

Inclusion on the City of Toronto's Heritage Register – 167-185 Queen Street East and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 167 Queen Street East

Date: November 18, 2019

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 13 – Toronto Centre

SUMMARY

This report recommends that City Council include the properties at 167-185 Queen Street East on the City of Toronto's Heritage Register and state its intention to designate the property at 167 Queen Street East (including the entry address known as 169 Queen Street East) under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

Located in the King-Parliament Secondary Plan Area, at the south-east corner of Queen Street East and George Street, the properties contain a High Victorian style, three-storey commercial row of ten units, constructed in 1886-7 for Thomas J. Wilkie.

As part of the King-Parliament Secondary Plan Review, City Planning initiated a Cultural Heritage Resource Assessment (CHRA) to identify the area's heritage resources and to inform policy development in the King-Parliament Secondary Plan Review Planning Study. The properties at 167-185 Queen Street East were identified as potential built heritage resources that could be further researched and evaluated for inclusion on the Heritage Register. Together with other Queen Street East properties included on the Heritage Register, the properties at 167-185 Queen Street East enrich an understanding of the area's sense of place and demonstrate the historic importance of this main street.

On October 15, 2019, an application to demolish the multi-use building on the property at 167 Queen Street East was submitted to the Building Division and is currently under review. There is no development application for the property at 167 Queen Street East.

City staff prioritized and have completed further research and evaluation on the properties at 167-185 Queen Street East, and have determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for their design, associative and contextual value.

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, recommends that:

1. City Council include the properties at 167-185 Queen Street East on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 167 Queen Street East (including the entrance address at 169 Queen Street East) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 167 Queen Street East (Reasons for Designation) attached as Attachment 4 to the report (November 18, 2019) from the Chief Planner and Executive Director, City Planning.
3. 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.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed 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 to designate the property.

FINANCIAL IMPACT

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

DECISION HISTORY

City Council adopted the Downtown Plan Official Plan Amendment (OPA 406) at its meeting on May 22-24, 2018, and provided direction to staff to undertake a review of the King-Parliament Secondary Plan and to study the area on the north side of Queen Street East generally between Jarvis Street and River Street. City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

At its meeting of October 29, 2019 City Council adopted a report from the Director, Community Planning, Toronto and East York District, King-Parliament Secondary Plan Review- Proposed Secondary Plan and directed staff to use the proposed Secondary Plan as the basis for consultation, update zoning by-laws to reflect the policy direction in the Plan, and to bring forward both the recommended Plan and zoning by-laws to Council by Q3 2020.

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-138214.pdf>

COMMENTS

King-Parliament Cultural Heritage Resource Assessment (CHRA)

Official Plan Policy 3.1.5.14 directs that potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation. Pro-active listing of properties is intended to give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies. The primary aim will be to achieve an informed, timely listing of properties in tandem with local area studies.

As part of the King-Parliament Secondary Plan Review, City Planning conducted a Cultural Heritage Resource Assessment (CHRA) of the study area. The CHRA Study Area (noted as 'Study Area' within this report) stretched from Jarvis Street in the west to the Don River, and from Queen Street East in the north to the railway corridor in the south.

The CHRA evaluated properties to identify the area's heritage resources and to inform policy development in the King-Parliament Secondary Plan Review Planning Study.

The CHRA includes a historical overview of the Study Area and, through the preliminary application of provincial criteria, identifies potential cultural heritage resources to be further evaluated for inclusion on the City's Heritage Register. The properties at 167-185 Queen Street East were among the over 275 properties to be identified as potential built heritage resources within the CHRA boundary.

Policy Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act and cultural heritage resources are noted as valuable under the Provincial Policy Statement (2014) and Growth Plan (2019). Heritage Conservation is further enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial planning policy and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Aboriginal community.

The Planning Act, R.S.O. 1990 establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation may also contribute to other matters of provincial interest, such as the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

The Growth Plan for the Greater Golden Horseshoe (2019) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote *cultural heritage resources* to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*. Strategic growth areas include the downtown urban growth centre where these properties are located.

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

The City of Toronto's Official Plan, updated through the approval of OPA 199, contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Stressing the role that heritage conservation plays in city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register will be conserved and further, Policy 3.1.5.6 encourages the adaptive re-use of heritage properties. Additionally, Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

Listing on the City's Heritage Register

Official Plan Policy 3.1.5.14 directs that potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and heritage conservation districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation. Pro-active listing of properties is intended to give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies. The primary aim will be to achieve an informed, timely listing of properties in tandem with local area studies.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The register includes a list of all designated properties, including conservation districts within the municipality. In addition, the register may also contain 'Listed' properties - those that are not designated, but are believed to be of cultural heritage value or interest.

Including listed properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The municipal register is an important tool in planning for the conservation of heritage properties:

- Demonstrates a council's commitment to conserve cultural heritage resources.
- Enhances knowledge and understanding of the community's cultural heritage.
- Recognizes properties of cultural heritage value or interest in the community.
- Provides a database of properties of cultural heritage value or interest for planners, property owners, developers, the tourism industry, educators and the general public.
- Should be consulted by municipal staff when reviewing development proposals or permit applications.

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

It is also important to note that when a property is listed it does not necessarily mean that it will be subsequently "designated". Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and staff evaluation recommends designation;

- a listed property is included within a planning application and subsequent evaluation directs appropriate conservation measures and designation within the planning approval process; and,
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

Listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the council at least 60 days' notice of their intention to demolish or remove a structure on the property. This allows the municipality time to decide whether to move forward with designation of the property under Part IV of the Ontario Heritage Act. City staff undertake further research and evaluation of the property and may recommend designation of the property under Part IV of the Ontario Heritage Act.

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

A location map (Attachment 1) and photographs (Attachment 2) of the properties are attached. The Statement of Significance: 171-185 Queen Street East (Attachment 3) comprises the Reasons for Inclusion on the Heritage Register. The Statement of Significance: 167 Queen Street East (including the entry address at 169 Queen Street East) (Attachment 4) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act. The Research and Evaluation Report (Attachment 5) for the properties at 167-185 Queen Street East is attached.

The properties at 167-185 Queen Street East contain the Thomas J. Wilkie block, a ten-unit commercial block with residential accommodation on the upper levels, exhibiting the richness of detail and materials associated with the High Victorian style. In 1886-7, the block was constructed for Thomas J. Wilkie, a well-respected leader in the development of the YMCA. In the same year, Wilkie embarked on the development of the Long Branch summer resort, which has since become a vibrant lake-front community of the same name. Located at the south-east corner of Queen Street East and George Street, the properties are an integral part of the City of Toronto's historic King-Parliament neighbourhood. George Street defined the western limit of the 1793 Town of York while Queen Street was the original boundary between the town to the south and the park lot estates to the north. Through the 19th century, Queen Street evolved into a significant, local, commercial main street and a regional transportation artery. Contextually, this three-storey late 19th century commercial block maintains the neighbourhood character in its scale, form and massing, materiality and patterns of use.

If designated, City Council can review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

Following research and evaluation, staff have determined that the properties at 167-185 Queen Street East meet Ontario Regulation 9/06 under all three categories of design, associative and contextual values. This report recommends that City Council include the properties at 167-185 Queen Street East on the City of Toronto's Heritage Register and state its intention to designate the property at 167 Queen Street East (including the entry address known as 169 Queen Street East) under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

SIGNATURE

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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 - Statement of Significance: 167 Queen Street East (Reasons for Designation)
Attachment 4 - Statement of Significance: 171- 185 Queen Street East (Reasons for Inclusion on the City of Toronto Heritage Register)
Attachment 5 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the properties at 167-185 Queen Street East.

Please note: unless otherwise identified plans and maps are always oriented with north at the top. (City of Toronto, Iview Map)



167-185 Queen Street East, photograph of the block showing the principal (north) elevation facing Queen Street East and side (west) elevation facing George Street. (Heritage Planning [HP] 2019)



Photograph of the properties at 167 (169), 171 and 173 Queen Street East, principal (north) elevations (HP, 2019)



Photograph of the properties at 173, 175, 177 and 179 Queen Street East showing the principal (north) elevations (HP, 2019)



Photograph of the properties at 181-185 Queen Street East showing the principal (north) elevations (HP, 2019)

Inclusion on the Heritage Register 167-185 Queen Street East and Intention to Designate—167 Queen Street East

167 QUEEN STREET EAST (including entry address at 169 Queen Street East)
(REASONS FOR DESIGNATION)

The property at 167 Queen Street East (including the entrance address at 169 Queen Street East and representing two of ten properties in the Thomas J. Wilkie block), is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located at the south-east corner of Queen Street East and George Street, the property at 167 Queen Street East (including the entry address at 169 Queen Street East) represents two of the original ten properties in the ten-unit block known as 167-185 Queen Street East constructed in 1886-7 for Thomas J. Wilkie. The three-storey brick-clad block contained commercial space at the ground floor level and residential accommodation above.

The property is located in the King- Parliament Secondary Plan Area and was one of the properties identified as having heritage potential in the *King-Parliament Secondary Plan Review – Proposed Secondary Plan* which was adopted without amendment by the Toronto and East York Council on October 10, 2019 and by City Council on October 29, 2019.

Statement of Cultural Heritage Value

The Thomas J. Wilkie block is representative of a late-19th century commercial and residential block in the High Victorian style with elements of the Richardsonian Romanesque style. The High Victorian style is chiefly characterized by variety and richness of detail and is evident in the plan of the building with its differently sized shop units, in the massing which originally included a corner tower and in the combination of materials, window types and the sculptural relief of surfaces seen in the brick relief moulding, wood shopfronts and cornices, pierced wood headers - all of which indicate a high degree of originality and craftsmanship. The Richardsonian Romanesque elements are present in the original corner tower elements, especially in the large arched openings.

The Wilkie block has historic value for its association with Thomas J. Wilkie (d.1916) who is renowned for his leadership of YMCA in Toronto and ultimately throughout the United States and Canada, and who, with his brother John N. Wilkie, contributed to the development of Long Branch as a summer resort which has since become a vibrant lake-front community.

The Wilkie block is valued as it represents the late-19th century community which developed around this section of Queen Street, as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary

between the Town of York and the Park Lots estates to the north, with George Street, one of the original streets of the ten-block Town of York established in 1793, and for its association with the history and development of the King-Parliament neighbourhood in the late 19th century.

Contextually, this three-storey, High Victorian, brick commercial block maintains the scale, form and massing, materiality and patterns of use of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located on the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late 19th century development of the neighbourhood with commercial, residential and industrial buildings and consistent urban street walls. Situated at the south-east intersection of Queen Street, (originally known as Lot Street), which separated the town to the south from park lot estates to the north, and George Street which was the western boundary of the original Town, the properties are physically, visually and historically linked to their surroundings.

The heritage attributes of the property at 167 Queen Street East (including the entry address at 169 Queen Street East) are:

- The setback, placement and orientation of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- Above the shop front, on the north and west elevations, the wood cornice and entablature with its dentil course and moulded corner element above the column and the projecting metal cornice
- The window openings on both the north and west elevations which are flat-headed supporting stone lintels flanked by brick pilasters or arched with pre-cast keystones and stone imposts
- The brick moulding and decorative elements seen in the pilasters, corbelling, string courses at the tops of pilasters and over arched window heads on both the north and west elevation
- Brick and stone belt courses
- The cornice at the top of the building

The rear cement block addition is not included in the heritage attributes.

The properties at 171-185 Queen Street East (eight properties in the Thomas J. Wilkie block), are worthy of inclusion on the City of Toronto's Heritage Register under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located at the south-east corner of Queen Street East and George Street, the properties at 171-185 Queen Street East (including the entry address at 169 Queen Street East) represents eight of the original ten properties in the ten-unit block known as 167-185 Queen Street East constructed in 1886-7 by Thomas J. Wilkie. The three-storey brick-clad block contained commercial space at the ground floor level and residential accommodation above.

The properties are located in the King- Parliament Secondary Plan Area and were included in the properties identified as having heritage potential in the *King-Parliament Secondary Plan Review – Proposed Secondary Plan* which was adopted without amendment by the Toronto and East York Council on October 10, 2019 and by City Council on October 29, 2019.

Statement of Cultural Heritage Value

The Thomas J. Wilkie block is representative of a late 19th century commercial and residential block in the High Victorian style with elements of the Richardsonian Romanesque style. The High Victorian style is chiefly characterized by variety and richness of detail and is evident in the plan of the building with its differently sized shop units, in the massing which originally included a corner tower and, in the combination of materials, window types and the sculptural relief of surfaces seen in the brick relief moulding, wood shopfronts and cornices, pierced wood headers - all of which indicate a high degree of originality and craftsmanship. The Richardsonian Romanesque elements are present in the original corner tower elements, especially in the large arched openings.

The Wilkie block has historic value for its association with Thomas J. Wilkie (d.1916) who is renowned for his leadership of YMCA in Toronto and ultimately throughout the United States and Canada, and who, with his brother John N. Wilkie, contributed to the development of Long Branch as a summer resort which has since become a vibrant lake-front community.

The Wilkie block is valued as it represents the late nineteenth century community which developed around this section of Queen Street, as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary between the town of York and the Park Lots estates to the north, with George Street, Inclusion on the Heritage Register 167-185 Queen Street East and Intention to Designate–167 Queen Street East

one of the original streets of the ten-block Town of York established in 1793, and for its association with the history and development of the King-Parliament neighbourhood in the late 19th century.

Contextually, this three-storey late Victorian brick commercial block maintains the scale, form and massing, materiality and patterns of use of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located on the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late 19th century development of the neighbourhood with commercial, residential and industrial buildings and consistent urban street walls. Situated at the south-east intersection of Queen Street, (originally known as Lot Street), which separated the Town to the south from park lot estates to the north, and George Street which was the western boundary of the original Town, the properties are physically, visually and historically linked to their surroundings.

Heritage Attributes of the properties at 171-185 Queen Street East – please note, these have been listed separately for each property as follows:

171 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrance with the bay window with its single-paned glazing, the moulded wood colonettes, the moulded wood transom panel, the door with its glazed panel and decorative wood mouldings above and below the window
- At the second floor level, the pairs of window openings with segmentally arched heads, with pre-cast keystones and moulded brick string course at the second floor
- At the third floor level, the pairs of window openings on the north elevation which are flat-headed with stone lintels, flanked by brick pilasters with corbels and a cast stone capital
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

173 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrance with the bay window
- At the second floor level, the pairs of window openings with segmentally arched heads, with pre-cast keystones and moulded brick string course at the second floor
- At the third floor level, the pairs of window openings on the north elevation which are flat-headed with stone lintels, flanked by brick pilasters with corbels and a cast stone capital
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

175 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with it dentil course and projecting metal cornice, the recessed entrance with the bay window
- At the second floor level, the single opening on the north elevation which is flat-headed with stone lintels, flanked by stepped brick panels
- At the third floor level, the single segmentally-arched opening with stone surrounds, brick headers and a cast keystone flanked by slender plasters with corbelled bases, a stone course continuous with the window sill, a stone course continuous with the window head and stone capitals
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

177 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrance with the bay window with its single-paned glazing, the moulded wood colonettes, the moulded wood transom panel, the door with its glazed panel and decorative wood mouldings above and below the window
- At the upper levels the brick pilasters with corbelled bases, stone belt courses, cast keystone and cast stone capitals and stone sills

179 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrance with the bay window, the moulded wood colonettes
- At the second floor level, the pairs of window openings with segmentally arched heads, with pre-cast keystones and moulded brick string course at the second floor
- At the third floor level, the pairs of window openings on the north elevation which are flat-headed with stone lintels, flanked by brick pilasters with corbels and a cast stone capital
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

181 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrance with the bay window, the moulded wood colonettes, the moulded wood transom panel, the door with its glazed panel and decorative wood mouldings above and below the window
- At the second floor level, the pairs of window openings with segmentally arched heads, with pre-cast keystones and moulded brick string course at the second floor
- At the third floor level, the pairs of window openings on the north elevation which are flat-headed with stone lintels, flanked by brick pilasters with corbels and a cast stone capital
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

183 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation whose signage may be concealing the original wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrance with the bay window
- At the second floor level, the pairs of window openings with segmentally arched heads, with pre-cast keystones and moulded brick string course at the second floor
- At the third floor level, the pairs of window openings on the north elevation which are flat-headed with stone lintels, flanked by brick pilasters with corbels and a cast stone capital
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

185 Queen Street East – the heritage attributes of this property are:

- The setback, placement and orientation of this property as part of the mixed-use commercial block at the south-east corner of Queen Street East and George Street
- The scale, form and massing of the three-storey building
- The materials including the brick, stone and precast stone elements and wood
- The shop front on the north elevation including the wood cornice and entablature with a dentil course and projecting metal cornice, the recessed entrances on either side of the central bay window, the moulded wood colonettes, the moulded wood transom with its three lights
- At the second floor level, the pair of windows with segmentally-arched opening with stone surrounds, brick headers and a cast keystone and decoratively pierced wood infill panels in the segmental arches and the broad brick pilaster between the windows with the narrow brick pilasters on the outer edges
- At the third floor level, the pair of windows with segmentally-arched openings with stone surrounds, brick headers and a pre-cast keystone and decoratively pierced wood infill panels in the segmental arches, a pair of narrow corbelled pilasters at the centre with cast stone capitals and a pair of broad pilasters at the outer edges with brick panels and cast stone capitals
- The continuous stone sills under the windows at both levels.
- Brick and stone belt courses

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



167-185 QUEEN STREET EAST
Thomas J. Wilkie Block

Prepared by:

Heritage Planning
City Planning
City of Toronto

November 2019

1. DESCRIPTION



Above: Thomas J. Wilkie Block at 167-185 Queen Street East, principal (south) and side (west) elevations (City of Toronto Archives, [CTA] Fonds 2032, Series 841, File 271, Item 29)
Cover: 167-185 Queen Street East (Heritage Planning [HP] 2019)

167-185 Queen Street East - Thomas J. Wilkie Block	
ADDRESS	167-185 Queen Street East
WARD	13 Toronto Centre
LEGAL DESCRIPTION	Plan 772, Lots 1-10
NEIGHBOURHOOD/COMMUNITY	King Parliament
HISTORICAL NAME	Thomas J. Wilkie block
CONSTRUCTION DATE	1886-1887
ORIGINAL OWNER	Thomas J. Wilkie
ORIGINAL USE	Commercial and residential
CURRENT USE*	Commercial and residential
ARCHITECT/BUILDER/DESIGNER	Attrib. Richard Ough
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	High Victorian
ADDITIONS/ALTERATIONS	(see report, Attachment 5)
CRITERIA	Design, associative, contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 167-185 Queen Street East, and applies evaluation criteria to determine whether 167 Queen Street East merits designation under Part IV, Section 29 of the Ontario Heritage Act, and 171-185 Queen Street East merit inclusion on the City

of Toronto's Heritage Register . The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Queen Street (originally known as Lot Street) and George Street are laid out as part of the original plan for the Town of York
1840s	The property now known as 167-185 Queen Street East is part of an area known as The Meadow located on the south side of Queen Street East between Jarvis and Sherbourne Streets due to the geography of Taddle Creek which made Queen Street impassable at this time
1850s	Taddle Creek is submerged and Queen Street is extended from Jarvis to Sherbourne making it a new and significant thoroughfare. Boulton's 1858 map indicates the subject property is occupied by a small brick building with a shed at the rear along Britain Street
1862	Browne's map of 1862 indicates that by this date the western 4/5 of the block bound by Queen, George and Duchess Streets has been subdivided under Plan 100 with narrow lots north of Britain facing on to Queen Street and larger lots, south of Britain facing on to Duchess Street
1880	Goads map indicates the development of the block between Queen and Britain streets from George to Sherbourne streets which now contains a lumber yard at the subject properties at the western end, a boarding house, Dominion Tin Works, S.Thompson, Cooper and a Wool Dressing Mill
1884	The assessment rolls recorded in September of 1884 for 1885 indicate that the lumber yard occupying the subject properties are owned by Edward and Thory Stephenson. The property is identified as Lots 7, 8 and 9 of Plan 100.
1886	This year the assessment rolls recorded in September indicate that the property previously owned by the Thompson's, Lots 7, 8 and 9, Plan 100 has been purchased by Thomas J. Wilkie.
1887	The assessment rolls recorded in September indicate that Thomas J. Wilkie has sub-divided Lots 7-9, Plan 100 under Plan 772 into Lots 1-10 and has built 10 stores, known as 137-147 Queen Street East which are recorded as vacant. Plan 772 also includes the larger Lots 11-15 facing Britain Street with a laneway between the Queen Street East and Britain Street properties
1888	The building at 167 Queen Street East is owned by Thomas J. Wilkie. The rest of the block is owned by Thomas' brother, John N. Wilkie.
1889	In this year, the addresses for the subject properties change from 137-145 Queen Street east and are known as 167-185 Queen Street East. The new addresses appear in the 1890 City Directory

1968	Building Records indicate that in this year the cement block addition at the rear (south) side of 167 Queen Street East was added by Usher's Surplus Foods
1981	Building Records indicate that the property at 167 Queen Street East (including entry address at 169 Queen St. E.) was altered to create four dwelling units on the second and third floors and at this date the glazed openings in great arched windows on the corner were covered over
1986	A fire occurs at 183 Queen Street East
2019	The King-Parliament Secondary Plan Review – Proposed Secondary Plan was adopted without amendment by the Toronto and East York Council on October 10, 2019 and by City Council on October 29, 2019. The properties at 167-185 Queen Street East were identified as having heritage potential
2019	On October 15, 2019 an application to demolish the multi-use building on the property at 167 Queen Street East was submitted to the Building Division and is currently under review.

ii. HISTORICAL BACKGROUND

King Parliament Secondary Plan Area:

The property at 167-185 Queen Street East, located at the south-east corner of Queen Street East and George Street, is part of a neighbourhood that was connected with the earliest history of the town of York following its establishment as the capital of Upper Canada in 1793 that is now included within the boundaries of the historic King Parliament area identified in the King Parliament Secondary Plan. The property is bound by Moss Park to the north, the old Town of York to the south, Corktown to the south-east. *(Images 1-3)*

Queen Street was originally known as Lot Street as it formed the east-west boundary between the town on the south and land on the north surveyed as a sequence of 100-acre Park Lots where loyalists, military officers and government officials built their country estates. Moss Park¹ was the name given to Park Lot 5 which had been granted to David William Smith in 1793 and purchased by William Allen in 1819 where he later built a grand house between the Jarvis family estate to the west and Ridout to the east. *(Images 4-5)*

George Street, named for Prince George, later George IV (1762-1834), was the western-most street of the original 10-block town which was laid out between Front, Berkeley and Adelaide streets (then known as Duke Street) with King Street as its central main street. By 1797 the subject property was included within the Town of York when the borders were extended from Adelaide to Queen Street and west to Jarvis (then known as New) Street.

¹ Arthur, p. 260, 262. The estate was first known as Mossfield as indicated on Cane's Map of 1842 and later as Moss Park, see Boulton, 1858 and Goads Maps. Inclusion on the Heritage Register 167-185 Queen Street East and Intention to Designate—167 Queen Street East

Due to the south-east flow of Taddle Creek, Queen Street remained impassible between Jarvis Street and Sherbourne Street and small bridges were built to provide access to the town from the Jarvis and Moss Park estates on the north side of Queen Street. George Street terminated at The Meadow which contained the subject properties. By the mid-1850s, Taddle Creek had been submerged and Queen Street then became an important east-west route converging with King Street at the bridge over the Don to continue eastwards as the Kingston Road. Its importance was increased with the addition of street cars by 1892 and ultimately in the 1960s access to the Don Valley Parkway. Commercial development along this section of Queen Street including the subject properties began to catch up with that to the east and west. The property at the west end of the block enclosed by Queen, George, Britain and Sherbourne streets was subdivided as Plan 100. By 1877, Lots 7-9 at the west end of the block were being used for lumber storage, had a two-storey frame shed, and were owned by Edward Stephenson and his son Thory Stephenson, both builders.² (*Images 6-8*)

167-185 Queen Street East

By September 1886, Thomas J. Wilkie had purchased the Stephenson's property which was then vacant.³ Within the year he subdivided the three lots under Plan 772 creating 10 narrow lots on Queen Street and an additional 5 larger lots facing Britain Street, with a lane between the two. (*Images 9-10*) Wilkie constructed a block of 10 stores with residential accommodation above at 137-147 Queen Street East which were complete but vacant by September 1887.⁴ By September of the following year, 1888, all but two of the stores were occupied as follows:

(*Note: numbers with their halves were necessary to accommodate 10 properties between 137 and 147 Queen Street East. If occupation of the upper floors is not indicated, this generally means that the ground floor tenant is living above his/her business*)

1. 137 (now 167) Queen Street East – George W. Biddell, Furniture dealer, upper floors: Joseph W. Coltson.
2. 137 ½ (now 169) Queen Street East – George W. Biddell, store-room
3. 139 (now 171) Queen Street East – vacant
4. 139 ½ (now 173) Queen Street East – Herman Weinacht, tailor
5. 141 (now 175) Queen Street East – vacant store
6. 143 (now 177) Queen Street East – Frederick H. Cotterell, fruiterer
7. 143 ½ (now 179) Queen Street East – Joseph y. Brown, confectioner
8. 145 (now 181) Queen Street East – Lois A. R. Stanley, jeweller
9. 145 ½ (now 183) Queen Street East – William E. Parmenter, milk dealer
10. 147 (now 185) Queen Street East – Annie Hinks (S) – millinery⁵

² City Directories, 1878, Goads Map 1880 and Assessment Rolls for St. Thomas's Ward, 1885 for Queen Street East, recorded on September 18, 1884. Please note, at this time, property assessments are recorded the year before.

³ Assessment Rolls for St. Thomas's Ward, 1887, for Queen Street East, recorded on September 13, 1886.

⁴ Assessment Rolls for St. Thomas's Ward, 1888, for Queen Street East, recorded on September 10, 1887.

⁵ At this time, it was customary to indicate a woman's marital status as the (S) indicates Annie Hinks as single. Next door at 149 Queen Street East, the owner in 1886, Agnes McKinley was given a (W) indicating she was a widow. Men's marital status was not revealed.

Thomas J. Wilkie retained ownership of the property at 167 Queen Street East in 1888, but the other nine units were owned by his brother John N. Wilkie. In 1889, the addresses of the 10 lots changed to 167-185 ½ Queen St E.⁶ All of the lots were then owned by John M. Wilkie, and the buildings appeared in Goad's Insurance Plan for the first time. John Wilkie continued to own the properties through to at least 1891.

Over the past 130 years the block has retained its original purpose as having commercial uses at grade with residential uses above. The business owners often lived above their premises and at other times the residential accommodation was rented out to other tenants. The businesses were primarily retail oriented, with standard consumer items providing for a local population including furniture dealers, clothing stores and second hand clothes, stationary, bicycles, as well as services such as restaurants, tailors, dressmakers, laundries and shoemakers. There were also cultural associations such as the Chinese Empire Reform Association (1912), the King's Mission (1921), and the Full Gospel Mission (1931). The tenants reflected the diversity of the local population. In 1911 there was a Chinese restaurant and three stores advertising Chinese goods. European and East European names become more prominent throughout the 1920s and 1930s.

There were some long-time tenants. From as early as 1921, Isaac Levkovitch rented a store first at 169 Queen Street East and then at 167 Queen Street East selling second hand goods and then men's second hand clothes. By 1951 the store is known as Royal Men's Wear. In February 1956, Levkovitch, still the owner and occupant of 167 Queen St E., submitted an application to make alterations to a dwelling and store building for a lodging house and store at 167 Queen St E.⁷

According to Toronto Building Records, ownership of 167-169 Queen St E. changed sometime between 1956-1967. In 1967, the occupant of 167-169 Queen St E. was Surplus Fine Food Sales⁸ owned by David Usher. In 1968, the owner David Ulster submitted an application to make alterations to the properties which were operating for retail grocery store purposes and to build a two-storey addition at the rear for a storage room. Usher continued to own the property until at least 1981 and submitted several building applications throughout the years. In 1979, he submitted an application to improve the exit facilities of the retail store and storage building and to block off stairs on the third floor at 167-169 Queen St E.⁹ Usher submitted another application in 1981 to make interior alterations to the second and third floors of 167-169 Queen St E. to accommodate four dwellings.¹⁰ Archival photographs indicate that it was at this date that the large semi-circular windows at the corner of the north and west elevation were blocked in.

Building Records indicate that changes were also proposed to some of the other properties from 167-185 Queen St E. throughout the 1980s. In 1980, renovations to

⁶Assessment Rolls for St Thomas's Ward, City of Toronto, 1890.

⁷Toronto Building Records for 167 Queen St E., Permit Application File No. 98489, 1968.

⁸Toronto City Directories, 1968.

⁹Toronto Building Records for 167 Queen St E., Permit Application File No. 135844, 1979.

¹⁰Toronto Building Records for 167 Queen St E., Permit Application File No. 160085, 1981.

185-185 ½ Queen St E. were approved with plans completed by Antti J. Kotilainen Architect.¹¹ In 1985, changes were also proposed to 181 Queen St E., which included removing and replacing existing flashing at the front elevation, as well as replacing the existing brick wall by the company Intervisions.¹²

According to Building Records, there was a fire in 1986 at 183 Queen Street East.¹³ Remediation work was proposed in August 1986.

Thomas J. Wilkie

Thomas J. Wilkie (d. 1916)¹⁴ was the grandson of Thomas Wilkie, a Scottish immigrant who settled in Richmond Hill as a blacksmith in 1833. Wilkie's father, John, was also a blacksmith and a veterinarian. In 1867, Wilkie volunteered with the YMCA and in 1869 was appointed Secretary of the YMCA. Wilkie established new 'Y's' across Ontario and expanded their mission to provide special facilities for soldiers and railroad workers. In 1871 under his leadership a permanent home for the organization was constructed at the corner of Queen street and James streets. In 1880, he accepted a position with the Brooklyn New York YMCA which was in financial difficulties. By the time Wilkie returned to Canada in 1886, he had secured an endowment for the Brooklyn YMCA and freed it of all debts.

On returning to Canada, Wilkie was determined to establish boys' summer camps. At this time he became involved with the development of the Long Branch Summer Resort development of 64 acres with 250 lots for villas. Wilkie, who hired the architect Richard Ough to assist with the planning of the community, is credited with the success of the development. The first YMCA camp was at Long Branch. Wilkie's contribution to Long Branch was recently recognized with the July 28 motion at Toronto City Council to rename one of the local parks in his honour.¹⁵ Wilkie travelled widely in Canada and the United States establishing a system of Y's. As his health was in jeopardy, he moved to California spending the last ten years of his life there until his death in 1916.

In the same year of his return to build summer camps, Wilkie purchased the Queen Street East property from Edward and Thory Stephenson, subdividing it and building the 10 stores with apartments. His brother, John N. Wilkie purchased nine of the units from him in 1888 and in the following year, 167 Queen Street East as well.

Architect

No documentation regarding the architect of these properties has yet been found. Evidence suggests, however, that Richard Ough (1841-1920) was the architect. Wilkie hired Ough as the architect for Long Branch in the same year that the Queen Street

¹¹Toronto Building Records for 185-185 ½ Queen St E., 1980.

¹² Toronto Building Records for 181 Queen St E., 1985.

¹³Toronto Building Records for 183 Queen St E., Permit Application File No. 236252, 1986.

¹⁴ There are two different reports regarding Wilkie's age at the time of his death in 1916 – one claiming he was 75 years old and the other 80, which means he was likely born between 1835 and 1842.

¹⁵ "Feasibility of Renaming a Park as "Thomas Wilkie Park," MM44.26, July 23, 2018

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM44.26>

Inclusion on the Heritage Register 167-185 Queen Street East and Intention to Designate—167 Queen Street East

block was constructed. Ough was responsible for Wilkie's own house at Long Branch, as well as several other houses, a railway station, summer hotel and a park pavilion.¹⁶ Ough was also the architect of the Masonic Block, 1888, 601-615 Yonge Street, at the north-east corner of Yonge and Gloucester Streets. The Masonic Block is a much larger and grander project than the earlier block at Queen and George Streets, but the two projects share many similarities. The first is the massing with the corner tower, although this was a popular motif in the late 19th century. More important are the varied rhythms of the window patterns, the combination of flat-headed windows with stone lintels in contrast to segmentally arched windows with keystones, the brick pilasters on corbels and the combination of slender and broader pilasters with the broader pilasters including rectangular relief panels and the two end bays being distinctly different from each other and from the central bays. As at Queen Street, the side elevation differs in treatment from the principal elevation and has more wall surface. This elevation on Gloucester Street features a pair of slender pilasters framing brick wall similarly to the detail seen at 185 Queen Street. (*Image 11*)

Based on the previous connection with Wilkie and the stylistic similarities of these two buildings, one known to be by Ough, the Wilkie block is being attributed to Richard Ough. Without formal documentation, however, this attribution is not being included as a value in the evaluation according to 9/06.

Richard Ough was born in East Gwillimbury Township in 1841. Ough relocated to work as a builder in California in 1868 where in 1875 he opened a woodwork planing mill with William Power in San Francisco.¹⁷ Power & Ough expanded their business to include both the design and building of residential, commercial and institutional projects. Ough returned to Canada in 1884 or 1885. In 1886 he was commissioned by Wilkie to plan the Long Branch Summer Resort. The commission for the Masonic Hall followed in 1892. In 1892, Ough left Toronto and moved to the Washington D.C. area where he worked as an architect and builder before returning to California in 1914 where he died in 1920.

iii. ARCHITECTURAL DESCRIPTION

In its massing and details the block at 167-185 Queen Street East is a fine representative of a late 19th century commercial block designed in the High Victorian style which includes some Richardsonian Romanesque elements. The massing of the block, which includes a more prominent corner addressing both Queen Street East and George Street (which likely had a pyramidal roof) is typical of many corner commercial blocks designed in the late 19th century.¹⁸ Richardsonian Romanesque elements are present on both the south and west elevations of the corner in the large square window openings with arched (originally glazed window) openings above at the third floor level and the pair of windows beneath at the second floor, separated by a brick pier. (*Images 12-24*)

¹⁶ Hill, entry for Ough.

¹⁷ The biographical details are found in Hill, *ibid*.

¹⁸ Dingman's Hall, built a few year later in 1891-2 at 704 Queen Street is another example of this corner tower type.

The rest of the elements - the elaborate roofline cornices with their paired brackets, brick pilasters with corbelled bases or stepped in layers, a combination of arched and flat-headed window openings with stone keystones above the arches and stone lintels above the flat heads, the surface relief provided by brick mouldings, stone bands and decoratively pierced wood arches in the segmentally arched window heads - are all hallmarks of the richly textured variety of the High Victorian style. Many of the shop fronts retain the original configuration of the shops with their recessed, splayed entrances and bay windows. Several of them retain the original details of their cornice with dentil courses supported by chunky brackets, as well as slender moulded piers framing large sheets of glass with transom lights above, as can be seen at 179, 181 and 185 Queen Street East.

The building's design and plan is unusual for a commercial block which was typically composed of a series of identically sized units, providing a sequence of equally sized shopfronts along the street with corresponding sequence of repetitive elevations at the upper levels. At the Wilkie block, the units are all the same depth at 68' 6" but their widths vary dramatically.¹⁹ There are four different widths with the two widest ones being set at either end of the row – 167 Queen Street East, at the corner with George Street, is the widest at 21' 6" and is balanced by the second largest at the other end of the row, 185 Queen Street East at 20 feet. The two central blocks, at 175 and 177 Queen Street East, are the narrowest at 11 feet. They are flanked on either side by the rest of the 6 units 169-173 and 179-183, which are each 13' 6" wide. These different widths account for the variations in the elevations.

The most typical units (169-173 and 179-183 Queen St. E.) are those with the 13' 6" width, a recessed shop front entrance creating a bay window and pairs of windows at the upper floor levels. The second floor windows have segmentally-arched heads while the third floor windows feature flat-headed windows flanked by brick piers with continuous stone lintels. The corner store at 167 Queen features all arched openings, larger and higher than the typical shops to adjust to the greater width. At 185 Queen Street at the opposite end, the windows are slightly higher and wider, with segmental arches at both floors and are placed more widely apart allowing for brick panels with brick colonettes in between the pair and wider brick pilasters at the outer edge making a suitable termination to the block and balancing the corner tower. At the centre, at 175 and 177 Queen Street East, the two narrowest units of 11 feet were given just a single large window each, and an inversion of the adjacent typical units by having the arched opening at the third floor with the flat-headed opening at the second level.²⁰ The single windows are surrounded with extra brick wall surface and another opportunity for surface decoration with pairs of colonettes flanking the windows' outer edges and single colonettes at the centre. It's not known what the motivation was for the variation in shop unit sizes but the result was a highly irregular and playful elevation that was typical of the High Victorian taste.

¹⁹ These dimensions are taken from the measurements recorded in September 1887 for the 1888 Assessment Rolls.

²⁰ The windows at 177 have been replaced, but 175 provides an indication of what the originals would have looked like.

iv. CONTEXT

The Thomas J. Wilkie block sits at the south-east corner of Queen Street East and George Street in a historically important section of the city. It is part of a sequence of late 19th century commercial blocks which lined Queen Street and whose three-storey scale and richly detailed brick cladding combined with small scale store frontages contributed to this thoroughfare's distinctive urban character. To the west, properties of this type and period at 98 and 99-123 Queen Street East and to the east properties at 229, 237-243, 216-232, 234-242 and 265-267 Queen Street East have been listed on the City's Heritage Register or designated under the Ontario Heritage Act. The Wilkie blocks sits at a junction of several important historic neighbourhoods in Toronto. To the north is historic Moss Park and the Garden District HCD and to the south is the St. Lawrence neighbourhood HCD²¹ which contains many designated and listed properties and the historic Town of York. As the town's first western perimeter, George Street provides a direct link to the historic old town. *(Image 25)*

3. EVALUATION CHECKLIST

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 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	X
iii. demonstrates high degree of scientific or technical achievement	n/a

The Thomas J. Wilkie block is representative of a late 19th century commercial and residential block in the High Victorian style with elements of the Richardsonian Romanesque style. The High Victorian style is chiefly characterized by variety and richness of detail and is evident in the plan of the building with its differently sized shop units, in the massing which originally included a corner tower, in the combination of materials, window types and the sculptural relief of surfaces seen in the brick relief moulding, wood shopfronts and cornices, pierced wood headers - all of which indicate a high degree of originality and craftsmanship. The Richardsonian Romanesque elements are present in the original corner tower elements, especially in the large arched openings.

²¹ Adopted by City Council in 2017 and 2015 respectively both of these HCDs are currently under appeal. Inclusion on the Heritage Register 167-185 Queen Street East and Intention to Designate—167 Queen Street East

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	n/a

The Wilkie block has historic value for its association with Thomas J. Wilkie (d.1916) who is renowned for his leadership of YMCA in Toronto and ultimately throughout the United States and Canada, and who, with his brother John N. Wilkie, contributed to the development of Long Branch as a summer resort which has since become a vibrant lake-front community.

The Wilkie block is valued as it represents the late-nineteenth-century community which developed around this section of Queen Street as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary between the town of York and the Park Lots estates to the north as well as with George Street, one of the original streets of the ten-block Town of York established in 1793 and for its association with the history and development of the King-Parliament neighbourhood in the late 19th century.

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, this three-storey High Victorian style brick commercial block maintains the scale, form and massing, materiality and patterns of use of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located on the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late-nineteenth-century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls. Situated at the south-east intersection of Queen Street (originally known as Lot Street), which separated the Town to the south from Park Lot estates to the north, and George Street which was the western boundary of the original Town, the properties are physically, visually and historically linked to their surroundings.

4. SUMMARY

The properties at 167-185 Queen Street East contain the Thomas J. Wilkie block, a ten-unit commercial block with residential accommodation on the upper levels, exhibiting the richness of detail and materials associated with the High Victorian style. In 1886-7, the block was constructed for Thomas J. Wilkie, a well-respected leader in the

development of the YMCA. In the same year, Wilkie embarked on the development of the Long Branch summer resort, which has since become a vibrant lake-front community of the same name. Located at the south-east corner of Queen Street East and George Street, the properties are an integral part of the City of Toronto's historic King-Parliament neighbourhood. George Street defined the western limit of the 1793 Town of York while Queen Street was the original boundary between the town to the south and the park lot estates to the north. Through the 19th century, Queen Street evolved into a significant, local, commercial main street and a regional transportation artery. Contextually, this three-storey late 19th century commercial block maintains the neighbourhood character in its scale, form and massing, materiality and patterns of use.

5. SOURCES

Archival Sources

Boulton, W. S. *Atlas of the City of Toronto and Vicinity*. 1858.

Browne, H. J. *Plan of the City of Toronto*. 1862

Cane, James. *Topographical Plan of the City and Liberties of Toronto*. 1842

City Directories, (City of Toronto Archives [CTA])

City of Toronto Assessment Rolls, St. Thomas's Ward, CTA

City of Toronto, Building Records

Goads Atlases, 1884-1924 (CTA)

Secondary Sources

Anon. "Thomas J. Wilkie Dies: was YMCA Pioneer"

http://images.ourontario.ca/Partners/RHPL/RHPL003227787pf_0053p.pdf

Arthur, Eric. *Toronto: No Mean City*. 1964.

Brown, Ron. *Toronto's Lost Villages*. 1997.

City of Toronto, *T.O.I View Map*.

<https://insideto-map.toronto.ca/toinview/>

Hill, Robert, editor. *Biographical Dictionary of Architects in Canada, 1800-1950*, entry for Richard Ough. <http://www.dictionarofarchitectsincanada.org/node/131>

Kalman, Harold, *A History of Canadian Architecture*, Volume 2, 1995

Lundell, Liz. *The Estates of Old Toronto*. 1997.

Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992

Ng, Nathan. *Historical Maps of Toronto*. (website)

<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

San Pedro New Pilot, "Funeral of Thomas J. Wilkie Held Yesterday," Vol.3, no. 290, September 1916.

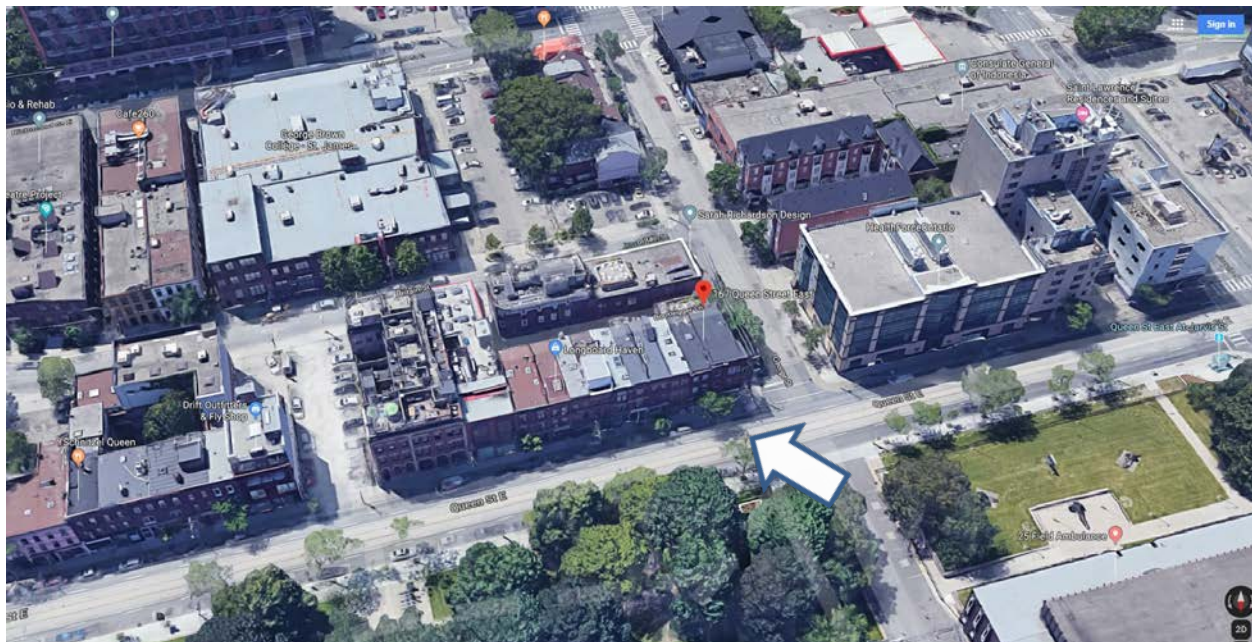
<https://cdnc.ucr.edu/?a=d&d=SPNP19160908.2.18&e=-----en--20--1--txt-txIN-----1>

6. IMAGES:

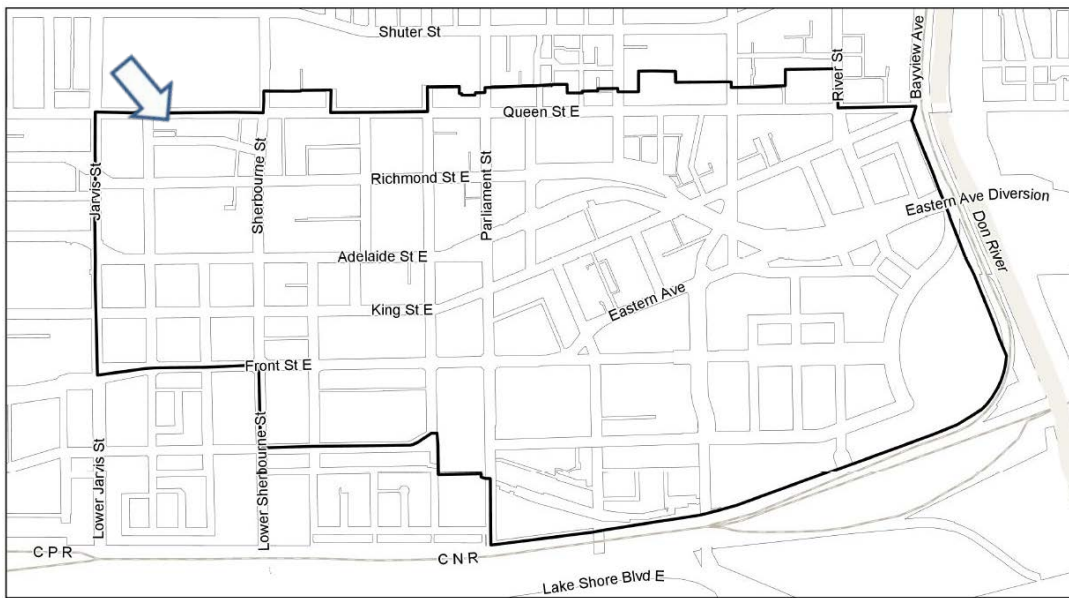


1. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the site of the property at 167-185 Queen Street East at the south-east intersection of Queen Street East and George Street (City of Toronto, I-View Map)

Please note: all maps are oriented with north at the top, unless otherwise indicated



2. Aerial view looking south of the block at the south-east corner of Queen Street East and George Street (Google Maps, 2019)

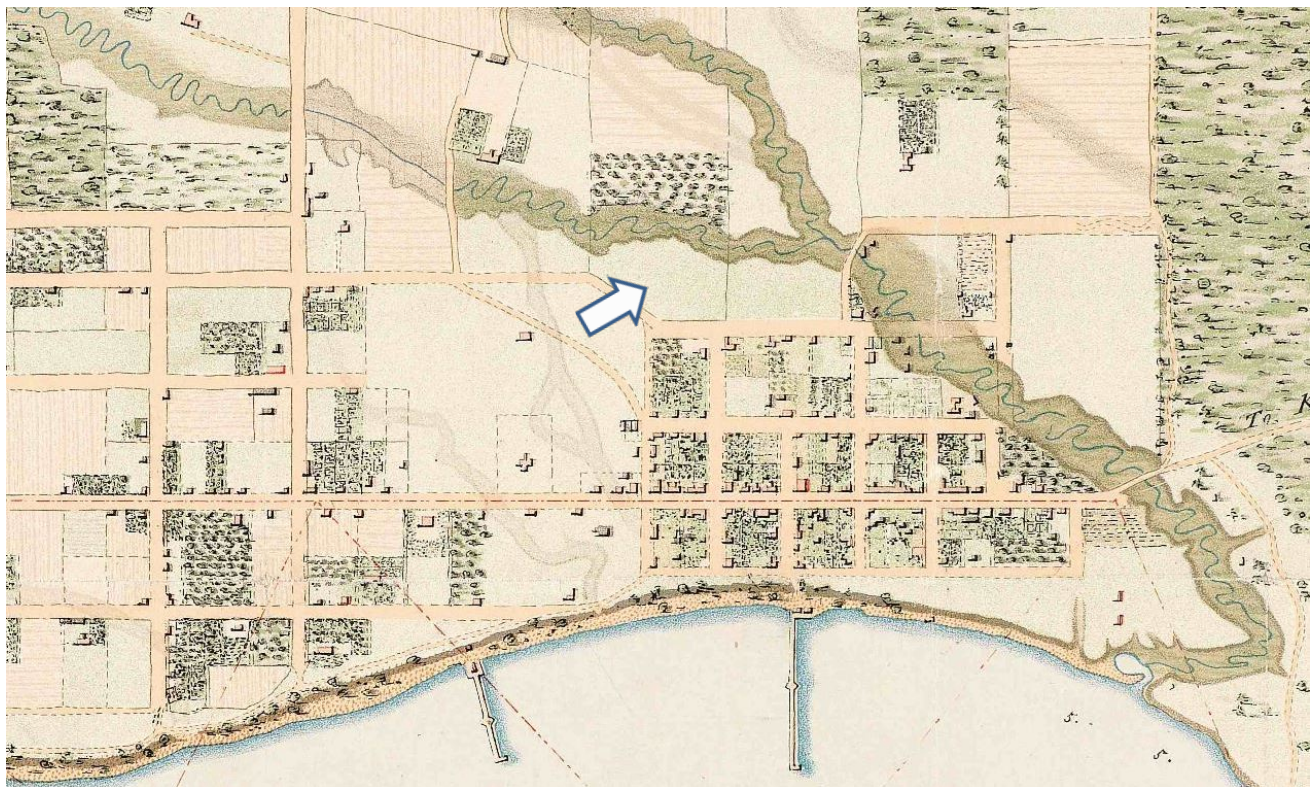


King-Parliament Secondary Plan
 Map 15-1 King-Parliament Secondary Plan Boundary

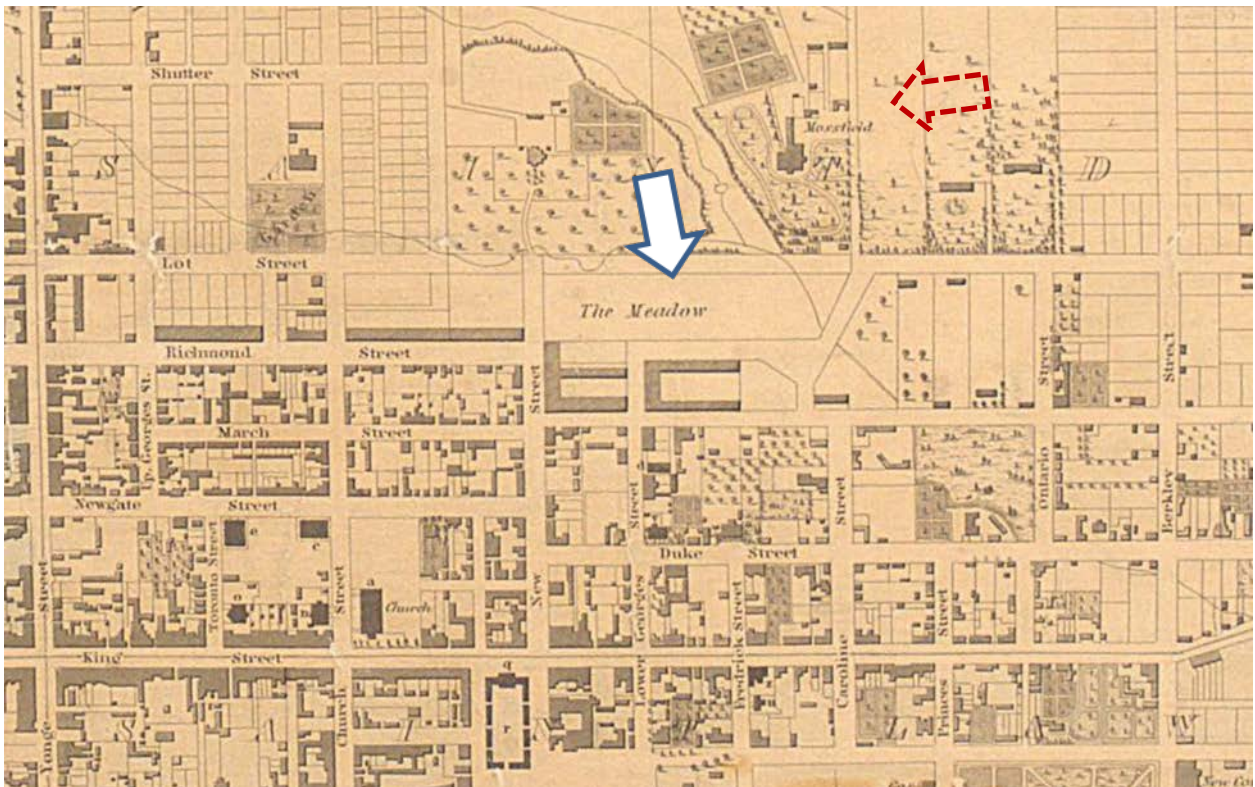
□ King-Parliament Secondary Plan Boundary

Not to Scale ↑

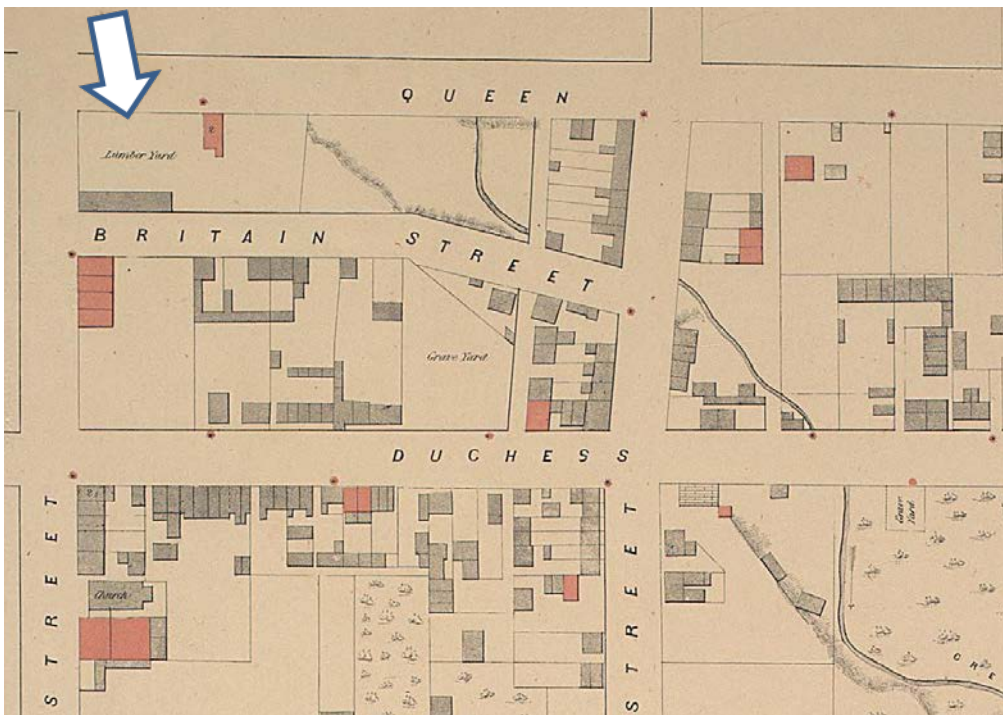
3. King Parliament Secondary Plan Area Boundary, August 2019 (City Planning)



4. Phillpotts, Plan of York, 1818, showing the original 10 blocks of the town with George Street at the west end (beneath the arrow) and Taddle Creek cutting across Queen Street with the forests of Moss Park and the Jarvis Estate to the North and the green of the Meadow, as it would be known, to the south (Ng)



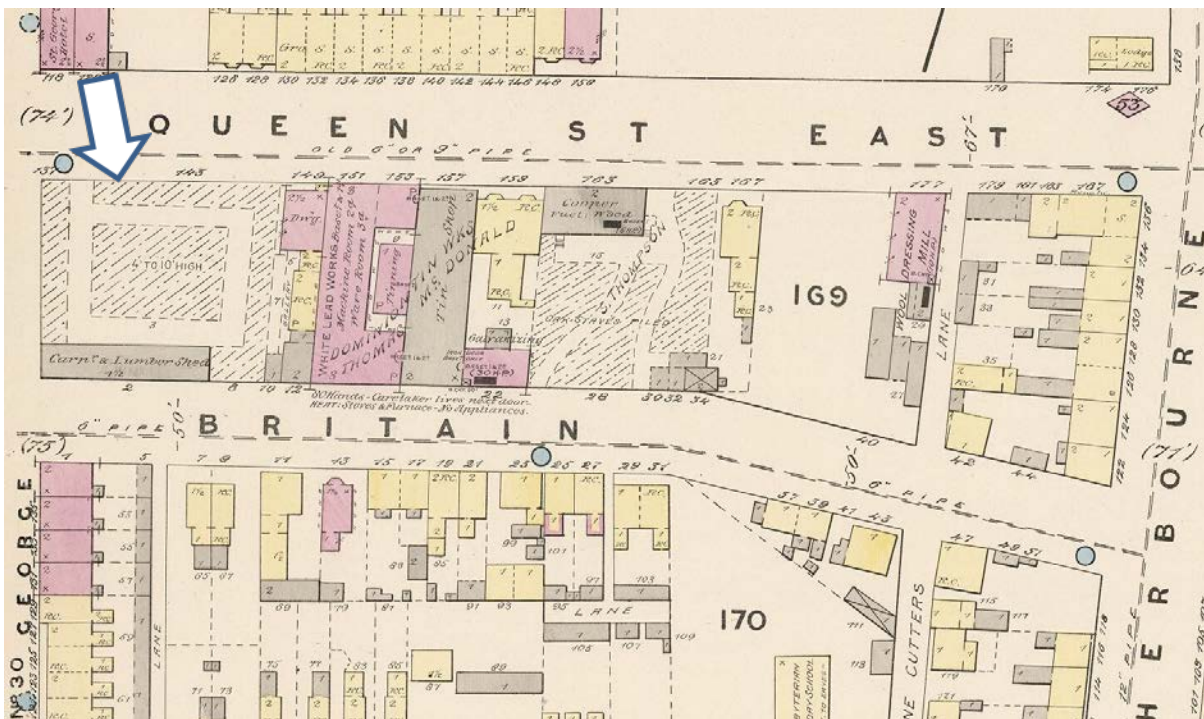
5. James Cane, Topographical Plan of the City and Liberties of Toronto, 1842, showing the subject property when Queen Street was impassible due to Taddle Creek and the land of the subject property was known as The Meadow. (Ng)



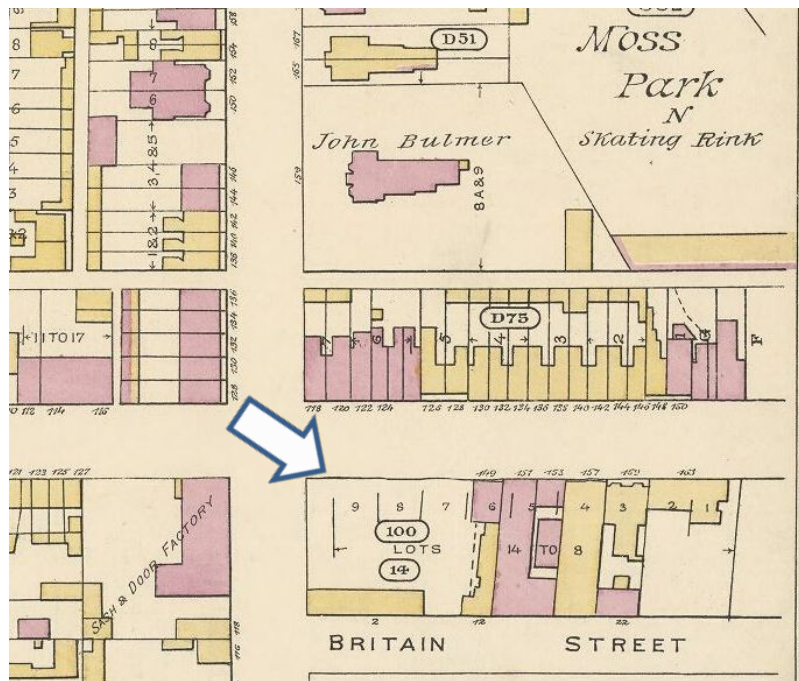
6. W. S. Boulton, Atlas of the City of Toronto and Vicinity, 1858 showing the subject properties occupied by a lumber yard with a rear wood shed. (Ng)



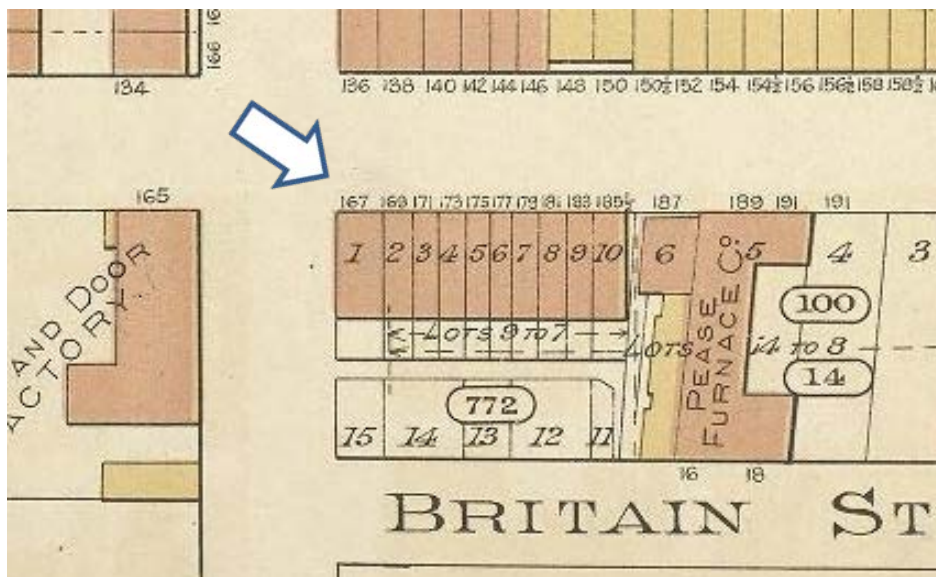
7. Browne, *Plan of the City of Toronto*. 1862, showing the subject properties as Lots 7, 8, 9 on Plan 100 opposite the estate of Moss Park. (Ng)



8. Goads Atlas, 1880 showing the subject property, known as 137-135 Queen Street East and occupied by wood storage with development of the block east of the subject properties with the Dominion Tin Works with separate 1 ½ storey house and S Thompson's Cooperage with wood storage and a 2 storey bay fronted house and a wool dressing mill. At the north-east corner of Queen and George streets the ST. George's Hotel has been constructed and the rest of the street appears to be lined with either residential buildings with bay windows or 2 storey commercial buildings lined with street edge, one of which contained a grocery. At the south-west corner of the intersection is the sash and door factory. (CTA)



9. Goad's Atlas, 1884, showing the subject property currently known as 167-185 Queen Street East, then known as Lots 7,8 and 9 of Plan 100 which extends to Stone Cutters Lane. Queen Street East at this date has been substantially developed with a line of narrow brick and wood buildings on the north side of the street opposite the subject properties where the Moss Park estate had been and is now replaced by a park with a skating rink. At the south-west corner of Queen and George, a Sash & Door Factory has been established. To the east more industrial uses included Dominion Tin Works at 151 Queen St. E. and a Cooperage at 163-7 Queen St. E. (CTA)



10. Goad's Atlas, 1890 showing the subdivision of the property by Thomas J. Wilkie as Plan 772, with the lots 1-10, showing their varying widths, and the block at 167-185 ½ Queen St. E. complete. The plan also included lots 11-15 on Britain Street with a laneway in between. (CTA)



11. The Masonic Hall, designed by Richard Ough, 601-615 Yonge Street at Gloucester Street (HP, 2014)



12. 167-185 Queen Street East, 1979 showing the original glazed arched windows at the corner on both the north and west elevations (CTA, Fonds 2032, Series 841, File 271, Item 29)



13. Archival photo showing the 1981 alterations to the property which included the covering over of the glazed semi-circular openings in the great arched windows at the corner. (CTA, Fonds 1526, File 681, Item 45)



14. Archival photo, 1981 showing the block from 169-185 Queen Street East before the alterations to the window at 177 Queen St. E. (CTA, Fonds 1526, File 681, Item 45)



15. 167-185 Queen Street East, photograph of the block showing the principle (north) elevation facing Queen Street East and side (west) elevation facing George Street. (HP, 2019)



16. Photograph of the properties at 167 (169), 171 and 173 Queen Street East, principal (north) elevations (HP, 2019)



17. Photograph of the properties at 173, 175, 177 and 179 Queen Street East showing the principal (north) elevations (HP, 2019)



18. Photograph of the properties at 181-185 Queen Street East showing the principal (north) elevations (HP, 2019)

Inclusion on the Heritage Register 167-185 Queen Street East and Intention to Designate—167 Queen Street East



19. 167 Queen Street East, detail of the wood cornice above the shopfront (HP, 2019)



20. Shopfront at 171 Queen Street East showing the original design with the recessed entrance, the wood mouldings on the door and the bay window and the entablature and cornice with the dentil course (HP, 2019)



21. 179-181 Queen Street East, shopfronts showing the original pattern of the recessed entrances with the bay window, its decorative colonettes and the cornice and entablature above. (HP, 2019)



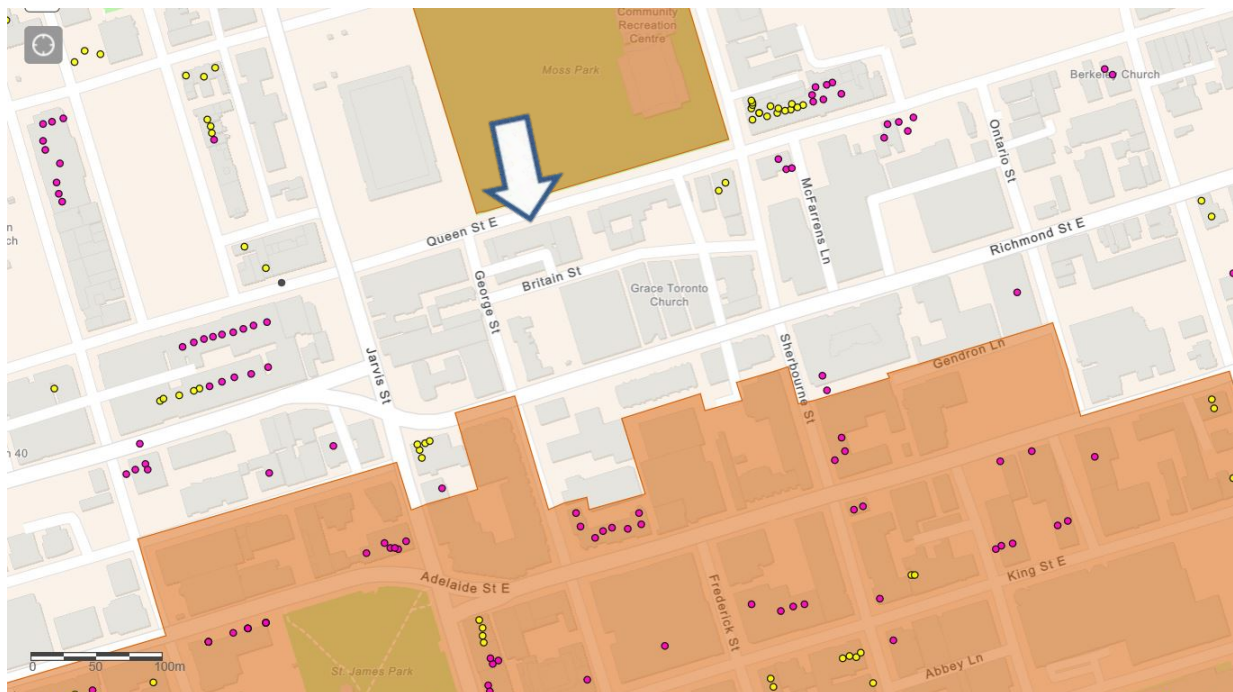
22. 185 Queen Street East, shopfront showing the original pattern of the two recessed entrances with the bay window, its decorative colonettes and the cornice and entablature above. (HP, 2019)



23. 167 Queen Street East, side (west) elevation facing George Street showing the 1968 rear addition (HP, 2019)



24. 167 Queen Street East, side (west) elevation details facing George Street (HP, 2019)



25. City of Toronto Heritage Property Map showing the properties at 167-185 Queen Street East and the adjacent designated properties (pink dots), the properties listed on the Heritage Register (yellow dots), the Garden District HCD to the north (green area) and the St. Lawrence HCD to the south (orange area)