

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 1 Blue Goose Street

Date: May 3, 2019
To: Toronto Preservation Board
Etobicoke York Community Council
From: Senior Manager, Heritage Preservation Services, Urban Design,
City Planning
Wards: Ward 3 - Etobicoke-Lakeshore

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 1 Blue Goose Street in connection with the proposed townhouse redevelopment on the property, state its intention to designate 1 Blue Goose Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage property at 1 Blue Goose Street in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of 12 dwelling units and modifications to the existing heritage building in conjunction with an application to amend the Zoning By-law with such alterations substantially in accordance with plans and drawings prepared by Thomas Payne Architect dated October 12 and 15, 2018 and December 12, 2018 and by AA Frias Architect dated December 12 and 17, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated December 17, 2018, all on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

- a. Prior to the introduction of the Bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 1 Blue Goose Street substantially in accordance with plans and drawings prepared by Thomas Payne Architect dated October 12 and 15, 2018 and December 12, 2018 and by AA Frias Architect dated December 12 and 17, 2018 and the Heritage Impact Assessment (HIA) prepared by GBCA Architects dated December 17, 2018 subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor.

2. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 1 Blue Goose Street dated December 17, 2018 to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 1 Blue Goose Street the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.a.2 in the report of May 3, 2019 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning and landscape drawings, to the satisfaction of the Senior Manager, Heritage Preservation Services.

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

3. Provide a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. Prior to the issuance of any permit for all or any part of the property at 1 Blue Goose Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 1 Blue Goose Street, such amendments to have been enacted by City Council and to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above including a

description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

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

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

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation, Lighting and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 1 Blue Goose Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1 Blue Goose Street (Reasons for Designation) attached as Attachment 4 to the report (May 3, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning Division.

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 bills 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.

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 1 Blue Goose Street in a form and with content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning Division.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 1 Blue Goose Street.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 1 Blue Goose Street was listed on the City's Heritage Register, adopted by City Council on May 24, 2017:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY22.5>

At its meeting of February 22, 2017, the Etobicoke York Community Council adopted EY20.9 "Preliminary Report - 1 Blue Goose Street - Zoning By-law Amendment" to schedule a public meeting concerning a development proposal for the property:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY20.9>

BACKGROUND

Heritage Property

The property at 1 Blue Goose Street has cultural heritage value for its design, historical associations and context as an early 20th century commercial building that has been in continuous operation for more than a century in its location southeast of Royal York Road and the railway tracks in Mimico where it stands as a local landmark. The current building, originally built as the Windsor Hotel in 1909, replaced an earlier hotel of the same name and dating to the 1890s. In 1971 the Windsor Hotel became the Blue Goose Tavern and is known as a destination for live music, food and drink and for its links to Mimico's sports culture.

Staff have completed the attached Heritage Property Research and Evaluation Report for the property at 1 Blue Goose Street (Attachment 5) and have determined that the property is consistent with Ontario Regulation 9/06 and meets the criteria under all three categories of design, associative and contextual values.

The Statement of Significance comprises the Reasons for Designation for the property at 1 Blue Goose Street (Attachment 4). The Notice of Intention to Designate will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

Development Proposal

The proposal involves the construction of 12 three-and-a-half-storey dwellings on the property and alterations to the three-and-a-half-storey historic hotel for contemporary mixed-use purposes. The 12 dwelling units are comprised of 7 townhouse units, 1 single detached dwelling and 2 semi-detached dwellings.

The new dwellings are proposed to be situated along the eastern and southern property boundaries, currently occupied by a surface parking lot. A new internal drive aisle will service the dwellings at the rear and pedestrian walkways between the townhouses and the heritage building are proposed throughout.

The heritage building is proposed to be rehabilitated for commercial use at the ground floor level and residential use at the upper floors. A new elevator and stairwell extension is proposed along the east wall.

Policy Framework

Growth Plan, Provincial Policy Statement and Planning Act

The Growth Plan, the Planning Act and the Provincial Policy Statement guide development in the Province.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Policy 4.2.7.1 of the Growth Plan states that "cultural heritage resources will be conserved in order to foster a sense of place and benefit communities". All decisions by City Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

Policy 2.6.1 of the PPS requires, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Section 2 of the Planning Act requires that "The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as... (d) the conservation of features of significant architectural, cultural historical, archaeological or scientific interest."

Official Plan

The Official Plan provides the City's policy framework for heritage conservation in the City. Section 3.1.5 of the Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage

resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City. Policies relevant to the application include:

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

Policy 3.1.5.5 "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work."

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

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

Standards and Guidelines for the Conservation of Historic Places in Canada

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

COMMENTS

Heritage Impacts

New Residential Dwellings

The introduction of residential dwellings along the southern and eastern boundaries of the property will impact the context of the site by adding density to portions of the site that have always been open space. However, the property's contextual relationship with the railway tracks to the north and its situation on the corner with continued visibility from the public realm on two sides and from the Mimico GO train station will be maintained.

The dwellings will be physically separate from, and of a similar height to, the heritage building and will be clad in materials that are complementary yet distinguishable.

Parking for the dwelling units will be enclosed within the building envelopes, at the rear along the property boundaries, allowing for pedestrian-oriented access throughout the site to both the heritage building and the front of the residential townhouses.

Alterations to the Heritage Building

The historic hotel building is proposed to be rehabilitated for contemporary uses as a micro-brewery in the basement, a restaurant on the ground floor and residential units in the upper levels.

While the majority of the building retains its original design, fenestration pattern and materials, the ground floor level has been heavily altered with the addition of large stone aggregate cladding, changes to window and door openings, a one-storey addition at the east side and a verandah on the south and west elevations.

The exterior envelope of the ground floor level is proposed to be rehabilitated with contemporary styling and materials. New window and door openings will be designed to accommodate new interior uses while responding to the original fenestration pattern at the upper levels and new stone cladding will be added at the ground floor level.

Exploratory openings made in four areas of the ground floor wall showed damaged and spalled brick in poor condition beneath the unsympathetic stone aggregate. It is concluded in the HIA that the bonding used in the aggregate cladding had caused sufficient damage to the underlying brick to preclude its conservation. The recommended course of action is to replace the stone aggregate cladding with a new and complementary thin-set stone cladding as a rehabilitation strategy for the ground floor level. Staff concur with this strategy given the substantial alterations and damage that have already taken place. The red brick cladding on the upper levels will be conserved and will continue to read as a prominent feature of the building.

A new canopy will be added to the north, south and west elevations, the contemporary verandahs will be removed and new double-hung or similar windows will replace the current inappropriate aluminum windows in the upper levels.

The HIA further indicates that the masonry will be cleaned, repaired and repointed and that the chimney will be maintained and repaired.

The applicant is proposing to construct a stair and elevator shaft on the east side of the heritage building in an effort to make the building accessible and to accommodate rooftop HVAC equipment, which will be screened from view. The addition will be set back behind the eaves of the building and notched back at the north-east and south-east corners, ensuring legible returns on those corners thereby conserving the building's form and three-dimensional integrity.

The addition will, however, result in the loss of the east dormer. The portion of the roof on which the east dormer is situated will not, however, be visible with the elevator addition. Because the east wall is the least prominent facade and does not contain any specific attributes, staff are of the opinion that the new addition will support the property's continued use while allowing for its conservation as a whole building and will have little impact on its heritage value.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage property at 1 Blue Goose Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. As a result, staff recommend that City Council approve the proposed alterations to 1 Blue Goose Street, state its intention to designate the property and authorize a Heritage Easement Agreement.

CONTACT

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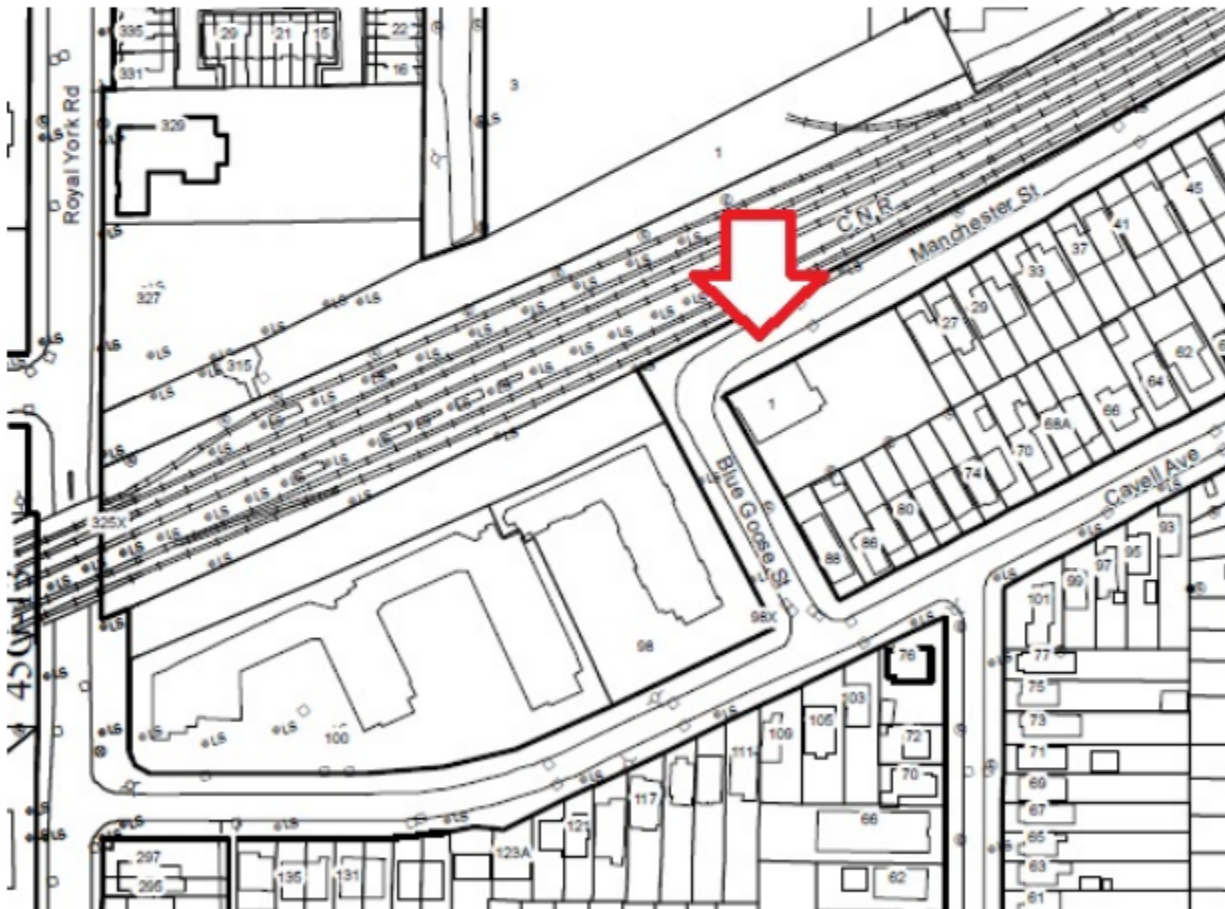
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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Plan - 1 Blue Goose Street
Attachment 2 - Photographs - 1 Blue Goose Street
Attachment 3 - Proposal - 1 Blue Goose Street
Attachment 4 - Statement of Significance - 1 Blue Goose Street
Attachment 5 - Heritage Property Research and Evaluation Report - 1 Blue Goose Street



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



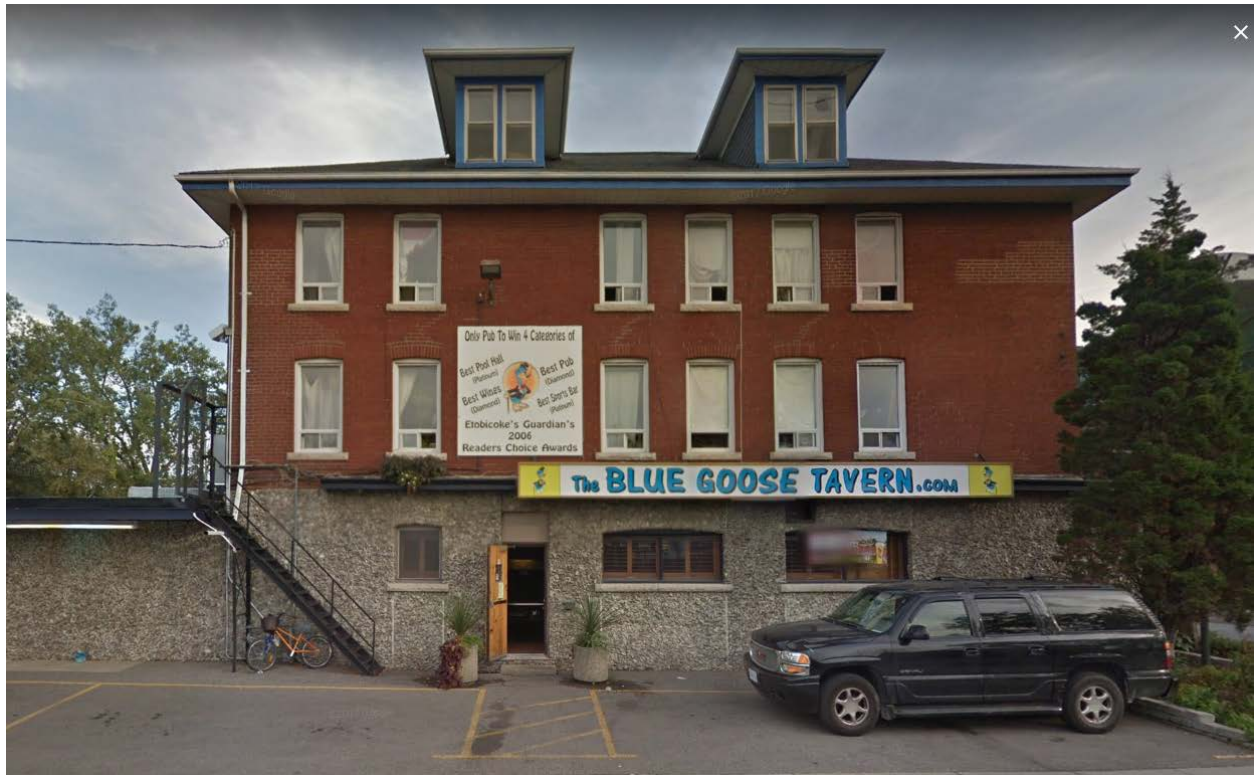
Birds-eye view of the development site looking north-east. The site is defined by the yellow lines.



View looking north-east



View looking south-west



North elevation



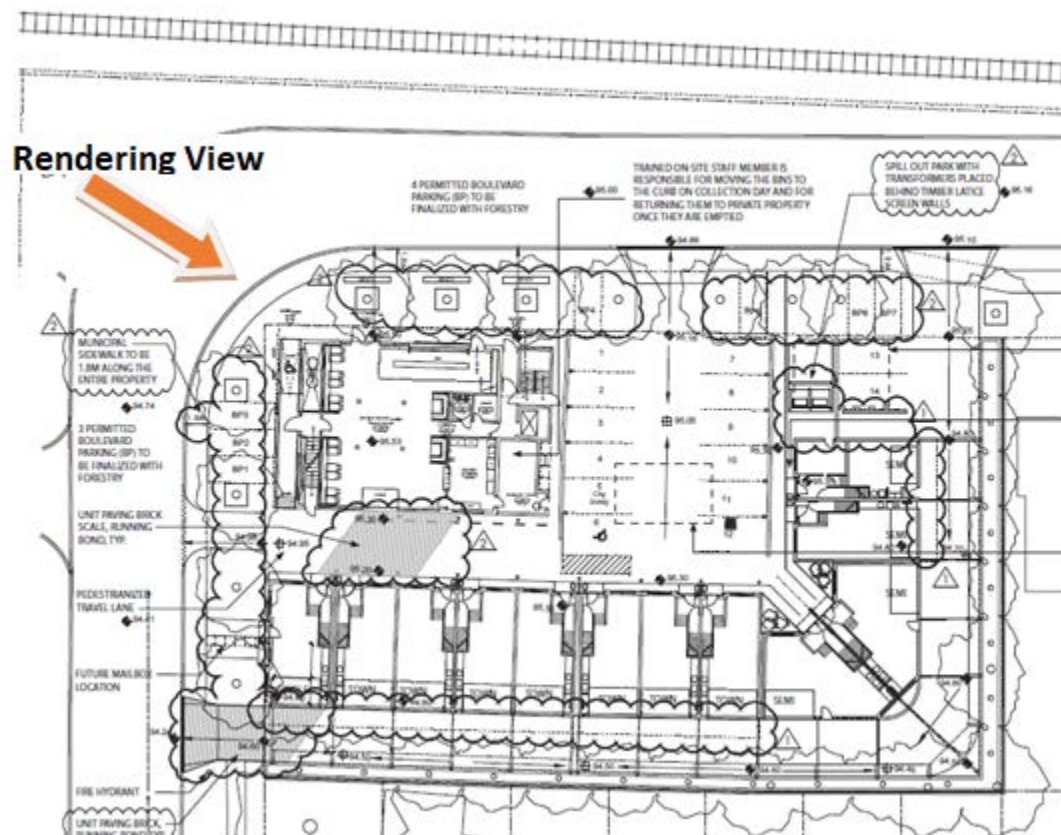
West elevation



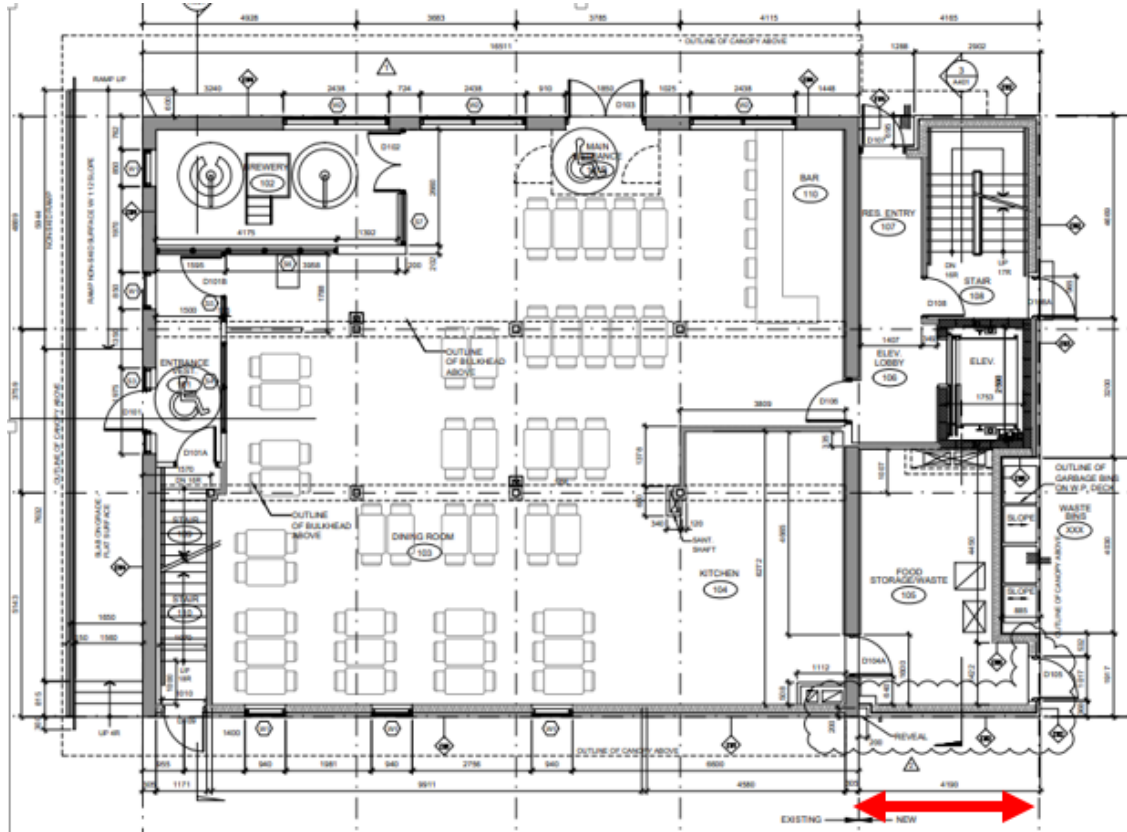
South elevation



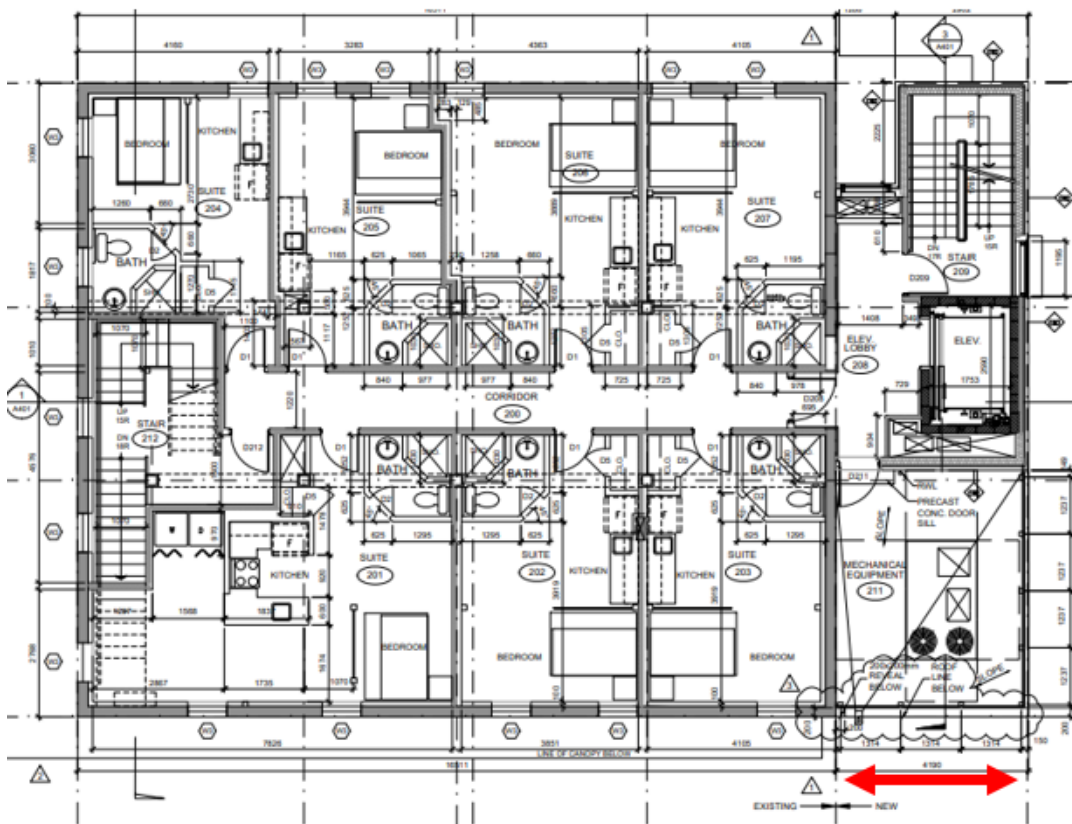
Rendering of proposal looking south-east from the corner of Blue Goose and Manchester Streets

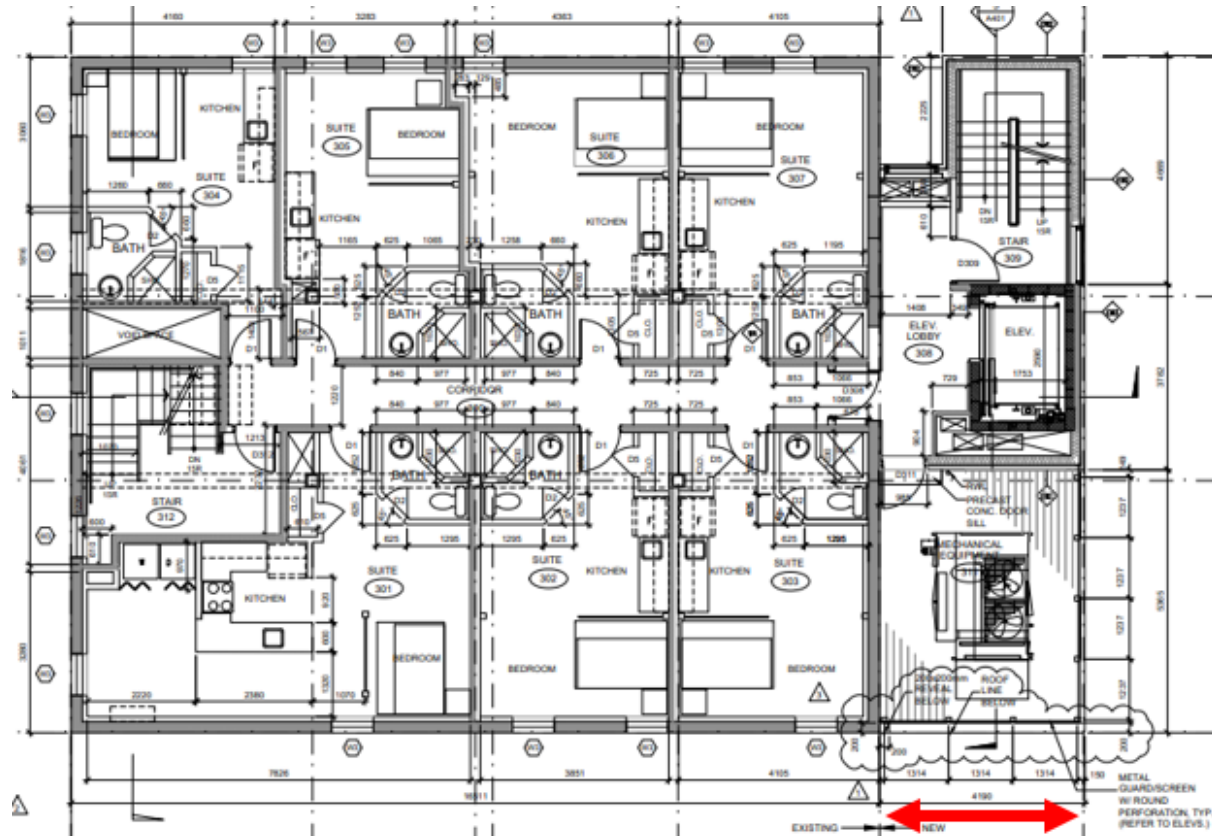


Site Plan

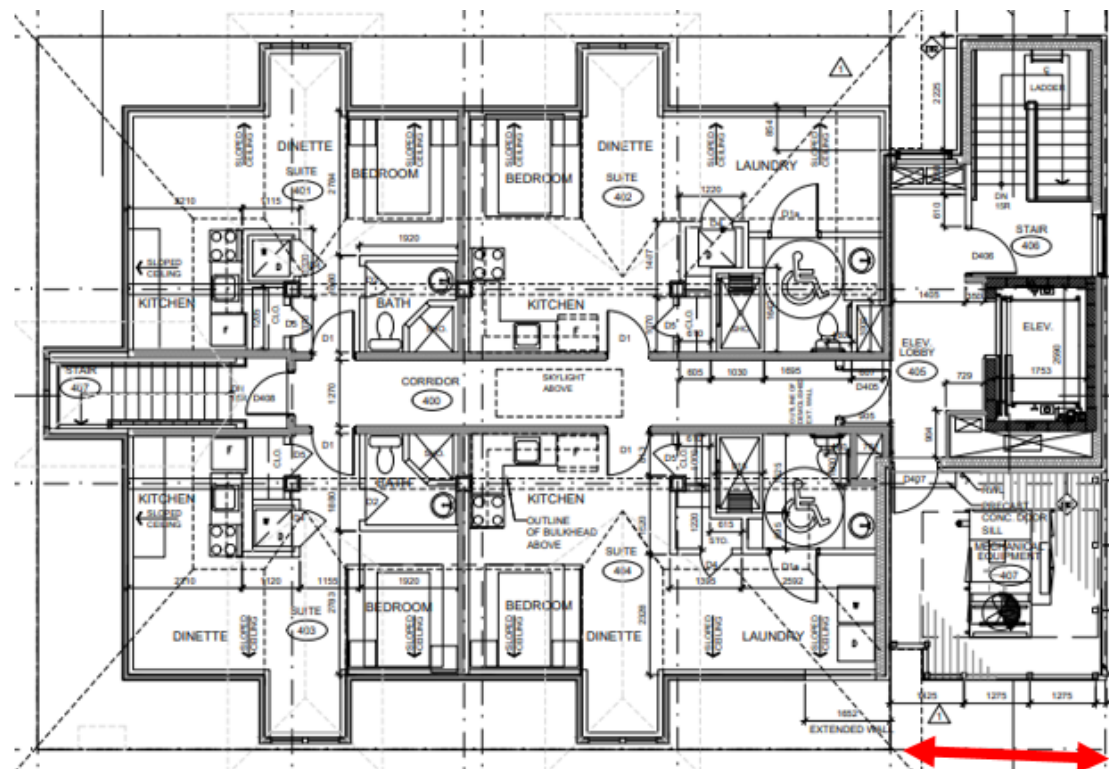


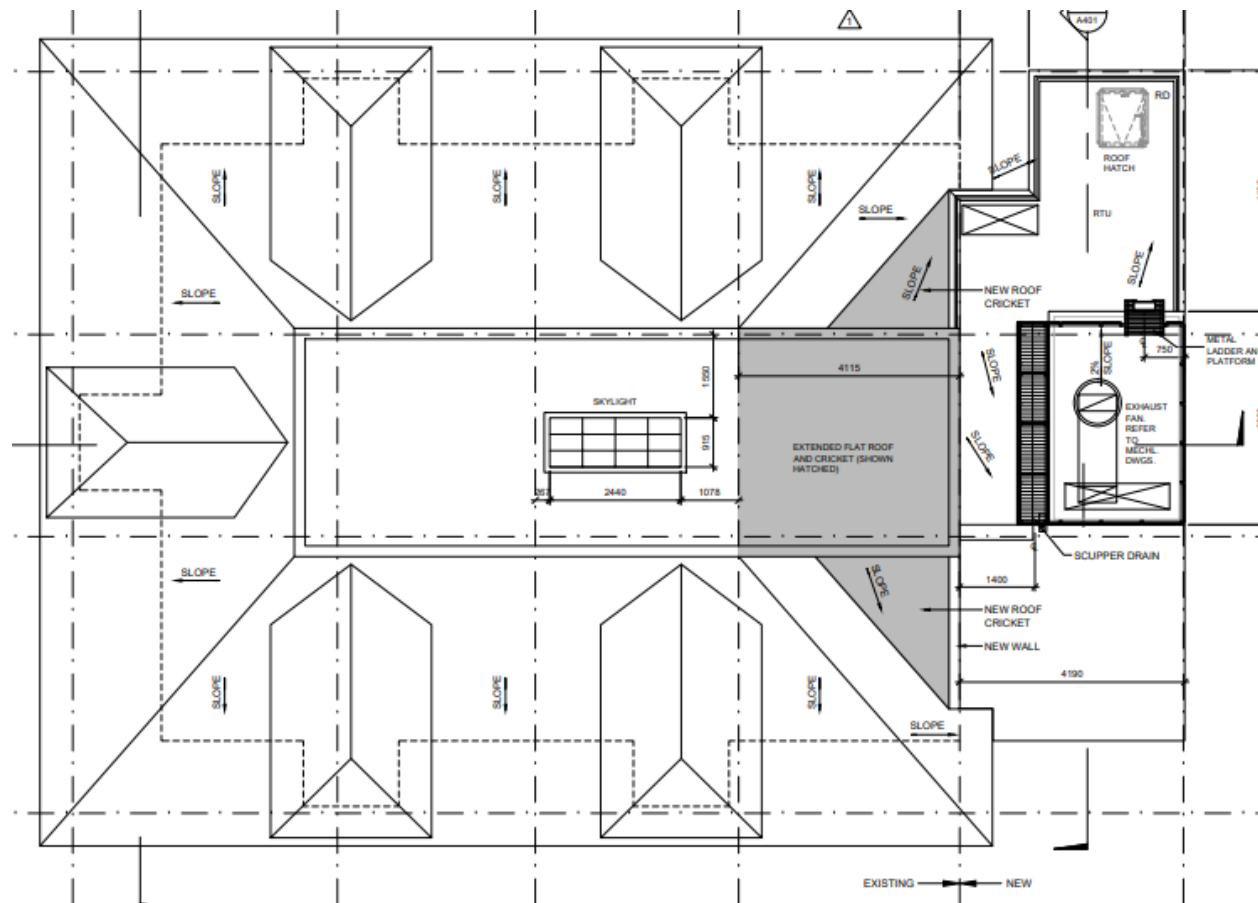
Ground (above) & second (below) floor plans showing extent of new addition (red arrow)



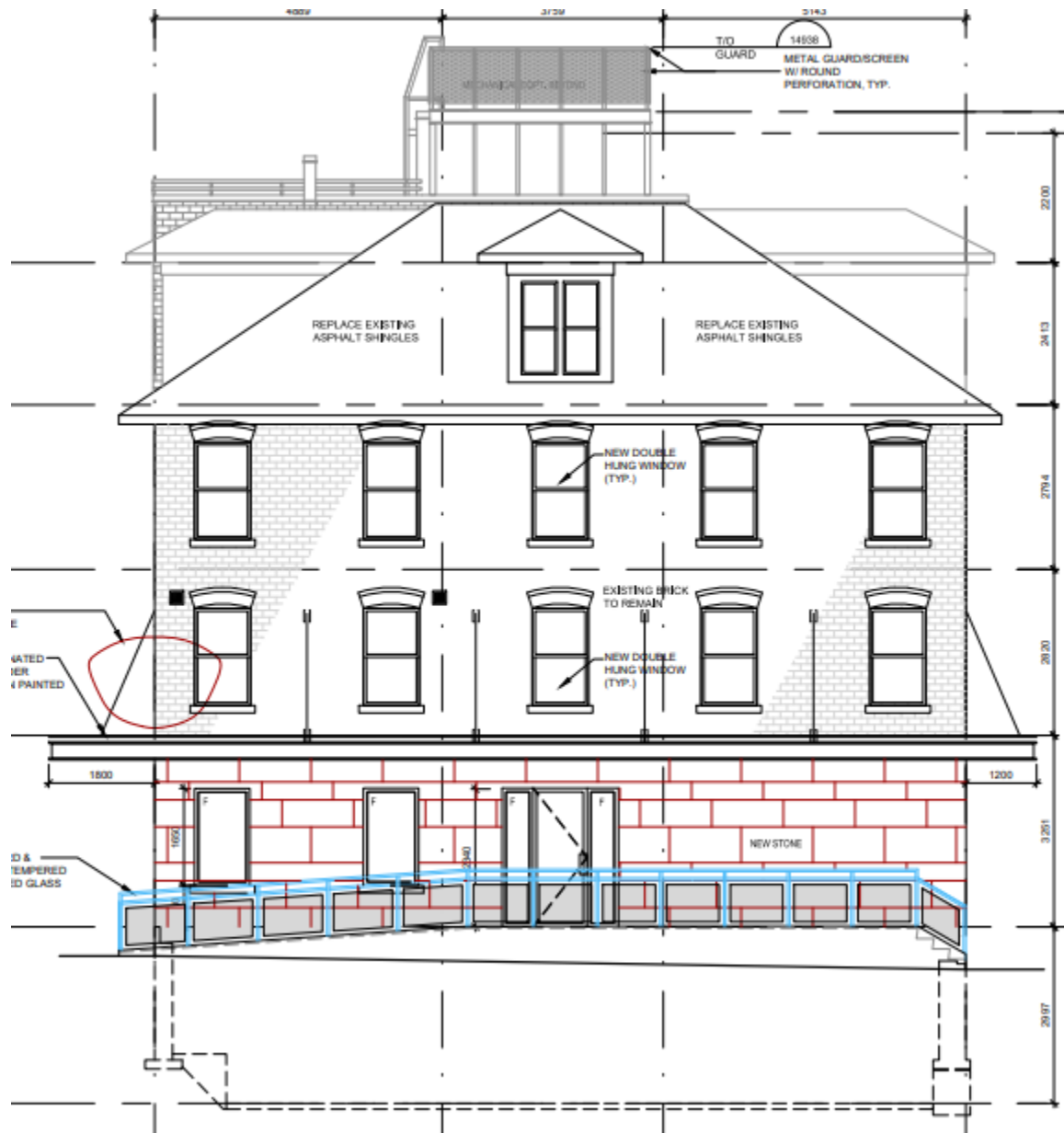


Third (above) & fourth (below) floor plans showing extent of new addition (red arrow)





Roof Plan

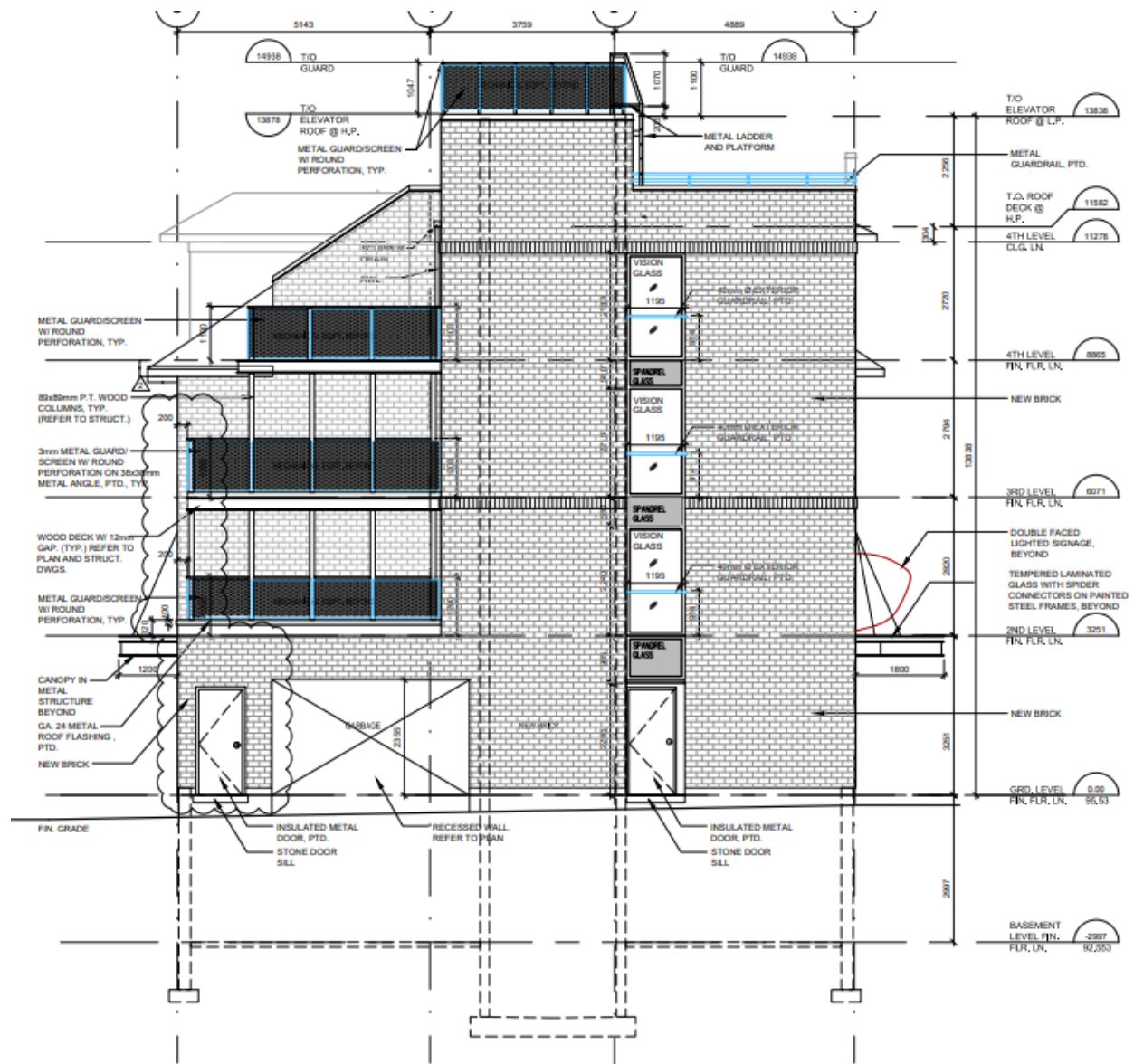


West elevation drawing

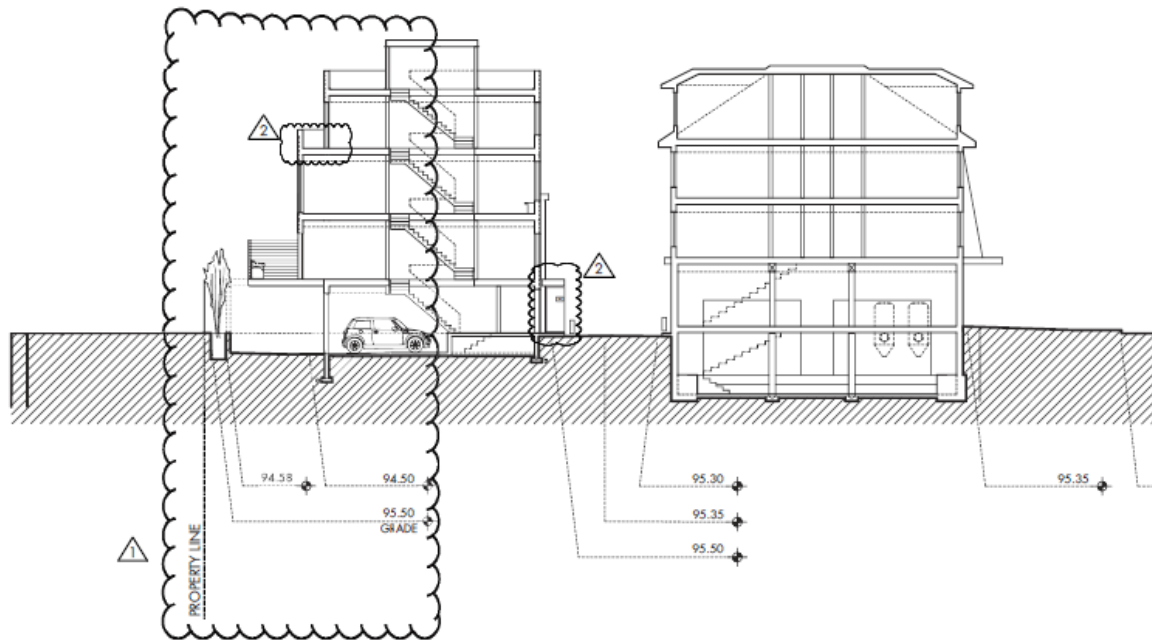




North elevation drawing



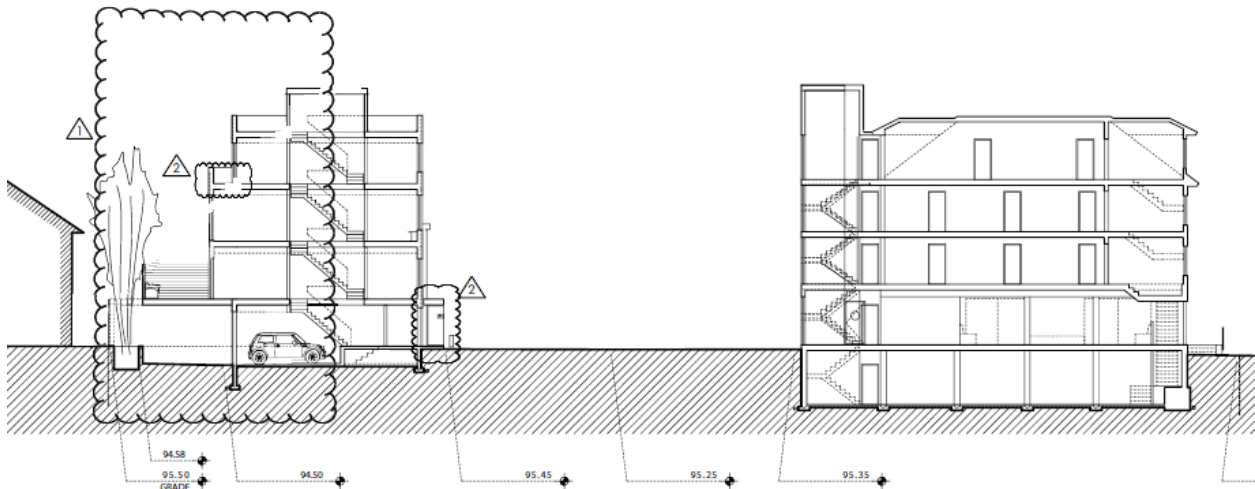
East elevation drawing



North-south section showing townhouses (left) and heritage building (right)



Photograph showing location of view in north-south section



East-west section showing townhouses (left) and heritage building (right)



Photograph showing location of view in east-west section



Townhouse elevation renderings

The property at 1 Blue Goose Street 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:

The property at 1 Blue Goose Street is located southeast of the intersection of Royal York Road and the railway tracks in Mimico. It contains a 3½-storey building (1909) that is known historically as the Windsor Hotel, which replaced a late-19th century hostelry on the same site where it continued to serve the passengers and crews of the Grand Trunk Railway (afterward Canadian National Railways), as well as the local community. The site was renamed the Blue Goose Tavern in 1971. The property at 1 Blue Goose Street was included on the City of Toronto's Heritage Register in 2017.

Statement of Cultural Heritage Value:

The property at 1 Blue Goose Street has cultural heritage value for its design as a well-preserved early-20th century commercial building with features of Edwardian Classicism, which emerged as the most popular style prior to World War in reaction to the architectural excesses of the late Victorian era. The Windsor Hotel displays the plain brick surfaces, the geometrical lines with the hipped roof and dormers, and the symmetrical placement of the openings identified with the Edwardian Classical style.

The Windsor Hotel is associated with the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. A railway hotel has existed in this locality since the late 19th century when it was built in close proximity to the tracks and the Grand Trunk Railway (later Canadian National Railways) station. As a community hub with its links to Mimico's sports culture, the hotel has been in continuous operation for more than a century.

Contextually, the property at 1 Blue Goose is historically and visually related to its setting southeast of the railway tracks and Royal York Road in Mimico with its proximity to the original location of Mimico Station (the latter building is now found in Centennial Park on the west side of Royal York Road). The Windsor Hotel remains a local landmark in the community.

Heritage Attributes

The heritage attributes of the Windsor Hotel on the property at 1 Blue Goose Street are:

- The setback, placement and orientation of the building on the southeast corner of Blue Goose Street and Manchester Street
- The scale, form and massing of the 3½-storey building with the square-shaped plan
- The hipped roof with the brick chimney (south) and the hipped dormers on all of the slopes
- The brick cladding with the brick and stone detailing
- On the principal (west) and side (north and south) elevations, above the first floor (which has been altered), the symmetrically-placed segmental-arched window openings with the brick flat arches and the stone sills

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WINDSOR HOTEL 1 BLUE GOOSE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2019

1. DESCRIPTION



Above: north elevation of the Windsor Hotel from the railway tracks (Heritage Preservation Services, 2019); cover: aerial photograph, 1 Blue Goose Street (www.bing.com/maps)

1 Blue Goose Street: Windsor Hotel	
ADDRESS	1 Blue Goose Street (southeast corner of Manchester Street)
WARD	Ward 3 (Etobicoke-Lakeshore)
LEGAL DESCRIPTION	Plan 164, Lot D, and Plan M68, Lots 150-152
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Windsor Hotel ¹
CONSTRUCTION DATE	1909
ORIGINAL OWNER	W. D. Young
ORIGINAL USE	Commercial (hotel)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	unidentified
DESIGN/CONSTRUCTION/MATERIALS	Red brick cladding with brick and stone trim
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	March 2017; revised January 2019

¹The building has been locally known as the Blue Goose Tavern since 1971

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1 Blue Goose Street and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1798	Following the first surveys of Etobicoke, Lake Shore Road (present-day Lake Shore Boulevard West) is opened along the shoreline west of the Humber River, providing access to and from York Township and York (Toronto)
1809	A bridge is built across the Humber River, linking Etobicoke and York Townships
1850	The Township of Etobicoke is incorporated
1854	James Lukin Robinson acquires the acreage described as Lot D, Range E on the Lake and Humber River in Etobicoke Township
1855	The Hamilton and Toronto Railway builds a line between the two cities, opening a station in Mimico on the north side of the tracks, east of Church Street (present-day Royal York Road)
1856 Jan	A "Plan of the Town of Mimico...and adjoining the railway station" is surveyed, inspired by the "model towns" designed for industrial workers in England with streets named for places including Manchester (Image 2a)
1856 July	Robinson subdivides part of Lot D adjoining the railway tracks under Plans 164 and M68 (Image 2b)
1867	A "reconnaissance sketch" illustrates the settlement at Mimico to date (Image 2c)
1878	Miles's Historical Atlas of York County shows the expansion of Mimico adjoining the railway tracks (Image 2d)
1890	Charles Henry Vint acquires Lot 152 on Manchester Street, opposite the "station grounds"
1892	Vint's Windsor Hotel is recorded in the Toronto Directory for 1893 (with information dating to the previous year)
1893	To the south, the opening of the Toronto and Mimico Railway's radial line along Lake Shore Road offers an additional transportation link between the communities
1905	With the increase in the local population, Mimico is incorporated as a Police Village
1905 July	The Windsor Hotel is destroyed by fire
1905 Oct	The former proprietor of the Windsor Hotel, William Young, constructs a temporary wood-frame hotel on the property (Image 3a)
1909 Apr	The current brick-clad hotel is in place according to the tax assessment rolls
1911	Mimico is incorporated as a Village, followed by a Town six years later

1913	The subject property is named the "Ritchie Hotel" on the update to Goad's Atlas and in the suburban section of the City Directory (Image 2e)
1917 Mar	The building is recorded in the City Directory as the "Hotel Bruce"
1932	On the update to Goad's Atlas, the "Windsor Hotel" is labelled on the map (Image 2f)
1948	Young's heir sells the property after 40 years of ownership (during the same decade, it is shown in a photograph attached as Image 3b)
1958	The Chemij family begins its long-term ownership of the site
1967	Mimico joins the Borough of Etobicoke (an aerial photograph of the community during this era is attached as Image 3e)
1971	The hotel is renamed the Blue Goose Tavern (prior to this change, as shown in Image 3d, the building is known as the "Windsor House")
1984	The Borough of Etobicoke is incorporated as a City
1989	Vincent Street is renamed "Blue Goose Street" in honour of the hotel
1998	Etobicoke becomes part of the amalgamated City of Toronto
2017	1 Blue Goose Street is included on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

Mimico:

The property at 1 Blue Goose Street is located in Mimico, the lakeshore community at the west end of Toronto. The area originated as part of Etobicoke Township, which was first surveyed in the late-18th century into farm lots that were granted to military and government officials associated with the provincial government. Despite the opening of Lake Shore Road (present-day Lake Shore Boulevard West) along the Lake Ontario shoreline (1798), followed by a bridge over the Humber River (1809), development was delayed until the mid-19th century when the Toronto and Hamilton Railway extended its line across the south end of Etobicoke and opened a station on the north side of the tracks, east of present-day Royal York Road.² With this event, "the impact of the railway was the determining factor in the emergence of a village and would continue to shape the growth of the community."³ In 1856, the adjoining land was surveyed for the "Town of Mimico," a proposed "model town" for railway workers, which was based on English precedents and introduced street names including Manchester. The subsequent growth of Mimico was spurred in the 1890s with the arrival of the Toronto and Mimico Radial Railway on Lake Shore Road, which eased the commuting distance between the two communities. During this era, a hotel opened on Manchester Street, across the tracks from the train station on the property including present-day 1 Blue Goose Street.

² The line was absorbed by the Great Western Railway, followed by the Grand Trunk Railway and, in the 1920s, Canadian National Railways (CNR). The Mimico Station as constructed for the GTR in 1917 was later moved to the south side of the tracks, west of Royal York Road, and again in the early 21st century to Coronation Park adjoining the northwest corner of Royal York Road and Judson Street

³ <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-142.html>, unpagued

1 Blue Goose Street:

The historical development of the property at 1 Blue Goose Street is traced on the timeline above, as well as on the archival maps and atlases attached as Image 2. Following the subdivision of the area in the 1850s, the subject property changed hands several times until Charles Henry Vint purchased the lots adjoining the corner of Manchester and Vincent (present-day Blue Goose) streets in 1890. Two years later, the "Windsor Hotel" was listed in the suburban section of the City of Toronto Directory. While Vint remained the owner of the site, a series of innkeepers ran the establishment. W.F. (William) Young was the proprietor in July 1905 when "the Windsor Hotel was completely gutted by fire, only the brick walls being left standing."⁴ According to newspaper reports, Vint was in the process of selling the property at the time of the inferno and that "the occupant, Mr. Young, will instead ask the West York License Commissioners this morning to give him permission to erect and conduct a hotel on some of his own land near the burned building."⁵ By October 1905, when "a two-storey wooden building has been rapidly put together since the fire and is now almost completed," it was "also reported that a brick building will take its place."⁶

Young purchased four lots on Manchester Street in 1906, and the current brick hotel was completed three years later according to the tax assessment rolls. Beyond resuming its service to railway operators and travellers, as well as local patrons, "the first town council meetings, around 1912, were apparently held at the tavern..."⁷ Young's heirs retained the property until the late 1940s (when it was pictured in the archival photograph attached as Image 3c). During the late 20th century, the premises were also known as the Windsor House (Image 3d).⁸ The Chemij family acquired the property in 1958, operating the business for over half a century. The establishment was officially renamed the Blue Goose Tavern in 1971, purportedly recognizing a "historic "streamlined" locomotive whose operator made it a habit to drop into the Windsor Public House when his train was running early."⁹ The name change, which was later applied to the street the building fronts on, reflected the long-standing relationship between the hotel and the railway as Mimico developed and evolved from a settlement adjoining the tracks to a village (1911) and a town (1917). As the Blue Goose Tavern, the facility was associated in the late 20th century and afterward with Mimico's famed sports culture, with the proprietors supporting local hockey, soccer, lacrosse and baseball teams. In 2009, the hotel celebrated a century of continuous operation in Mimico. The property at 1 Blue Goose Street was recognized on the City of Toronto's Heritage Register in 2017.

⁴ The Globe, July 24, 1905

⁵ Ibid

⁶ *The Globe*, October 18, 1905. At this time, Young raised ire in the community by temporarily operating a "fully licensed hotel in a small shack within a stone's throw of Mimico station" (which is pictured beside the two-storey wood hotel in Image 3a)

⁷ *Globe and Mail*, July 16, 1997. If correct, this was a reference to the village council

⁸ In two earlier instances, the establishment was identified in the City Directories as the Ritchie Hotel (1913-1914) and the Bruce Hotel (1917), purportedly after the respective proprietors, William G. Richardson and Bruce Holtz

⁹ Harrison, 1

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 1 Blue Goose Street are found on the cover and in Sections 2 and 6 of this report. The Windsor Hotel (1909) replaced an earlier hotel of the same name and dating to the 1890s. Although no archival image of the first building has been uncovered at the time of the writing of this report, its description as a "two-storey brick house" may have influenced the new edifice, although on a larger scale. The size of the new building, as well as its proximity to the railway tracks, train station and the adjoining community, reflected the role of the hotel in housing railway workers and travellers, as well as serving visitors and local residents.¹⁰

The Windsor Hotel displays features of Edwardian Classicism, the most popular style for most building types in the pre-World War I era and a reaction to the over-decorated architecture of the late Victorian era. Elements of the Edwardian Classical style are apparent in the red brick cladding, truncated hipped roof and dormers and, as seen in the archival photographs in Image 3, the classical cornice that originally separated the ground floor from the upper stories. Although the detailing of the first floor has been concealed by the current cladding, the main entrance on the principal (west) elevation remains in its original location. The south verandah, which is visible in Images 2g and 3b, was later enclosed. In the upper stories on the west, north and south elevations, the fenestration is symmetrically placed with segmental-arched window openings with brick flat arches and stone sills. On the rear (east) elevation, the openings are located according to the interior function of the building.

The south wing (where the original verandah was enclosed) and the rear (east) addition are not identified as heritage attributes, along with the cladding in the first (ground) floor.

iv. CONTEXT

The location of the property at 1 Blue Goose Street is shown on the map attached as Image 1. The site anchors the southeast corner of Manchester Street, one block north of Cavell Street in the area southeast of Royal York Road and the railway tracks. The Windsor Hotel is adjoined by residential buildings dating to the late 20th century, with high-rise apartments (west) and low-rise house forms (east). The residential neighbourhood to the south is interspersed with commercial and institutional buildings, including Mimico United Church at 2 Station Road, which is a designated heritage property. To the north, the Windsor Hotel overlooks the railway tracks where, on the north side, the Mimico GO Station occupies the original site of the Mimico Station.

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

¹⁰ *The Globe*, March 11, 1912

City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

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

The property at 1 Blue Goose Street has cultural heritage value for its design as a well-preserved early-20th century commercial building with features of Edwardian Classicism, which emerged as the most popular style prior to World War in reaction to the architectural excesses of the late Victorian era. The Windsor Hotel displays the plain brick surfaces, the geometrical lines with the hipped roof and dormers, and the symmetrical placement of the openings identified with the Edwardian Classical style.

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

The Windsor Hotel is associated with the history of Mimico, from its origins as a community linked to the railway, to its development and evolution as an independent municipality. A railway hotel has existed in this locality since the late 19th century when it was built in close proximity to the tracks and the Grand Trunk Railway (later Canadian National Railways) station. As a community hub with its links to Mimico's sports culture, the hotel has been in continuous operation for more than a century.

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

Contextually, the property at 1 Blue Goose is historically and visually related to its setting southeast of the railway tracks and Royal York Road in Mimico with its proximity to the original location of Mimico Station (the latter building is now found in Centennial Park on the west side of Royal York Road). The Windsor Hotel remains a local landmark in the community.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1 Blue Goose Street has cultural heritage value for its design, historical associations and context as an early 20th century commercial building that has been in continuous operation for a more than a century in its location southeast of Royal York Road and the railway tracks in Mimico where it stands as a local landmark.

5. SOURCES

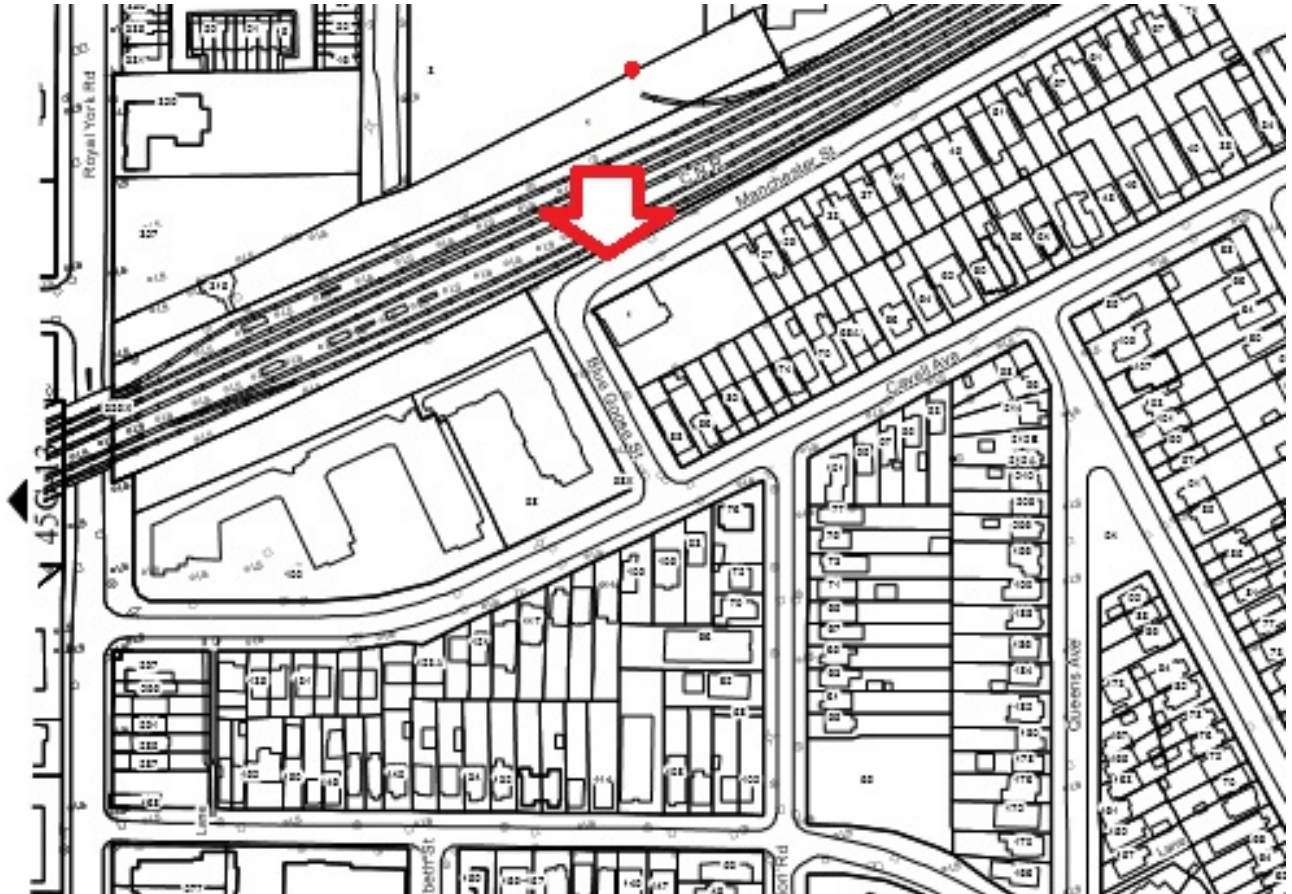
Archival Sources:

- Abstract Indices of Deeds, Plan 164, Lot D, and Plan M68, Lots 150-152
- Archival Photographs, City of Toronto Archives, Fonds 1257, Item 543, www.trainweb/oldtimetrains/photographs, and www.mimicoalumni.dancingnome.com
- Assessment Rolls, Etobicoke Township, Wards 1 and 2, 1905-1910
- City of Toronto Directories, 1892 ff.
- Gehle, Fawkes and Hassard, Toronto District Sketch Sheets of a Reconnaissance of the Country between the Rivers Humber and Etobicoke from the Shore of Lake Ontario to Dundas Street, 1867
- Goad's Atlases, Volume 2, 1910 revised to 1913 and 1924, and 1922 revised to 1932
- Miles, Historical Atlas of the County of York, 1878
- Tremaine, Map of the City of Toronto and County of York, 1868

Secondary Sources:

- Blue Goose Tavern, <http://thebluegoosetavern.com/about.php>
- "Chemji family celebrates 30 years at the Blue Goose," *Toronto Star*, September 20, 1988
- Currell, Harvey, *The Mimico Story*, 1967
- Given, Robert, *Etobicoke Remembered*, 2008
- Given, Robert, *The Story of Etobicoke*, 1950
- Harrison, Michael, "Property Nomination Form - 1 Blue Goose Street," October 2016
- Heyes, Esther, *Etobicoke: From Furrow to Borough*, 1974
- HSMBC, "Railway Station Report, CNR Station, Mimico (Etobicoke), Ontario," <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-142.html>
- "A Liquor cabin in West York," *The Globe*, October 18, 1905
- "Lives of 16 people in danger," *The Globe* July 24, 2005
- "Mimico," <http://www.etobicokehistorical.com/mimico.html>
- "Mimico Fire Mystery," *The Globe*, July 29, 2005
- "The Mimico Tragedy," *The Globe*, September 20, 1905
- "Mimico 20/20: Cultural Heritage Evaluation", 2012
http://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/financial_cultural_heritage_resource_assessment.pdf
- "No finding in Mimico fire investigation," *The Globe*, August 26, 1905
- "Pioneer of Mimico, Mr. John Giles, Dead," *The Globe*, March 11, 1912
- "This road may lead to the Blue Goose," *Toronto Star*, April 11, 1989
- "Will old Toronto survive megacity?", *Globe and Mail*, July 16, 1997

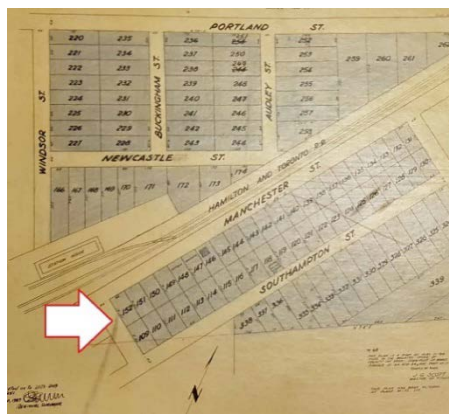
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. City of Toronto Property Data Map: showing the location of the property on the southeast corner of Blue Goose and Manchester streets in the area southeast of the CNR tracks and Royal York Road.



2a. Browne's Plan of Mimico, 1856



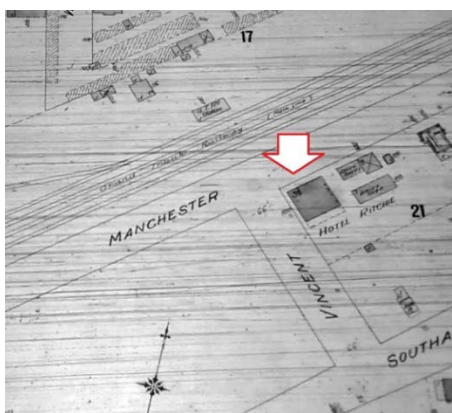
2b. Plan M68, 1856



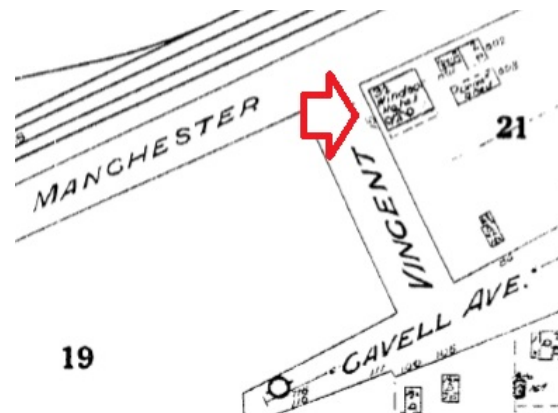
2c. Sketch of Mimico, 1867



2d. York County Atlas, 1878



2e. Goad's Atlas, Vol. 2, 1913



2f. Goad's Atlas, Vol. 2, 1922 revised to 1932

2. Archival Atlases, Maps and Plans: Plan, 1856, Archives of Ontario, Item 1321; Plan M68, Land Registry Office, Toronto; Sketch, 1867 and Atlas, 1878, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Atlases, 1913 and 1932, Toronto Public Library.



3a. temporary hotel, October 1905



3b. undated photograph of 1909 building



3c. Windsor Hotel, ca. 1945



3d. undated photograph with "Windsor House" sign



3e. Aerial view east from Mimico Yard to the subject property, 1960s

3. Archival Images, 1 Blue Goose Street: archival photograph, 1905, The Globe, October 18, 1905; archival photograph, ca. 1945, City of Toronto Archives, Fonds 1257, Item 543; aerial photograph, 1960s, www.trainweb.org/oldtimetrains/photos; and archival photographs, 1909 and undated, www.mimicoalumni.dancingnome.com.



4a. west elevation on Blue Goose Street



4b. west (left) and south (right) elevations



4c. north elevation on Manchester Street, facing the railway tracks (right), with the rear (east) elevation (left)

4. Photographs, 1 Blue Goose Street: Heritage Preservation Services.