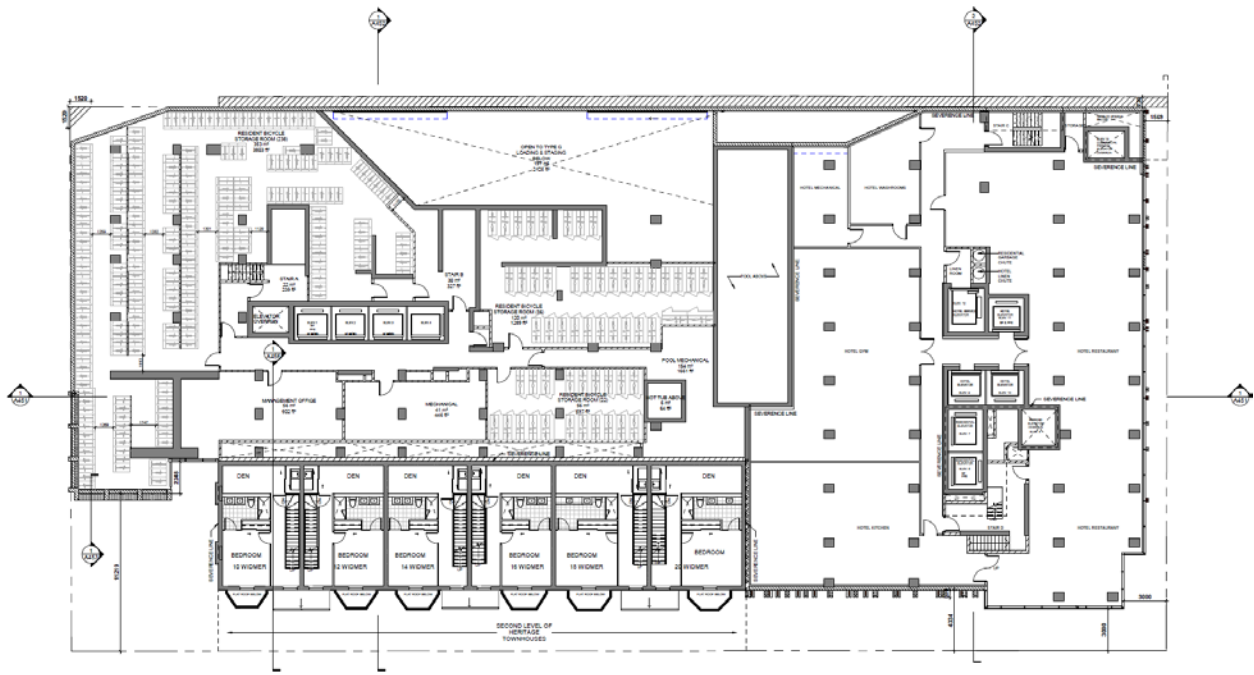
Site plan of the proposed development surrounding the heritage row houses to be retained in situ



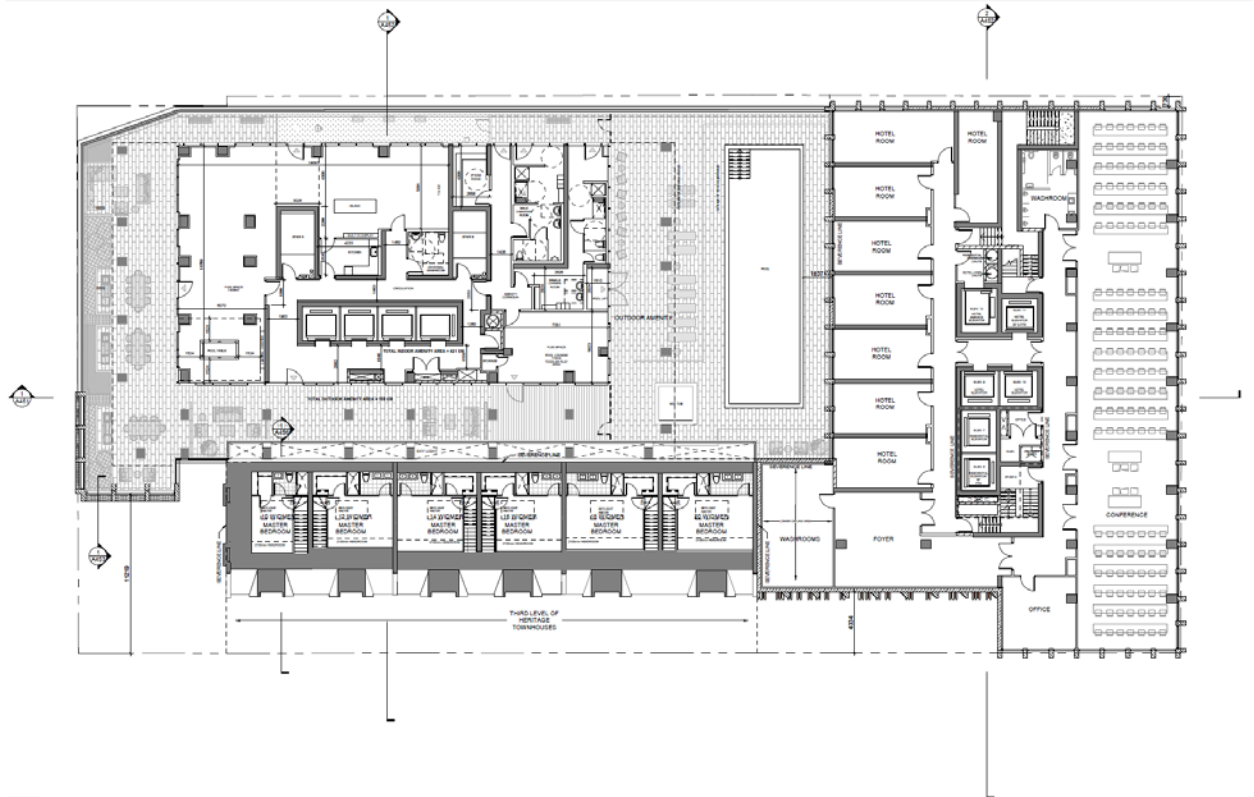
Ground floor plan of the proposed consolidated development site



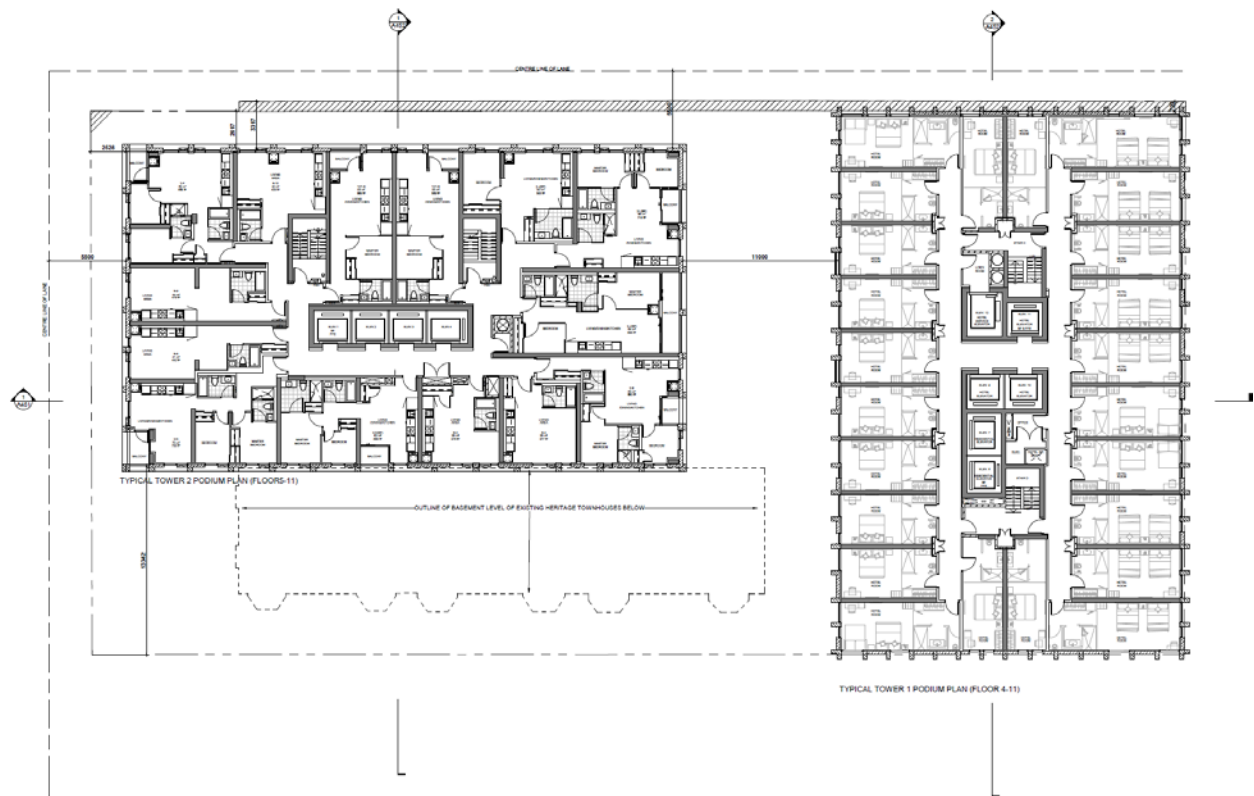
Ground floor plan showing proposed removal of rear wings of the heritage row houses



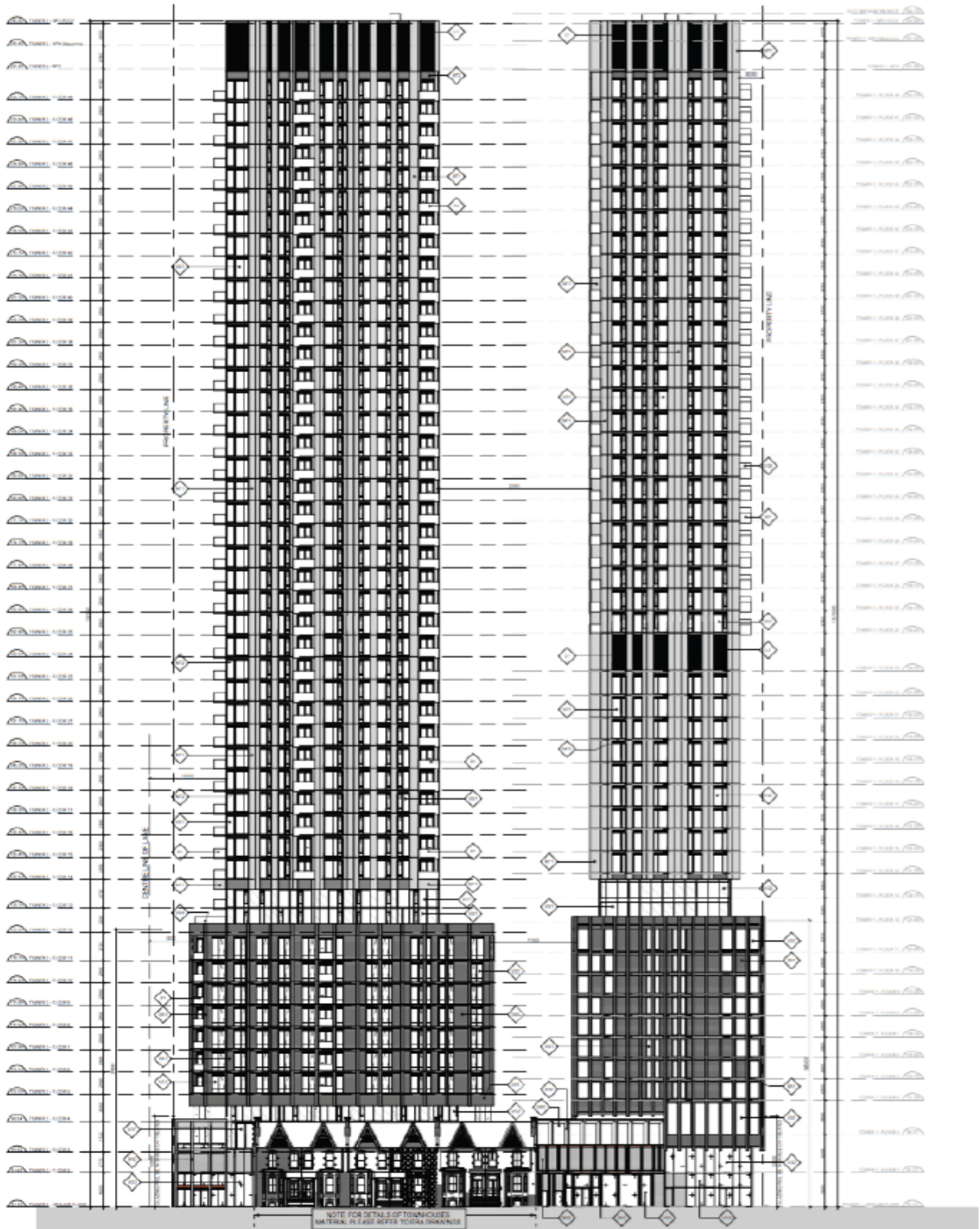
Second floor plan of the proposed consolidated development site



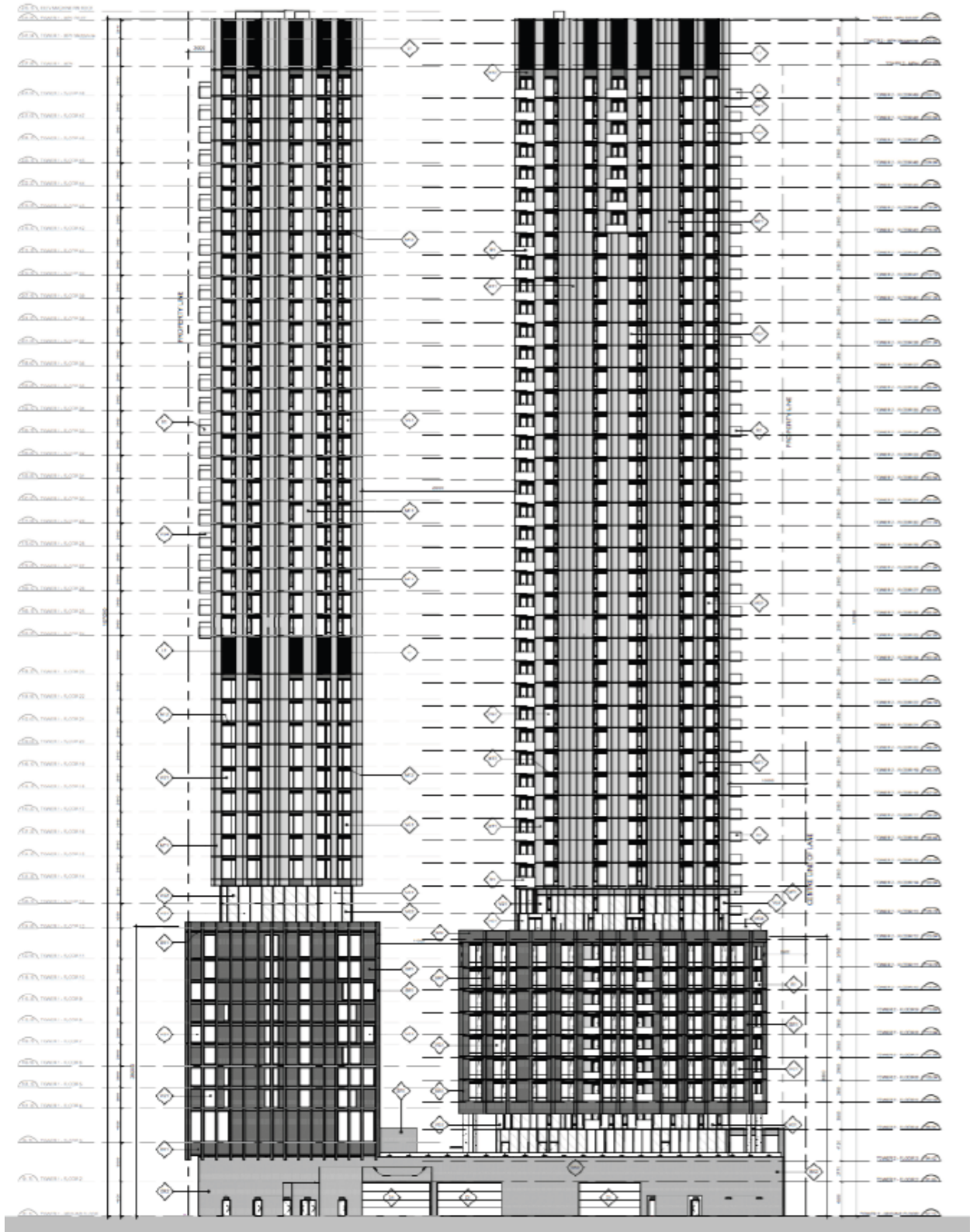
Third floor plan of the proposed consolidated development site



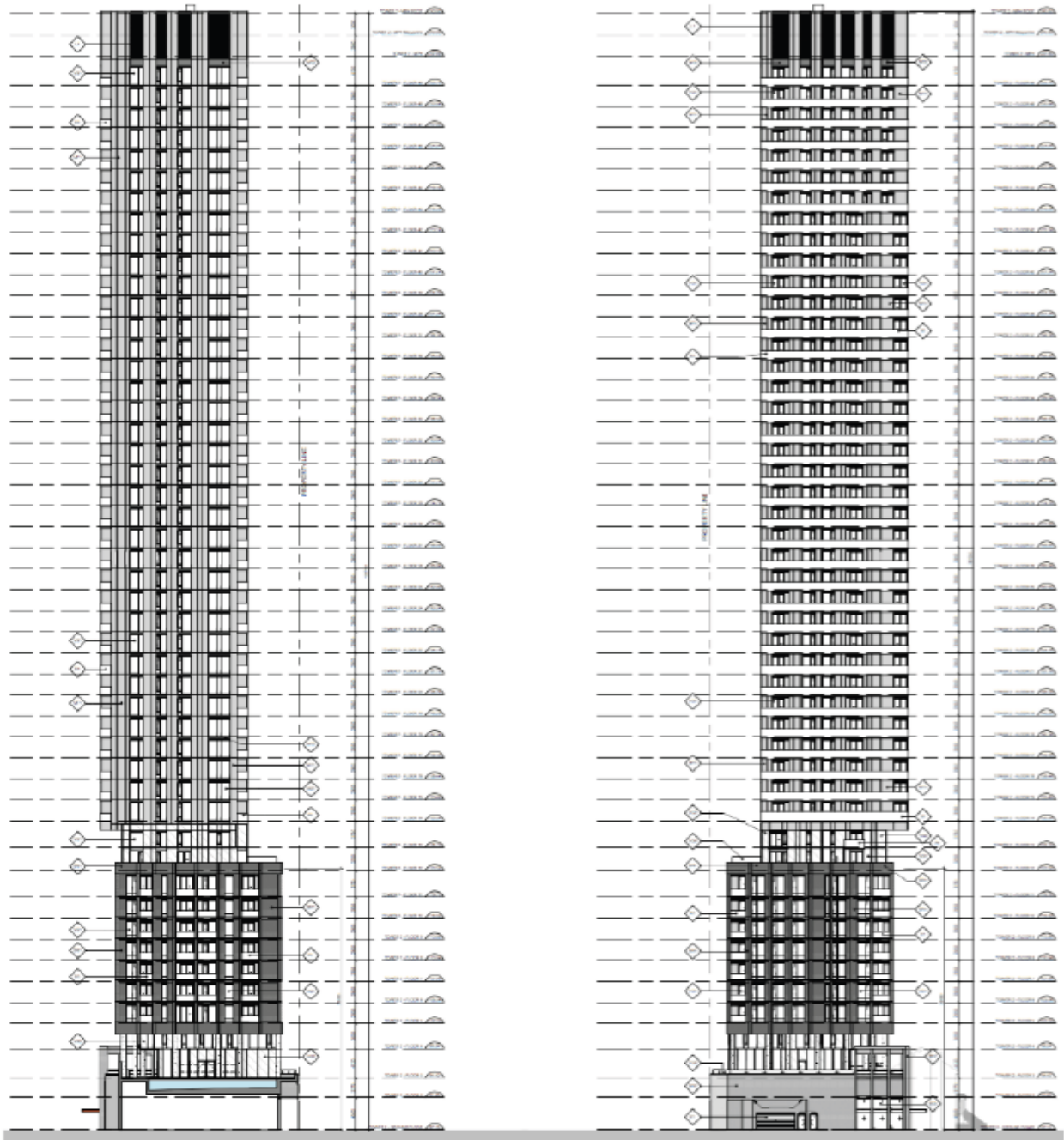
Typical floor plans for floors 4-11 of the proposed consolidated development site



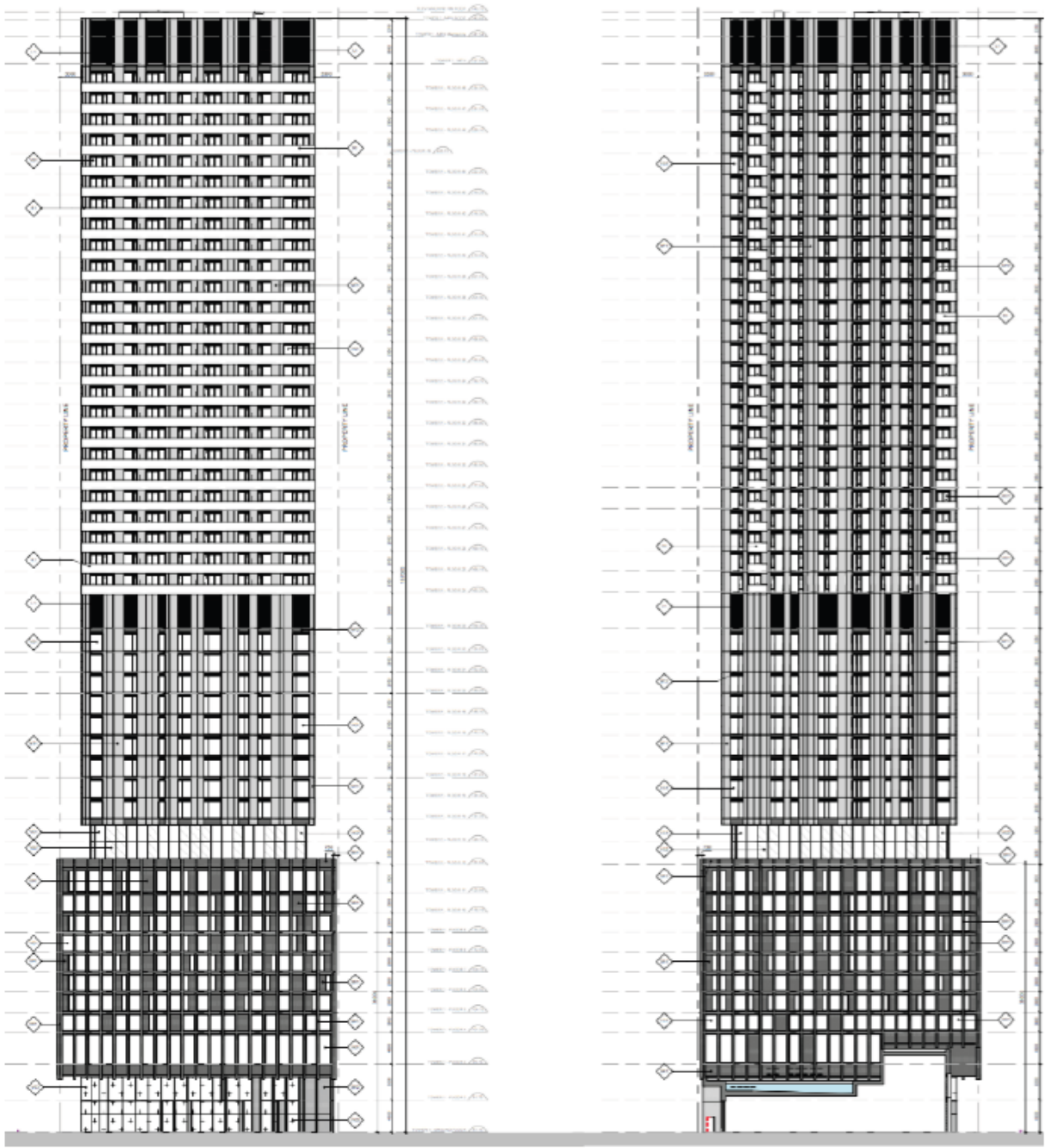
East elevation of the proposed consolidated development site



West elevation of the proposed consolidated development site



North elevation (left) and south elevation (right) of the proposed development at 10-20 Widmer Street



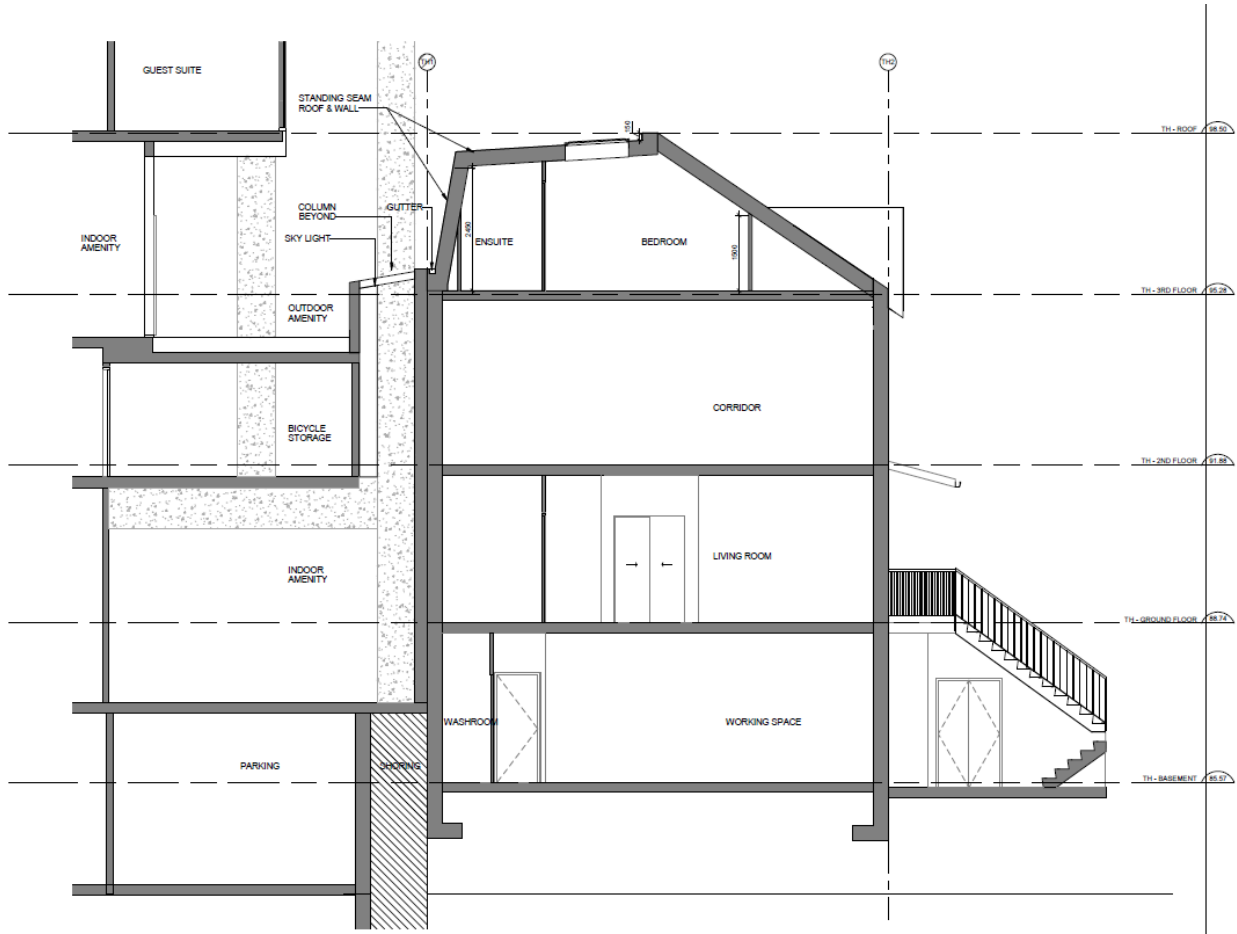
North elevation (left) and south elevation (right) of the proposed development at 30 Widmer Street & 301-315 Adelaide Street West



Detail of the eastern elevation of the retained row houses at 10-20 Widmer Street and the proposed podiums and towers at 10-20 Widmer Street and 30 Widmer Street



Closer view of the eastern elevation of the retained row houses at 10-20 Widmer Street and proposed podium of the tower at 10-20 Widmer Street



Section of one of the row houses at 10-20 Widmer Street, showing details of the alterations proposed for the rear of the heritage buildings and the proposed tower to the west



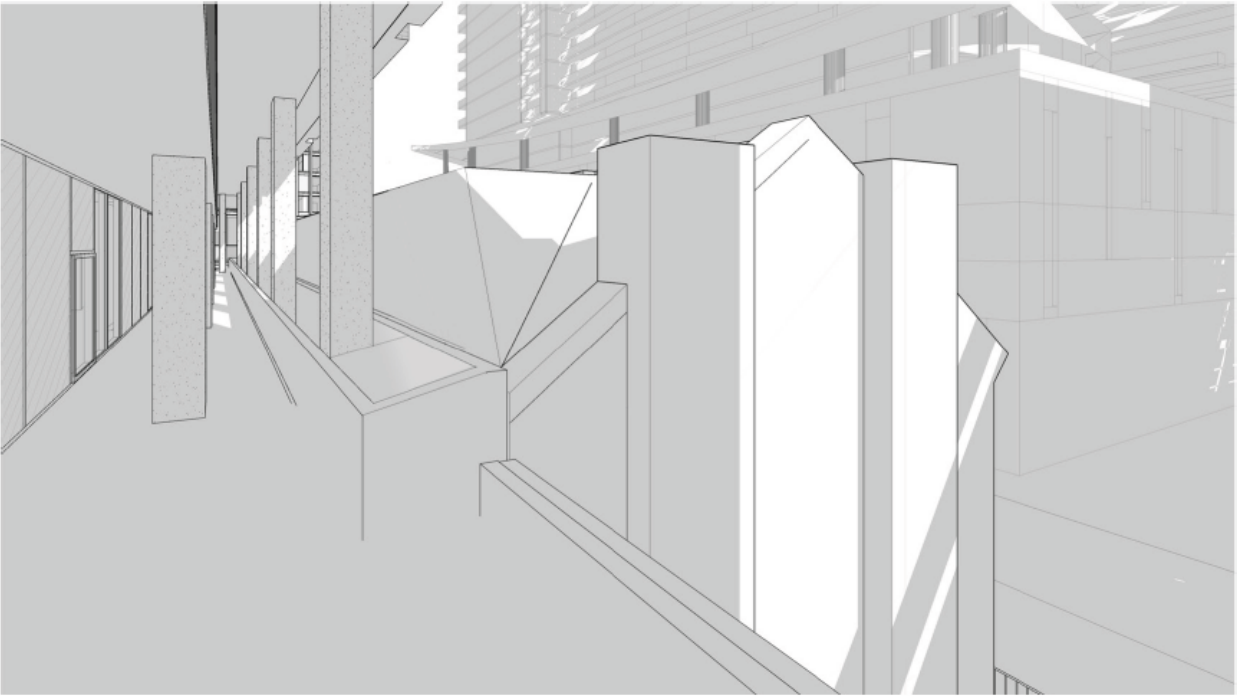
Perspective image of the proposed development facing southwest from the intersection of Adelaide Street West and Widmer Street



View of the proposed development, looking southwest from Widmer Street



View of the proposed development, looking northwest from Widmer Street. Proposed rear alterations to 10-20 Widmer Street row houses are not visible above the original roofline



View of the proposed development, looking northeast from the proposed amenity space of the tower at 8-20 Widmer Street to the side of the retained row house at 10 Widmer Street

The properties at 10-20 Widmer Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description:

Located on the west side of the street, north of King Street West, the properties at 10-20 Widmer Street contain six 2½-storey house form buildings dating to 1876 whose construction is attributed to Toronto builder William A. Grant and his brothers. As the surviving six units of the original 10-part row, the Widmer Street Row Houses occupy land that was first developed for Toronto's inaugural general hospital and leased by the institution's trustees until the sale of the properties in the late 20th century.

Statement of Cultural Heritage Value:

The properties at 10-20 Widmer Street have cultural heritage value for their design as the oldest surviving group of row houses in the King-Spadina neighbourhood that are designed in the prototypical Toronto Bay-n-Gable style. The remaining six units of the original group of 10 buildings are distinguished by the elevated entrances, the bay windows that extend two stories from the raised bases to the first (ground) floor, and the original detailing that includes the brick corbels organizing the units into pairs, the pair of paneled wood doors on 10 Widmer, and the fish-scale shingles and wood detailing in the gable on 20 Widmer.

The associative value of the properties at 10-20 Widmer Street is through their contribution to an understanding of the development and evolution of the King-Spadina neighbourhood where they are located on the lands originally developed for Toronto's first general hospital when the community was an institutional enclave (where the third Provincial Parliament Buildings were also situated) adjoined by residential subdivisions. The Widmer Street Row Houses were constructed following the relocation of York (Toronto) General Hospital, but prior to the transformation of King-Spadina as the city's new manufacturing district after the Great Fire of 1904. With the removal of most of the residential buildings that characterized the neighbourhood, the Widmer Street Row Houses survived to reflect the late-19th century appearance of this part of King-Spadina.

Contextually, the properties at 10-20 Widmer Street contribute to the historical character of the King-Spadina neighbourhood as it emerged in the 19th century as an institutional and residential enclave prior to its evolution as Toronto's industrial centre. The Widmer Street Row Houses are historically, visually and physically related to their surroundings where they stand as the last remaining 19th century residential buildings on Widmer Street.

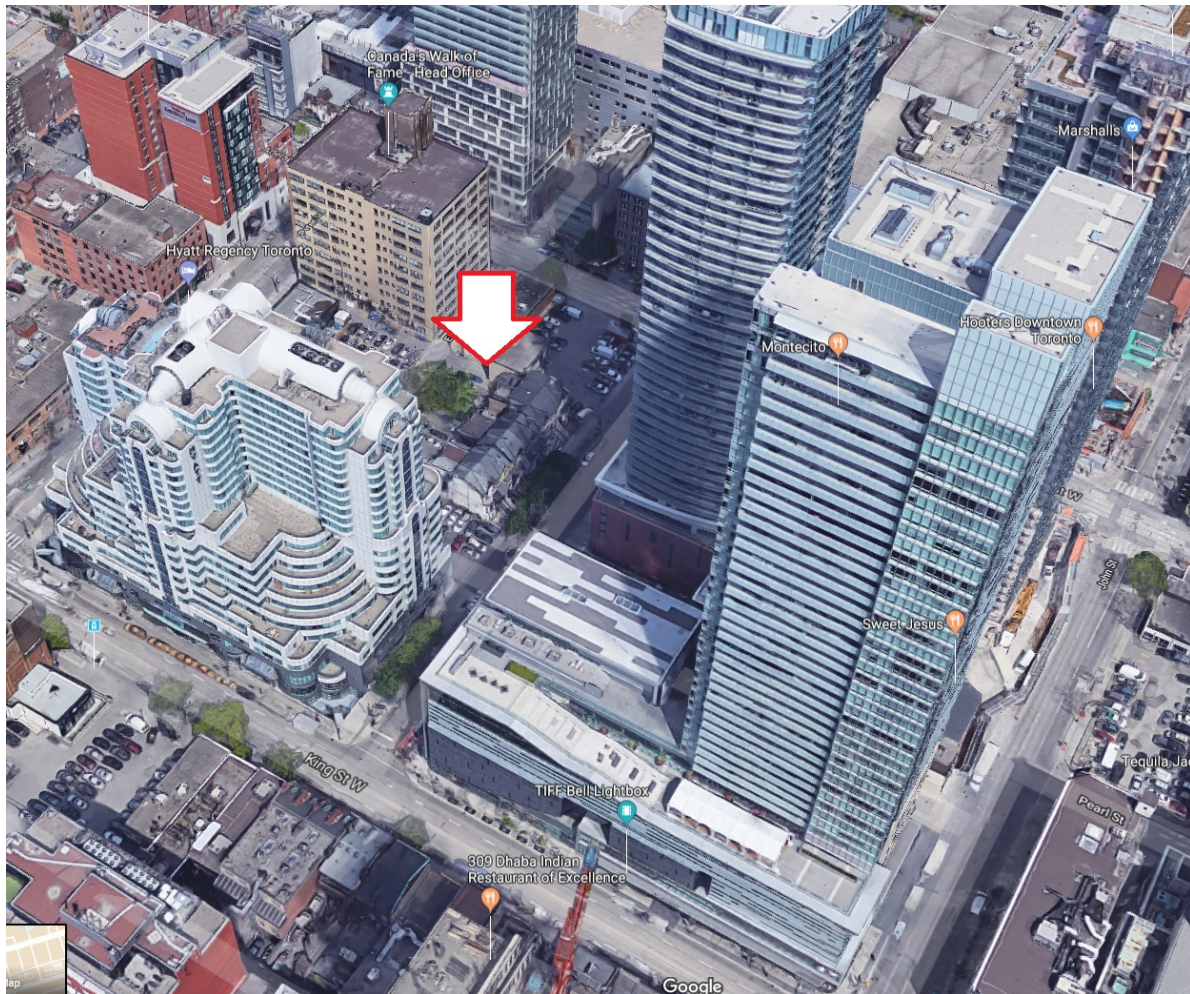
Heritage Attributes

The heritage attributes of the Widmer Street Row Houses at 10-20 Widmer Street are:

- The setback, placement and orientation of the row of six house form buildings on the west side of the street, north of King Street West
- The scale, form and massing of the 2½-storey buildings with the rectangular-shaped plans above the raised bases (the door openings in the bases are not original)
- The gable roofs with the steeply-pitched gables on the east ends, with the surviving fish-scale shingles and wood detailing in the gable on 20 Widmer Street (the current bargeboard is not original), and the brick chimneys on the south elevation of 10 Widmer and the north elevation of 20 Widmer
- The yellow brick cladding with the brick, stone and wood detailing
- The arrangement of the six row houses into three pairs, which are organized as mirror images with the elevated entrances placed side by side, accessed by sets of stairs with wood detailing, and protected by open porches (the porches on the units at 18 and 20 Widmer Street have been removed)
- On the east elevations, the segmental-arched door openings containing transoms and, on the building at 10 Widmer Street, the pair of paneled wood doors
- The fenestration on the east elevation of each individual building, with the bay window that extends from the base to the first (ground) floor and contains large segmental-arched openings that are repeated in the second storey above the bay window and the entrance
- The detailing on the east elevations, with the brick voussoirs and stone keystones on the door and window openings, the stone sills, and the corbelled brickwork along the roofline separating each pair of buildings

The rear (west) wings and additions are not identified as heritage attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WIDMER STREET ROW HOUSES
10-20 WIDMER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2018

1. DESCRIPTION



Above: view of the Widmer Street Row Houses from the north (Heritage Preservation Services, 2018); cover: aerial photograph of the properties at 10-20 Widmer (marked by the arrow), north of King Street West between John Street (right) and Peter Street (left) (www.google.ca/maps)

10-20 Widmer Street: Widmer Street Row Houses	
ADDRESS	10-20 Widmer Street (west side, north of King Street West)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 84, Lots 28-32
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Widmer Street Row houses
CONSTRUCTION DATE	1876
ORIGINAL OWNER	Trustees, Toronto General Hospital
ORIGINAL USE	Residential
CURRENT USE*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	William A. Grant, builder (attrib.) ¹
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick, stone and wood trim (the brickwork on 10 Widmer has been painted)
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	May 2018

¹ Building permits do not exist for this period and the properties are not identified in the tender calls in the *Globe* newspaper

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 10-20 Widmer Street and applies evaluation criteria to determine whether they merit 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
1797	Four years after the founding of York (Toronto), the municipality is extended westward to Peter Street as "New Town" where Smith's Plan shows the survey of lots (Image 2a)
1819	Town Lots 11 and 12 on the north side of King Street and the south side of Newgate (Adelaide) Street, east of Peter Street, are formally patented to the trustees of the General Hospital, who are identified on Smith's Plan of 1818 (Image 2b)
1827	The hospital (still under construction) and the surrounding lands are illustrated on Chewett's Map (Image 2c)
1829	After its partial construction and use as the temporary Provincial Parliament Buildings (1824), York General Hospital is officially opened and remains in use until 1856
1853	With plans for the relocation of the institution, the trustees offer the west part of the hospital lands (excluding the building) for public auction and register Plan 84 on the parcel adjoining a new north-south access road, which is afterward named Widmer Street
1858	In Image 2d, Boulton's Atlas illustrates Widmer Street, which remains undeveloped (Image 2d)
1862	Browne's map shows the subdivision of the lands flanking Widmer Street (Image 2e)
1876 Apr	The tax assessment rolls record seven vacant lots on the west side of Widmer Street, north of King Street West, which are owned by the Hospital Trust
1876 June	William A. Grant, a builder, and carpenters John A. Grant and Joseph R. Grant lease Lots 28 to 33 under Plan 84
1876 Sept	According to the tax assessment rolls, William A. Grant and his brothers own four "unfinished houses" and one vacant lot on the west side of Widmer Street ²
1877 Jan	The City Directory describes "houses building" on the subject properties
1877 June	The Globe announces the sale by auction of city-owned property on the west side of Widmer Street "on leasehold ground, renewable forever"
1877 Sept	The tax assessment rolls record the row of ten house form buildings at 6-24 Widmer Street, including 24 Widmer where builder William A. Grant is identified as the owner and occupant

² The tax assessment rolls for 1876 were compiled in April of that year, while those for 1877 taxes were compiled in September 1876 (the previous year)

1884	Goad's atlas illustrates the subject properties (Image 2f)
1920s	The properties at 6 and 8 Widmer are converted to commercial uses, followed by 10 Widmer in the late 1950s and 14, 16 and 20 Widmer in the late 20th century
1943	The subject properties are shown on the update to the Underwriters' Survey Bureau's atlas (Image 3a)
1949	The hospital trustees sell the ten properties at 10-24 Widmer Street individually, and those at 6 and 10 Widmer a decade later
1954	The row houses at 22 and 24 Widmer Street have been demolished according to the Underwriters' Survey Bureau's atlas (Image 3b)
1959 June	An application is made to demolish the houses and storage building at 6 and 8 Widmer Street
1966	An archival photograph shows the extant row houses at 10-20 Widmer following the removal of the units at either end of the group (Image 3c)
1984	The remaining six row houses at 10-20 Widmer Street are listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
2017	Toronto City Council adopts the King-Spadina Heritage Conservation District (HCD), which identifies the row houses at 10-20 Widmer Street as contributing heritage properties ³

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The properties at 10-20 Widmer Street are in the King-Spadina neighbourhood, which was named for the major cross-roads of King Street West and Spadina Avenue. The area originated as part of the Military Reserve that was established west of the Town of York following its founding in 1793. With the rapid population growth, the community expanded west from the original 10-block townsite to present-day Peter Street as “New Town” where tracts of land were set aside for major public buildings, including the Province’s Third Parliament Buildings and the municipality’s first general hospital. King Street was extended from the Old Town as the main commercial thoroughfare where shops and services opened. Residential development ranged from high-end estates near the waterfront to more modest row housing on the side streets.

The transformation of the King-Spadina neighbourhood from an institutional and residential enclave began in the second half of the 19th century following the arrival in Toronto of the inaugural steam railways, which extended their tracks through the area. This new method of shipping manufactured goods resulted in the gravitation of industries to the vicinity, a situation that intensified after the Great Fire of 1904 when the city’s manufacturing district relocated to King-Spadina. With its large-scale factories and warehouses replacing much of the earlier building stock, King-Spadina remained an active industrial centre until after World War II and the exodus of manufacturing to Toronto’s suburbs. Starting in the 1990s when the neighbourhood’s restrictive industrial zoning was removed, the revitalization of King-Spadina as a popular mixed-used

³ The proposed HCD is under appeal at the time of the writing of this report: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

community began. With its collection of surviving heritage buildings from all periods of its development, the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act in 2017.⁴

10-20 Widmer Street

The historical development of the properties at 10-20 Widmer Street is traced in the timeline above, as well as on the archival maps and images attached in Section 6 of this report. The Widmer Street Row Houses were constructed on part of the lands originally reserved for Toronto's first general hospital. Located on the north side of King Street West between John and Peter streets, construction of the institution began in 1819, with the building remaining incomplete and vacant in 1824 when it was used temporarily by the Provincial Legislature (following the destruction by fire of the Second Parliament Buildings). York General Hospital officially opened in 1829 and was incorporated as Toronto General Hospital in 1847. In the 1830s and 1840s, the facility was used as an isolation hospital during the cholera and typhus outbreaks in Toronto, with additional buildings constructed on the property to house arriving immigrants stricken by the diseases.⁵

By the mid 19th century, the hospital trustees decided to build a new facility elsewhere in the city because "the land about Hospital Square had become so valuable..."⁶ In 1853, the west part of the hospital lands was surveyed by John George Howard under Plan 84 and offered for sale by public auction, including lots along a "new street without a name, running north and south through the property."⁷ While "Widmer Street" and the adjoining allotments were illustrated on Browne's map of 1862, the hospital trustees did not issue leases for the properties until 1876.⁸ In the latter year, archival records indicate that builder William A. Grant and his brothers John A. Grant and Joseph R. Grant received the leases for Lots 28 to 33 on the west side of Widmer Street where buildings were under construction by September. The group of 10 row houses at 6 to 24 Widmer Street was completed by the fall of 1877, with William A. Grant occupying the northernmost unit.

In 1884, the first Goad's Atlas covering the area illustrated the row houses at 6-24 Widmer Street (Image 2f). The buildings survived during the first half of the 20th century when much of the residential building stock was replaced by industrial and commercial edifices.⁹ During World War II, a historical atlas shows the intact group of

4 In 2017, the King-Spadina HCD was designated under By-law 1111-2017, as amended by By-law 1241-2017: <https://www.toronto.ca/legdocs/bylaws/2017/law1111.pdf> and

<https://www.toronto.ca/legdocs/bylaws/2017/law1241.pdf>

5 Historical plaques commemorate the hospital as well as its medical treatment of Irish immigrants:

http://torontoplaques.com/Pages/York_Hospital_Site.html and

http://torontoplaques.com/Pages/Irish_Immigrants_and_the_Fever_Sheds.html

6 Clarke, 64. After the official opening of Toronto's second general hospital on Gerrard Street East in 1856, the original hospital building was rented to the Provincial Government prior to its demolition in 1862

7 Clarke, 65

8 Widmer Street was named for Dr. Christopher Widmer (1780-1858), one of the first physicians in York who served as a hospital trustee and the long-serving chairman of its board

9 The ongoing evolution of King-Spadina is traced on Goad's Atlases for the late 19th and early 20th centuries, which are available at: <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

row houses, with the southernmost pair at 6 and 8 Widmer Street converted for businesses uses (Image 3a). The hospital trustees sold the Widmer Street Row Houses to individual owners in 1949, apart from the properties at 6 and 8 Widmer, which were relinquished a decade later. The northernmost buildings at 22 and 24 Widmer were demolished in the mid 1950s, followed by the southernmost buildings at 6 and 8 Widmer in 1959. The changes were depicted in an archival photograph dating to 1966 (Image 3c).

As rare surviving examples of row housing in the King-Spadina neighbourhood, in 1984 the properties at 10-20 Widmer Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register). In 2017, Toronto City Council adopted the King-Spadina Heritage Conservation District (HCD), which identifies the Widmer Street Row Houses as contributing heritage properties.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 10-20 Widmer Street are found on the cover and in Sections 2 and 6 of this report. The surviving group of six row houses are designed in the Bay-n-Gable style favoured for multi-unit residential buildings at the end of the 19th century, which are described as “Toronto’s own and Toronto’s only, an anomaly indigenous to our city.”¹⁰ The style, identified by the combination of a gable above a bay window, was purportedly introduced to Toronto in 1875 with the Struthers-Ross House in Yorkville, which influenced the appearance of detached, semi-detached and row houses that subsequently appeared in new city neighbourhoods and adjoining communities.¹¹ The majority of Toronto’s Bay-n-Gable houses were designed as mirror images, with side-by-side entrances (to reduce noise between adjoining households) flanked by bay windows under gables that usually incorporated window openings to increase interior light and ventilation. However, Bay-n-Gable buildings were further distinguished by individual detailing from the popular architectural styles of the era, as well as varied window shapes.

The Widmer Street Row Houses are the oldest of the seven examples of their type with Toronto Bay-n-Gables styling that are identified in the King-Spadina Heritage Conservation District. With the elevated entrances and the bay windows that extend from the base to the first (ground) floor, their designs complement the neighbouring group at 302-308 Adelaide Street West (1889) and those at 269-277 Richmond Street West (1885).¹²

The Widmer Street Row Houses feature 2½-storey rectangular-shaped plans above raised bases. The buildings are covered with gable roofs and each unit has a steeply-pitched gable on the east slope. The northernmost row house at 20 Widmer retains the

10 Cruikshank, 92

11 McHugh, 16. Described as “the earliest model of the Bay-n-Gable yet uncovered in archival research” (Cruikshank, 93), the Struthers-Ross Houses at 30-32 Lowther Avenue were designed by the partnership of architect D. B. Dick and builder Robert Grant, whose possible association with William A. Grant has not been confirmed

12 While the King-Spadina HCD identifies approximately a dozen row houses in the community, the only other examples designed in the Bay-n-Gable style are found at 302-308 and 505-511 Adelaide Street West, 139-145 Portland Street, 269-277 and 530-538 Richmond Street West, and 46-54 Stewart Street, all of which date to the 1880s and 1890s after the subject buildings were completed

fish-scale shingles and wood detailing in its east gable and, with the southernmost building at 10 Widmer Street, has a brick chimney on the exposed side elevation. The row houses feature yellow brick cladding with brick, stone and wood detailing (the building at 10 Widmer is currently painted).

The row houses comprise three pairs of buildings with the principal (east) elevations organized as mirror images where the entrances are placed side-by-side in the raised first (ground) floor and feature segmental-arched openings with transoms. The southernmost building at 10 Widmer retains the pair of paneled wood doors that all of the units originally contained according to archival photographs (as illustrated in Section 6). The covered porches have been removed from the buildings at 18 and 20 Widmer. On each building, the fenestration consists of the bay window rising from the base to the first storey, which contains segmental-arched window openings that are repeated in the second floor above the bay window and the entrance. All of the openings display brick voussoirs and stone keystones, with stone sills on the windows.

On the end units at 10 and 20 Widmer Street, the north and south elevations, respectively, are exposed with the removal of the adjoining buildings and remain blank. The door openings in the bases of the row houses are not original and are not identified as heritage attributes, along with the rear (west) wings.

iv. CONTEXT

The map attached as Image 1 shows the location of the properties on the west side of Widmer Street as it extends north from King Street West. The Widmer Street Row Houses are the last remaining residential properties on the street dating to the historical development of the King-Spadina neighbourhood. With the area now dominated by factories and warehouses identified with the industrial transformation of King-Spadina in the early 1900s, as well as the current redevelopment of the neighbourhood with commercial and residential buildings, the properties at 10-20 Widmer Street reflect the late-19th century appearance of the community. In the vicinity, the row houses (1889) at 302-308 Adelaide Street West on the northeast corner of Widmer Street are other surviving examples of the type. They are listed on the City of Toronto's Heritage Register and recognized in the King-Spadina Heritage Conservation District Plan, along with other heritage buildings in the block outlined by King, John, Adelaide and Peter streets, including the Yolles Building (1920) at 77 Peter Street and the large-scale Commodore Building (1929) and Manufacturers Building (1936) at 317 and 312 Adelaide Street West, respectively.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 10-20 Widmer Street have cultural heritage value for their design as the oldest surviving group of row houses in the King-Spadina neighbourhood that are designed in the prototypical Toronto Bay-n-Gable style. The remaining six units of the original group of 10 buildings are distinguished by the elevated entrances, the bay windows that extend two stories from the raised bases to the first (ground) floor, and the original detailing that includes the brick corbels organizing the units into pairs, the pair of paneled wood doors on 10 Widmer, and the fish-scale shingles and wood detailing in the gable on 20 Widmer.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The associative value of the properties at 10-20 Widmer Street is through their contribution to an understanding of the development and evolution of the King-Spadina neighbourhood where they are located on the lands originally developed for Toronto's first general hospital when the community was an institutional enclave (where the third Provincial Parliament Buildings were also situated) adjoined by residential subdivisions. The Widmer Street Row Houses were constructed following the relocation of York (Toronto) General Hospital, but prior to the transformation of King-Spadina as the city's new manufacturing district after the Great Fire of 1904. With the removal of most of the residential buildings that characterized the neighbourhood, the Widmer Street Row Houses survived to reflect the late-19th century appearance of this part of King-Spadina.

Archival sources suggest that the Widmer Street Row Houses were constructed by builder William A. Grant in association with carpenters John A. Grant and Joseph R. Grant. The brothers were awarded the leases to the properties and were identified in the tax assessment rolls as the "owners" of the sites when the buildings were under construction. Their association with builder Robert Grant who, in partnership with architect D. B. Dick, purportedly designed the first Bay-n-Gable houses in Toronto, has not been confirmed.¹³ William A. Grant's association with the properties at 10-20 Widmer is an interesting fact, but not a value.

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

¹³ Hudson, *Bellevue Ave*, 20

Contextually, the properties at 10-20 Widmer Street contribute to the historical character of the King-Spadina neighbourhood as it emerged in the 19th century as an institutional and residential enclave prior to its evolution as Toronto's industrial centre. The Widmer Street Row Houses are historically, visually and physically related to their surroundings where they stand as the last remaining 19th century residential buildings on Widmer Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 10-20 Widmer Street have cultural heritage value for their design, historical associations and context. The Widmer Street Row Houses (1876) are the earliest surviving examples of row houses with Toronto Bay-n-Gable styling in the King-Spadina neighbourhood that, with their setting on the former York (Toronto) General Hospital site, reflect the historical development of the King-Spadina neighbourhood from its origins as an institutional and residential enclave. Contextually, the properties contribute to the historical character of the King-Spadina neighbourhood with its distinctive mixture of late 19th century commercial and residential buildings and 20th century warehouses and factories from their setting on Widmer Street.

5. SOURCES

Archival Sources:

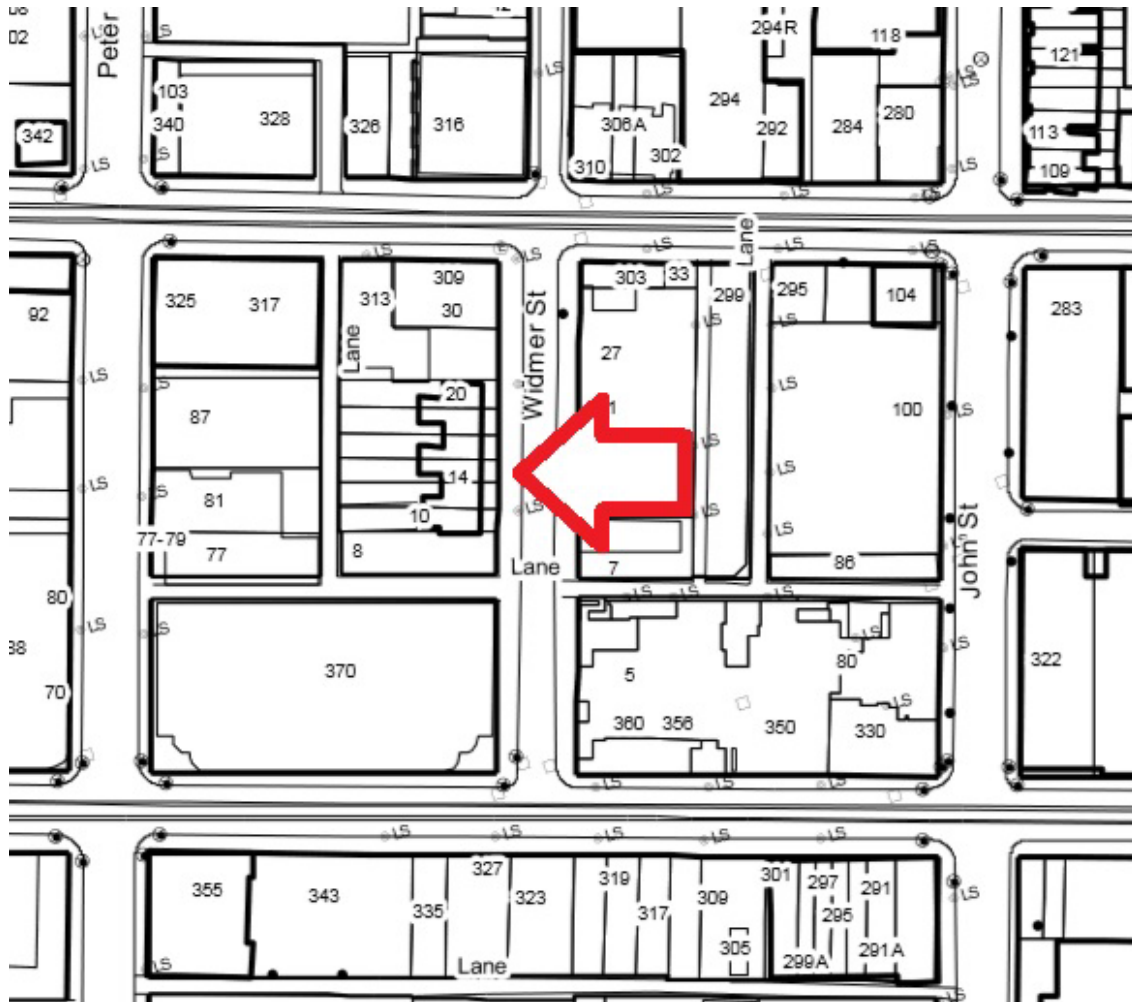
Abstract Index of Deeds, Town of York Plan, Lots 11 and 12 (King Street West and Adelaide Street West), and Plan 84, Lots 28-32
 Archival maps & atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
 Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)
 Assessment Rolls, St. Andrew's Ward, 1875-1892
 Building Records, Toronto and East York, 1953 ff.
 City of Toronto Directories, 1875 ff.
 Goad's Atlases, 1880-1923, Volume 1
 Underwriter Survey Bureau Atlases, 1921-1964

Secondary Sources:

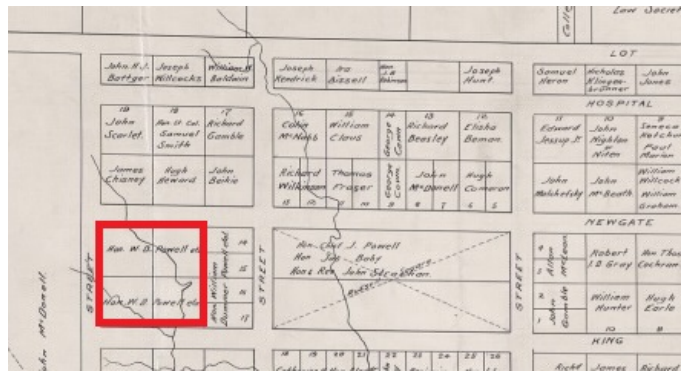
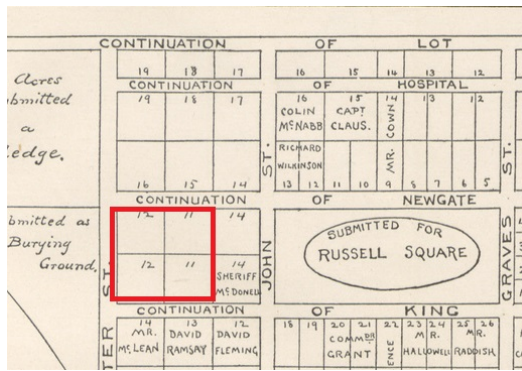
Arthur, Eric, *Toronto: No Mean City*, 3rd ed., edited by Stephen A. Otto, 1986
 "Auction Sale of City Property," *The Globe*, June 20, 1877
 Blumenson, John, *Ontario Architecture*, 1990
 Clarke, C. K., *A History of Toronto General Hospital*, 1913
 Cruikshank, Tom, and John De Visser, *Old Toronto Houses*, 2003
 Dendy, William, *Lost Toronto*, 2nd ed., 1993
 Grant Family Records, www.ancestry.ca
 Jones, Donald, "Mysterious Army Doctor called "Father of Medicine," *Toronto Star*, October 20, 1979, G16

Jones, Donald, "Toronto General Hospital owes start to War of 1812," *Toronto Star*,
October 13, 1979, H9
Hudson, Edna, *Bellevue Avenue: An Architectural and Social Study*, July 1993
McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989

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.



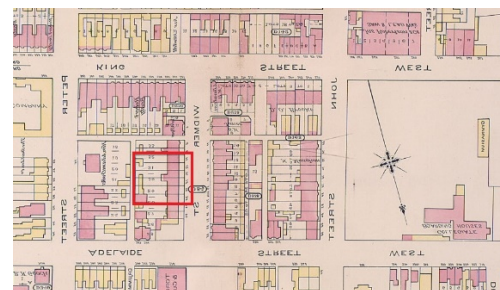
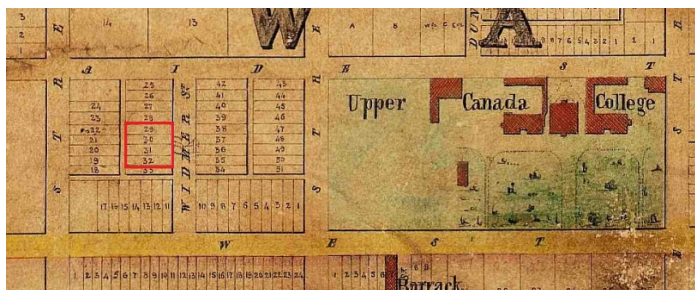
1. City of Toronto Property Data Map: showing the location of the properties on the west side of Widmer Street between King Street West (south) and Adelaide Street West (north).



2a. 1797, Smith's Plan, with lot numbers; 2b. 1818, Smith's Plan, with patentee names

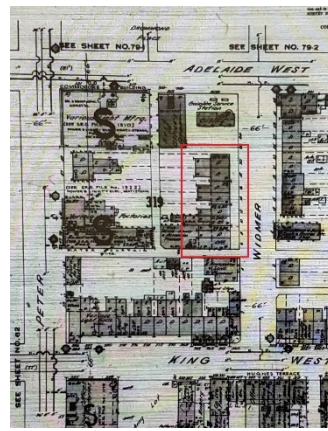
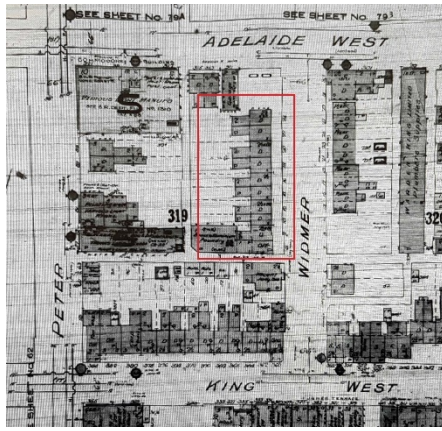


2c. 1827, Chewett's Plan, with the parcel reserved for the "hospital" (left); 2d. 1858, Boulton's Atlas, with the first general hospital in place, east of the subject properties (right)

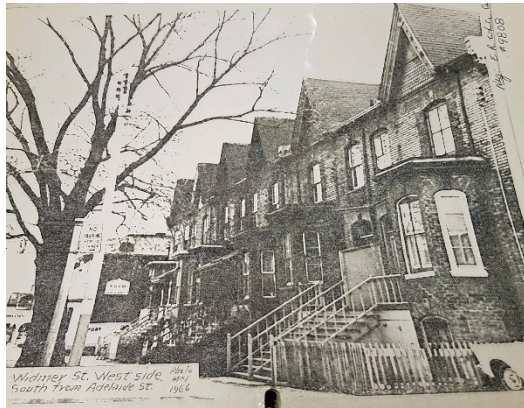


2e. 1862, Browne's Plan, with the Widmer Street subdivision (left); 2f. 1884, Goad's Atlas, with the Widmer Street Row Houses that originally contained 10 units (right)

2. Archival Images: maps and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>



3a. and 3b. Underwriters' Survey Bureau Atlases, 1921 revised to 1943 (left) and 1954 (right), with the removal of the row houses at 22-24 Widmer Street in the 1954 image



3c. and 3d. Archival photographs, 10-20 Widmer Street, 1966 (left) and 1973 (right)



3e. and 3f. contextual view of 10-20 Widmer Street, looking north in 1983 (left) and south in 1991 (right)

3. Archival Atlases and Photographs, 10-20 Widmer Street: 1943 and 1954, City of Toronto Archives; 1966, City of Toronto Archives, Fonds 1118 Item 63; 1973, City of Toronto Archives, Fonds 2043, File 295; 1983 and 1991, Toronto Historical Board.



4a.-4c. principal (east) elevations of the Widmer Street Row Houses at 10-12 Widmer (left), 14-16 Widmer (centre), and 18-20 Widmer (right)



4d. contextual view of the Widmer Street Row Houses from King Street West (left);
4e. view of north elevation of the row house at 20 Widmer Street (right)

4. Current Photographs, 10-20 Widmer Street: Heritage Preservation Services, 2018.