

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement at 191, 193, 195 and 197 Church Street

Date: January 21, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 13 - Toronto-Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 191, 193, 195 and 197 Church Street under Part IV, Section 29 of the Ontario Heritage Act, approve the proposed alterations to the heritage properties located within the proposed development site at 191 - 201 Church Street, linked with the proposed redevelopment of the site, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties. The properties at 191, 193, 195 and 197 Church Street were included in the inaugural list of properties added to the City of Toronto's Inventory of Heritage Properties on June 20, 1973. The original building at 195 Church Street was demolished following a fire in 1956 and the property remained a vacant lot for 25 years. The current infill structure was built in 1981-1982 as a compatible replacement that re-establishes the unity of the historic row.

The proposed development comprises a three-storey podium and 39-storey tower for mixed-use development with residential space and commercial space, including both office and retail uses. The proposal entails demolition of 199 and 201 Church Street and the partial retention of 191, 193, 195 and 197 Church Street: The west elevations of all four townhouses will be retained in situ with partially reconstructed firewalls and cornice to retain the three dimensional character of the buildings.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 191, 193, 195 and 197 Church Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 191, 193 & 197 Church Street (Reasons for Designation) attached as Attachment 5 Statement of Significance: 191, 193 & 197 Church Street (Reasons for Designation) and Attachment 6 Statement of Significance: 195 Church Street to the report, January 21, 2020, from the Senior Manager, Heritage Preservation Services.

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

3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

4. If the designations are 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 properties.

5. City Council approve the alterations to the heritage properties at 191, 193, 195 and 197 Church Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 39-storey tower on the lands known municipally as 191 - 201 Church Street, with such alterations substantially in accordance with plans and drawings dated November 14, 2019, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Ltd. Architects dated February 8, 2019, and revised August 7, 2019, and November 14, 2019, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to 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 properties at 191, 193, 195 and 197 Church Street in accordance with plans and drawings dated November 14, 2019, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects dated February 8, 2019, and revised August 7, 2019, and November 14, 2019 and in accordance with the Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, issued January

25, 2018 (3rd issue November 14, 2019) to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council or its delegate for the property located at 191- 201 Church Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.
4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.
5. 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.

c. That prior to the issuance of any permit for all or any part of the property 191-201 Church 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. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.a.2, 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;
2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 5.c.2, the owner shall:

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

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

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 properties at 191, 193, 195 and 197 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

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 properties at 191, 193, 195 and 197 Church Street.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of April 24, 2019, Toronto and East York Community Council considered a Preliminary Report on a Zoning Amendment for 193 -201 Church Street applications to allow a 39- storey mixed-use building, including a 3 storey base building, to be constructed on the subject properties at 193-201 Church Street. This construction entailed the demolition of 199 and 201 Church Street, and retention of the west façades of 193, 195 and 197 Church Street. Toronto and East York Community Council adopted the report with amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.35>

The applicant has since acquired the additional property at 191 Church Street which is now included in the site development.

At its meeting of July 23, 2018, Toronto City Council adopted the Status Report on the proposed city-initiated Official Plan Amendment to clarify, through enhanced study, the existing view protection policies in the Official Plan as they affect the silhouette views associated with City Hall, Old City Hall and St. James Cathedral.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.86>
<https://www.toronto.ca/legdocs/mmis/2018/te/bgnd/backgroundfile-118130.pdf>

The subject properties at 191, 193, 195 and 197 Church Street were included in the inaugural list of properties added to the City of Toronto's Inventory of Heritage Properties (now, Heritage Register) on June 20, 1973.

In 1982, The Toronto Historical Board approved the replacement building at 195 Church Street and recommended the historic row for full designation under Part IV, Section 29 of the Ontario Heritage Act.

BACKGROUND

Research and Evaluation

Heritage Properties

Following research and evaluation according to Regulation 9/06, it has been determined that the Cooper & Gillespie Terrace has cultural heritage value for its design, association and context.

Located on the east side of Church Street between Shuter Street and Dundas Street East, the Cooper & Gillespie Terrace is valued as a rare Georgian-style urban terrace that was once prevalent in downtown Toronto, and has been recognized as the city's best preserved set. Originally completed in 1848 and attributed to the design of the significant local architect, John Tully, all four properties were included on the City's inaugural listing of properties for inclusion on the Inventory of Heritage Properties (now Heritage Register) in 1973. Despite the original structure at 195 Church Street having been demolished in 1956 due to fire, the compatible reconstruction dating to 1981 supports the character, scale and rhythm of the remaining three of ten mid-19th century buildings at this location. The Cooper & Gillespie Terrace contributes contextually to the mid-19th century residential character of Church Street and is visually, physically and historically linked to its setting in the Garden District neighbourhood where it has been visually, physically and historically linked to its setting for over 170 years.

Proposal

The current development site at 191-201 Church Street consists of six commercial buildings on Church Street. The proposed development comprises a three-storey podium and 39-storey tower for mixed-use development with residential space and commercial space, including both office and retail uses. The proposal entails demolition of 199 and 201 Church Street and the partial retention of 191, 193, 195 and 197 Church Street: the west elevations of all four townhouses will be retained in situ with partially reconstructed firewalls and cornice to retain the three dimensional character of the buildings.

Adjacent Heritage Properties

The development site is adjacent to two properties on the Heritage Register at 200 Church Street and 57 Bond Street. The Parish Office for St. Michael's Cathedral is located directly across the street and was built in 1845-46. The Heritage Register

references the original Bishop's Palace built on this site in 1817-18. The plaque in front identifies it as the St. Michael's Cathedral Rectory (formerly known as St. Michael's Palace) and the Official Residence of the Catholic Bishops and Archbishops of Toronto. The primary property address for St. Michael's Basilica Cathedral is 57 Bond Street. It was also included on the City of Toronto Heritage Inventory on June 20, 1973 and Council stated its Intention to Designate March 5, 2012. It was built in 1845-48 and the Church Street frontage of the L-shaped lot contains the St. John's Chapel that connects the Parish Office and the Cathedral.

Heritage View

The view of St. James Cathedral Spire from between Church Street and Market Street (across from Farquhars Lane), on the north side of Front Street East, looking north through the pedestrian pathway and Sculpture Garden is identified as a view to a heritage property in Schedule 4, Map 7a or 7b of the City of Toronto's Official Plan. St. James Cathedral is designated under Part IV of the Ontario Heritage Act.

The parameters of this heritage view are being refined for an amendment to the Official Plan, to provide specific locations whence views originate, the proposed viewshed to be protected, and further direction to prevent intrusions above, adjacent to and behind the proposed building silhouette line.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities shall have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

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

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

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

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, particularly in strategic growth areas."

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

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

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

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

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

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

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

3.1.5.44. "The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b."

The Standards and Guidelines

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

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

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by GBCA Architects and submitted in support of the application. The HIA finds that the proposed development conserves the cultural heritage value of the extant buildings on the properties at 191-197 Church Street, and that it will not have a significant impact on the cultural heritage value of the adjacent heritage properties. There will not be an impact to the heritage view of the St. James Cathedral Spire. Overall, staff concur with this assessment and are supportive of the proposal.

191, 193, 195 and 197 Church Street

The west walls of the four attached Georgian style row houses will be stabilized and retained in place with temporary bracing and integrated into the proposed new building forming the majority of the west elevation of the base building on Church Street. Interior walls and floor plates will be demolished. Direct Church Street access is shown to the four Georgian row houses via three original stairs.

Elevations will be conserved in place with a retention system composed of exterior vertical steel trusses, extending the full height of the three storey elevations. The four existing masonry party walls will be retained in-situ to a depth east from the façade of 3 metres. The trusses will be supported by the perimeter piling and shoring at the building face, and by caissons at the outer leg of the trusses. The below grade caissons will be coordinated and installed to avoid existing in-ground services. Elevations will be fully supported by the retention trusses prior to any structural demolition taking place, and will be monitored throughout construction until they are fully supported by the new structure.

Massing

The proposed step-backs of the tower behind the retained elevations are 5 metres along Church from the 4th - 9th floors then cantilevered back out 2 metres from the 10th to 39th floors of the tower. The base building expression of this new development along Church and Dalhousie has been revised to mitigate the disparity in the 7 storey mass of the east elevation relative to the three storey massing along the west half of the site.

The inset of 1.5 metres at the fourth floor is introduced to additionally respond to the scale of the heritage properties.

Heritage View

The proposed new tower does not impinge on the silhouette line visible in the view corridor to the St. James Cathedral Spire identified as a view to a heritage property in Schedule 4, Map 7a or 7b of the City of Toronto's Official Plan, and refined in the draft Official Plan amendments to heritage view protection policies.

Conservation Plan

Should Council approve the proposed conservation strategy for the properties at 191, 193, 195 and 197 Church Street, prior to the issuance of the first permit for the development the owner should be required to submit a Conservation Plan in concordance with the scope of work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Preservation Services. The Conservation Plan should detail all of the recommended interventions and conservation work proposed for 191, 193, 195 and 197 Church Street including: any recommended restoration work; required repair work to the exterior and interior walls and roof being retained; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation and Lighting Plan

Should Council approve the proposed conservation strategy, prior to the issuance of a heritage permit for the proposed development the applicant should be required to submit a lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This plan should provide details of how the exterior of 191, 193, 195 and 197 Church Street will be lit such that its unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the building.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of a heritage permit for the proposed development the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 191, 193, 195 and 197 Church Street.

CONCLUSION

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 7) and determined that the properties at 191, 193, 195 and 197 Church Street are consistent with Ontario Regulation 9/06 and meets the criteria for designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 5) for 191, 193 and 197 Church Street and the Statement of Significance (Attachment 6) for 195 Church Street comprise 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.

Staff are supportive of the proposal to alter the subject heritage properties at 191, 193, 195 and 197 Church Street to allow for the construction of a new building through conservation of the west elevations of the building to the depth of three metres. Staff are supportive of the approach within this framework of conservation objectives at the development site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of on-site heritage properties and heritage view corridor.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Plan

Attachment 2: Photographs

Attachment 3: Rendered Views

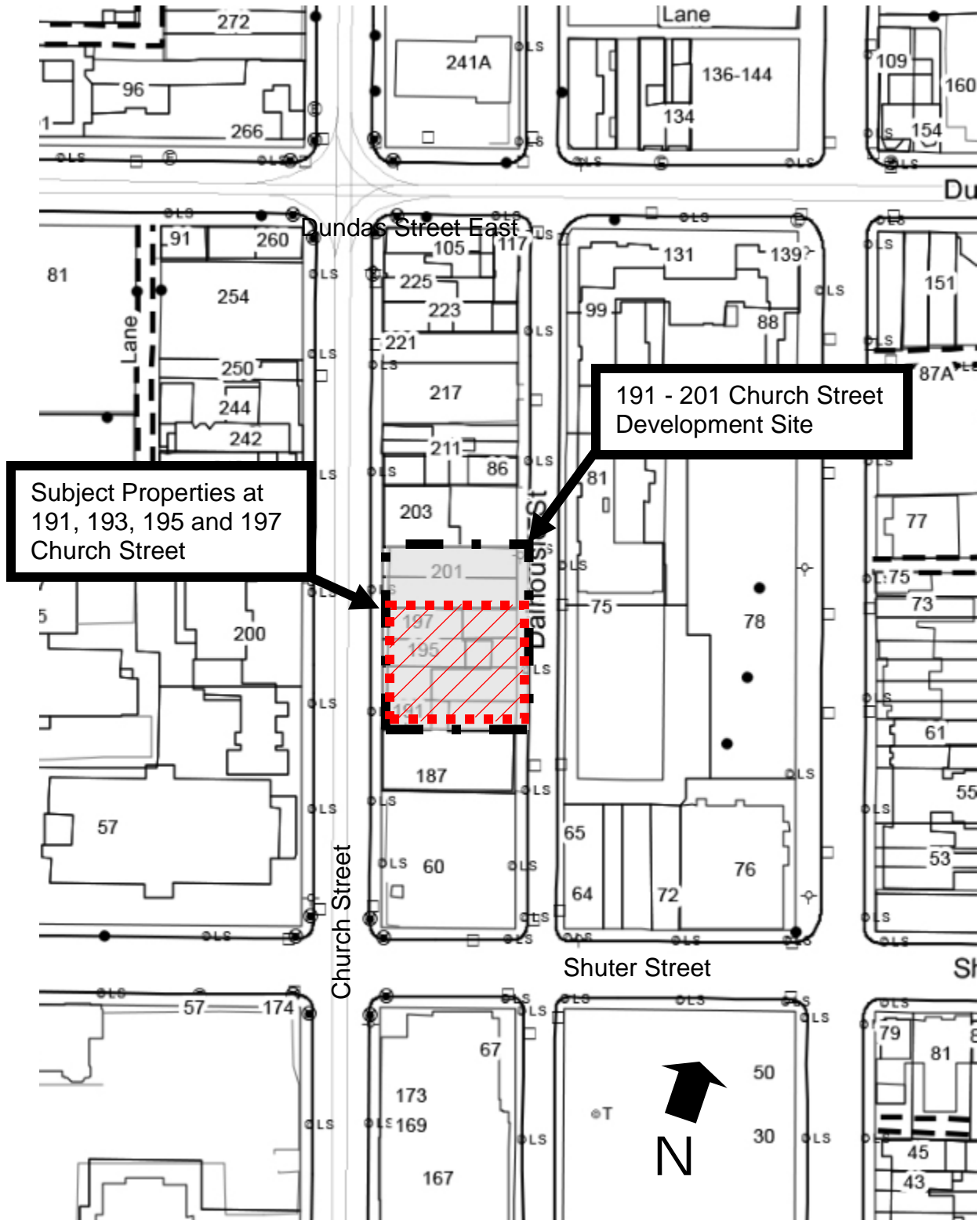
Attachment 4: Architectural Plans and Drawings

Attachment 5: Statement of Significance: Cooper & Gillespie Terrace 191, 193 & 197 Church Street (Reasons for Designation)

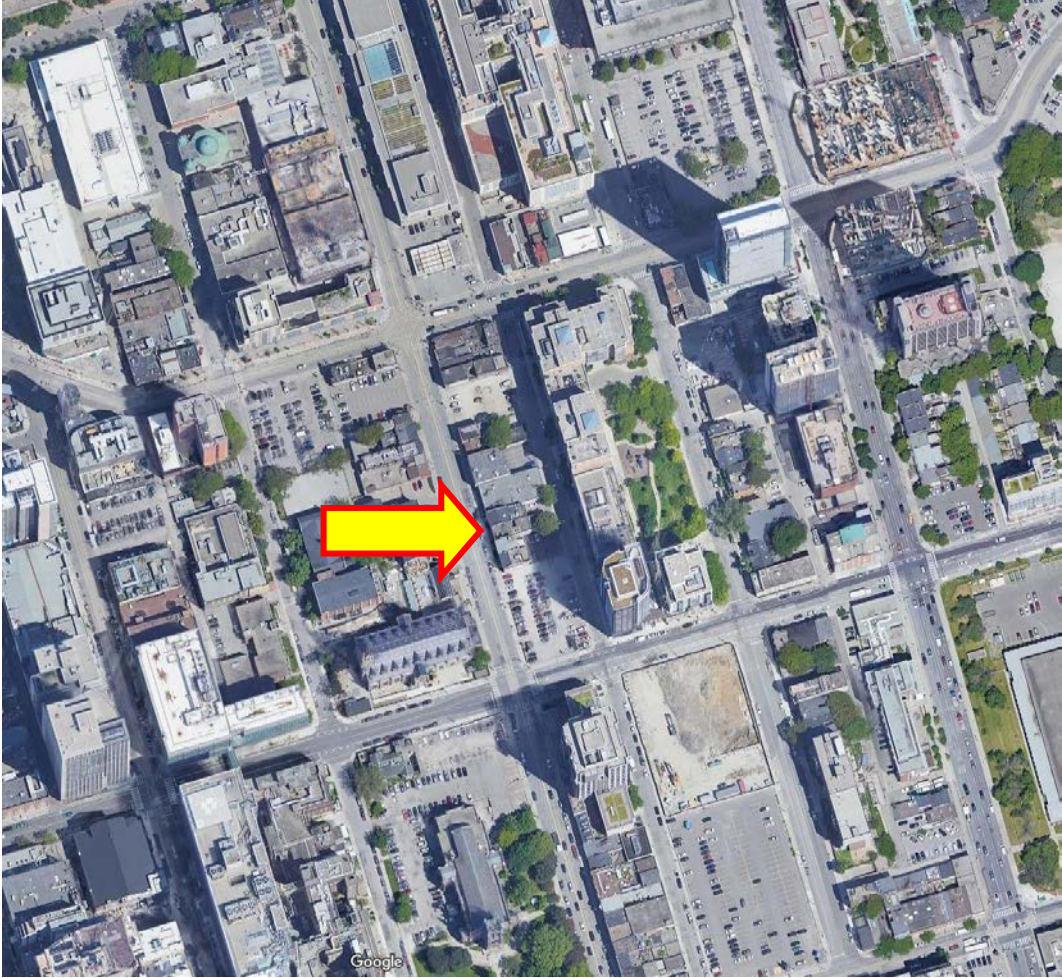
Attachment 6: Statement of Significance: Cooper & Gillespie Terrace 195 Church Street (Reasons for Designation)

Attachment 7: Heritage Property Research and Evaluation Report

This location map is for information purposes only and is oriented with North at the top. The hatched lines mark the approximate boundaries of the subject properties at 191, 193, 195 and 197 Church Street. The shaded area identifies the overall development site for 191-201 Church Street.



(Birdseye) view of the development site, which is indicated by the arrow. The exact boundaries of the site are not shown.





191, 193, 195 and 197 Church Street & Adjacent Context
(Existing West Elevation)



191, 193, 195 and 197 Church Street - Existing West Elevation
(Heritage properties to be retained and integrated into base building)



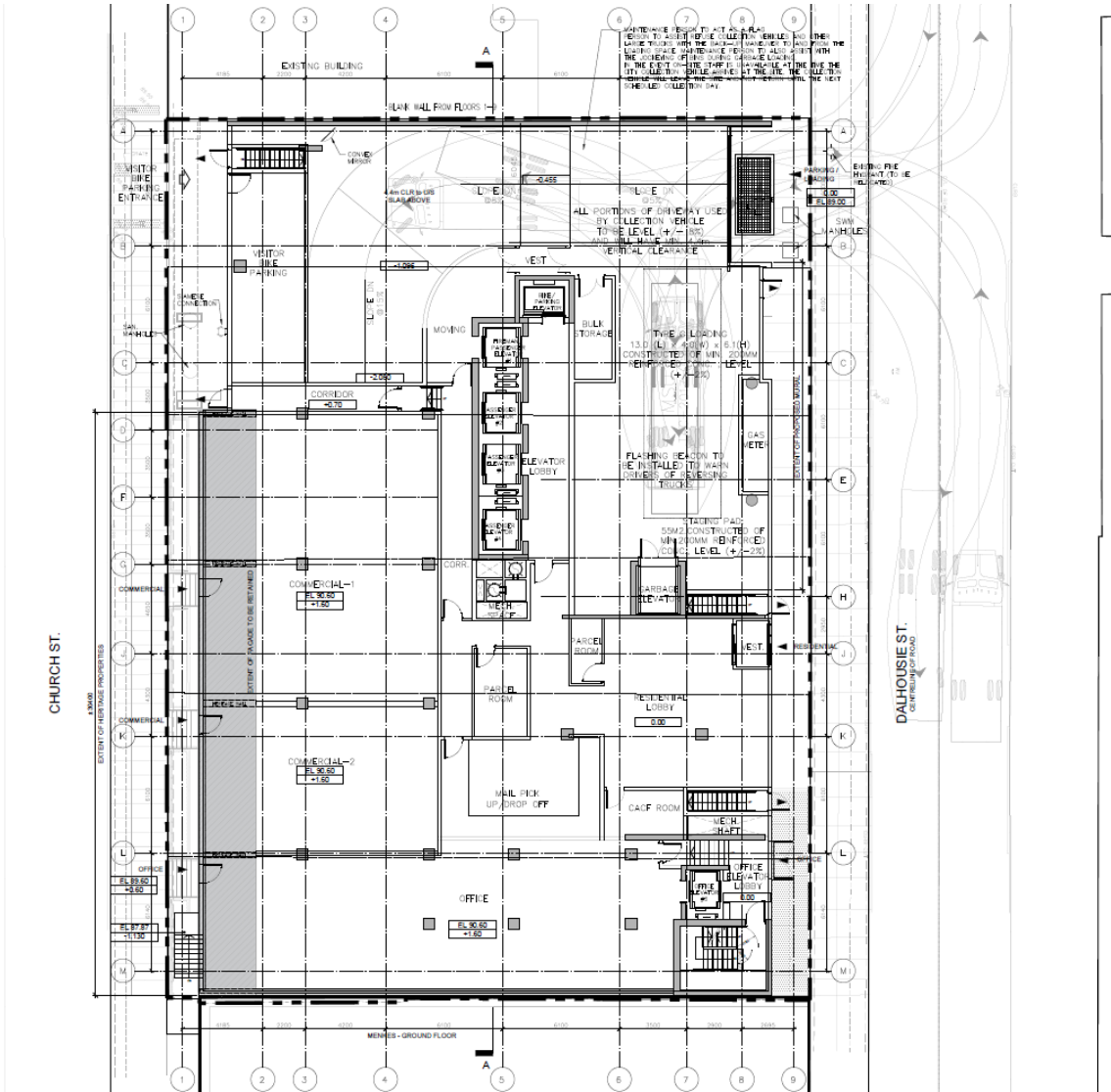
Adjacent West Side of Church Street (Opposite to development site)



Proposed Development & Projected Context (West Elevation)

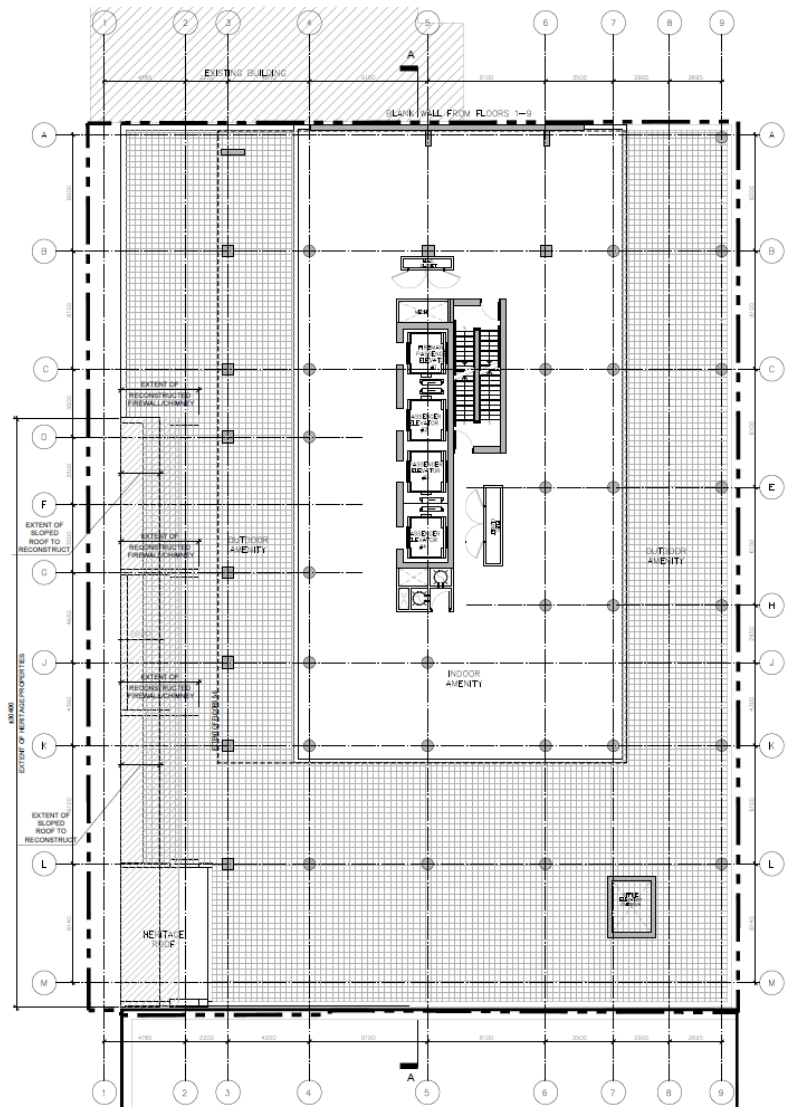


Proposed Development Lower (West) Elevation



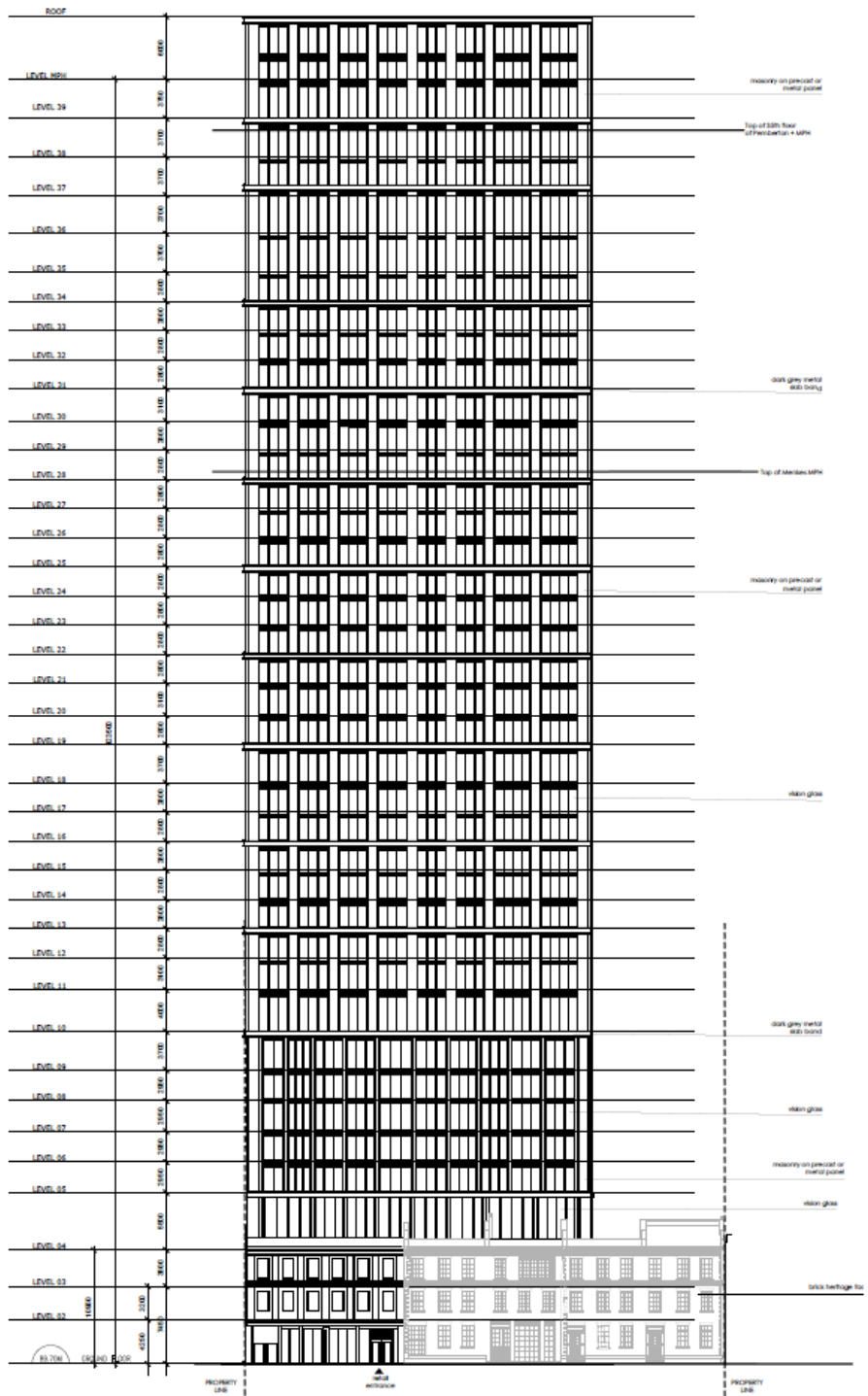
Ground Floor





Fourth Floor





West Elevation

STATEMENT OF SIGNIFICANCE:
COOPER & GILLESPIE TERRACE
191, 193 & 197 CHURCH STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 5

The properties at 191, 193 and 197 Church Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the east side of Church Street between Dundas Street East and Shuter Street in the Garden District neighbourhood and directly across the street from St. Michael's Cathedral, the Cooper & Gillespie Terrace is part of a group of three-storey Georgian style row houses that remain from the original ten-unit terrace completed in 1848. The current building at 195 Church Street was reconstructed in 1981 following the removal of the original structure due to fire in 1956. All four properties were included in the City of Toronto's inaugural list of properties added to the Inventory of Heritage Properties in 1973, including the then-vacant lot at 195 Church Street.

Statement of Cultural Heritage Value

The Cooper & Gillespie Terrace is valued as a rare example of urban row housing in Toronto completed before 1850. The Georgian styling, popular before the second half of the 19th century, signals some of the city's earliest buildings. While this type and style of building was once prevalent in downtown Toronto, the Cooper & Gillespie Terrace is valued as a rare surviving example that is also considered to be the city's best preserved set of Georgian row houses.

The Cooper & Gillespie Terrace is valued for its association with architect John Tully, who is attributed to the design. Tully is recognized as one of the first professional architects to work in Toronto, where only a small number of his commissions survive, including the nearby designated properties at 68-70 Shuter Street (Edward Cooper Houses). Like the Shuter Street properties, 195 and 197 Church Street were originally owned by local merchant and speculative developer, Edward Cooper.

The Cooper & Gillespie Terrace has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it defines the remaining portion of the original ten-unit brick terrace and, more broadly, the mid-19th century residential character of Church Street and the surrounding area. Within the context of a neighbourhood in flux due to ongoing development pressure, the Cooper & Gillespie Terrace is valued together as a group of row houses with historic, physical and visual links to its surroundings for over 170 years.

The Cooper & Gillespie Terrace is highlighted by the current infill replacement building at 195 Church Street, constructed in 1981 as a compatible replacement that re-establishes the unity of the historic row.

Heritage Attributes

The heritage attributes of the Cooper & Gillespie Terrace are:

- The setback, placement and orientation of the buildings on the east side of the street between Shuter Street and Dundas Street East
- The scale, form and massing of the red brick terrace with its three storey height with pitched roofs, chimneys and corbelled brick firebreak end walls defining the individual properties
- The materials with the red and buff brick, and the brick, stone and wood detailing
- The principal (west) elevations, which are symmetrically organized with entrances located in the left (north) bays and flat-headed window openings with stone lintels and sills in all three storeys
- The fenestration with the double-hung sash windows, including the six-over-six panes, where existing
- The entries, which are recessed and have flat-headed door openings with transoms beneath stone lintels
- The decorative, polychrome brickwork with the buff brick stringcourses at all the levels, the vertical quoining delineating individual properties in the row and coffered panel brick frieze below the rooflines

STATEMENT OF SIGNIFICANCE:
COOPER & GILLESPIE TERRACE
195 CHURCH STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 6

The property at 195 Church 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

Located on the east side of Church Street between Dundas Street East and Shuter Street in the Garden District neighbourhood and directly across the street from St. Michael's Cathedral, the property at 195 Church Street is part of a group of four three-storey Georgian style row houses that remain from the original ten-unit terrace completed in 1848. The current building at 195 Church Street was reconstructed in 1981 by Mekinda, Snyder & Weis Architects in a compatible manner to the rest of the surviving row, following the removal of the original structure in 1956. All four properties were included in the City of Toronto's inaugural list of properties added to the Inventory of Heritage Properties in 1973, including the then-vacant lot at 195 Church Street.

Statement of Cultural Heritage Value

The property at 195 Church Street is valued as a significant example of compatible urban infill within the Cooper & Gillespie Terrace which is valued as a rare example of urban row housing originally completed before 1850. The current replacement building at 195 Church Street (1981) represents the influence of prevailing heritage conservation theory in the latter half of the 20th century, when architects, preservationists and planners were exploring new ways of repairing lost or damaged urban fabric in order to re-establish the cultural significance of a site.

The principal (west) elevation refers to the historic row's Georgian styling, which was popular before the second half of the 19th century and signals some of Toronto's earliest buildings. This reinterpretation also respects the form, articulation and materiality of the rest of the row, and supports the prevailing streetscape character while incorporating identifiably contemporary interpretations of historic features, such as the corbelling above the first and third storey openings, the recessed entrance and third floor balcony, an at-grade second entrance and the omission of a cornice. These small design gestures make evident the contemporary date of construction in contrast to the rest of the Cooper & Gillespie Terrace, but do so without disrupting the pedestrian scale, rhythm of openings, prevailing materiality and articulation of the streetscape.

Cooper & Gillespie Terrace is valued as a rare surviving example of a collection of Georgian row houses, considered to be the city's best preserved set and highlighted by the current infill replacement building at 195 Church Street.

The Cooper & Gillespie Terrace has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it defines the

remaining portion of the original ten-unit brick terrace and, more broadly, the mid-19th century residential character of Church Street and the surrounding area.

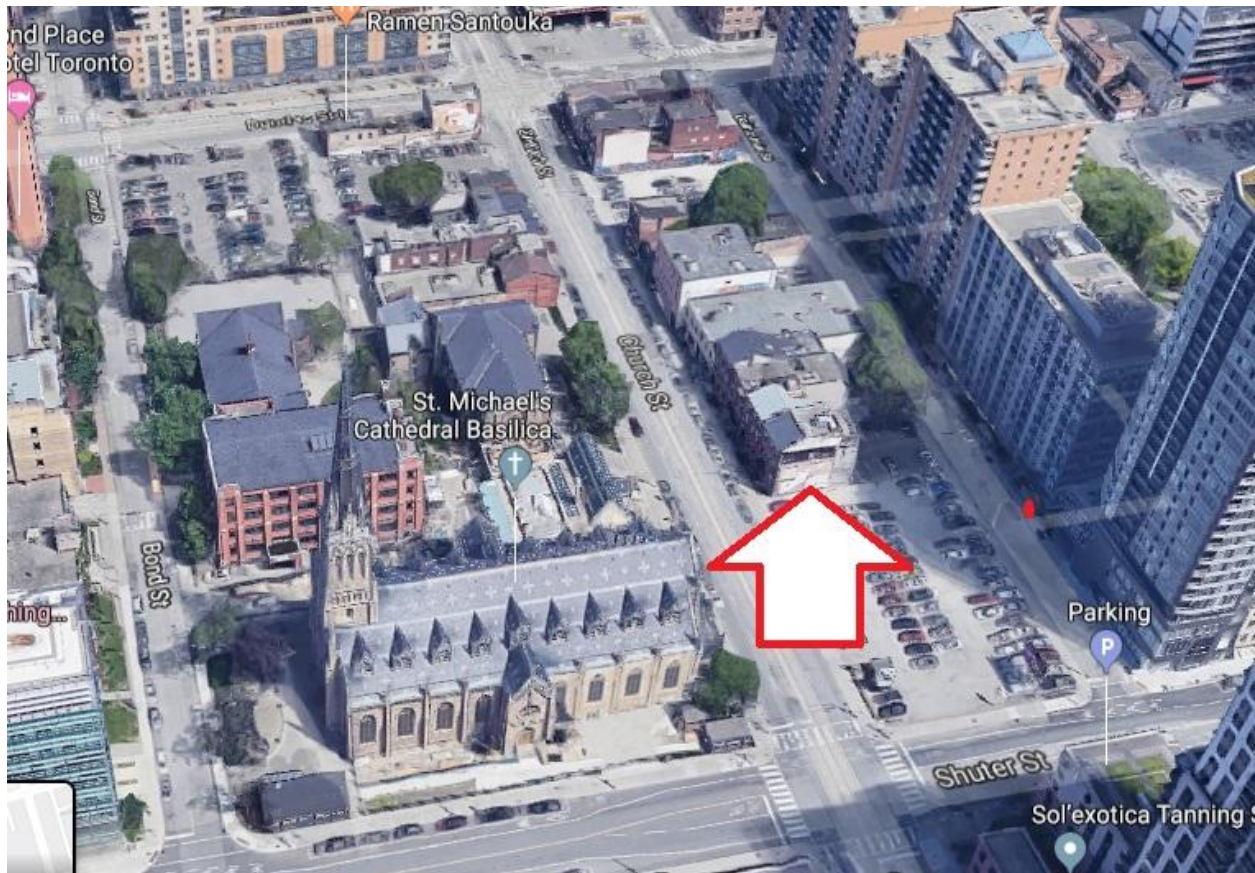
Heritage Attributes

The heritage attributes of the property at 195 Church Street are:

- The setback, placement and orientation of the buildings on the east side of the street between Shuter Street and Dundas Street East
- The scale, form and massing of the red brick row house with its three storey height and flat roof
- The materials with the red brick, and the brick and stone detailing
- The principal (west) elevation, which is symmetrically organized with the recessed entrance located in the left (north) bay and flat-headed window openings
- The decorative brickwork with the corbelled headers above the openings on the first and third storeys, and the coffered panel brick frieze below the roofline

ATTACHMENT 7

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



COOPER & GILLESPIE TERRACE

191, 193, 195 and 197 CHURCH STREET

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2020

1. DESCRIPTION



Cover: aerial photograph, 2019, with north on the top (www.google.ca/maps) above: current photograph, 191 (right) to 197 (left) Church Street (Heritage Preservation Services, 2019)

191, 193, 195 and 197 Church Street: Cooper & Gillespie Terrace	
ADDRESSES	191, 193, 195 and 197 Church Street (east side, north of Shuter Street)
WARD	Ward 13 (Toronto Centre)
LEGAL DESCRIPTION	Plan 22A, Lots 15-16 and Plan 3545, Lots 1-2
NEIGHBOURHOOD/COMMUNITY	Garden District
HISTORICAL NAME	Cooper & Gillespie Terrace
CONSTRUCTION DATE	191, 193 and 197: 1848; 195: 1981 (rebuilt following 1956 demo of 1848 dwelling)
ORIGINAL OWNER	191 and 193: Malcolm Gillespie; 195 and 197: Edward Cooper
ORIGINAL USE	Residential
CURRENT USE*	Residential and Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	191, 193 and 197: John Tully, architect (attrib.) 195: Mekinda, Snyder & Weis Architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	City of Toronto's Heritage Register

RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	January 2020

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 191, 193, 195 and 197 Church Street (the Cooper & Gillespie Terrace), and applies evaluation criteria to determine whether they merit 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
1809	Following the founding of York (Toronto) and the subdivision of the land north of the town site into 100-acre allotments for country estates, Park Lot 7 is officially transferred to John McGill
1836	After McGill's nephew, Peter McCutcheon McGill, inherits Park Lot 7, he registers Plan 22A including Lots 15 and 16 on Church Street, north of Shuter Street (the vacant lots are shown on Cane's map of 1842, attached as Image 2a)
1845	McGill sells Lot 15 with a 50-foot frontage on Church Street to Francis Logan; the allotment remains vacant according to the tax assessment roll that year
1846	McGill conveys Lot 16 to Edward Cooper, while Logan sells the adjoining Lot 15 to Malcolm Gillespie
1847	When the tax assessment rolls are compiled, Cooper and Gillespie's lots remain vacant
1848	Gillespie and Cooper's lots each contain two houses, with Gillespie's tenanted and Cooper's vacant according to the tax assessment rolls
1849	Cooper has tenants in his houses when the tax assessment rolls are compiled
1856 May	Cooper and his wife transfer the north half of Lot 16 (with present-day 197 Church) to their daughter, Matilda Cooper
1858	The subject properties are illustrated on Boulton's Atlas as part of a group of 10 brick row houses (Image 2b)
1863	In the first tax assessment roll to describe buildings on Church Street, both Gillespie and Cooper's lots contain two "3 storey brick" houses
1866 May	The tax assessment rolls use street numbers, identifying Gillespie's houses as 169 and 171 Church and Cooper's as 173 and 175 Church
1879 Oct	Gillespie's houses, now renumbered as 175 and 177 Church, are described as vacant in the tax assessment rolls, while Cooper's have been renumbered at 179 and 181 Church
1880	The subject properties identified as 175-181 Church are first illustrated on the first Goad's Atlas (Images 2c and 2d)
1882	Edward Cooper's heir, John Partridge Cooper transfers the south half of Lot 16 (site of present-day 195 Church) to Matilda Lumber (formerly

	Matilda Cooper)
1901 and 1911	Gillespie's widow, Alice, sells the properties at present-day 191 and 193 Church
1921 and 1954	The Underwriters' Survey Bureau Atlases indicate the subject properties (Images 2e and 2f)
1956	An application is made to demolish the row house at 195 Church Street, following damage by fire
1970s	Archival photographs show the subject properties, with 195 Church Street vacant (Images 3a, 3b and 3c)
1973 June	The row houses at "191-197 Church Street" are listed on the inaugural City of Toronto Inventory of Heritage Properties (now known as the Heritage Register), including the vacant lot at 195 Church
1981	The house at 195 Church Street is rebuilt (Image 3d shows it two years later)
May 1981	Meeting minutes for the Toronto Historical Board (THB) indicate that the Board is considering seeking full designation under the Ontario Heritage Act for all four listed properties
April 1982	The THB moves a motion to defer consideration of full designation for the property at 195 Church Street at that time
2003	The row houses are featured in Cruikshank's Old Toronto Houses (Image 3e)

ii. HISTORICAL BACKGROUND

Garden District Neighbourhood and the McGill Estate

The properties at 191, 193, 195 and 197 Church Street (Cooper & Gillespie Terrace) are located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street between Carlton, Queen and Sherbourne streets.¹ (Image 1). The properties were originally part of Park Lot 7, one of the parcels of land granted by John Graves Simcoe to loyal individuals as well as the military and the clergy, following the founding of the Town of York and the establishment of Fort York in 1793. In 1809, Park Lot 7 was granted to John McGill, who had served under Simcoe during the American Revolution. The narrow, 100-acre lot stretched north-south, from Lot Street (now Queen Street) to the second concession road (now Bloor Street).

Like the adjacent Jarvis Estate to the east of Mutual Street, McGill's homestead consisted of a main house, outbuildings and extensive gardens. Built in 1803, McGill Cottage was a one-and-one-half storey Regency home, set well back from Lot Street/Queen Street, more or less between Bond and Mutual Streets. Behind the house, woods stretched up to modern day Bloor Street (now the site of Metropolitan United Church). The neighbouring Jarvis estate property contained a large two-storey brick house (Hazel Burn) which was subsequently demolished to clear the way for Jarvis street, the house being directly in the path of the planned road.

¹ The Garden District neighbourhood has broader boundaries than that defined by the Garden District Heritage Conservation District (HCD).

Upon McGill's death in 1834, his nephew Peter McCutcheon (later the Hon. Peter McGill) inherited McGill Cottage. By 1836, Peter McGill began subdividing and selling off portions of the property for development – this was a common practice by the 1840s as many of the Park Lots north of Queen Street were being subdivided for residential and commercial development.

Registered by Peter McGill, Plan 22A created a number of streets through the former McGill property, including the extension of Church Street north of Queen Street. Shuter, Crookshank (now Dundas), Gould and Gerrard streets were all named after McGill's friends and relatives – for example, Shuter Street was named after Peter McGill's wife, Sarah Elizabeth Shuter and Crookshank Street was named after McGill's brother-in-law.

The block bounded by Church, Shuter, Mutual and Crookshank (Dundas) streets was divided into multiple building lots. The subject properties are located on Lots 15 and 16 of Registered Plan 22A.

The McGill's continued to occupy the cottage into the second half of the nineteenth century. Following Peter McGill's death in 1860, his brother lived at McGill Cottage until 1870. The first house constructed north of Shuter Street on Church Street was John Logan's one-and-one-half storey roughcast cottage, built around 1834. Logan was a gardener and florist who had a shop on Yonge Street but lived and grew his plants and vegetables on this site. Logan's house was eventually incorporated into Elliott's Saloon, which operated on the corner site for many years.

In 1845, the Diocese of Toronto bought several lots of land from Captain John McGill north of the McGill Cottage, in order to build a new Roman Catholic Cathedral, between Bond and Church Streets. Designed by William Thomas, the church opened in 1848. The church was attracted to this site by the expectation that the location of the McGill homestead would continue forever as an open ornamental ground known as McGill Square. However, upon the death of Peter McGill's brother (the last occupant of the McGill Cottage) in 1868, the Wesleyan Methodist Congregation purchased the cottage and two acres of land surrounding the house for the construction of their church. Designed by architect Henry Langley, the church opened in 1872.

191, 193, 195 and 197 Church Street

Most of the housing constructed on the former McGill lands in the 1850s was built on speculation for the middle-class market (an exception was architect William Thomas' Oakham House, which he built in 1848 at Church and Gould Streets). The block on which the subject properties are located was developed throughout the 1850s and, by the 1880s, Church Street between Shuter and Crookshank/Dundas Street was completely developed. The properties ranging from 183 to 201 Church Street once formed a continuous terrace of ten brick row houses. Only three of the original ten remain at 191, 193, 197 Church Street, noting that the current house-form building at 195 Church Street is a replacement dating to 1981.

The ten-unit terrace was developed over the course of the 1850s through the early 1870s. The remaining three original buildings at 191, 193 and 197 Church Street are attributed to the architect John Tully who is recognized as one of the first professional

architects to practice in Toronto, where only a select group of his commissions survive. As well as the subject terrace on Church Street, Tully is credited with the design of a row nearby on Shuter Street.² The properties at 68-70 Shuter Street are designated under Part IV, Section 29 of the Ontario Heritage Act. Interestingly, the original owner of the properties at 68-70 Shuter Street is also the same as the surviving building at 197 Church Street and the original building at 195 Church Street – Edward Cooper, Merchant (Image 4). The current building at 195 is designed by Mekinda, Snyder & Weis, Architects.

In the first decade of the twentieth century, some of the original brick townhouse buildings, including those on the subject site, were being used for commercial purposes, while others (including 197 Church Street) had become boarding houses. By the mid twentieth century, changing land uses resulted in the demolition of the southerly two brick townhouses in the original row of ten (formerly 183 and 185 Church Street).

These demolitions had been preceded by the extensive renovations to 187 and 189 Church Street in the first two decades of the twentieth century. Ultimately, of the original ten three-storey brick townhouses only four remained into the second half of the twentieth century – 191-197 Church Street. In 1956, an application was submitted to demolish 195 Church Street due to fire and, after remaining a vacant lot for 25 years, it was rebuilt in 1981 to match the original adjacent buildings, aside from some modifications to the openings on the first and third storeys.³

iii. ARCHITECTURAL DESCRIPTION

These townhouses were designed in the Georgian style typically found in the earliest buildings in Toronto. With a restrained classical detailing on orderly, symmetrical facades, the Georgian style was employed on the detached houses of the elite (such as Campbell House or the Grange) or on the row housing for the working class. The working class occupying these townhouses were not general labourers (who would have occupied wood-frame workers' cottages in other parts of the city), but rather merchants, editors, clerks and architects. Typical designs of Georgian houses incorporate raised basements with the main entrance to each unit elevated at one end of the principal facade. In the case of the buildings on Church Street, each unit is three bays wide and separated from the next by a brick firebreak wall at the ends of the shallow-pitched side-gable roof. The demarcation of one unit to another was emphasized by the use of buff-brick quoins on the corners. Buff brick was also used as a string course between the second and the third stories and along the roof cornice. The use of stone was limited to the window sills and lintels (Image 5).

The design of the reconstructed row houses at 195 Church Street represents the theoretical framework and approach towards compatible urban infill during the second half of the 20th century, and marks an important shift in the history of urban development within Toronto. The principal (west) elevation refers to the form, articulation and materiality of the adjacent buildings at 191, 193 and 197 Church Street

² This row originally included 64-70 Shuter Street but 64-66 have been demolished.

³ Dec 17 1956 application #42410 to demolish attached dwelling by Standard House Wrecking and Lumber Co; May 1981 sic application to rebuild submitted (Toronto & East York Building Records)

and supports the prevailing streetscape character, while incorporating identifiably contemporary interpretations of historic features, such as the corbelling above the first and third storey openings, the recessed entrance and third floor balcony, and the omission of a cornice. These small gestures make evident the contemporary date of construction in contrast to its neighbours, but do so without disrupting the pedestrian scale, rhythm of openings, prevailing materiality and articulation of the streetscape. The Cooper & Gillespie Terrace is recognized as "one of Toronto's finest remaining Georgian rows [which is] actually highlighted by the replacement at 195."⁴

iv. CONTEXT

The Cooper & Gillespie Terrace is located on the east side of Church Street between Dundas Street East and Shuter Street in the City's Garden District neighbourhood and just west of the Garden District Heritage Conservation District. Church Street runs north-south from The Esplanade in the south to Bloor Street in the north between Yonge and Jarvis Streets. In the past twenty years, the boom in condominium construction in the downtown core has resulted in numerous residential tall buildings being constructed and proposed for properties on the former McGill estate upon which land the buildings at 191-197 Church Street are located.

The character of the area has changed dramatically with many tall residential towers being constructed and proposed. However, around the corner, the attached pair of 19th-century Georgian house-form buildings of similar scale remain at 68-70 Shuter Street, which were also originally owned by Edward Cooper and designed by architect John Tully. Both are recognized on the City's Heritage Register and designated under Part IV, Section 29 of the Ontario Heritage Act. Other 19th century buildings in the immediate vicinity, such as St. Michael's Cathedral, the Metropolitan United Church and Massey Hall, also contribute to maintaining the 19th century character of the neighbourhood. These properties combine with the Cooper & Gillespie Terrace to create a strong context for understanding the mid-to-late 19th century streetscape and their continued contribution to maintaining the historical character of the Garden District neighbourhood.

3. EVALUATION CHECKLIST

The four properties that comprise the subject row houses of this report are evaluated in two separate checklists below, due to the difference in dates of construction between the current building at 195 Church Street and the three original Georgian-style buildings at 191, 193 and 197 Church Street.

The following evaluations apply 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 Inventory of Heritage Properties. 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.

⁴ McHugh, 163.

191, 193 and 197 Church Street

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 Cooper & Gillespie Terrace is valued as a rare example of urban row housing originally completed before 1850 in Toronto. The Georgian styling, popular before the second half of the 19th century, signals some of the city's earliest buildings. While this type and style of building was once prevalent in downtown Toronto, the Cooper & Gillespie Terrace is valued as a rare surviving example that is also considered to be the city's best preserved set of Georgian row houses.

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	X

The properties at 191, 193 and 197 Church Street are valued for their association with architect John Tully, who is attributed to their design. Tully is recognized as one of the first professional architects to work in Toronto, where only a small number of his commissions survive, including the nearby designated properties at 68-70 Shuter Street (Edward Cooper Houses). Like the Shuter Street properties, 197 Church Street and the original building at 195 Church Street were initially owned by local merchant and speculative developer, Edward Cooper.

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

The properties at 191, 193 and 197 Church Street have contextual value as their scale, setback and style are visually and physically linked to the Garden District neighbourhood where they represent the remaining portion of the original ten-unit brick terrace and, more broadly, the mid-19th century residential character of Church Street and the surrounding area, along with the reconstructed portion of the original terrace at 195 Church Street. Within the context of a neighbourhood in flux due to ongoing development pressure, the Cooper & Gillespie Terrace is valued as a collection with historic, physical and visual links to their surroundings for over 170 years. The Cooper & Gillespie Terrace is highlighted by the current infill building at 195 Church Street, constructed in 1981 as a compatible replacement that re-establishes the unity of the historic row.

195 Church Street

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 Cooper & Gillespie Terrace is valued as a rare example of urban row housing originally completed before 1850 in Toronto. The Georgian styling, popular before the second half of the 19th century, signals some of the city's earliest buildings. While this type and style of building was once prevalent in downtown Toronto, the Cooper & Gillespie Terrace is valued as a rare surviving example that is also considered to be the city's best preserved set of Georgian-style row houses.

The principal (west) elevation of 195 Church Street refers to the form, articulation and materiality of the rest of the row and supports the prevailing streetscape character, while incorporating identifiably contemporary interpretations of historic features, such as the corbelling above the first and third storey openings, the recessed entrance and third floor balcony, and the omission of a cornice. These small gestures make evident the contemporary date of construction in contrast to the rest of the terrace, but do so without disrupting the pedestrian scale, rhythm of openings, prevailing materiality and articulation of the streetscape.

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 property at 195 Church Street is valued as a significant example of compatible urban infill representing the influence of prevailing heritage conservation theory in the latter half of the 20th century, when architects, preservationists and planners were exploring new ways of repairing lost or damaged urban fabric in order to re-establish the cultural significance of a site.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric. Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In rare cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place and should be identifiable on close inspection.

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

The property at 195 Church Street has contextual value as its scale, setback and style is visually and physically linked to the Garden District neighbourhood where they define (191, 193 and 197) or support (195) the remaining portion of the original ten-unit brick terrace and, more broadly, the mid-19th century residential character of Church Street and the surrounding area. Within the context of a neighbourhood in flux due to ongoing development pressure, the properties at 191-197 Street are valued together as a group of row houses with historic, physical and visual links to their surroundings.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the Cooper & Gillespie Terrace has cultural heritage value for its design, association and context.

Located on the east side of Church Street between Shuter Street and Dundas Street East, the Cooper & Gillespie Terrace is valued as a rare Georgian-style urban terrace that was once prevalent in downtown Toronto, and has been recognized as the city's best preserved set. Originally completed in 1848 and attributed to the design of the significant local architect, John Tully, all four properties were included on the City's inaugural listing of properties for inclusion on the Inventory of Heritage Properties (now Heritage Register) in 1973. Despite the original structure at 195 Church Street having been demolished in 1956 due to fire, the compatible replacement building dating to 1981 supports the character, scale and rhythm of the remaining three of ten mid-19th century buildings at this location. The Cooper & Gillespie Terrace contributes contextually to the mid-19th century residential character of Church Street and is visually, physically and historically linked to its setting in the Garden District neighbourhood.

5. SOURCES

Archival Sources:

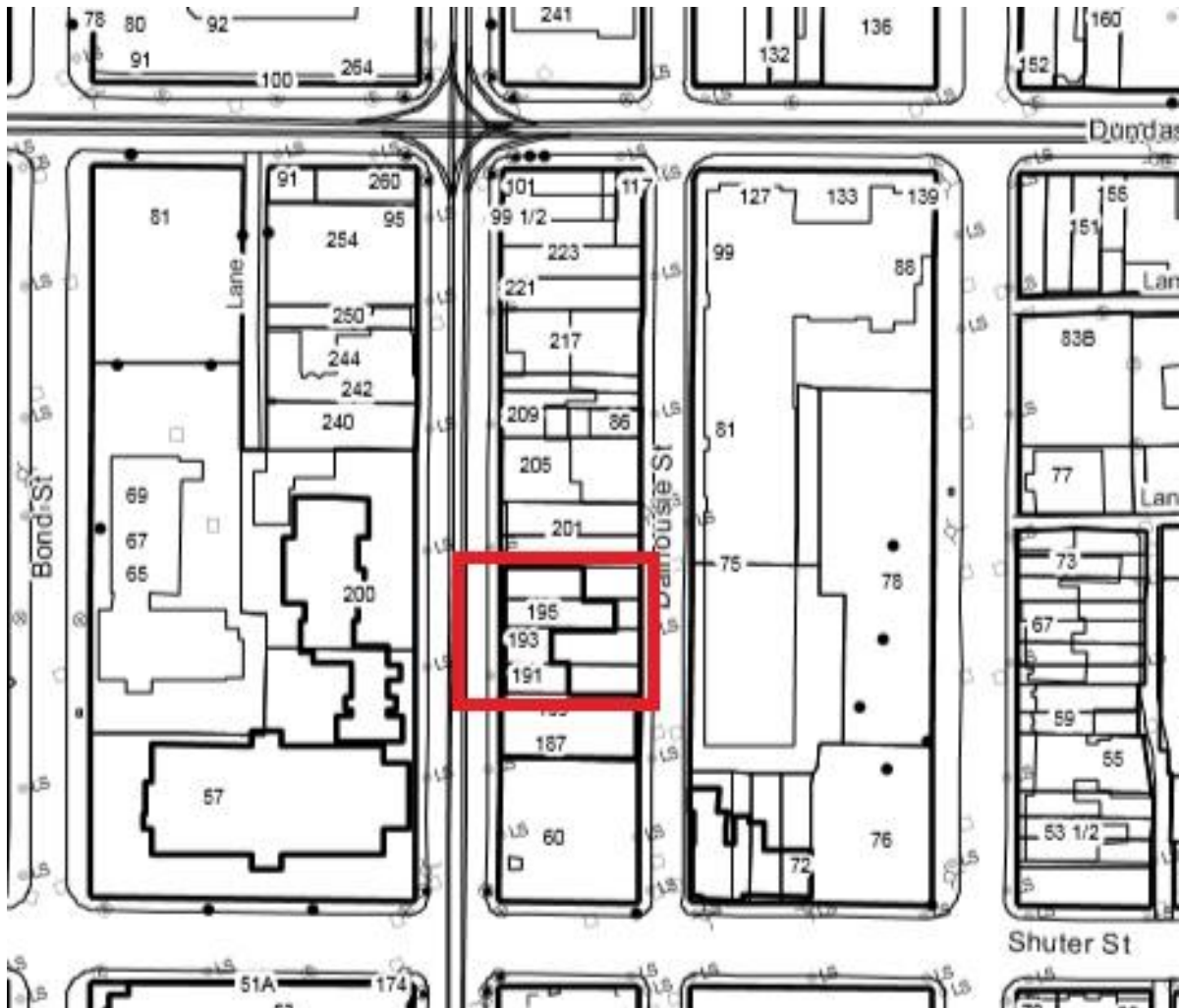
Abstract Indices of Deeds, Plan 22A, Lots 15-16, and Plan 3545, Lots 1-2
Archival Maps and Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
Archival Photographs, City of Toronto Archives (citations with images below)
Assessment Rolls, City of Toronto, St. David's Ward, 1845-1846, St. James Ward, 1847-1892, and Ward 3, Division 1 and 5, 1893 ff.
Building Records, City of Toronto, Toronto and East York, 1936-1985
City of Toronto Directories, 1834 ff.
Underwriters' Survey Bureau Atlases, 1921 revised to 1943 and 1954 revised to 1964

Secondary Sources:

Arthur, Eric, Toronto: No Mean City, 3rd ed. revised by Stephen A. Otto, 1986
Careless, J. M. S., Toronto to 1918, 1984
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Dendy, William, and William Kilbourn, Toronto Observed, 1986
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McHugh, Patricia, Toronto Architecture: A City Guide, Revised ed., 2017.
Mulvany, C. Pelham, Toronto Past and Present Until 1882, 1884

6. IMAGES

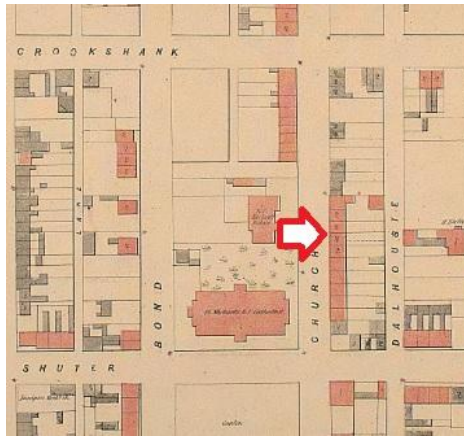
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the properties at 191-197 Church Street. All maps are oriented with north on the top unless indicated in the captions.



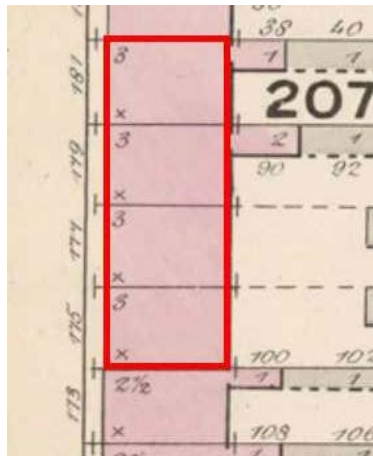
1. Location Maps: showing the location of the subject properties on the east side of Church Street, north of Shuter Street (City of Toronto Property Data Map).



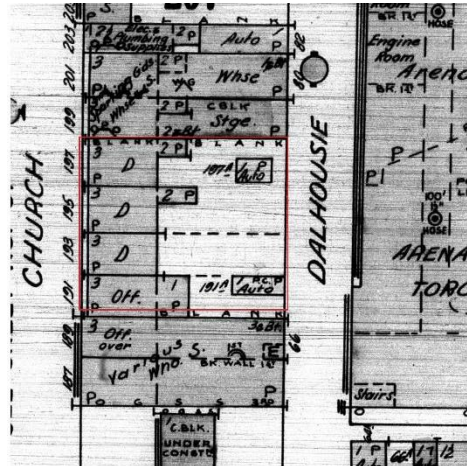
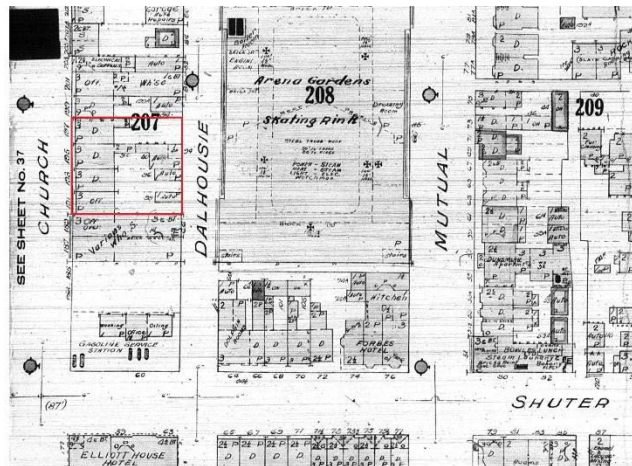
2a. Cane's Map, 1842



2b. Boulton's Atlas, 1858



2c.-2d. Goad's Atlas, 1880 (street and detail)



2e.-2f. Underwriters' Survey Bureau Atlases, 1921 revised to 1943 (left) and 1954 revised to 1965 (right)



3a. 1970



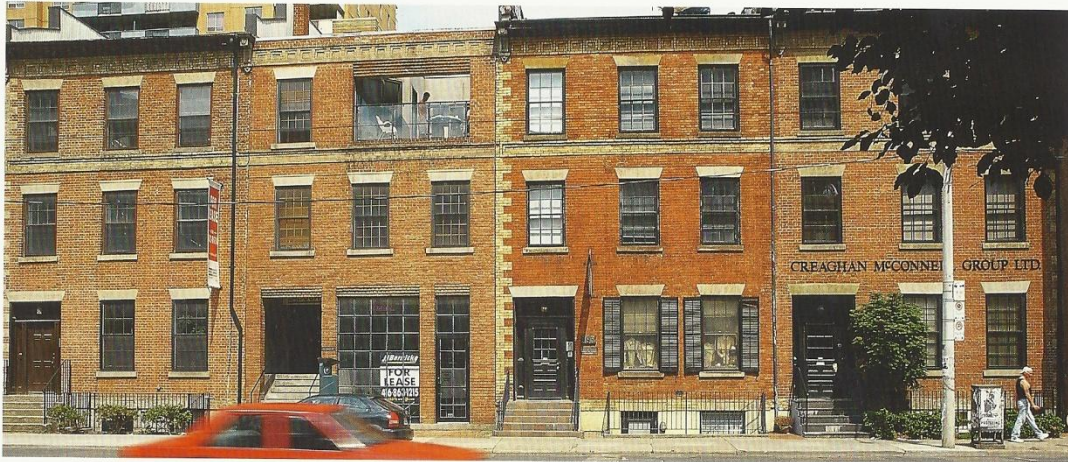
3b. 1972



3c. 1975

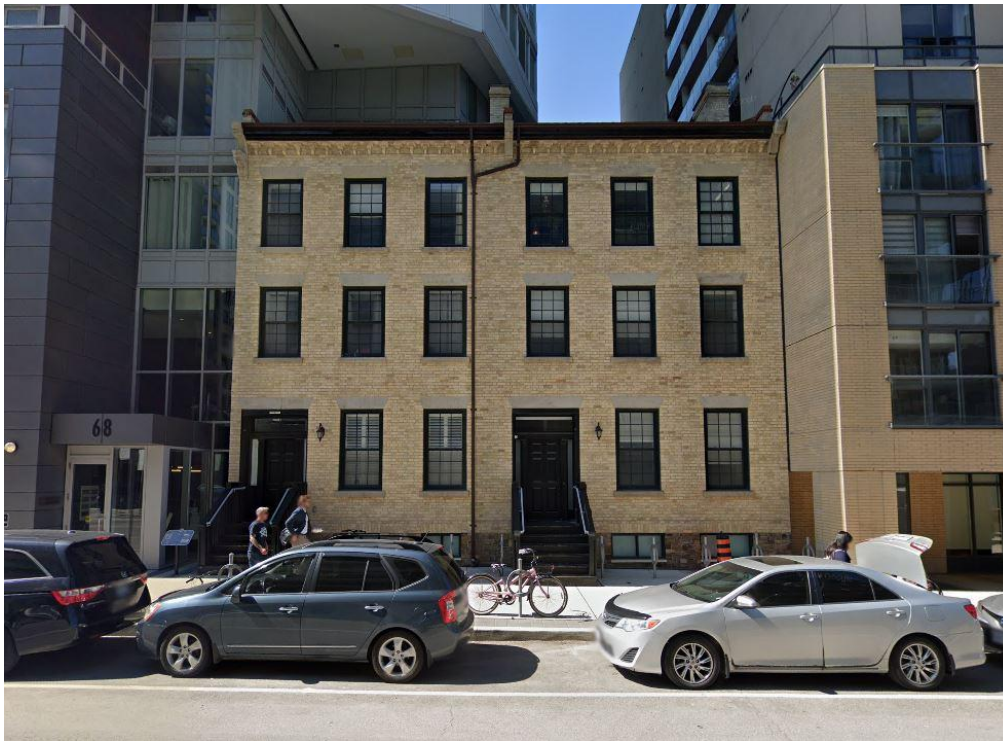


3d. 1983

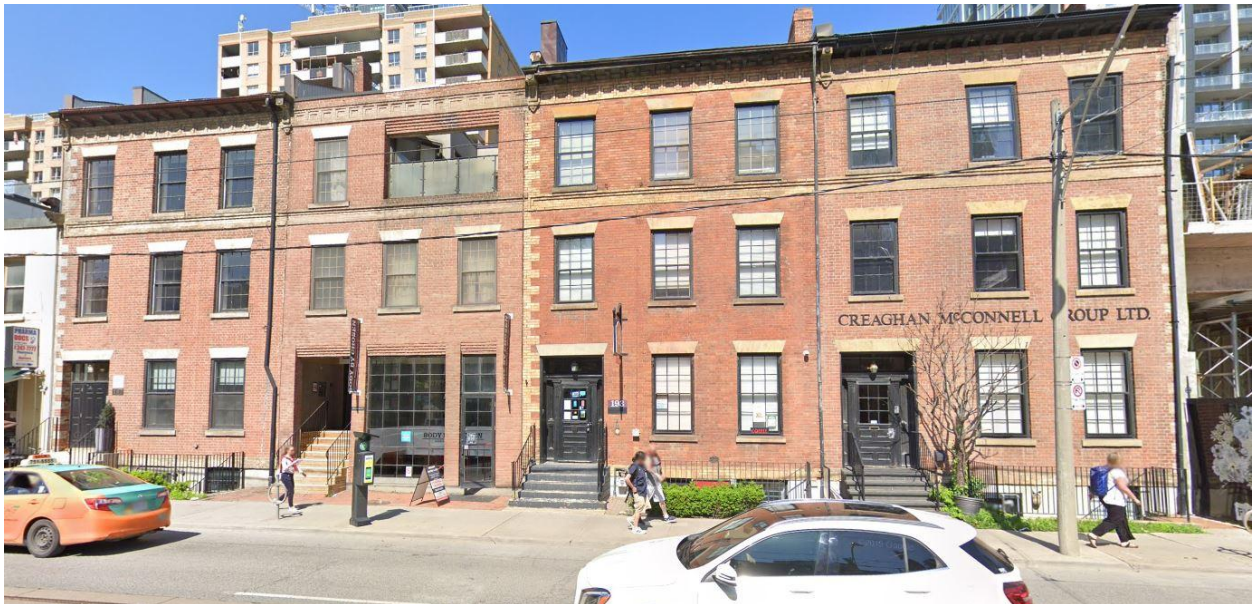


3e. 2003

3. Images, 191-197 Church Street: 1970, 1975 and 1983, City of Toronto Archives, Fonds 2043, Series 2523; 1972, City of Toronto Archives, Series 1465, Item 6; and 2003, Cruikshank, Old Toronto Houses.



4a. 68-70 Shuter Street



4b. (From right to left) 191-197 Church Street

4. Images, 68-70 Shuter Street, 191-197 Church Street, Google Streetview, June 2019.