

Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 64 Wellesley Street East

Date: January 15, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Urban Design/Heritage, City Planning Division

Wards: Ward 13 – Toronto Centre

SUMMARY

This report recommends that City Council include the property at 64 Wellesley Street East on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act. Located on the north side of Wellesley Street between Yonge and Church streets, the property contains a five-storey apartment building that was completed in 1931 according to the designs of Toronto architect J. E. H. Paisley.

Following research and evaluation it has been determined that the property at 64 Wellesley Street East meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property at 64 Wellesley Street East on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all the property's cultural heritage values and heritage attributes.

Properties on the Heritage Register will be maintained and conserved 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 Senior Manager, Urban Design/Heritage, City Planning Division that:

1. City Council include the property at 64 Wellesley Street East on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 64 Wellesley Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 64 Wellesley Street East (Reasons for Designation) attached as Attachment 3 to the report (January 15, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
3. If there are no objections to the designation, 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 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

The property at 64 Wellesley Street East was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by City Council on July 16, 2013.

On November 14, 2017, Toronto and East York Community Council adopted the Refusal Report (November 8, 2017) for a 43-storey mixed use building from the Acting Director, Community Planning, Toronto East York District and City Council on December 8, 2017 adopted the Supplementary Report (December 1, 2017) from Chief Planner and Executive Director, City Planning.

Link to Refusal Report (November 8, 2017):

<https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-108858.pdf>

Link to Supplementary Report (December 1, 2017):

<https://www.toronto.ca/legdocs/mmis/2017/cc/bgrd/backgroundfile-109705.pdf>

On December 5, 2017, the applications were refused by City Council and subsequently appealed to the Local Planning Appeal Tribunal (LPAT) pursuant to s.

22(7) and 34(11) of the *Planning Act*.

On February 16, 2018, the applicant submitted a revised proposal which involved the expansion of the site to include the property at 64 Wellesley Street East and proposed a 39-storey mixed-use building. A Request for Directions report dated April 24, 2018 was adopted by Toronto and East York Community Council and City Council to oppose the applications at the LPAT.

Link to Request for Directions Report (April 24, 2018):

<http://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-114665.pdf>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 64 Wellesley Street East and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the north side of Wellesley Street East between Yonge Street (west) and Church Street (east), the Wellesley Apartments (1931) are valued as a well-crafted example of an apartment building from the interwar era with Georgian Revival styling by Toronto architect J. E. H. Paisley, which is historically, visually and physically linked to its setting beside the Paul Kane House, a local landmark, and near Church Street in the centre of the Church-Wellesley neighbourhood.

The Statement of Significance (Attachment 3) for 64 Wellesley Street East comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

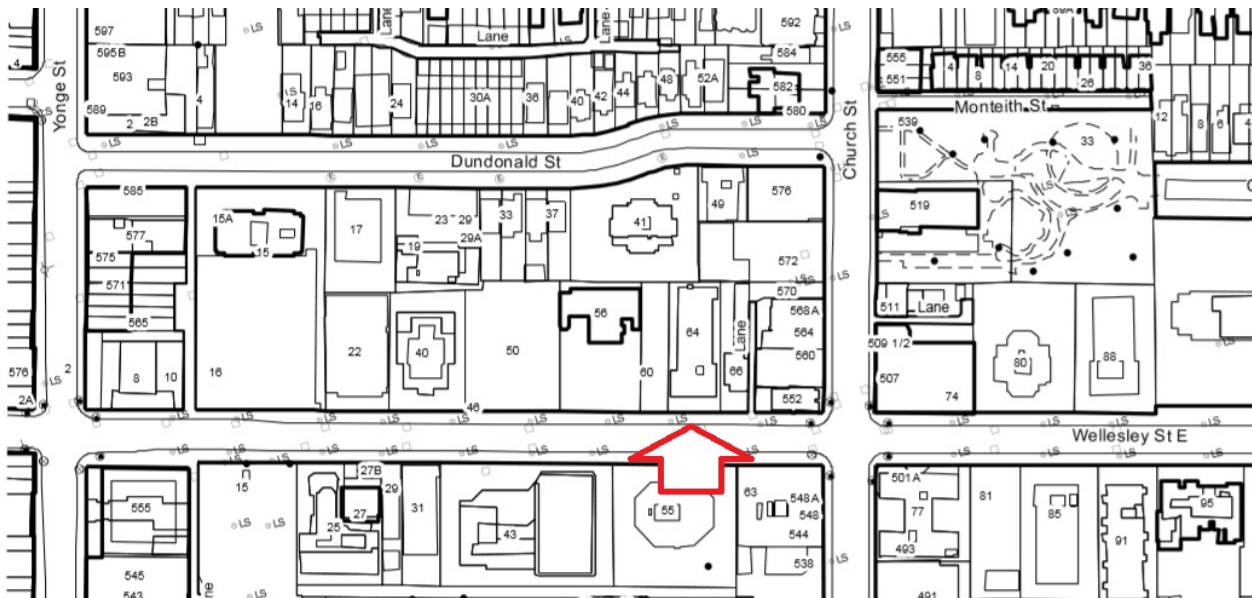
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SIGNATURE

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City Planning Division

ATTACHMENTS

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



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



Principal (south) elevation: Heritage Preservation Services, 2019



Contextual view, showing the property at 64 Wellesley Street East beside (east of) the Paul Kane House and west of Church Street (www.google.ca/maps)

STATEMENT OF SIGNIFICANCE: 64 WELLESLEY STREET EAST ATTACHMENT 3 (REASONS FOR DESIGNATION)

The property at 64 Wellesley Street East 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 on the north side of the street between Yonge Street (west) and Church Street (east), the property at 64 Wellesley Street East contains the Wellesley Apartments, a five-storey apartment building completed in 1931 according to the designs of Toronto architect J. E. H. Paisley. The site was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by City Council in 2013.

Statement of Significance:

The property at 64 Wellesley Street East is valued for its design as a well-crafted apartment building from the interwar era with features of the Georgian Revival style popularized for residential architecture. Its design is distinguished by the classical detailing on the main (south) entrance surround, which is a hallmark of the style, as well as the stair-hall window above with its scrollwork and metal balustrade, and the parapet along the south roofline with the stone-framed openings and triangular-shaped pediment.

The associative value of the Wellesley Apartments is through the connection of the building to Toronto architect J. E. H. (James Edward Harris) Paisley who designed the complex. Paisley was affiliated with the Toronto Board of Education and local practitioner Ferdinand H. Marani before he established a solo office in the 1920s. While his career was hindered by the Great Depression of the 1930s, he received recognition through his designs for a small collection of apartment houses for Grover C. Murdoch, including 64 Wellesley Street East, as part of his surviving portfolio in Toronto.

Contextually, the property at 64 Wellesley Street East has cultural heritage value through its historical, visual and physical links to its setting beside the Paul Kane House (1853, with later additions), a local landmark in Toronto, and its proximity to Church Street in the centre of the Church-Wellesley neighbourhood.

Heritage Attributes:

The heritage attributes of the Wellesley Apartments at 64 Wellesley Street East are:

- The setback, placement and orientation of the building on the north side of the street between Yonge Street (west) and Church Street (east) and beside (east of) the Paul Kane House

- The scale, form and massing of the five-storey I-shaped plan, which is organized with the main body (south) and the wing (north)
- The materials, with the brick cladding and the brick, stone, wood and metal detailing
- The flat roofline with the parapet at the south end, which has stone-framed openings, stone coping and a triangular-shaped stone pediment in the centre
- On the principal (south) elevation, the organization of the wall into five bays with the central entrance in the first (ground) floor
- The main (south) entrance, which is placed in a stone surround with classical detailing that includes an entablature, mouldings and brackets
- On the south elevation, above the main entrance, the stair-hall window in the scalloped stone surround with the metal balustrade
- The fenestration on the south elevation, with the flat-headed single window openings in the centre and outer bays, the tripartite window openings in the remaining bays, and the stone sills, brick flat arches and stone keystones
- The stone band courses on the base and above the first- and fifth-floor openings on the south elevation, which extend across the south ends of the east and west side walls of the main body
- The east and west elevations of the main body of the building, which continue the pattern and detailing of the flat-headed openings from the south elevation
- The north wing of the building, which is set back from the main body on the east and west sides and extended at the north end to complete the “I” shape
- On the north wing, the brick band courses and the symmetrically-placed flat-headed door and window openings with the brick and stone detailing

ATTACHMENT 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WELLESLEY APARTMENTS
64 WELLESLEY STREET EAST, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2019

DESCRIPTION



Above: current photograph, 64 Wellesley Street East (Heritage Preservation Services, 2019); cover: aerial photograph (www.google.ca/maps)

64 Wellesley Street East: Wellesley Apartments	
ADDRESS	64 Wellesley Street East (north side, west of Church Street)
WARD	Ward 13 (Toronto Centre)
LEGAL DESCRIPTION	Park Lot 7, Block 2 (part)
NEIGHBOURHOOD/COMMUNITY	Church-Wellesley
HISTORICAL NAME	Wellesley Apartments
CONSTRUCTION DATE	1931
ORIGINAL OWNER	64 Wellesley Street Limited, Grover C. Murdoch, president
ORIGINAL USE	Residential
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J.E.H. Paisley, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 64 Wellesley Street East and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and 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
1793	Following the founding of York (Toronto), the area between present-day Queen and Bloor streets is divided into 100-acre "park lots" that are awarded to associates of the provincial government (Image 2a)
1797	John McGill receives the patent to Park Lot 7, selling the north 60 acres to John Elmsley two years later
1805	John Elmsley's widow, Mary, inherits his estate and begins dispersing land in Park Lot 7 in the 1820s
1856	After a series of transactions, merchant Thomas Lailey acquires a 100-foot allotment on the north side of Wellesley Street between Yonge (west) and Church (east) streets
1858	Boulton's Atlas shows the house form building on the subject property (Image 2b)
1880	The subject site remains unchanged when it is illustrated on the first Goad's Atlas covering the area (Image 2c)
1883	Lailey sells the property to Charlotte Law, who conveys it to family members in 1905
1923	An update to Goad's Atlas, Volume 1, shows the development of the area adjoining the subject property where the house form building remains (Image 2d)
1930 Apr	The <i>Toronto Star</i> announces the demolition of the existing house at 64 Wellesley Street in preparation for a new apartment building, which is illustrated ¹ (Image 3a)
1930 May	Building permit 15996 is issued for the subject building ²
1930 July	According to the <i>Toronto Star</i> , Grover C. Murdock is granted a permit for a \$175,000 apartment house at 64 Wellesley Street
1930 Aug	The transfer of the subject site from the administrators of the Law Estate to 64 Wellesley Street Limited, headed by Grover C. Murdoch, is registered
1930 Sept	The tax assessment roll records an "unfinished building" owned by members of the Law Estate
1931 Sept	On the next tax assessment roll, the Wellesley Apartments are completed, with owner Grover C. Murdoch occupying a top-floor suite
1931	A photograph of the new complex is published in the <i>Toronto Star</i> , with

¹ The apartment building was not completed as shown in the drawing, but includes an additional storey and changes to the decorative detailing

² The building permit does not survive, but it is listed on an index at the City of Toronto Archives

Dec	news that is the third of four apartment buildings commissioned by Murdoch this year
1950 Oct	64 Wellesley Street Limited sells the subject site; a year later, it is conveyed to Rose Lipman, who transfers it to Montclair Apartments Limited in 1971
1965	The Wellesley Apartments are illustrated on a revision to the Underwriters' Survey Bureau Atlas (Image 2e)
1984	The subject property is shown in a photograph beside (east of) the Paul Kane House (1853, with later additions) after the latter house is saved from demolition and before it is incorporated into Paul Kane Park (Image 3c)
2013	64 Wellesley Street East is identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by Council

ii. HISTORICAL BACKGROUND

Church-Wellesley Neighbourhood:

The property at 64 Wellesley Street East is in Toronto's Church-Wellesley neighbourhood, which adjoins the intersection of two major Toronto streets. The origins of the community date to the founding of the Town of York (Toronto) in 1793 and the surveying of the land between present-day Queen and Bloor streets into 100-allotments known as "park lots" that were reserved for associates of the provincial government (Image 2a). The rapid growth of the community led to its westward expansion in 1797 as "New Town" where the existing grid pattern of streets was continued, with King Street as the commercial "Main Street." Church Street was named for its location beside St. James' Church (the future Anglican Cathedral) and extended north through the centre of Park Lot 7 as that parcel was subdivided and opened to residential development. The neighbourhoods that emerged along Church Street, along with Jarvis and Sherbourne streets to the east, became the sought-after enclaves for housing in the mid- to late-19th century, with primarily middle-class dwellings in the sections adjoining Wellesley Street East.³

In the early 20th century when Church Street lost its status as a major residential corridor, it continued as an important location for institutional buildings such as the Granite Club (1906) at 519 Church, as well as many of the low-rise apartment houses that were introduced to the neighbourhood. The area witnessed a decline during the Great Depression of the 1930s and World War II when innumerable residential buildings were converted to rooming houses. The 1950s brought the replacement of tracts of low-rise buildings with large-scale multi-building apartment complexes, including the famed City Park Apartments (1954) on Wood Street near Church Street, and St. James Town further east on Wellesley Street East. The commercial cross-roads of Church and Wellesley streets became the geographical centre of Toronto's Gay Village beginning in the 1960s and continued as the gathering place for the city's LGBTQ community for the remainder of the 20th century.

³ McHugh (151) describes the organization of Church, Jarvis and Sherbourne streets according to social status, where the upper classes built lavish mansions along the northern-most reaches of the corridors, with working class housing near the south end at Queen Street East

Wellesley Apartments

The development of the property at 64 Wellesley Street East is traced on historical maps and atlases, including those reproduced in Section 6 below. In 1799, John McGill, Commissary General of Upper Canada and the patent holder of Park Lot 7, conveyed the northern 60 acres to Chief Justice John Elmsley. The subdivision of Elmsley's lands began in the 1820s and included a large portion that was developed 20 years later by Bank of Upper Canada president William Proudfoot for his country residence named "Kearsney House," which was later purchased by Donald Mackay and renamed "Dundonald" (the latter estate was depicted on 19th century atlases, including those attached as Images 2b and 2c).⁴ Archival documents indicate that the subject property remained undeveloped prior to 1856 when merchant Thomas Lailey acquired the allotment with frontage on Wellesley Street. Two years later, a house form building was illustrated on Boulton's Atlas and remained in place when the first Goad's Atlas documented the area in 1880 (Images 2b and 2c). Lailey conveyed the site to Charlotte Law in 1883, and her descendants retained it until 1930. During the latter year when the property was purchased by 64 Wellesley Street Limited, a company headed by Grover C. Murdoch, the house was demolished in preparation for its replacement by the subject building.

In April 1930, the *Toronto Star* published an illustration of a "new apartment house at 64 Wellesley Street" that, according to the accompanying report, was intended to be completed by September (Image 3a). While the building was under construction at that time, its occupancy was not confirmed until the next year when it was fully tenanted and photographed (Image 3b). Grover C. Murdoch, who was one of the first residents and occupied a top-floor suite, was lauded in the same newspaper as the sponsor of "Toronto's largest apartment house building program this year" with his completion of three complexes on Wellesley Street, with plans for the fourth underway.⁵

The development of the Wellesley Apartments accompanied the end of Toronto's first apartment "boom," which began at the turn of the 20th century when the first purpose-built apartment house was completed and, after a downturn during World War I, culminated in 1928 when permits were issued for nearly a 100 new structures.⁶ Multi-unit buildings were considered by some as an appropriate method to address the city's rapid growth in the early 1900s and the accompanying decrease in available single-family homes. Opponents argued that apartment buildings reduced the value of the neighbourhoods they were introduced to, plus raised unfavourable comparisons to "tenement" housing in other North American cities. As a result, in 1912 the City of Toronto passed a by-law with the intention of restricting the location of apartment buildings to certain main streets. Most appeared in neighbourhoods east and west of the core, including Church Street where some existing house form edifices were "altered" as low-rise apartment houses, while other plots were redeveloped with stand-

⁴ Dundonald was razed in 1904 for a residential subdivision that included the introduction of Dundonald Street and is depicted on the 1923 (Volume 1) update to Goad's Atlas (Image 2d)

⁵ *Toronto Star*, December 31, 1931

⁶ During the decade that followed in 1930-40, only 34 building permits were issued for apartment houses, a fact explained by changing demographics and the Great Depression of that era (Dennis, 19)

alone custom-designed buildings that included the property at 64 Wellesley Street East.⁷

Architect J. E. H. Paisley

The Wellesley Apartments were designed by architect J. E. H. (James Ernest Harris) Paisley (1890-1955), who trained in Montreal and moved to Toronto after World War I. Paisley served briefly as the chief designer in the Toronto Board of Education's architectural department (1919-20). This experience evidently assisted him in his partnership with Colonel Ferdinand H. Marani in 1924 when the practitioners "collaborated on several distinctive Georgian Revival institutional buildings" that included private schools in Aurora and St. Catharines.⁸ At the outset of the Great Depression in 1929, Paisley established a solo office, but evidently had difficulty securing commissions apart from the documented apartment buildings for Murdoch, including the subject site and the extant building at 110 Wellesley Street East, which it complements in design (Image 2f).⁹ Paisley relocated to England before World War II where he designed hospital buildings and hostels in support of the military. After the conflict, Paisley returned to Toronto where he worked in the office of architects Marani and Morris until his death. The Wellesley Apartments remain amongst a small collection of Paisley's work in this city.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 64 Wellesley Street West are found on the cover and in Sections 2 and 6 of this report. The Wellesley Apartments comprise a low-rise apartment building that reflects 20th-century Georgian Revival styling, a derivative of the Colonial Revival style that, with the Period Revival, was favoured for residential architecture during the World I era and afterward. Inspired by North American precedents, the style is "distinguished by a symmetrical façade with a decorative focus on a central doorway" and other classically-derived detailing.¹⁰ The design for the Wellesley Apartments is particularly set apart with its scale and decorative detailing, especially the classical embellishments on the main (south) entrance and stair-hall window, the exaggerated quoins and the extended parapet with the stone-framed openings and gabled pediment.

Rising five stories, the Wellesley Apartments feature a long I-shaped plan, with the main section of the building facing Wellesley Street (south) and the complementary wing extending north. The main (south) body is clad with mottled brown brick and trimmed with brick, stone, metal and wood. It displays decorative stone quoins on the corners and stone band courses above the base, first and fifth stories. The flat roofline is

⁷ A surviving example is the "Gloucester Mansions" complex at Church and Gloucester streets, where a pair of semi-detached houses (1877) were relocated to 592 and converted to multiple units (1912), part of the adjoining house (1875) at 596 Church was retained as the "wing" of a new apartment building (1910), and the custom-built apartment house (1912) was completed beside it at 67 Gloucester (all of the latter properties are designated under Part IV, Section 29 of the Ontario Heritage Act)

⁸ Entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, unpagged

⁹ *Toronto Star*, December 31, 1931 identifies Paisley as the architect for Murdoch's apartment houses at "110 and 118 Wellesley Street"

¹⁰ Maitland, 152-153

highlighted at the south end by the extended brick parapet with the openings that are framed in stone, the stone coping and the triangular-shaped stone pediment in the centre. The principal (south) elevation is organized into five bays with a central entrance that is set in a stone surround incorporating an entablature, mouldings and brackets. Directly above the entry, the stair hall window is placed in an elaborate scrolled stone surround incorporating rondels and a keystone and protected by a metal balustrade. The window openings, which are flat-headed with stone sills and brick flat arches with stone keystones, are organized with single openings in the centre and outer bays and tripartite openings in the remaining bays. The pattern of the flat-headed symmetrically-placed window openings continues on the east and west side elevations of the main body, along with the stone band courses.

The wing is set slightly back from the main body on the east and west sides and projects slightly at the north end to complete the “I” shape of the plan. The plain buff brick cladding is distinguished from that applied to the main body, and the detailing is simplified with brick band courses that extend across the north and east elevations and wrap around the north end. The symmetrically-placed flat-headed door and window openings have brick and stone detailing.

iv. CONTEXT

The property at 64 Wellesley Street East is shown on the location map attached as Image 1. The Wellesley Apartments are found on the north side of the street between Yonge Street (west) and Church Street (east). Directly west, the Paul Kane House (1853, with additions) at 56 Wellesley Street East is a local landmark that is designated under Part IV, Section 29 of the Ontario Heritage Act and is linked to the preservation movement in Toronto in the 1970s when heritage activists saved the building from demolition prior to its restoration as part of a co-operative housing complex. The Wellesley Apartments are viewed across the open park space in front of the Paul Kane House, which is set back from the street, as well as the land separating the buildings that was formerly occupied by the Toronto Evangelical Church of the Deaf (1925-1973, and shown on Image 2e). Directly east of the subject property, the late-19th century buildings at 66 Wellesley Street East and 552-554 Church Street also anchor the northwest corner of Church and Wellesley streets and display commemorative murals commissioned for the Church Street Project and unveiled during World Pride in 2016.

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

The property at 64 Wellesley Street East is valued for its design as a well-crafted apartment building from the interwar era with features of the Georgian Revival style popularized for residential architecture. Its design is distinguished by the classical detailing on the main (south) entrance surround, which is a hallmark of the style, as well as the stair-hall window above with its scrollwork and metal balustrade, and the parapet along the south roofline with the stone-framed openings and triangular-shaped pediment.

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

The associative value of the Wellesley Apartments is through the connection of the building to Toronto architect J. E. H. (James Edward Harris) Paisley who designed the complex. Paisley was affiliated with the Toronto Board of Education and local practitioner Ferdinand H. Marani before he established a solo office in the 1920s. While his career was hindered by the Great Depression of the 1930s, he received recognition through his designs for a small collection of apartment houses for Grover C. Murdoch, including 64 Wellesley Street East, as part of his surviving portfolio in Toronto.

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

Contextually, the property at 64 Wellesley Street East has cultural heritage value through its historical, visual and physical links to its setting beside the Paul Kane House (1853, with later additions), a local landmark in Toronto, and its proximity to Church Street in the centre of the Church-Wellesley neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that property at 64 Wellesley Street East has cultural heritage value for its design, historical associations and context. Located on the north side of Wellesley Street East between Yonge Street (west) and Church Street (east), the Wellesley Apartments (1931) are valued as a well-crafted example of an apartment building from the interwar era with Georgian Revival styling by Toronto architect J. E. H. Paisley, which is historically, visually and physically linked to its setting beside the Paul Kane House, a

local landmark, and near Church Street in the centre of the Church-Wellesley neighbourhood.

5. SOURCES

Archival Sources:

- Abstract Index of Deeds, Park Lot 7, Block 2
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, Toronto Public Library and Toronto Historical Board (individual citations in Section 6)
- Assessment Rolls, City of Toronto, Ward 3, Division 7, 1930 ff.
- Building Records, City of Toronto, Toronto and East York
- City of Toronto Directories, 1900 ff.
- Underwriters' Insurance Bureau Atlas, 1965

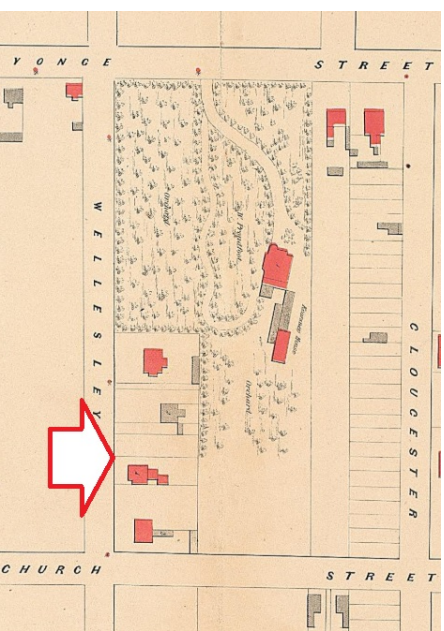
Secondary Sources:

- "Arthur, Eric, *Toronto: No Mean City*, 3rd ed., revised by Stephen A. Otto, 1986
- "Building Permits Hit New High For This Year," *Toronto Star*, July 4, 1930
- Denis, Richard, "Apartment Housing in Canadian Cities, 1900-1940," *Urban History Review*, March 1998, 17-31
- "James Ernest Harris Paisley," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/591>
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- Maitland, Leslie, Shannon Ricketts and Jacqueline Hucker, *A Guide to Canadian Architectural Styles*, 1992
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1990
- "New Apartment House for 64 Wellesley Street" and "New Apartment House on Wellesley Street," *Toronto Star*, April 4, 1930
- "New \$300,000 Apartment," *Toronto Star*, December 31, 1931
- Paul Kane Park, <http://heritagetoronto.org/paul-kane-park/>
- "Will Spend \$200,000 on Wellesley Suites," *Toronto Star*, July 10, 1931

A detailed street map of the Dundonald St area in Toronto. The map shows a grid of property lots with various lot numbers. Dundonald St runs horizontally across the middle. To the left is Yonge St, and to the right is Church St. A red arrow points to a lot labeled '55' located between Dundonald St and the bottom edge of the map, just west of Church St. Other lot numbers visible include 597, 595B, 593, 589, 2B, 15, 14, 16, 24, 30A, 36, 40, 42, 44, 48, 52A, 584, 582, 580, 578, 576, 572, 570, 568A, 564, 560, 552, 56, 64, 80, 86, 49, 41, 37, 33, 29, 23, 19, 28A, 17, 15A, 15, 577, 575, 571, 565, 8, 10, 16, 22, 40, 50, 46, 576, 2A, 555, 545, 543, 27B, 29, 31, 43, 55, 548A, 548, 544, 538, 501A, 77, 493, 491, 509 1/2, 511, 519, 539, 555, 551, 584, 582, 580, 597, 595B, 593, 589, 2B, 15, 14, 16, 24, 30A, 36, 40, 42, 44, 48, 52A, 584, 582, 580, 578, 576, 572, 570, 568A, 564, 560, 552, 56, 64, 80, 86, 49, 41, 37, 33, 29, 23, 19, 28A, 17, 15A, 15, 577, 575, 571, 565, 8, 10, 16, 22, 40, 50, 46, 576, 2A, 555, 545, 543, 27B, 29, 31, 43, 55, 548A, 548, 544, 538, 501A, 77, 493, 491, 509 1/2, 511, 519, 539, 555, 551, 584, 582, 580.

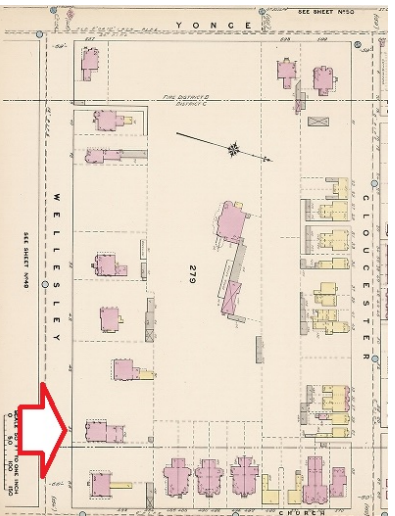
- ## Inclusion on Heritage Register and Intention to Designate – 64 Wellesley Street East

Town of York	Alex Grant	5	24	23	22	21	Geo Playter	20	James
	Q. Baby	17	16	15	14	13			
	Wm. Willcocks	12	11	10	9	8			
	Hon Peter Russell	7	6	5	4	3			
	Robert I.D. Gray	2	1	15	14	13			
	W.D. Powell	12	11	10	9	8			
	Thomas Raddish	7	6	5	4	3			
	Hon J Elmsley	2	1	15	14	13			
	James McCaulay	12	11	10	9	8			
	George Playter	7	6	5	4	3			
	John McGill	2	1	15	14	13			
	Wm. Jarvis	12	11	10	9	8			
	D.Wm. Smith	7	6	5	4	3			
	John White	2	1	15	14	13			
	John Small	12	11	10	9	8			
Government Lease	7	6	5	4	3				
Don River	2	1	15	14	13				
John Scadding	12	11	10	9	8				
John Cox	7	6	5	4	3				

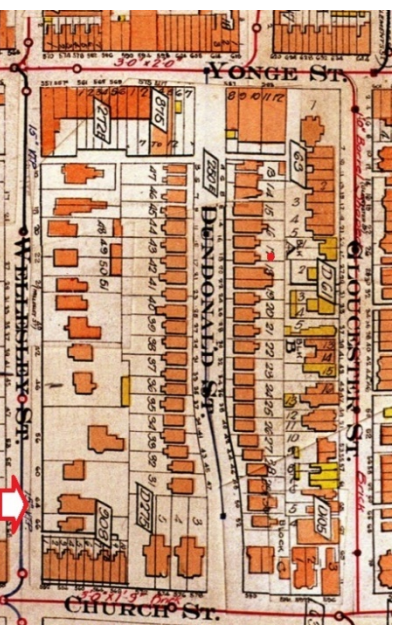


2a. Park Lots

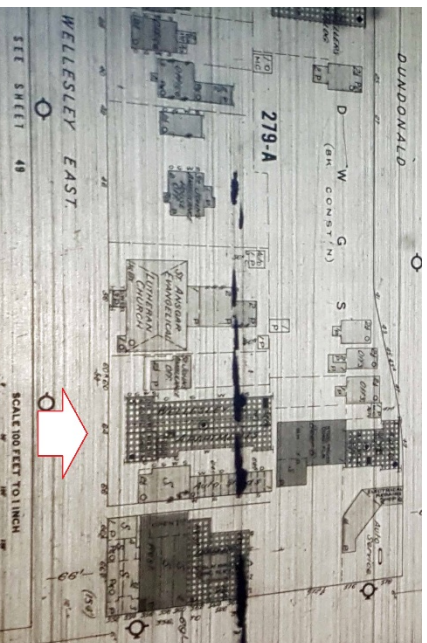
2b. Boulton's Atlas, 1858



2c. Goad's Atlas, 1880



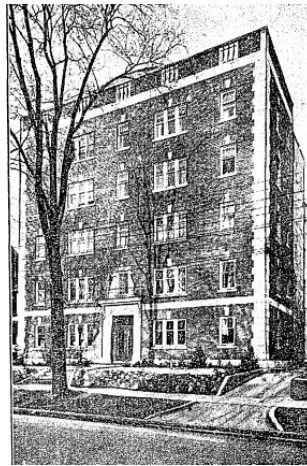
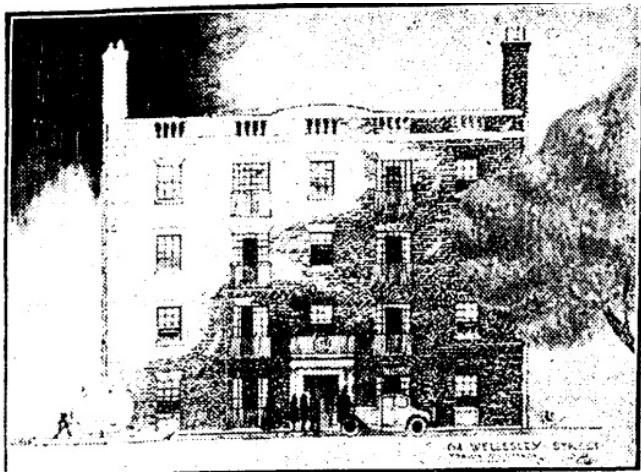
2d. Goad's Atlas, Volume 1, revised 1923



2e. Underwriters' Survey Bureau Atlas, 1965; 2f. 110 Wellesley Street East, 1982 (left)



2. Archival Images, 64 Wellesley Street East: Park Lots, Lundell, 10; maps and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html> except Underwriters' Survey Bureau, 1965, Toronto Public Library; archival photograph, 110 Wellesley Street East, Toronto Historical Board.



3a. and 3b. Illustration and photograph, *Toronto Star*, 1930 (left) and 1931 (right)



3c. and 3d. Images, Wellesley Apartments beside (east of) the Paul Kane House (left), 1984 and in 1990 (right)



3e. Contextual photograph, looking east to Church Street with the Paul Kane House on the left

3. Images, 64 Wellesley Street East: *Toronto Star*, April 4, 1930 and December 31, 1931; 1984 photograph, Toronto Public Library, Item 11303; 1990 photograph, Toronto Historical Board; contextual photograph, www.google.ca/maps, 2016



4a. principal (south) elevation (left) and east side elevation (right)



4b. Main (south) entrance; 4c. west side elevation (right) and context with the neighbouring Paul Kane House (left)

4. Current photographs, 64 Wellesley Street East (Heritage Preservation Services, January 2019).