

Inclusion on the City of Toronto's Heritage Register, 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 – 3 Mutual Street, 98, 100, 102 and 104 Queen Street East

Date: August 7, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 13 - Toronto - Centre

SUMMARY

This report recommends that City Council include the properties at 100, 102 and 104 Queen Street East on the City of Toronto's Heritage Register, state its Intention to Designate the properties at 3 Mutual Street, 98, 100, 102 and 104 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations to the heritage properties located within the proposed development site at 90-104 Queen Street East and 3 Mutual Street, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties.

The proposed development comprises a three-storey podium and 34-storey tower for mixed-use development with residential and commercial space. The proposal entails demolition of 90, 92 and 94 Queen Street East and the partial retention of 3 Mutual Street and 98, 100, 102 and 104 Queen Street East. At 3 Mutual Street, the west elevation and north elevation will be retained to a depth of 9.3 metres, with the south return wall partially reconstructed to retain the three dimensional character of the building. The south elevations of 98, 100, 102 and 104 Queen Street East will be retained in situ, and the east and west return walls of 98 Queen Street East (the Bigley Building) will be partially reconstructed.

RECOMMENDATIONS

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

1. City Council include the properties at 100, 102 and 104 Queen Street East on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 98 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) contained in Attachment 6 to the report, August 7, 2020, from the Senior Manager, Heritage Planning.
3. City Council state its intention to designate the properties at 100, 102 and 104 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) contained in Attachment 7 to the report, August 7, 2020, from the Senior Manager, Heritage Planning.
4. City Council state its intention to designate the property at 3 Mutual Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) contained in Attachment 8 to the report, August 7, 2020, from the Senior Manager, Heritage Planning.
5. 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.
6. 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.
7. 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 property.
8. City Council approve the alterations to the heritage properties in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 34-storey tower on the lands known municipally as 90-104 Queen Street East and 3 Mutual Street, with such alterations substantially in accordance with plans and drawings dated February 14, 2020, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 23, 2019, with supplemental material December 18, 2019, February 14, 2020 and March 5, 2020 all on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations have been enacted by the City Council and have come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Planning.

b. 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 3 Mutual Street, 98, 100, 102 and 104 Queen Street East in accordance with plans and drawings dated February 14, 2020, prepared by IBI Group Architects, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment prepared by ERA Architects Inc., dated July 23, 2019, with supplemental material December 18, 2019, February 14, 2020 and March 5, 2020 and in accordance with the Conservation Plan required in Recommendation 8.b.2 to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 23, 2019, with supplemental material December 18, 2019, February 14, 2020 and March 5, 2020 all to the satisfaction of the Senior Manager, Heritage Planning.

3. Enter into and register on the property at 90-104 Queen Street East and 3 Mutual Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Planning with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 90-104 Queen Street East and 3 Mutual Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 8.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

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 Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide a comprehensive, publically accessible Interpretation Plan that conveys the early development history of the subject properties with a focus on the life and work of Richard Bigley, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of 90-104 Queen Street East and 3 Mutual 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 properties as are acceptable to the Senior Manager, Heritage Planning, 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 8.b.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 Planning.

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 Planning, to secure all work included in the approved Conservation Plan and approved Interpretation Plan.

3. Provide full documentation of all buildings and structures on 90-104 Queen Street East and 3 Mutual Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the release of the Letter of Credit required in Recommendation 8.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 Planning.

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

9. 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 98, 100, 102 and 104 Queen Street East and 3 Mutual Street, in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

10. 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 3 Mutual Street, 98, 100, 102 and 104 Queen Street East.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of March 19, 2019, Toronto and East York Community Council considered a preliminary report on a Zoning By-law Amendment to allow a 34-storey mixed-use building, including a three-storey base building, to be constructed on 3 Mutual Street, 98, 100, 102 and 104 Queen Street East on the development site known as 90-104 Queen Street East and 3 Mutual Street. This application included the demolition of 90, 92 and 94 Queen Street East, and the retention of the south façades of 98, 100, 102 and 104 Queen Street East as well as the west and partial north elevation of 3 Mutual Street in-situ.

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-130265.pdf>

On February 20, 2013, City Council adopted the October 9, 2012 request to Toronto & East York Community Council from Councillor Kristyn Wong-Tam to name the lane north of Queen Street East, extending between Mutual Street and Jarvis Street, “Richard Bigley Lane”.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE21.3>

BACKGROUND

Research and Evaluation

Heritage Properties

The Heritage Property Research and Evaluation Report attached as Attachment 9 to the report of August 7 2020, from the Senior Manager, Heritage Planning, describes the history, architecture and context of the properties at 90-104 Queen Street East and 3

Mutual Street, and applies evaluation criteria to determine whether the properties merit inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the properties at 90-104 Queen Street East and 3 Mutual Street have cultural heritage value for their design, association and context.

Located on the north side of Queen Street East and the east side of Mutual Street, the subject properties are valued as an intact collection of historic buildings representing an entire surviving block of the early urban subdivision and development of Queen Street East, where residential, commercial and industrial typologies flourished alongside the adjacent churches such as Cooke's Presbyterian (now demolished) and the heritage property at Metropolitan United Church (1872). Constructed between 1875-1901, the properties at 90-104 Queen Street East and 3 Mutual Street contribute contextually to the historic residential and commercial character of the area, and are visually, physically and historically linked to their setting inside the southern boundary of the Garden District neighbourhood and along Queen Street East.

3 Mutual Street

The site includes 3 Mutual Street which was listed on the City's Heritage Register by City Council on June 20, 1973.

The property at 3 Mutual Street is a four-storey red brick warehouse building adjoined to 98 Queen Street East with an L-shaped plan and a flat roof.

Constructed in 1901 to the designs of architect J. P. Hynes and builders Harrison & Lewis, the property at 3 Mutual Street reflects a restrained, Classical arrangement of openings and detailing. The principal (west) elevation is organized vertically into three bays with symmetrically placed flat-headed openings at the first three storeys, all surmounted by rough-hewn stone lintels. The fourth floor contains round-arched window openings connected at the springing joint by a slender stone string course. Inset on the parapet wall is a stone date plate that reads, "AD 1901". The south elevation contains symmetrically arranged segmental-arched window openings at the third and fourth storeys only. The same configuration of window openings is apparent on the third and fourth storeys of the north elevation. A number of the additional openings on the north side have been altered over time.

90, 92 and 94 Queen Street East

The current two-and-a-half storey and two-storey buildings at 90 and 92 Queen Street East represent the earliest buildings on the block, both having been completed by 1875. The property at 90 Queen Street East is a two-and-a-half storey house-form building that was originally constructed with a storefront at the first floor level for grocer and occupant, H.H. Phillips. This humble, Georgian-styled mixed-use building was once common along the city's downtown streets, where they coexisted alongside commercial and manufacturing properties.

The two-storey property at 92 Queen Street East represents the Second Empire style with its signature Mansard roof and gabled dormers. Local stove fitting merchant, Richard Bigley, occupied 92 Queen Street East shortly after construction and subsequently bought the property at 94 Queen Street East and built the attached single-storey workshop in 1884.

98 Queen Street East

The site includes the Richard Bigley Building which was listed on the City's Heritage Register by City Council on June 20, 1973.

The property at 98 Queen Street East is a four-storey red brick commercial building adjoined to 3 Mutual Street in an L-shaped plan with a flat roof.

Completed in 1889, the principal (south) elevation at 98 Queen Street East features a former retail storefront. Large bay windows with decorative wooden mullions and denticulated cornices define the second and third storeys of this Late Victorian building and are surmounted by a large round-arched window at the fourth floor. Below the roofline cornice, the parapet rising from the flat roof contains highly detailed brickwork including inset checkerboard patterning and corbelling directly below the building's name and date plate that reads, "Richard Bigley AD 1875". The east elevation contains a now faintly visible but large ghost sign that reads, "BIGLEY". The two stacked and bisected round-arched openings on the upper floors of the west elevation are a 20th-century addition.

100-104 Queen Street East

The properties at 100-104 Queen Street East comprise three attached, three-storey brick buildings with two storefronts at the first storey on the principal (south) elevation and residential units above. The properties are part of a longer terrace of eight buildings constructed together in 1886-1887 that includes 106-114 Queen Street East. Collectively, the group from 100-114 Queen Street East is now known as Mussen Terrace in acknowledgement of the row's original owner, John C. Mussen. The two upper storeys of each property are framed by pilasters at the end walls and are organized horizontally into two bays with symmetrically placed, flat-headed window openings with stone lintels and sills. Decorative brick detailing is evident in the red and buff brick stringcourses with a soldier course in alternating brick colours spanning the south elevation above the second and third storeys. The corbelled brick parapets have been lost to reconstruction, likely due to deterioration, but aspects of the original parapet composition surviving at 112 Queen Street East could be restored at 100-104 Queen Street East. At ground level, the storefronts contain decorative woodwork around the openings and the original leaded glass transom light is still visible behind the retail awning at 100 Queen Street East.

Proposal

The development site is on the northeast corner of Queen Street and Mutual Street (Attachment 1). The proposed mixed-use development with residential and commercial space consists of a 34-storey tower with a three-storey base to a height 107.95 metres at the top of a wrapped mechanical penthouse. Implementation of the proposal will result in the demolition of 90, 92 and 94 Queen Street East and the partial retention of 98, 100, 102 and 104 Queen Street East and 3 Mutual Street. At 3 Mutual Street, the west elevation, and north elevation to a depth of 9.3 metres, will be retained with the south return wall partially reconstructed to retain and reinstate the three dimensional character of the building. The south elevations of 98 Queen Street East (the four-storey Bigley Building) and 100-104 Queen Street East (three three-storey frontages of a contiguous eight-unit commercial terrace) will be retained in situ. The east and west return walls of the Bigley Building will be partially reconstructed to re-establish the three dimensional integrity of the building.

Adjacent Heritage Properties

The subject property is attached to five properties at 106-114 Queen Street East, which are the subject of a separate but concurrent report to City Council recommending their inclusion on the City's Heritage Register, as they comprise the east section of what is now known collectively at 100-114 Queen Street East as Mussen Terrace.

The subject property is adjacent to six properties on the Heritage Register at 99, 107, 109, 111, 115 and 123 Queen Street East. Located on the south side of Queen Street East, across from the proposed development site, these properties were the long-term location of Robertson Brothers Confectioners, established here in 1870. These properties were designated under Part IV of the Ontario Heritage Act in 1983 for their architectural value and association with the Robertson Brothers, and Mark Hall, the architect responsible for later expansions through the late 19th and early 20th century. (Attachment 2).

The subject property is not adjacent but in close proximity to the Garden District Heritage Conservation District, approved by City Council in 2017, but under appeal. Under the district guidelines and Official Plan Amendment 82, no net new shadow may impact Allan Gardens or Moss Park.

Policy Framework

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

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise

use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters be consistent with the Provincial Policy Statement.

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

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."

The Growth Plan for the Greater Golden Horseshoe, 2019 (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by 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 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 facades alone is discouraged."

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.

<https://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Proposed Conservation Strategy

Heritage Planning has reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects dated July 23, 2019, with supplementary plans and elevations submitted in support of the application. The HIA finds that the proposed alterations and associated mitigation measures retain the integrity of the cultural heritage value, attributes and character of the site, as described in the statement of significance prepared by Heritage Planning staff for 3 Mutual Street, 98, 100, 102 and 104 Queen Street East, and that it will not have a significant impact on the cultural heritage value of the adjacent heritage properties. No net new shadow will impact Moss Park or Allan Gardens.

Overall staff concur with this assessment and are supportive of the proposal, however, Heritage Planning remains concerned about the loss of the earliest buildings on the block and are recommending a robust interpretation plan that fully explores the development history of the block with a particular emphasis on the early occupation of Richard Bigley and the expansion of his business across the subject properties.

3 Mutual Street

At 3 Mutual Street, the west elevation, and north elevation to a depth of 9.3 metres, will be stabilized and retained in place, with the south return wall partially reconstructed to a depth of approximately 3.3 metres to retain and reinstate the three dimensional character of the building. The rebuilt side-wall will use salvaged and/or matching

masonry to maintain the material character of the structure. The existing window bays on the west elevation will retain their original size, while an exit door will be added to the north elevation, along Bigley Lane, to maintain functionality for the ground floor. The west and retained north elevations will be rehabilitated with modern windows, doors and other interventions removed, replaced or otherwise mitigated, as guided by historical documentation and exploratory investigations on site.

90-94 Queen Street East

As noted, the current two-and-a-half storey and two-storey buildings at 90 and 92 Queen Street East represent the earliest buildings on the block, both having been completed by 1875. The property at 90 Queen Street East was constructed as a residential and commercial house-form building with a storefront at the first floor level for grocer and occupant, H.H. Phillips. This humble Georgian-styled mixed-use building was once common along the city's downtown streets, where they coexisted alongside commercial and manufacturing properties. Next door, 92 Queen Street East represents the Second Empire style with its Mansard roof and gabled dormers. Local stove fitting merchant, Richard Bigley, occupied 92 Queen Street East shortly after its construction and subsequently bought the property at 94 Queen for a single-storey workshop and 98 Queen Street East for a prominent four-storey red brick commercial building.

All three of the early buildings from the corner and to the east will be demolished as a result of the development. Heritage staff have concluded that these properties have significant cultural heritage value as representative examples of the early development on the block, particularly as it relates to the establishment and growth of the commercial interests of Richard Bigley and the layering of Bigley's history on the site. However, staff accept the necessity of the properties' removal and are therefore not recommending their inclusion on the Heritage Register and conservation in accordance with the City's Official Plan. Instead, mitigation of site impacts will include an appropriate level of documentation for the demolished buildings and the development and public interpretation of the early mixed use history of this part of Queen Street East with an emphasis on the life and career of Richard Bigley.

98-104 Queen Street East

The south elevations of 98 Queen Street East (the four-storey Bigley Building) and 100-104 Queen Street East (three 3-storey frontages of a contiguous eight-unit commercial terrace) will be stabilized and retained in situ. The east and west return walls of the Bigley Building will be partially reconstructed to a depth of approximately 2.6 metres to re-establish the three dimensional character of the building, using salvaged and/or matching masonry to maintain the material character of the structure to the depth of the exterior restoration. At the fourth-floor level, the depth of return wall reconstruction will be increased to match the dimensions of the outdoor amenity space, in order to maintain the physical prominence and legibility of the Bigley Building. The entire south elevation will be restored with modern windows, doors and other interventions removed, replaced or otherwise mitigated, as guided by historical documentation and exploratory investigations on site.

Base and Massing

From 98-104 Queen Street East, the proposed base is stepped back 5 metres from the south elevation of the existing buildings from the fourth to ninth storeys, where the building comes back to approximately 2.5 metres behind the south elevations. At 3 Mutual Street, the base steps back 5 metres from the west elevation between the fourth and ninth stories, then comes out to approximately 3 metres from the property line. There is a slight return from the retained north elevation in the new base-building behind the retained portion of 3 Mutual Street, with an approximately 2 metre stepback above the fourth floor (Attachment 3).

Conservation Plan

Should Council approve the proposed conservation strategy for the properties at 3 Mutual Street, 98, 100, 102 and 104 Queen Street East, the applicant should be required to submit a Conservation Plan in concordance with the scope of work described in the approved Heritage Impact Assessment, to be prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work proposed for at 3 Mutual Street, 98, 100, 102 and 104 Queen Street East including recommended restoration and repair to the exterior and interior walls and roof of the heritage properties being retained, a detailed plan describing how the heritage buildings will be protected during construction and 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 permits for the proposed development the applicant should be required to submit an interpretation and lighting plan to the satisfaction of the Senior Manager, Heritage Planning. These plans should provide a strategy for the public interpretation of the early mixed use history of this part of Queen Street East with an emphasis on the life and career of Richard Bigley and a description of how the exterior of at 3 Mutual Street, 98, 100, 102 and 104 Queen Street East will be lit such that the architectural character and visual prominence of the heritage properties 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 permits for the proposed development the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

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 properties at 3 Mutual Street and 98, 100, 102 and 104 Queen Street East.

CONCLUSION

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 3 Mutual Street and 98, 100, 102 and 104 Queen Street East have design, associative and contextual value.

The Statements of Significance, (Attachment 6 for 98 Queen Street East, Attachment 7 for 100, 102 and 104 Queen Street East and Attachment 8 for 3 Mutual 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 web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

Staff are supportive of the proposal to alter the subject heritage properties as the proposal allows for the construction of a tower and infill base while maintaining the three dimensional integrity of the Queen Street East street wall and the building at 3 Mutual Street as required by the City's Official Plan heritage policies. Staff are supportive of the approach within the framework of conservation objectives 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. The conservation strategy will be supported by a robust interpretation plan to ensure that the layers of history on the site are appropriately documented, acknowledged and conveyed to the public.

CONTACT

Guy Zimmerman
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1094; Fax 416-392-1973
Email: Guy.Zimmerman@Toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment No. 1 - Location Plan

Attachment No. 2 - Photographs

Attachment No. 3 - Elevations

Attachment No. 4 - Rendered Views

Attachment No. 5 - Floor Plans

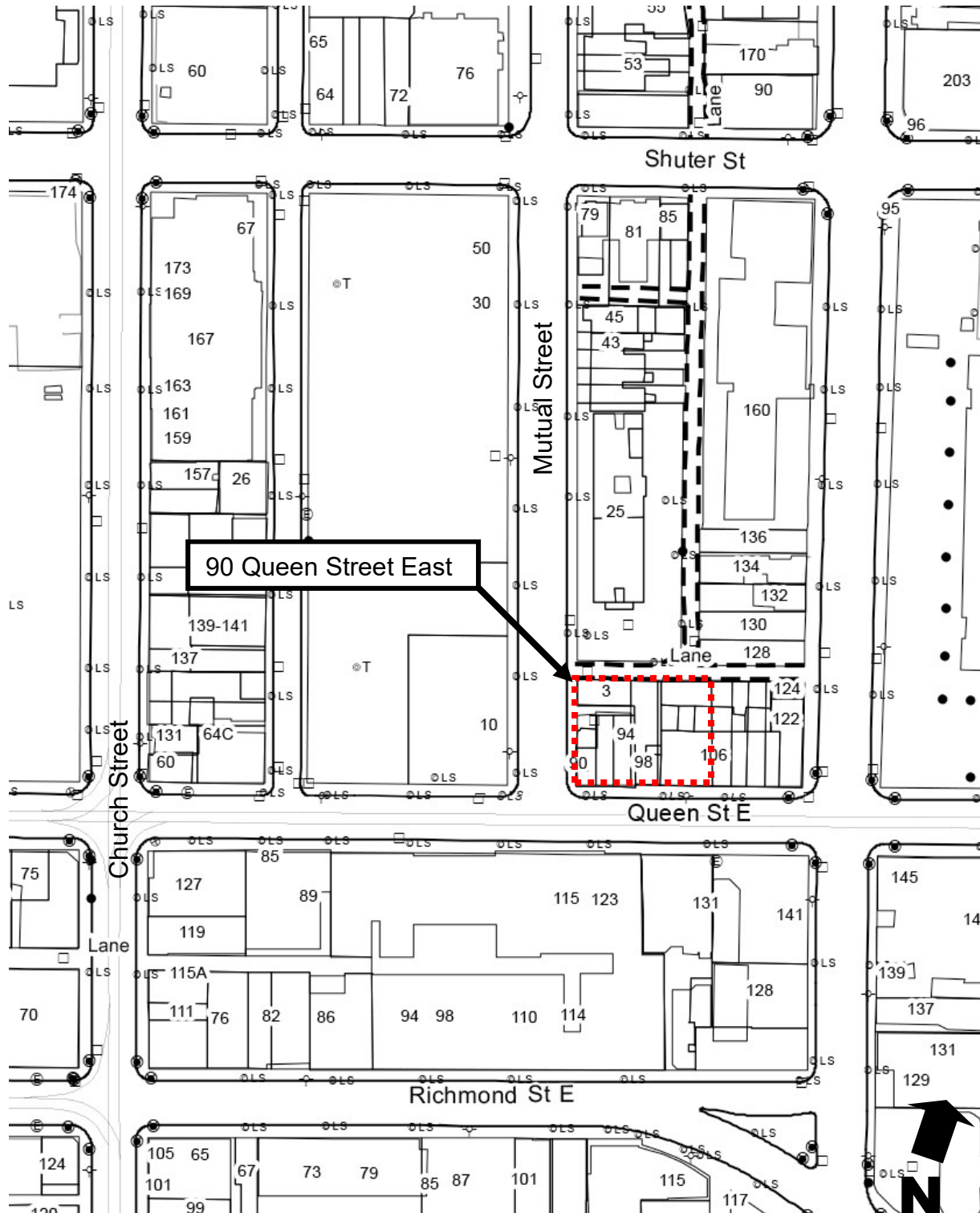
Attachment No. 6 - Statement of Significance (Reasons for Designation) - 98 Queen Street East

Attachment No. 7 - Statement of Significance (Reasons for Designation) - 100, 102 and 104 Queen Street East

Attachment No. 8 - Statement of Significance (Reasons for Designation) - 3 Mutual Street

Attachment No. 9 - Heritage Property Research and Evaluation Report - 90, 92-94, 98, 100, 102 and 104 Queen St. East & 3 Mutual Street

This location map is for information purposes only and is oriented with North at the top. The red hatched lines mark the approximate boundaries of the subject property at 90 Queen Street East.



LOCATION PLAN

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





Looking East towards site from Queen Street)



Looking north-east towards site from Queen Street

PHOTOGRAPHS



Adjacent designated buildings on south side of Queen Street



Looking north-west into site from the intersection of Queen and Jarvis Streets

PHOTOGRAPHS



Looking south-east into the site from Mutual Street



South facades of site facing Queen Street



South Elevation (Queen Street)



South & North Sides of Queen Street (Adjacency relationship)

ELEVATIONS



West Elevation (Mutual Street)



Looking north-east from Queen Street



Looking north-west from Queen Street

RENDERINGS



VIEW 3 - AERIAL VIEW (LOOKING NORTH EAST TOWARDS PROPOSAL)

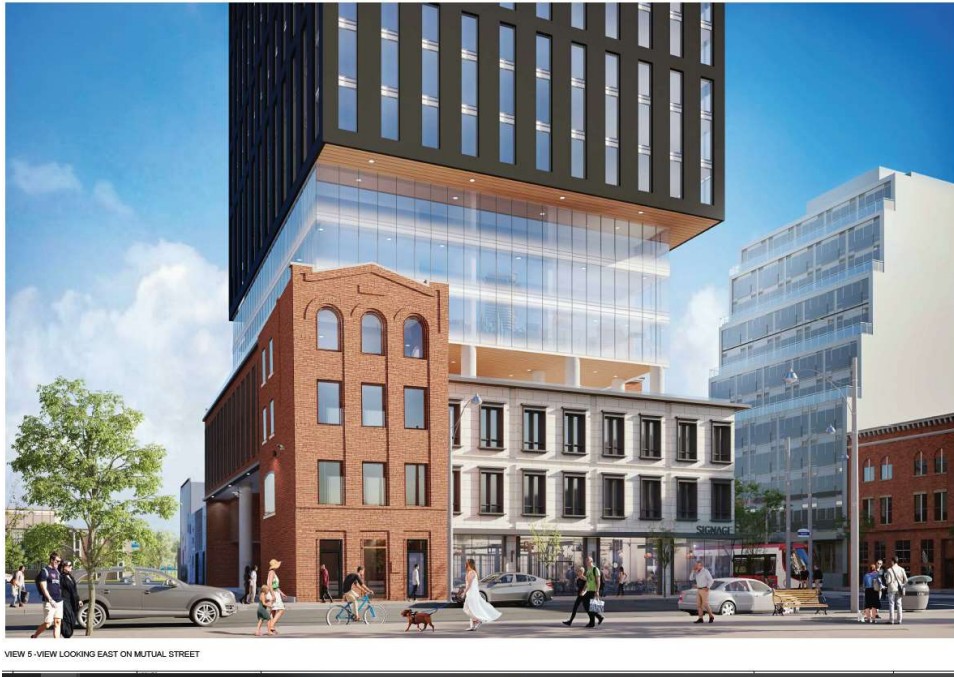
Bird's Eye View Looking north-east along Queen Street
(previous design with lower cantilever)



VIEW 4 - VIEW LOOKING EAST ON QUEEN STREET EAST FROM DALHOUSIE STREET

Street Level View Looking north-east along Queen Street
(previous design with lower cantilever)

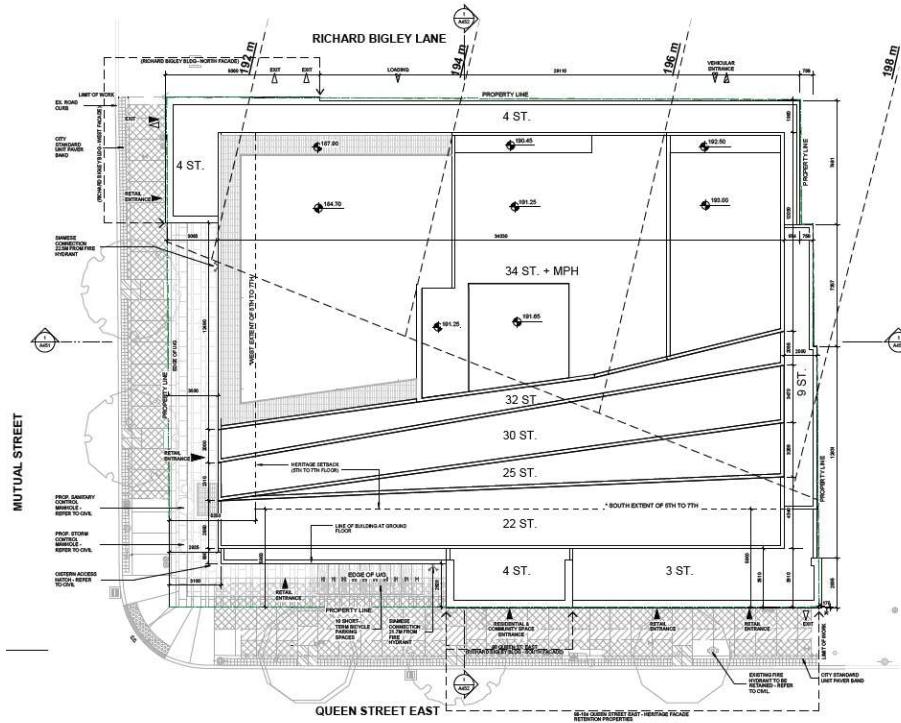
RENDERINGS



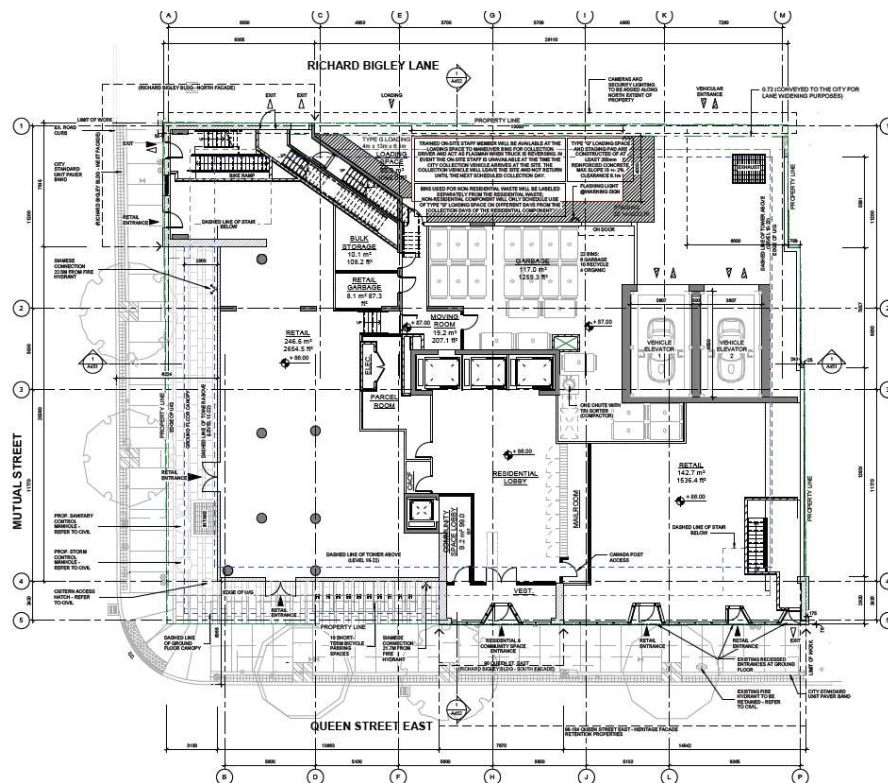
West Elevation (Mutual Street)
(previous design with lower cantilever)



North-west Corner of site (Looking south on Mutual Street)
(previous design with lower cantilever)

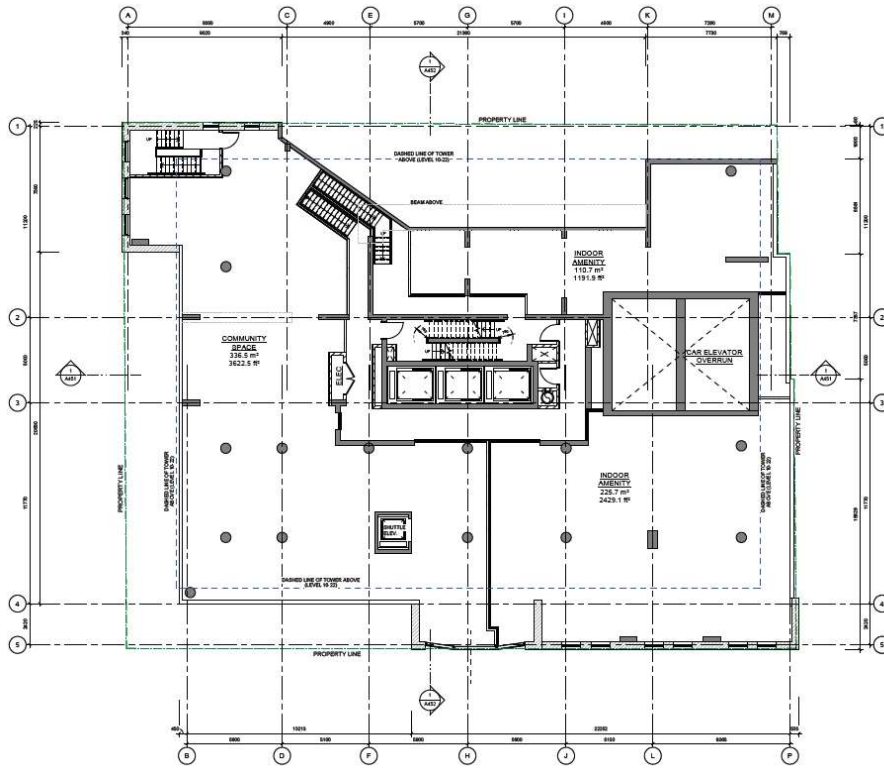


Site Plan

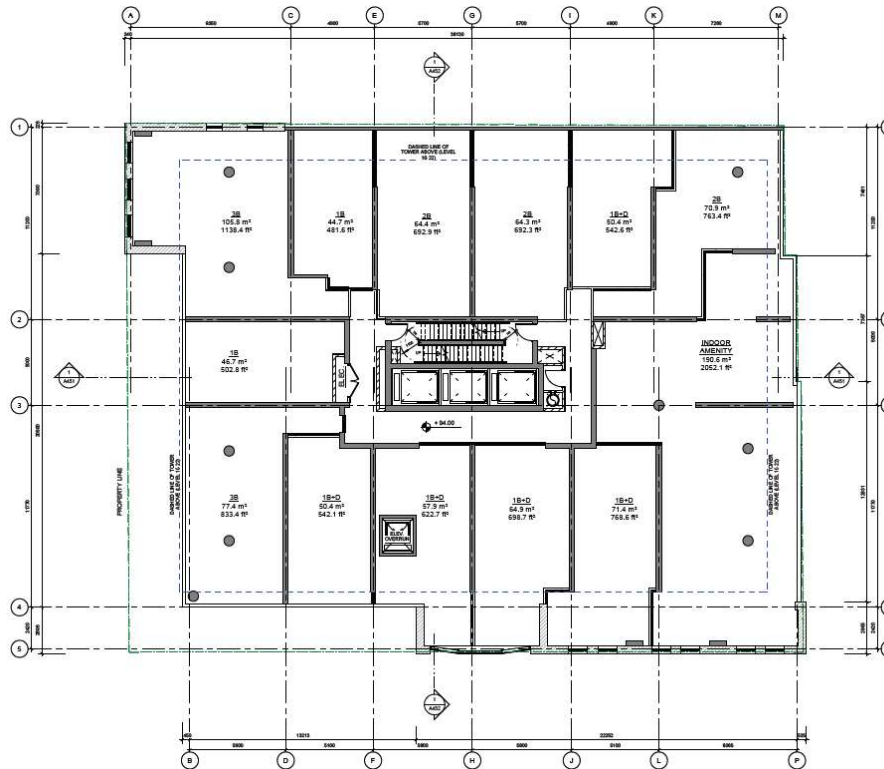


Ground Floor



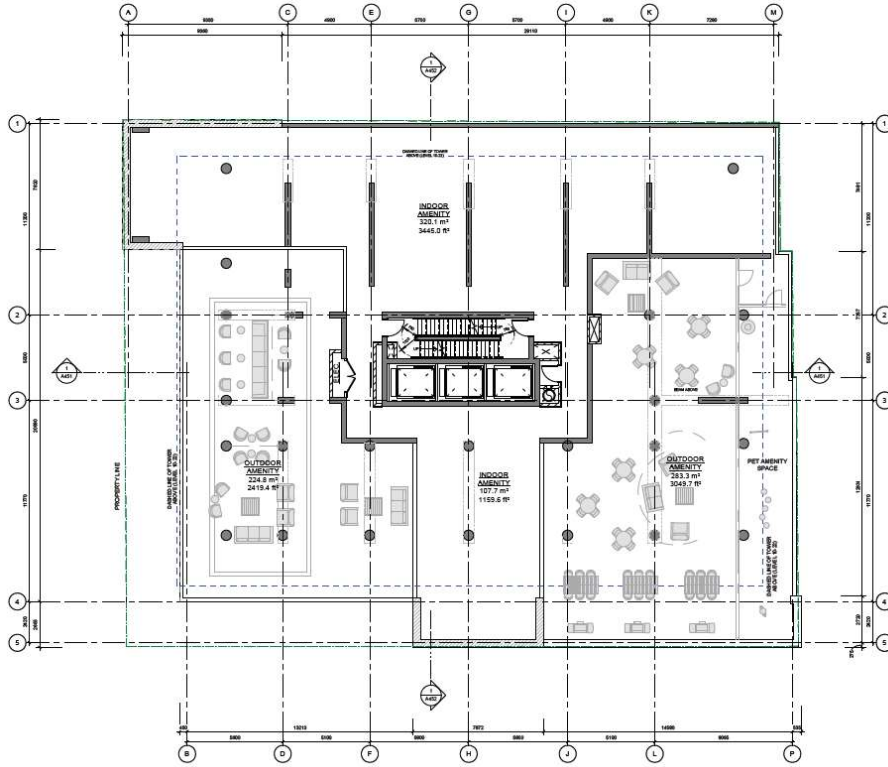


Second Floor



Third Floor





Fourth Floor



STATEMENT OF SIGNIFICANCE:
 RICHARD BIGLEY BUILDING
 98 QUEEN STREET EAST
 (REASONS FOR DESIGNATION)

The Listed property at 98 Queen Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the north side of Queen Street East between Mutual and Jarvis Streets in the Garden District neighbourhood, and directly across the street from the Designated properties at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse (1903-6), the property at 98 Queen Street East comprises a 4-storey red brick commercial building attached at a ninety degree angle to the warehouse building at 3 Mutual Street (1901). Completed in 1889, the property at 98 Queen Street East was originally owned by local merchant Richard Bigley (1857-1933) who initially operated his stove fitting business from 92-94 Queen Street East. The connected properties at 98 Queen Street East and 3 Mutual Street were included on the City of Toronto's Heritage Register in 1973. In 2013, the City officially named the lane at the rear of these properties, Richard Bigley Laneway.

Statement of Cultural Heritage Value

The property at 98 Queen Street East (completed in 1889) is valued as a fine representative example of a Late Victorian commercial main street building with its unusual organization of round-arched and bow windows on the upper storeys and a high level of craftsmanship in the brick and wood detailing on the principal (south) elevation, including the decorative brick checkerboard patterning and corbelling, as well as the ornate wood mullions and denticulated cornices.

The property is associated with Richard Bigley, for whom the existing building was constructed along with 3 Mutual Street. It remained his business location for nearly 40 years following over 10 years next door at 92-94 Queen Street East. Bigley was a local stove fitting and furnace merchant whose importance on the block is captured in the name plate on the parapet at 98 Queen Street East and, more recently, the Richard Bigley laneway extending between Mutual and Jarvis Streets at the rear of the subject buildings.

The existing property at 98 Queen Street East is also valued for its association with the prominent Toronto architectural firm of Craig, Zeidler & Strong, who maintained offices at this location through the 1970s.

Together with the mixed-use residential/commercial/commercial and industrial typologies of the rest of the subject properties at 90-94 Queen Street East and 100-104 Queen Street East, as well as their architectural styles, the Richard Bigley building at 98 Queen Street East contributes to an understanding of the historic character of Queen Street East in the last quarter of the 19th century, when these main street buildings and the merchants who originally owned them established themselves on Queen Street East in the Garden District neighbourhood.

The adjoining, 4-storey brick commercial and warehouse buildings at 98 Queen Street East and 3 Mutual Street have contextual value as their scale, setback and style are visually and physically linked to their location along Queen Street East and represent the mid-to-late 19th-century mixed-use character of Queen Street East.

Within the context of a neighbourhood developed as a mixture of residential, commercial and industrial main street properties located at the southern edge of the Garden District area, the adjoining 4-storey brick buildings at 98 Queen Street East and 3 Mutual Street are valued as a collection with historic, physical and visual links to their surroundings for over 120 years.

Heritage Attributes

The heritage attributes of the property at 98 Queen Street East are:

- The setback, placement and orientation of the building on the north side of the street between Mutual Street and Jarvis Street
- The scale, form and massing of the brick commercial building on a rectangular plan with its four-storey height and flat roof that rises toward the parapet wall with its name and date plate that reads "AD 1875 Richard Bigley" on the principal (south) elevation
- The materials with the red brick cladding and brick, stone and wood detailing
- The principal (south) elevation with the four-storey pilasters on the end walls, the storefront at the ground floor, the arrangement of the window openings with two oversized bay window openings at the second and third floors, and surmounted by a large single round-arched window opening
- The west elevation, including the two stacked half-moon openings each with a central brick pier, and the existing portion of the original retail advertisement painted on the brick wall that reads "Bigley"
- The recessed main entrance with its centred and splayed door opening
- The existing stone, metal and wood detailing on all four storeys of the principal (south) elevation, including but not limited to all window and door frames, cornices and stringcourses
- The decorative brickwork on the parapet wall with the checkerboard patterning in the arch spandrels and corbelled brick below the date plate and roof cornice

STATEMENT OF SIGNIFICANCE:
MUSSEN TERRACE (WEST SECTION)
100, 102 and 104 QUEEN STREET EAST
(REASONS FOR DESIGNATION)

ATTACHMENT 7

The properties at 100-104 Queen Street East are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the north side of Queen Street East between Mutual Street and Jarvis Street in the Garden District neighbourhood, and directly across the street from the Designated properties at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse (1903-6), the three properties at 100-104 Queen Street East comprise part of a larger terrace of eight 3-storey brick commercial buildings, including 106-114 Queen Street East, completed together in 1886-1887 and now known as Mussen Terrace.

Statement of Cultural Heritage Value

The three-storey brick commercial buildings at 100-104 Queen Street East are valued as a representative example of the commercial and residential main street buildings constructed in Toronto during the Victorian era, here displaying a pleasing rhythm of symmetrically arranged window openings and decorative brickwork detailing on the upper storeys, as well as detailed woodwork on the first floor storefronts.

Together with 90-98 Queen Street East and 103 Mutual Street, the commercial buildings at 100-104 Queen Street East, along with the rest of the terrace at 106-114, contribute to an understanding of the historic character of Queen Street East in the last quarter of the 19th century, when businesses and the merchants who owned them established themselves along Queen Street East in the Garden District location.

The properties at 100-104 Queen Street East, between Mutual and Jarvis Streets, have contextual value as their scale, setback and style are visually and physically linked to their location fronting Queen Street East and represent the mid-to-late 19th-century mixed residential and commercial character of Queen Street East.

Within the context of an area developed as a mixture of residential and commercial properties located at the southern edge of the Garden District neighbourhood, the subject three-storey brick buildings at 100-104 Queen Street East are valued as a collection with historic, physical and visual links to their surroundings for over 130 years.

Heritage Attributes

The heritage attributes of the properties at 100, 102 and 104 Queen Street East are:

- The setback, placement and orientation of the buildings on the north side of the street between Mutual and Jarvis Streets
- The scale, form and massing of the three attached brick buildings on rectangular plans with their three-storey height and flat roofs
- The materials with the red brick cladding, and the brick, stone and wood detailing
- The principal (south) elevations, defined at their end walls by brick pilasters and symmetrically organized horizontally into two bays at the second and third storeys with two storefronts and entrances shared between the three buildings at the first floor level
- The flat-headed window openings in the two upper storeys with their stone lintels and sills
- The entrances on the principal (south) elevations, which are recessed and have flat-headed door openings
- The decorative wood detailing framing the storefronts
- At 100 Queen Street East, the leaded glass storefront transom (currently hidden under the retail awning)
- The decorative brickwork on the principal (south) elevations, with the red and buff brick stringcourses above the second and third storeys, and their saw tooth soldier course of alternating buff and red brick detailing

STATEMENT OF SIGNIFICANCE:
3 MUTUAL STREET
(REASONS FOR DESIGNATION)

The Listed property at 3 Mutual 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 Mutual Street just north of Queen Street East in the Garden District neighbourhood, and directly across the street from the Designated properties at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse (1903-6), the property at 3 Mutual Street comprises a 4-storey warehouse building attached at a ninety degree angle to the commercial building at 98 Queen Street East (1889). Completed in 1901, the property at 3 Mutual Street was originally owned by local merchant Richard Bigley (1857-1933) who initially operated his stove fitting business from 92-94 Queen Street East. The connected properties at 3 Mutual Street and 98 Queen Street East were included on the City of Toronto's Heritage Register in 1973. In 2013, the City officially named the lane at the rear of these properties, Richard Bigley Laneway.

Statement of Cultural Heritage Value

The 1901 building at 3 Mutual Street, which adjoins its neighbour at 98 Queen Street East in the rear and at a ninety degree angle, is valued for its Classically restrained arrangement of openings and detailing including the organization of the principal (west) elevation into three bays with flat-headed openings surmounted by rough-hewn stone lintels on the first three storeys and capped by elegant round-arched windows on the fourth floor with a gabled parapet wall above.

The property is valued for its association with Richard Bigley, for whom the existing building was constructed along with 98 Queen Street East and remained his business location for nearly 40 years following over 10 years next door at 92-94 Queen Street East. Bigley was a local stove fitting and furnace merchant whose importance on the block is captured in the name plate on the parapet at 98 Queen Street East and, more recently, the Richard Bigley laneway extending between Mutual and Jarvis Streets at the rear of the subject buildings.

Together with 98 Queen Street East and the mixed-use residential and commercial typology of 90-94 Queen Street East and 100-104 Queen Street East, as well as their architectural styles, the industrial building at 3 Mutual Street contributes to an understanding of the historic character of Queen Street East in the last quarter of the 19th century.

The adjoining, 4-storey brick commercial and warehouse buildings at 3 Mutual Street and 98 Queen Street East have contextual value as their scale, setback and style are visually and physically linked to their location along Queen and represent the mid-to-late 19th-century mixed-use character of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential, commercial and industrial main street properties located at the southern edge of the Garden District area, the adjoining 4-storey brick buildings at 98 Queen Street East and 3 Mutual Street are valued as a collection with historic, physical and visual links to their surroundings for over 120 years.

Heritage Attributes

The heritage attributes of the property at 3 Mutual Street are:

- The setback, placement and orientation of the building on the east side of the street between Shuter Street and Queen Street East
- The scale, form and massing of the brick house-form building on a rectangular plan with its four-storey height and flat roof with a gabled parapet wall with denticulated roofline on the principal (west) elevation
- The materials with the red brick cladding and stone detailing
- The principal (west) elevation, organized into three vertical bays divided by four storey brick pilasters terminating in three round arches at the top storey
- The flat-headed openings on the first-third storeys surmounted by a round-arched window opening in all three bays at the fourth floor on the principal (west) elevation, and the similar arrangement of five over five and four over four segmental-arched window openings at the second and third storeys on the south and north elevations, respectively
- The stone detailing with all existing stone sills and rough-hewn stone lintels, first floor cornice and fourth floor stringcourse on the principal (west) elevation

ATTACHMENT 9

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



90, 92, 94, 98, 100, 102 AND 104 QUEEN STREET EAST & 3 MUTUAL STREET,
TORONTO

Prepared by:

Heritage Planning
City Planning Division
City of Toronto

March 2020

1. DESCRIPTION



Cover: Photograph showing the Richard Bigley Building and the properties at 100-104 Queen Street East, which are part of a row extending from 100-112 Queen Street East (HP, 2019). Above: Aerial View of the properties at 98 and 100-104 Queen Street East (Google)

90-104 Queen Street East and 3 Mutual Street	
ADDRESSES	90, 92, 94, 98 (96), 100, 102 and 104 Queen Street East and 3 Mutual Street
WARD	Ward 13 (Toronto Centre)
LEGAL DESCRIPTION	90-98 Queen Street East & 3 Mutual Street: Plan 10A, Lots 1-3 100-104 Queen Street East: Plan 247E, Lots 1-2
NEIGHBOURHOOD/COMMUNITY	Garden District Neighbourhood
HISTORICAL NAMES	See Section 2
CONSTRUCTION DATES	See Section 2
ORIGINAL OWNERS	See Section 2
ORIGINAL USES	See Section 2
CURRENT USES*	Residential and Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	N/A
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2

CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed: 98 Queen Street East & 3 Mutual Street NOL: 90-94 & 100-104 Queen Street East
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	March 2020

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 90-104 Queen Street East and 3 Mutual Street, 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).

ii. HISTORICAL BACKGROUND

For the properties at 90-104 Queen Street East and 3 Mutual Street, timelines for the buildings follow this introductory section outlining the history of the neighbourhood.

Garden District Neighbourhood and the Jarvis Estate

The properties at 90-104 Queen Street East and 3 Mutual Street are located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street, between Carlton, Queen and Sherbourne streets.¹(Images 1a and b). The properties were originally part of Park Lot 6, one of the parcels of land granted by John Graves Simcoe to individuals as well as the military and the clergy, after the founding of the Town of York and the establishment of Fort York in 1793. Park Lot 6 was granted to David Smith. It was then acquired by William Jarvis (1756-1817). The narrow lot of 100 acres stretched north-south, from Lot Street (now Queen Street) to the second concession road (now Bloor Street) (Image 2).

William Jarvis lived at Sherbourne and Adelaide Streets, not on Park Lot 6. Apart from clearing some of the land, he left the park lot undeveloped, transferring it to his son, Samuel Peters Jarvis (1792-1857), just before he died in 1817. Samuel began to clear the site in 1822 and engaged the distinguished architect, John Ewart (1788-1856), to design a house for him in 1824 near today's Jarvis and Shuter streets. It was complete by 1825. Samuel and his wife, Mary Boyles Powell, lived there until 1845. By that time, Samuel was encountering various financial difficulties and engaged the prominent architect, surveyor and engineer, John George Howard (1803-1890), to survey the park lot for subdivision and sale.

¹ It is important to note that the Garden District neighbourhood has broader boundaries than that defined by the Garden District Heritage Conservation District (HCD).

Howard's plan subdivided the narrow lot on its long axis, with a north-south street named for the Jarvis family running down the middle and aligning with New Street (later known as Nelson street, and finally Jarvis Street) and connecting with the wharves at the lake's edge. This was a decisive move for the sale of subdivided lots and for the future development of the city. Jarvis Street would connect to the new St. Lawrence Hall with its arcade and market (1849-50) at King Street, and the second City Hall (1844-5 and 1850-51) with its police station, courts and additional markets at Front Street. With an extraordinary 80' width, Jarvis Street became a grand avenue with additional boulevards of 16' on either side.

With Howard's 1845-51 survey, Jarvis Street became a primary north-south route, linking the original core of the town of York with the Second Concession Line (now Bloor Street). It is flanked by two narrower north-south side streets at the edge of Park Lot 6. George Street, on the east, was an extension of one of the original streets of the Town of York. Mutual Street, on the other hand, started at Lot/Queen Street and terminated at Carlton Street, on the western boundary of the park lot and was destined to remain a quieter, mainly residential street than Jarvis.² Mutual Street's name indicates that it was shared between Park Lots 6 and 7.³

William Cawthra invested in the development of the southern 40 acres of the former Jarvis park lot, and subdivided the land into smaller lots for working class housing. The northern 60 acres of the park lot was typically divided into one acre plots, intended for grander houses. Eventually prominent Toronto families such as the Masseys, Mulocks, Flavelles, and McMasters built significant homes there. Apart from residential buildings, the street attracted institutions such as churches including the Jarvis Street Baptist Church (1869), and the Toronto Collegiate Institute (later Jarvis Collegiate).

90-104 Queen Street East and 3 Mutual Street

The subject properties on the north side of Queen Street East and the east side of Mutual Street were completed between 1875-1901. The house-form buildings at 90 and 92 Queen Street East represent the earliest development, completed by 1875. The properties at 94 and 98 Queen Street East, as well as 3 Mutual Street, were constructed in 1884, 1889 and 1901, respectively, for the local merchant, Richard Bigley. The properties at 100-104 Queen Street East represent three attached commercial buildings in a larger terrace of eight buildings completed together in 1886-1887 that includes 106-114 Queen Street East. Collectively, the group from 100-114 Queen Street East is now known as Mussen Terrace in acknowledgement of the row's original owner, John C. Mussen.

² Mutual Street was subsequently extended north to Maitland Street in the early 1900s

³ Arthur, 263.

Historical Timeline: 90-104 Queen Street East (Plan 10A, Lots 1-3 and Plan 247E, Lots 1-2)

Key Date	Historical Event
1874	John Ford, Builder, owns the entire block bounded by Queen Street East, Mutual, Jarvis and the laneway north of Queen Street East
1875	The 1876 assessment roll (containing statistics from the previous year) indicates that the 2 house-form buildings at 90 and 92 Queen Street East are completed and tenanted, making them the earliest buildings on the current development site. At the east end of the block, near Jarvis, is a “wood yard” owned by John Ford
1876	Gross’s bird’s eye view map (Image 3) shows the gable-roofed house-form buildings at 90 and 92 Queen Street East
1880	The subject properties at 90 and 92 Queen Street East are illustrated on the first Goad’s Atlas (Image 4); two former brick properties were subsequently built between 1876-1879 at 96-98 which would later be demolished to erect the current Listed building known as the Richard Bigley Building
1884	Richard Bigley owns the properties at 92 and 94 Queen Street East. He operates his stove fitting business from 92, and builds a 1-storey workshop adjacent to it at 94 Queen Street East.
1887	The 3-storey brick commercial buildings at 100-104 Queen Street East are completed (the rest of the row at 106-114 are built at the same time and, collectively, the group of eight properties at 100-114 is now known as Mussen Terrace.)
1888	The tax assessment roll for 1889 indicates that Bigley purchases the properties at 96-98 Queen Street East and 3 Mutual Street in this year
1889 Apr 26	Bigley is granted a building permit to erect the existing 4-storey brick building at 96-98 Queen Street East and moves his stove fitting and furnace business there from the properties he also owns at 92-94 the following year (Image 5)
1901 June 14	Bigley is granted a building permit to redevelop 3 Mutual Street from a boarding house to a new 4-storey brick factory building for a cost of \$4500 and to the design of J.P. Hynes, Architect (Image 6)
1910	All of the subject properties are illustrated on the 1910 Goad’s Atlas Image 7)
1925	The 1926 City Directory entry (containing information from the previous year) is the last time Bigley’s business is listed as the occupant at 98 Queen Street East
1970s	The prominent Toronto architectural firm of Craig, Zeidler & Strong occupied 98 Queen Street East, for which a building permit was submitted in April 1971 to alter the vacant factory into office space

iii. ARCHITECTURAL DESCRIPTION

The subject properties at 90-114 Queen Street and 3 Mutual Street were completed between 1875-1901 and represent a variety of typologies and architectural styles, each

of which are described below. Despite minor alterations largely to the interior of most of the subject properties, all of the buildings at 90-104 Queen Street East and 3 Mutual Street retain their original massing and form (Images 8a-d and 9a-i).

90-94 Queen Street East

The current two-and-a-half storey and two-storey buildings at 90 and 92 Queen Street East represent the earliest buildings on the block, both having been completed by 1875. The property at 90 Queen Street East is a two-and-a-half storey house-form building that was originally constructed with a storefront at the first floor level for grocer and occupant, H.H. Phillips.⁴ This humble, Georgian-styled mixed-use building was once common along the city's downtown streets, where they coexisted alongside commercial and manufacturing properties.

The two-storey property at 92 Queen Street East was also completed by 1875 and represents the Second Empire style with its signature Mansard roof and gabled dormers. Local stove fitting merchant, Richard Bigley, occupied 92 Queen Street East shortly after construction and subsequently bought the property at 94 Queen Street East and built the attached single-storey workshop in 1884.

98 Queen Street East & 3 Mutual Street

The properties at 98 Queen Street East and 3 Mutual Street are 4-storey red brick commercial and warehouse buildings adjoined in an L-shaped plan with a flat roof.

Completed in 1889, the principal (south) elevation at 98 Queen Street East features a former retail storefront along Queen Street East. Large bay windows with decorative wooden mullions and denticulated cornices define the second and third storeys of this Late Victorian building and are surmounted by a large round-arched window at the fourth floor. Below the roofline cornice, the parapet rising from the flat roof contains highly detailed brickwork including inset checkerboard patterning and corbelling directly below the building's name and date plate that reads, "Richard Bigley AD 1875".⁵ The east elevation contains a now faintly visible but large ghost sign that reads, "BIGLEY". The two stacked and bisected round-arched openings on the upper floors of the west elevation are a 20th-century addition.

Constructed in 1901 to the designs of architect J. P. Hynes and builders Harrison & Lewis,⁶ the adjoining property at 3 Mutual Street reflects a more restrained, Classical arrangement of openings and detailing. The principal (west) elevation is organized vertically into three bays with symmetrically placed flat-headed openings at the first three storeys, all surmounted by rough-hewn stone lintels. The fourth floor contains

⁴ 1876 tax assessment roll, St. James Ward

⁵ Interestingly, the date on the building does not reference the building's construction which was actually 1889 but rather the date of construction of the adjacent two-story Second Empire building at 92 Queen Street East, where Bigley initially operated his stove fitting business. (City of Toronto building permit #128 of April 26, 1889 for construction of 96-98 Queen Street East; 1876 City of Toronto tax assessment roll for 1875 completion of 92 Queen Street East)

⁶ Building permit #56 (June 14, 1901)

round-arched window openings connected at the springing joint by a slender stone string course. Inset on the parapet wall is a stone date plate that reads, "AD 1901". The south elevation contains symmetrically arranged segmental-arched window openings at the third and fourth storeys only. The same configuration of window openings is apparent on the third and fourth storeys of the north elevation. A number of the additional openings on the north side have been altered over time.

100-104 Queen Street East

The properties at 100-104 Queen Street East comprise three attached, 3-storey brick buildings with two storefronts at the first storey on the principal (south) elevation and residential above. The properties are part of a longer terrace of eight buildings constructed together in 1886-1887 that includes 106-114 Queen Street East.

Collectively, the group from 100-114 Queen Street East is now known as Mussen Terrace in acknowledgement of the row's original owner, John C. Mussen.

.7 The two upper storeys of each property are framed by pilasters at the end walls and organized horizontally into two bays with symmetrically placed, flat-headed window openings with stone lintels and sills. Decorative brick detailing is evident in the red and buff brick stringcourses with a soldier course in alternating brick colours spanning the south elevation above the second and third storeys. The corbelled brick parapets have been lost to reconstruction, likely due to deterioration, but aspects of the original parapet composition surviving at 112 Queen Street East could be restored at 100-104 Queen Street East. At ground level, the storefronts contain decorative woodwork around the openings and the original leaded glass transom light is still visible behind the retail awning at 100 Queen Street East.

iv. CONTEXT

The location of the adjoining properties at 90-104 Queen Street East and 3 Mutual Street are shown on the maps attached as Images 1a and b. Beginning at the northeast corner of Queen and Mutual Streets, they form part of a group of low-rise buildings on the north side of Queen Street East that continues east toward Jarvis Street. Along with the rest of the 3-storey brick commercial row at 106-114 Queen (which are not part of this report), this block represents one of the few remaining intact collections of mixed-use residential/commercial and industrial typologies employing a variety of architectural styles in the neighbourhood. The collection of buildings are serviced at the rear by a laneway named after the block's prominent local merchant, Richard Bigley. Directly south, is the row of red brick commercial heritage buildings at 99, 107, 109, 111, 115, 123 Queen St E and Warehouse (1903-6) that were added to the City's Heritage Register in 1973. (Image 10) The federal Moss Park Armoury building is located at the northeast corner of Queen and Jarvis Streets. To the west, the currently open space used for surface parking in the block outlined by Queen, Dalhousie, Shuter and Mutual streets was the former location of Cooke's Presbyterian Church, which was demolished in 1984.

⁷ At the time of construction, tax assessment roll for 1888 (containing information gathered in the previous year) indicates that the whole terrace at 100-114 was owned by John C. Musson and originally occupied by a variety of merchants.

3. EVALUATION CHECKLIST

The subject properties are evaluated in checklists below, and are grouped based on construction dates, associations and/or styles of the existing buildings.

The following evaluations apply to 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 tables are marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

90-94 Queen Street East

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

The properties at 90, 92 and 94 Queen Street East are valued as the earliest buildings on the block bounded by Queen Street East, Jarvis Street, Mutual Street and Shuter Street. The property at 90 Queen Street East is representative of a house-form building type with a storefront fronting a commercial street. The properties at 92 and 94 Queen Street East represent a mixed-use residential/commercial building with an adjacent workshop that is now rare on the city’s downtown main streets. The two-storey building at 92 Queen Street East is also valued as a rare diminutively sized surviving example in the Second Empire style, with its Mansard roof and gabled dormers on the south elevation.

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

The properties at 92-94 Queen Street East are valued for their association with the prominent local merchant, Richard Bigley, who began his stove fitting business at this location before moving to the adjacent heritage properties at 98 Queen Street East & 3 Mutual Street and remaining on the block for 50 years.

Together with the mixed-use residential/commercial and industrial typologies of the rest of the subject properties, as well as their architectural styles, the buildings at 90, 92 and 94 Queen Street East contribute to an understanding of the historic character of Queen in the last quarter of the 19th century, when these main street properties and the

merchants who originally owned them settled along Lot/Queen Street near the desirable Garden District location.

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 90-94 Queen Street East, at the northeast corner of Queen and Mutual Streets, have contextual value as their scale, setback and style are visually and physically linked to their location fronting Lot/Queen Street and represent the mid to late-19th century mixed residential and commercial character of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential, commercial and industrial main street properties located at the southern edge of the Garden District neighbourhood, the subject properties at 90-94 Queen Street East are valued as a collection with historic, physical and visual links to their surroundings for nearly 150 years.

98 Queen Street East

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

The property at 98 Queen Street East (completed in 1889) is valued as a fine representative example of a Late Victorian commercial main street building with its unusual organization of around-arched and bay windows on the upper storeys and high level of craftsmanship in the brick and wood detailing on the principal (south) elevation including the decorative brick checkerboard patterning and corbelling, as well as the ornate wood mullions and denticulated cornices.

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

The property is associated with Richard Bigley, for whom the existing building was constructed along with 3 Mutual Street and remained his business location for nearly 40 years following over 10 years next door at 92-94 Queen Street East. Bigley was a local stove fitting and furnace merchant whose importance on the block is captured in the name plate on the parapet at 98 Queen Street East and, more recently, the Richard

Bigley laneway extending between Mutual and Jarvis Streets at the rear of the subject buildings.

The existing property at 98 Queen Street East is also valued for its association with the prominent Toronto architectural firm of Craig, Zeidler & Strong, who maintained offices at this location from at least 1971 to 1984.

Together with the mixed-use residential/commercial and industrial typologies of the rest of the subject properties, as well as their architectural styles, the Richard Bigley building at 98 Queen Street East contributes to an understanding of the historic character of Queen in the last quarter of the 19th century, when these main street properties and the merchants who originally owned them settled along Lot/Queen Street near the desirable Garden District location.

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 adjoining, 4-storey brick commercial and warehouse buildings at 98 Queen Street East and 3 Mutual Street have contextual value as their scale, setback and style are visually and physically linked to their location along Queen Street East and represent the mid to late 19th-century mixed use character of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential, commercial and industrial main street properties located at the southern edge of the Garden District area, the adjoining 4-storey brick buildings at 98 Queen Street East and 3 Mutual Street are valued as a collection with historic, physical and visual links to their surroundings for over 120 years.

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

The 1901 building at 3 Mutual Street, which adjoins its neighbour at 98 Queen Street East in the rear and at a ninety degree angle, is valued for its more Classically restrained arrangement of openings and detailing including the organization of the principal (west) elevation into three bays with flat-headed openings surmounted by rough-hewn stone lintels on the first three storeys and capped by elegant round-arched windows on the fourth floor with a gabled parapet wall above.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The property is valued for its association with Richard Bigley, for whom the existing building was constructed along with 3 Mutual Street and remained his business location for nearly 40 years following over 10 years next door at 92-94 Queen Street East. Bigley was a local stove fitting and furnace merchant whose importance on the block is captured in the name plate on the parapet at 98 Queen Street East and, more recently, the Richard Bigley laneway extending between Mutual and Jarvis Streets at the rear of the subject buildings.

Together with the mixed-use residential and commercial typologies of the rest of the subject properties, as well as their architectural styles, the industrial building at 3 Mutual Street contributes to an understanding of the historic character of Queen Street East in the last quarter of the 19th century, when these main street properties and the merchants who originally owned them settled along Lot/Queen Street near the desirable Garden District location.

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 adjoining, 4-storey brick commercial and warehouse buildings at 3 Mutual Street and 98 Queen Street East have contextual value as their scale, setback and style are visually and physically linked to their location along Queen and represent the mid to late 19th-century mixed use character of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential, commercial and industrial main street Queen properties located at the southern edge of the Garden District area, the adjoining 4-storey brick buildings at 98 Queen Street East and 3 Mutual Street are valued as a collection with historic, physical and visual links to their surroundings for over 120 years.

100-104 Queen Street East

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 three-storey brick commercial buildings at 100-104 Queen Street East are valued as a representative example of the commercial and residential main street buildings constructed in Toronto during the Victorian era, here displaying a pleasing rhythm of

symmetrically arranged window openings and decorative brickwork detailing on the upper storeys, as well as detailed woodwork on the first floor storefronts.

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

Together with the mixed-use residential, commercial and industrial typologies of the rest of the subject properties, as well as their architectural styles, the three properties at 100-104 Queen Street East comprise part of a larger terrace of eight 3-storey brick commercial buildings, including 106-114 Queen Street East, completed together in 1886-1887 and now known as Mussen Terrace. Collectively, the properties contribute to an understanding of the historic character of Queen Street East in the last quarter of the 19th century, when these main street properties and the merchants who originally owned them settled along Lot/Queen Street near the desirable Garden District location.

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 100-104 Queen Street East, between Mutual and Jarvis Streets, have contextual value as their scale, setback and style are visually and physically linked to their location fronting Queen and represent the mid to late 19th-century mixed residential and commercial character of Queen Street.

Within the context of a neighbourhood developed as a mixture of residential, commercial and commercial properties located at the southern edge of the Garden District neighbourhood, the subject three-storey brick buildings at 100-104 Queen Street East are valued as a collection with historic, physical and visual links to their surroundings for over 130 years.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 90-104 Queen Street East & 3 Mutual Street have cultural heritage value for their design, association and context.

Located on the north side of Queen Street East and the east side of Mutual Street, the subject properties are valued as an intact collection of historic buildings representing an entire surviving block of the early urban subdivision and development of Queen Street East, where residential, commercial and industrial typologies flourished alongside the adjacent churches such as Cooke's Presbyterian (now demolished) and the heritage property at Metropolitan United Church (1872). Completed in the last quarter of the 19th

century, the properties at 90-104 Queen Street East and 3 Mutual Street contribute contextually to the historic residential and commercial character of the area, and are visually, physically and historically linked to their setting inside the southern boundary of the Garden District neighbourhood and along main street Queen.

5. SOURCES

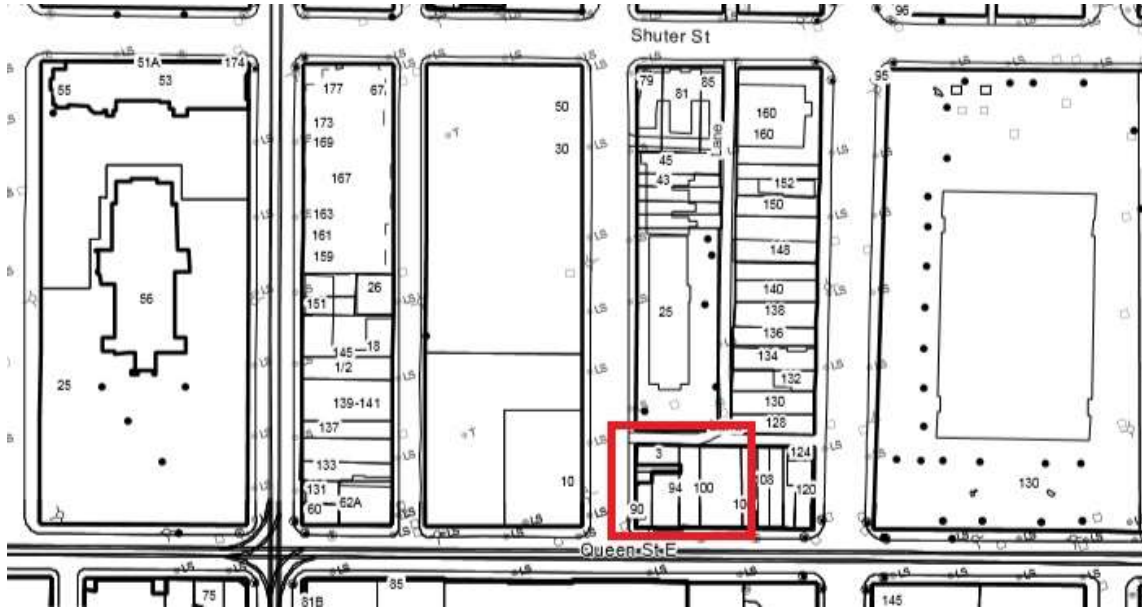
Archival Sources:

Abstract Indices of Deeds, Plan 10A, Lots 1-3 and Plan 247E, Lots 1-2
Archival Maps and Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
Archival Photographs, City of Toronto Archives and Toronto Public Library (citations with images below)
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6. IMAGES



1a. City of Toronto Property Data Map showing the location of the subject properties at 3 Mutual Street, 90, 92, 94, 98 and 100-104 Queen Street East and marked by the rectangle
Please note all maps are orientated with north at the top unless otherwise indicated.



1b. Map showing the location of the properties at 90, 92, 94, 98 and 100-104 Queen Street East and 3 Mutual Street (City of Toronto IView2)

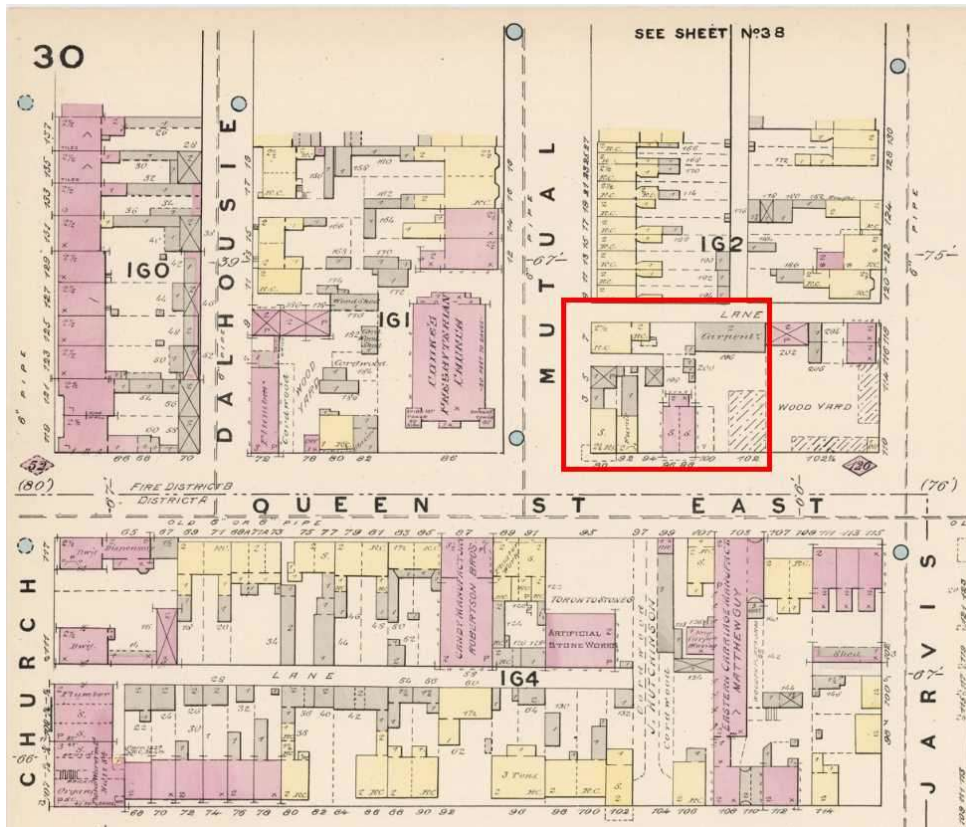
6	19	Lieut Col David Shank	Joshua Cozens	16	J
25	18	E. B. Littlehales	John Playter	17	C
24	17	Alex Grant	John Avon	18	S
24	16	Q. Baby	Skinner	19	L
23	15	Wm. Willcocks	Playter	20	J
23	14	Hon Peter Russell			
22	13	Robert I.D. Gray			
22	12	W.D. Powell			
21	11	Thomas Raddish			
	10	Hon J. Elmsley			
	9	James McCaulley			
	8	George Playter			
	7	John McGill			
	6	Wm. Jarvis			
	5	D. Wm. Smith			
	4	John White			
	3	John Small			
	2	Government Lease			
	1	D. Playter			
	15	John Scadding			

Town of York

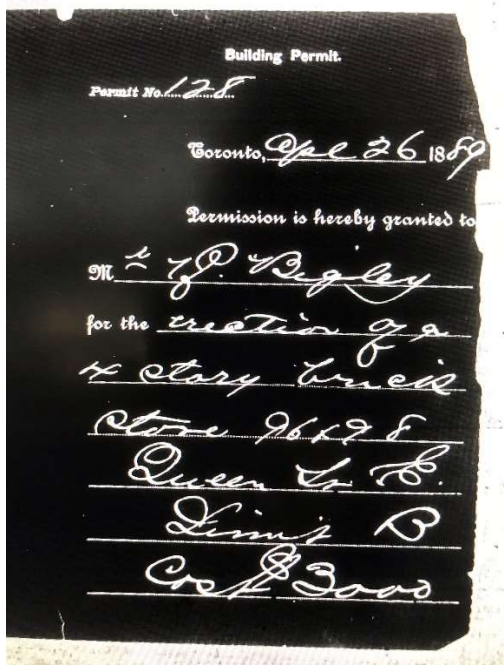
2. Plan showing Park Lot 6.



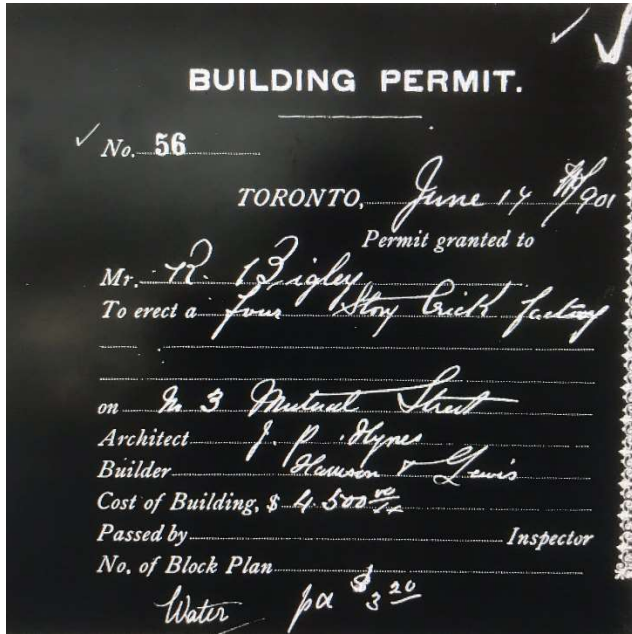
3. 1876 Gross Bird's eye view of the properties



4. Goad's Atlas, 1880 showing the two subject properties at 90 and 92 Queen Street East. 96-98 Queen Street East would later be demolished to erect the current listed building known as the Richard Bigley Building (CTA)



5. Building Permit No. 128, April 26 1889 granting permission to Richard Bigley to erect the existing four-storey brick building at 96-98 Queen Street East (CTA)



6. Building Permit No. 56, June 14, 1901 granting permission to Richard Bigley to erect the existing four-storey brick building at 96-98 Queen Street East (CTA)



7. Goad's Atlas, 1910 showing all of the subject properties at 90-104 Queen Street East and 3 Mutual Street (CTA)



8a. Archival photo looking northwest at the north side of Queen Street East between Jarvis and Mutual Streets (Toronto Historical Board, 1973)



8b. Archival photo looking northeast at the north side of Queen Street East between Mutual and Jarvis Streets (Toronto Historical Board, 1973)



8c. Archival photo of the principal (south) elevation at 98 Queen Street East (Toronto Historical Board, 1973)



8d. Archival photo looking east and showing the west elevation of 90 Queen Street East with part of 98 Queen Street East and 3 Mutual Street visible in the background (Toronto Historical Board, 1973)



9a. Photograph showing the subject properties at the north east corner of Queen Street East and Mutual Street with 3 Mutual (left) 90, 92 and 94 Queen Street East, centre, with 98 Queen Street East at the far right (HP, 2020)



9b. 90-94 Queen Street East



9c. 94 and 98 Queen Street East



9d. Photograph showing the west elevations of the properties at 90 Queen Street East with 98 Queen Street East in the distance at the left (HP, 2019)



9e. Photograph of the property at 3 Mutual Street, showing the principal (west) elevation (HP, 2019)



9f. Photograph of the property at 3 Mutual Street, showing the side (north) elevation (left) and principal (west) elevation (right) (HP, 2019)



9g. Photograph showing the Richard Bigley Building and the properties at 100-104 Queen Street East, which are part of a row extending from 100-112 Queen Street East (HP, 2019)



9h. Photograph looking west at the north-west corner of Queen Street East and Jarvis (HP, 2019)



9i. Photograph of the properties at 100, 102 and 104 Queen Street East including 106 Queen Street East at the far right. (HP, 2019)



10. Properties on the south side of Queen Street at Mutual Street