

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 - 60 Queen Street East and 131, 133 and 135 Church Street

Date: October 9, 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 60 Queen Street East and 131, 133 and 135 Church Street on the City of Toronto's Heritage Register, state its intention to designate the properties 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 60 -64 Queen Street East and 131-135 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. Together, the properties at 60 Queen Street East and 131, 133 and 135 Church Street remain one of the last intact groups of contiguous 19th and early-20th century buildings along the east side of Church Street in the Garden District neighbourhood. These properties, located on what was once one of the city's most desirable streets, were originally occupied by professionals, including doctors, lawyers and Toronto's 21st Mayor, Angus Morrison.

The proposed development comprises a three-storey podium and 57-storey tower for mixed-use development with residential space and commercial space, including both office and retail uses. The proposal entails demolition of 64 Queen Street East and the partial retention of 60 Queen Street East and 131, 133 and 135 Church Street. The west elevations of the three buildings on Church Street and south elevation of the building on Queen Street East will be retained in situ with partially retained common walls and returns to retain the three dimensional character of the buildings.

RECOMMENDATIONS

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

1. City Council include the properties at 60 Queen Street East and 131,133 and 135 Church Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the properties at 60 Queen Street East and 131,133 and 135 Church Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance: 60 Queen Street East (Reasons for Designation), 131 Church Street (Reasons for Designation), 133 Church Street (Reasons for Designation) and 135 Church Street (Reasons for Designation) attached as Attachments 5-8 to the report, October 9, 2020, from the Senior Manager, Heritage Planning.
3. 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 property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. 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.
6. City Council approve the alterations to the heritage properties at properties at 60 Queen Street East and 131,133 and 135 Church Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 57-storey tower on the lands known municipally as 60 Queen Street East, with such alterations substantially in accordance with plans and drawings dated January 31st, 2020 prepared by Core Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Ltd. Architects (first issued January 25th, 2018, final issue (5th) January 31st, 2020) and 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, 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 60 Queen Street East and 131, 133 and 135 Church Street in accordance with the plans and drawings dated January 31st 2020, prepared by Core Architects, and on file with the Senior Manager, Urban Design/Heritage, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated January 25, 2018, with an addendum dated June 12, 2019, and in accordance with the Conservation Plan required in Recommendation 6.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 Goldsmith Borgal & Company Ltd. Architects (first issued January 25th, 2018, final issue (5th) January 31st, 2020) to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 60 Queen Street East, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.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 an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 60 Queen Street East, 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 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 6.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.

e. That prior to the release of the Letter of Credit required in Recommendation 6.d.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.

7. 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 60 Queen Street East and 131, 133 and 135 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. 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 60 Queen Street East and 131, 133 and 135 Church Street.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of April 4, 2018, Toronto and East York Community Council considered a Preliminary Report on the Zoning Amendment application to allow a 54-storey mixed-use building, including a 7 storey base building, to be constructed on the subject properties at 60-64 Queen Street East and 131-135 Church Street. This construction entailed the demolition of 64A and 64 B Queen Street East, and retention of the façades of 131, 133 and 135 Church Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.57>

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>

BACKGROUND

Research and Evaluation

Heritage Properties

The Heritage Property Research and Evaluation Report attached as Attachment 9 to the report, October 9, 2020, from the Senior Manager, Heritage Planning, describes the history, architecture and context of the properties at 60 Queen Street East and 131, 133 and 135 Church 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.

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 60 Queen Street East and 131-135 Church Street have cultural heritage value for their design, association and context.

Located on the east side of Church Street between Shuter Street and Queen Street East, the subject properties are valued as a rare grouping of historic buildings that represent remaining examples of the first 60 years of the development of the east side of Church Street where residential and commercial typologies once flourished alongside the adjacent Metropolitan United Church (1872) and St. Michael's Cathedral (1848). With the oldest of the four properties dating to the 1840s, 60 Queen Street East and 131-135 Church Street contribute contextually to the mid-19th century through early-20th century residential and commercial character of Church Street, and are visually, physically and historically linked to their setting in the Garden District neighbourhood.

60 Queen Street East

The existing three-storey red-brick building (currently over clad with metal siding on the upper storeys) was completed in 1901 with a Mansard roof on the Church Street (west) elevation and distinctive corner turret including a conical roof. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular. Located across the street from the open space flanking the Metropolitan United Church (1872), the building is a visible, familiar site as viewed from the high traffic Queen Street streetcar. While both the red brick cladding and several windows on the second floor of the south elevation are currently covered up with metal siding, this treatment is reversible and does not diminish the integrity of the building and its design features.

131 Church Street

The property at 131 Church Street represents a rare remaining 1840s (pre-Confederation) house-form building, a typology which once occupied all four subject lots. Its L-shaped plan presents a typical Georgian, two-storey, two-bay principal (west) elevation with a gable roof, Georgian styling is evident in the red brick (currently painted) and the symmetrically-placed window openings on the upper level with their stone headers. Of particular interest is the unique ogee-arched parapet, including a small octagonal opening, which until recently topped the northern wing closest to Church Street. Both of these features reveal the eclectic architectural styles employed, sometimes simultaneously, throughout the Victorian Era. The retail storefront on the current building is an alteration to the original dwelling dating to 1894 and reflects the then emerging commercial character of this block of Church Street. Recently (2016), the ogee-arched parapet and octagonal window opening directly below were infilled with brick.

133 Church Street

Along with 135 Church Street and the two adjacent properties to the north, businessman and speculator George Bilton built four two-storey brick house-form buildings in 1843. In 1911, the dwelling was reconstructed into the current three storey commercial building that, stylistically, is characteristic of Edwardian-era main street buildings constructed in Toronto. The rectangular plan is arranged on the principal (west) elevation into two identical bays with symmetrical window openings on the second and third storeys. The deep, pressed cornice at the roofline is currently missing, but the leaded glass frieze spanning the width of the building above the dentilled storefront cornice and openings is still in situ, though currently over clad. Also of note is the brick detailing in the spandrels between the second and third storeys, and the corbelled brickwork above the third storey window openings.

135 Church Street

In 1894, James Authors and John Cox bought 135 Church Street and reconstructed it into the current commercial main street building. The styling of the two symmetrical bays on the principal (west) elevation reflects a lingering but elegant Classicism in the emphasis on verticality in the red brick pilasters on the upper floors with secondary, recessed horizontal spandrels. The deep, pressed metal cornice at the roofline is also

currently missing at this location, but the late-19th century storefront retains its stained glass transoms in all three bays of the first floor shop window.

Proposal

The development site at 60 Queen Street East and 131, 133 and 135 Church Street consists of three two- to three-storey commercial buildings on Church Street, and a two-storey building with a third-storey turret at 60 Queen Street East, forming the northeast corner of Church and Queen Street, and a one storey structure on the east half of the site known as 64 Queen Street East. The proposed development comprises a 3-storey podium and 57-storey tower for mixed-use development with residential space and commercial space (including both office and retail uses). Construction will entail the demolition of the one-storey structure at 64 Queen Street East, and the partial retention of 60 Queen Street East and 131, 133 and 135 Church Street. The retention of these elevations and partial common walls and returns maintains the streetwall comprising the east elevations along Church Street and the western half of the Queen Street south elevation.

Adjacent Heritage Properties

The development site is adjacent to two properties on the Heritage Register at 56 and 79 Queen Street East. The Metropolitan United Church on the opposite (west) side of Church Street at 56 Queen Street East was designated in 2007 under Part IV of the Ontario Heritage Act and dates from 1872, with alterations in 1929 (Attachment 2). The Bank of Nova Scotia building located on the south west corner of Queen and Church at 79 Queen Street East was added to the Heritage Register in 1976 and built in 1913 (Attachment 2).

View Corridor

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 (Attachment 4).

The parameters of this heritage view are being refined for an amendment to the Official Plan, providing greater precision of the location whence views originate, the proposed heritage view to be protected, and further direction to prevent intrusions above, adjacent too 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 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."

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 Planning has reviewed the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal & Company Ltd. Architects (first issued January 25th, 2018, final issue (5th) January 31st, 2020) submitted in support of the application, in addition to supplementary renderings plans and elevations (Attachment 3). The HIA finds that the proposed development conserves the cultural heritage value of the extant buildings on the properties at 60 Queen Street East and 131, 133 and 135 Church Street, and that it will not have a significant impact on the cultural heritage value of the adjacent heritage properties. Overall staff concur with this assessment and are supportive of the proposal.

Podium Massing/Stepbacks

The proposed podium is stepped back five metres from the corner building at 60 Queen Street East five metres above the east and south elevations. The five metre podium stepback continues north for the site of 131 Church Street to accommodate the gable roof form and inset volume on the south half of the second floor. The stepback further north, above 133 and 135 Church Street, is reduced to 3 metres.

Expressed on the elevations (Attachment 4) but not articulated in the massing models is a 1.5 metre stepback at the fifth floor of the south elevation that provides a unifying datum line between the new podium and the heritage buildings. The solid to void treatment of the lower floors of the new podium makes reference to the more traditional facades of the heritage buildings and reinforces that four floor streetwall. The proposed podium elevations of the new component along Queen Street East will be further refined at site plan to satisfy the adjacency relationship with the heritage building on the west half of this frontage.

The street level massing vignettes (Attachment 4) illustrate the transition between the podium and main body of the tower. At the ninth floor the tower cantilevers west to a point 500 mm from the west property line. The tower projects a further 2 metres at the ninth floor south towards Queen Street to a stepback of 3 metres.

Heritage View

The proposed tower falls partially behind existing structures and/or previously approved proposals, and so appears to the left of 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 (Attachment 4).

The draft refinement of the parameters for this heritage view includes a specific point (location 'A') from which the view of St. James Cathedral Spire from Front Street is evaluated, a building silhouette line of the heritage view to be protected, and direction to prevent intrusions above, adjacent to and behind the proposed building silhouette line. The proposed building silhouette line does not incorporate as-yet unbuilt Planning Division approvals or LPAT orders, represented in the two heritage views provided by the applicant portraying conditions before and after construction of the 60 Queen Street East project.

The proposed construction appears behind, at and below the St. James Cathedral Spire 35 metre building silhouette line front of the unbuilt development at 215-229 Church Street, falling within the proposed protections. Above the 35 metre building silhouette line, to the west, the step back of the 60 Queen Street East elevation provides visual separation of the tower from the spire, behind the unbuilt project at 89 Church Street, but is not fully eclipsed by that tower and so encroaches on the sky to the west of the spire, tempered by its greater distance, lesser height and draft status of the proposed amendments on heritage views in the Official Plan.

Conservation Plan

Should Council approve the proposed conservation strategy for the properties at 60 Queen Street East and 131, 133 and 135 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 Planning. The Conservation Plan should detail all of the recommended interventions and conservation work proposed for 60 Queen Street East and 131, 133 and 135 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, Heritage Planning. This plan should provide details of how the exterior of 60 Queen Street East and 131, 133 and 135 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 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 60 Queen Street East and 131, 133 and 135 Church Street.

CONCLUSION

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 9) and determined that the properties at 60 Queen Street East and 131, 133 and 135 Church Street are consistent with Ontario Regulation 9/06 and meet the criteria for designation under all three categories of design, associative and contextual values.

The Statements of Significance (Attachment 5-8) for 60 Queen Street East, 131 Church Street, 133 Church Street and 135 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 60 Queen Street East and 131, 133 and 135 Church Street. The proposal allows for the construction of a tower and infill podium while maintaining a three dimensional sense of the Church Street streetwall and the corner building at Church and Queen Streets, and spacing between the tower and St. James Cathedral tower and spire above the 35 metre silhouette line. 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 of St. James Cathedral.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Plan
Attachment 2 - Photographs
Attachment 3 - Rendered Views, Architectural Plans and Drawings
Attachment 4 - Heritage View
Attachment 5 - 60 Queen Street East (Reasons for Designation)
Attachment 6 - 131 Church Street (Reasons for Designation)
Attachment 7 - 133 Church Street (Reasons for Designation)
Attachment 8 - 135 Church Street (Reasons for Designation)
Attachment 9 - Heritage Property Research and Evaluation Report: 60 Queen Street East & 131, 133 and 135 Church Street

LOCATION PLAN
60 Queen Street East and 131, 133 and 135 Church Street





60 Queen St. East and 131,133 and 135 Church St.
Existing corner view looking north-east



Existing condition of 60 Queen St. East and 131, 133 and 135 Church St.

PHOTOGRAPHS

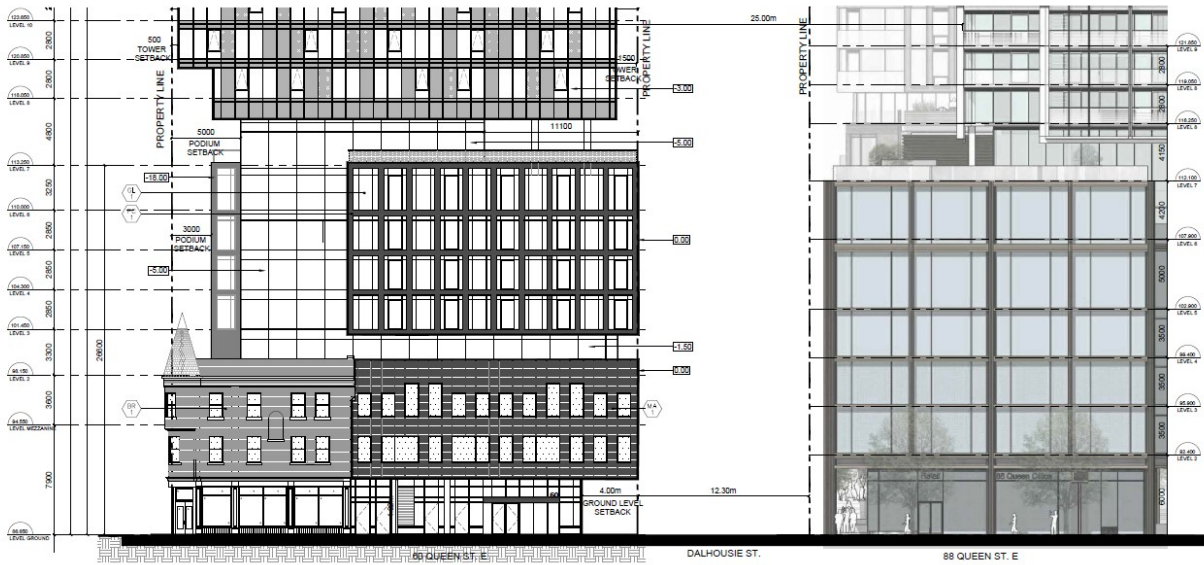


Adjacent listed property at 79 Queen Street East
(Former Bank of Nova Scotia)

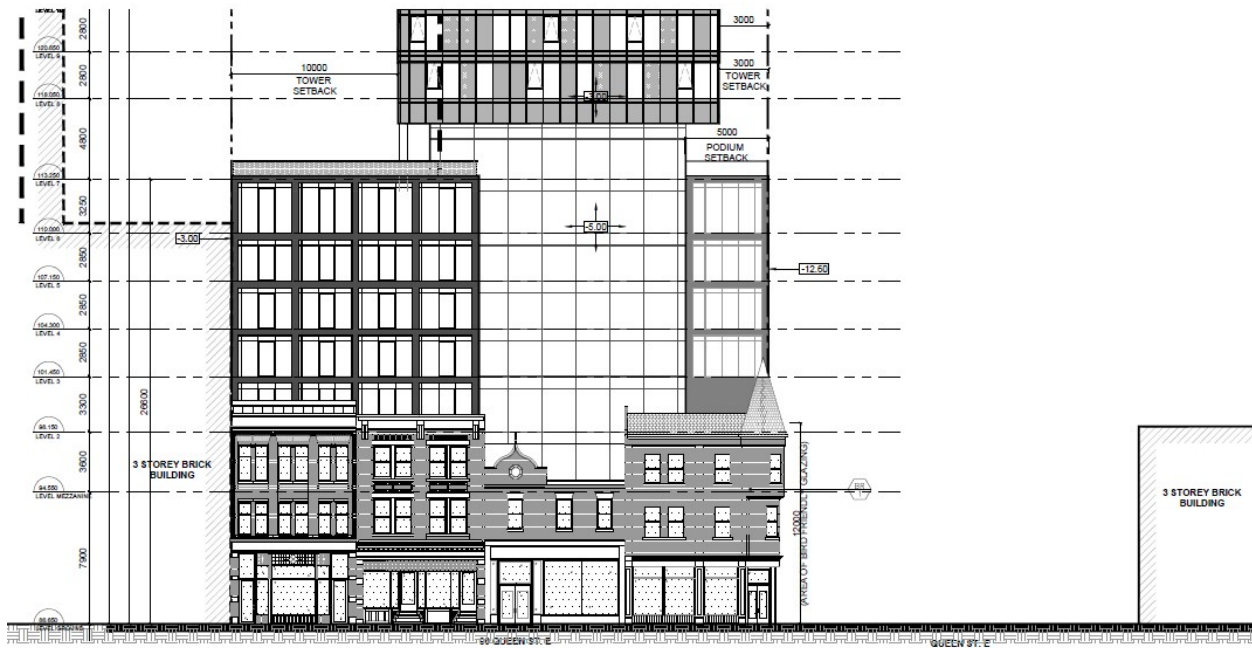


Adjacent designated property at 56 Queen Street East
(Metropolitan United Church)

PLANS, DRAWINGS AND RENDERINGS

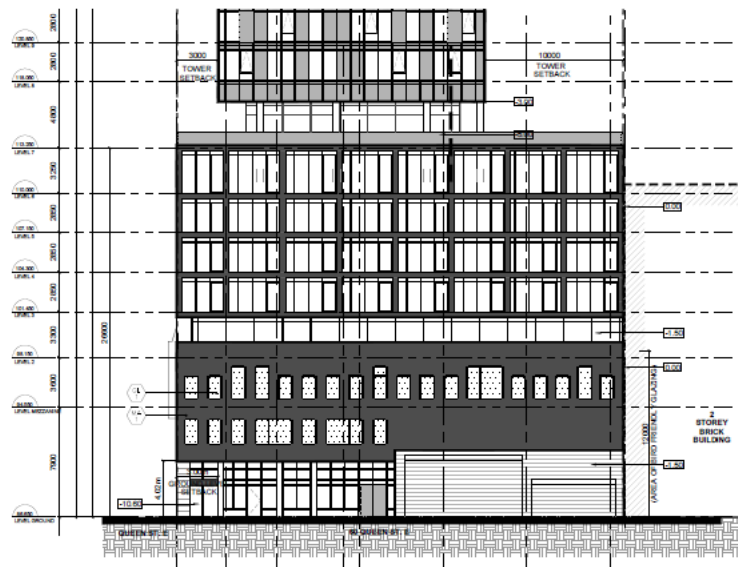


60 Queen St. East Development - South Elevation

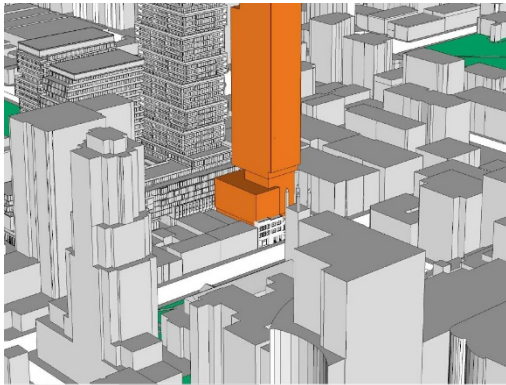


60 Queen St. East Development - West Elevation

PLANS, DRAWINGS AND RENDERINGS

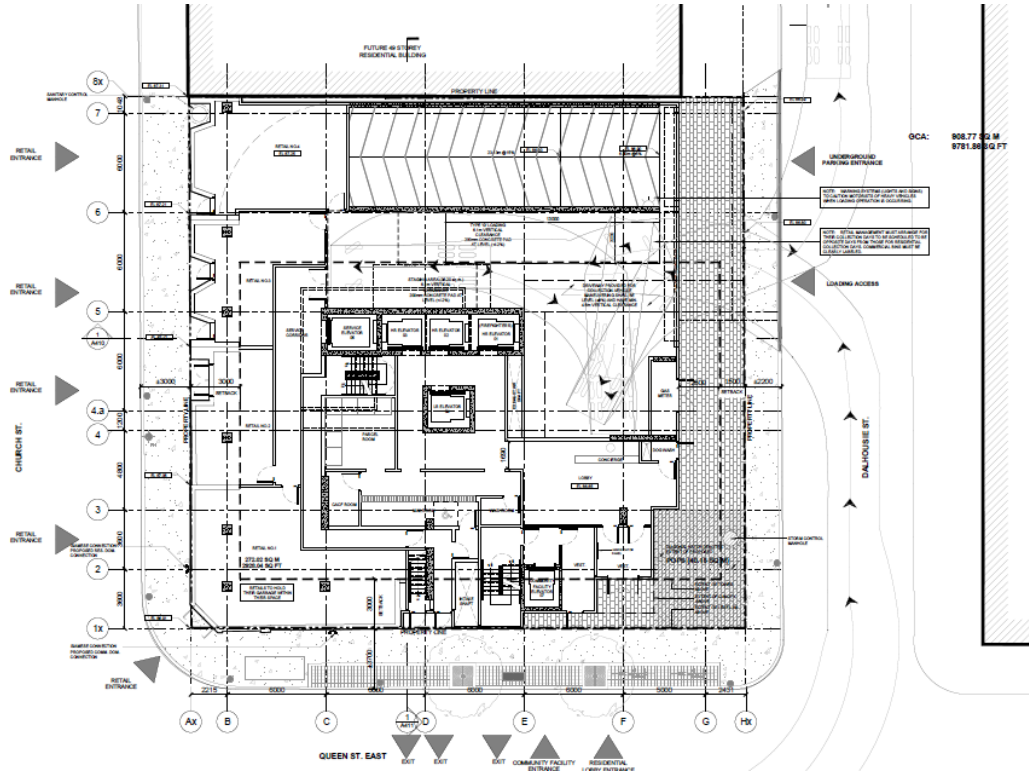


60 Queen Street East Development - East Elevation

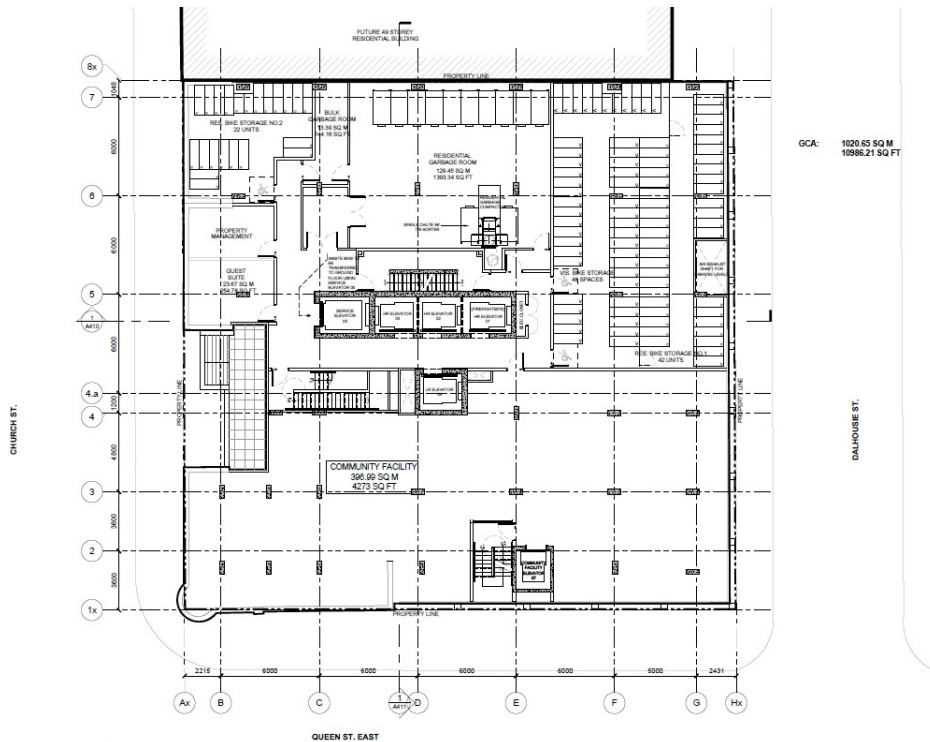


Massing Models

PLANS, DRAWINGS AND RENDERINGS

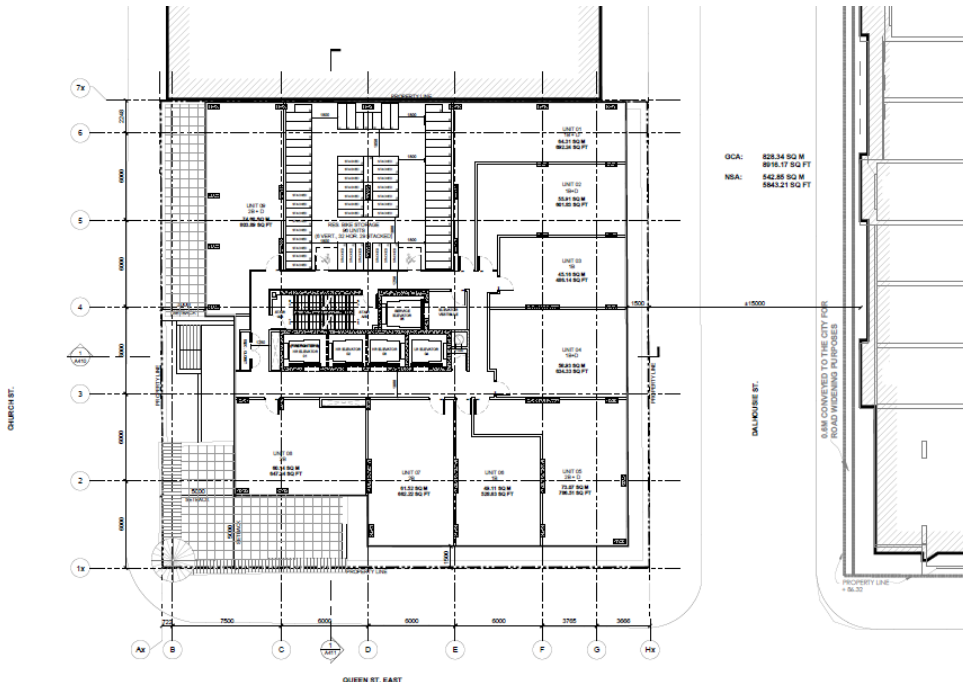


60 Queen Street East Development - Ground Floor

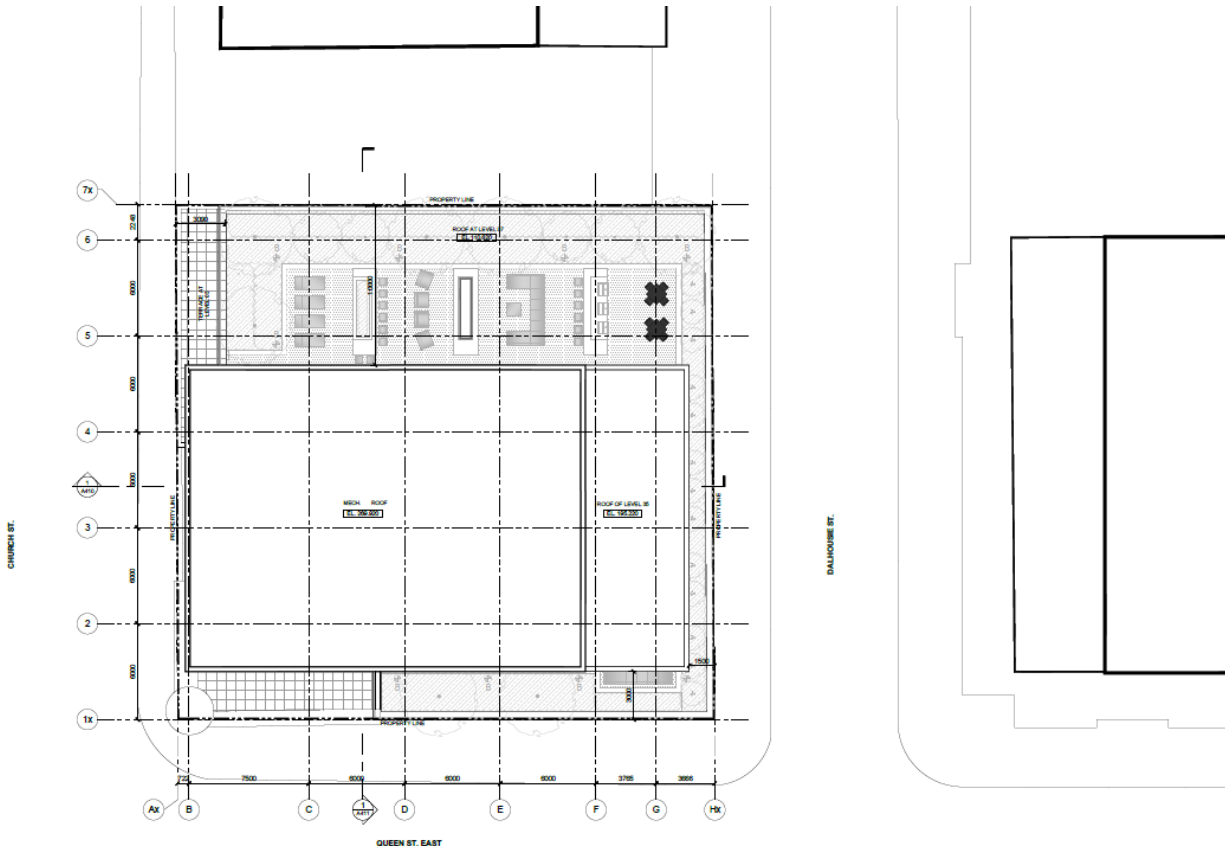


60 Queen Street East Development - Mezzanine Floor

PLANS, DRAWINGS AND RENDERINGS



60 Queen Street East Development - Fourth Floor

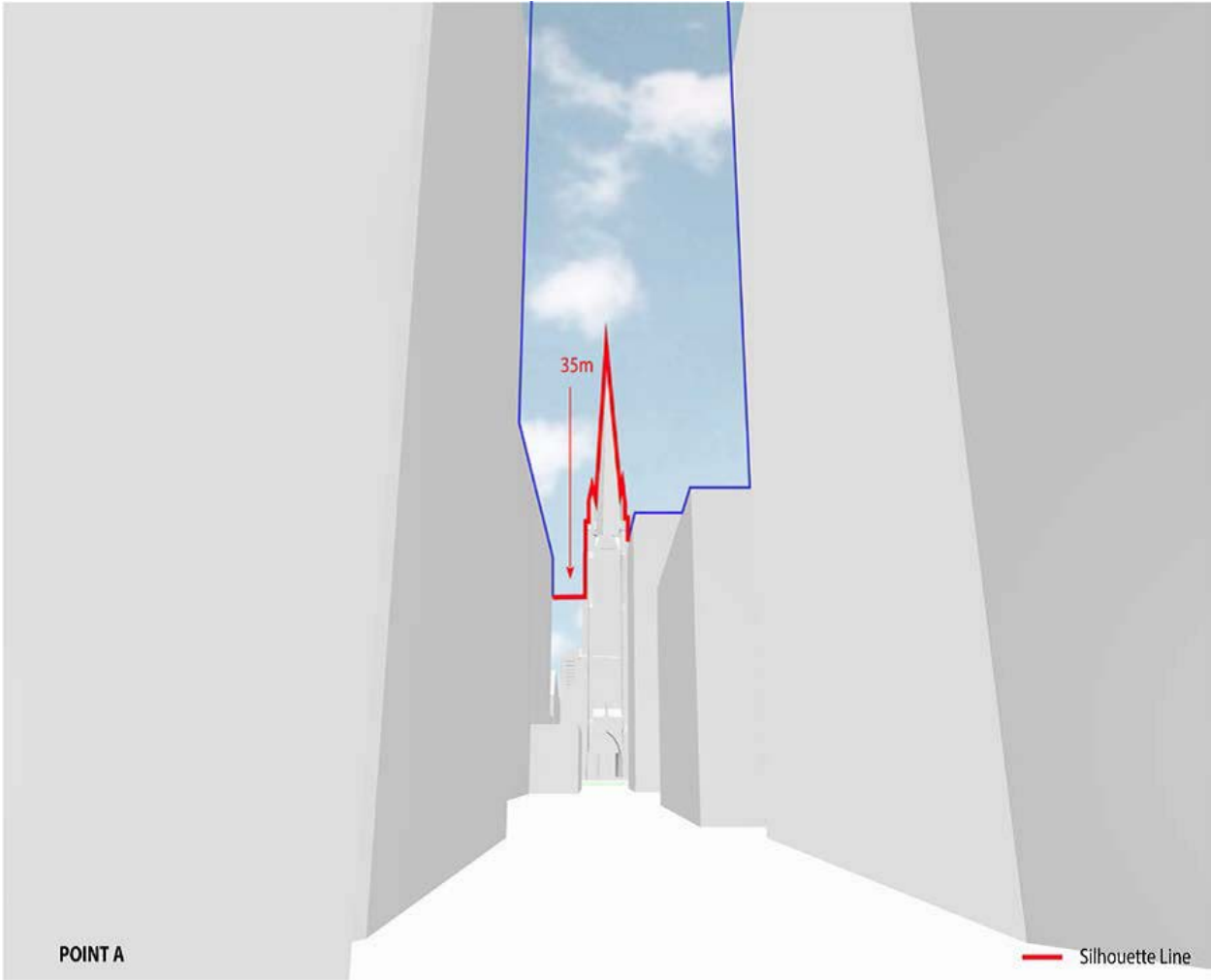


60 Queen Street East Development - Roof Level



Proposed St. James Cathedral Heritage View Plan

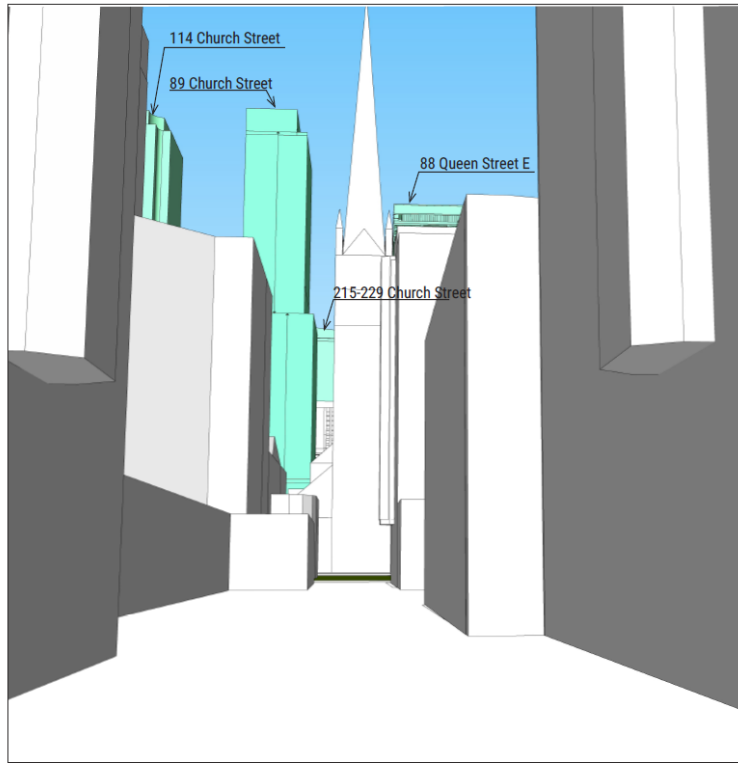
HERITAGE VIEW



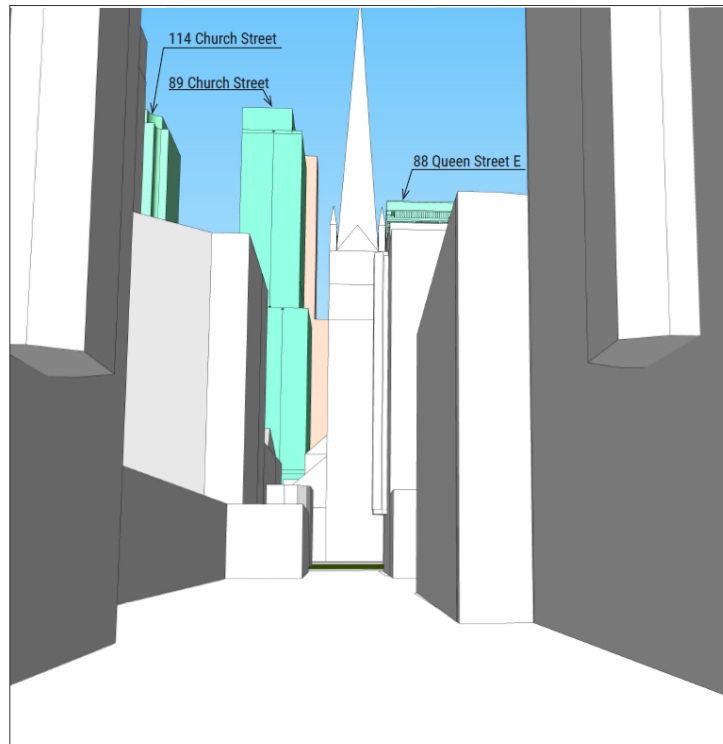
Proposed St. James Cathedral Building Silhouette Line

HERITAGE VIEW

VIEW "A" WITHOUT THE PROPOSAL



VIEW "A" WITH THE PROPOSAL



60 Queen Street East - Unbuilt Approvals/Orders And Proposed Building Silhouette

STATEMENT OF SIGNIFICANCE:
60 QUEEN STREET EAST
(REASONS FOR DESIGNATION)

ATTACHMENT 5

The property at 60 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 east side of Church Street between Queen Street East and Shuter Street in the Garden District neighbourhood and directly across the street from the Metropolitan United Church (1872), the property at 60 Queen Street East is part of a grouping of buildings that includes an original house-form building constructed in 1848.

Statement of Cultural Heritage Value

Completed by 1901, the property at 60 Queen Street East is valued as a rare example in Toronto of a late-19th century corner building with a turret, a prominent feature that marks an expansion to the original two storey building completed in the 1840s.

The property at 60 Queen Street East is valued for its association with prominent members of the medical profession, namely, Dr. George Herrick, Dr. James Thornburn, and Dr. James J. Cassidy, who lived in the residence for more than 70 years.

The residential and commercial typologies of the group, as well as their architectural styles, together contribute to an understanding of the character of Church Street in the late-19th to early-20th century, when these typologies and the professionals who originally owned them, settled along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

The property at 60 Queen Street East, at the northeast corner of Queen and Church Streets, has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the mid-19th and early-20th century residential and commercial character of Church Street and the surrounding area, along with anchoring the adjacent properties at 131-135 Church Street.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years. The group is highlighted by the prominent location of the building at 60 Queen Street East where it anchors the northeast corner of Queen and Church with its distinctive turret. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular.

Across the street from the open space flanking the Metropolitan United Church (1872), 60 Queen Street East is a visible, familiar site as viewed from the high traffic Queen Street streetcar

Heritage Attributes

The heritage attributes of the property at 60 Queen Street East are:

- The setback, placement and orientation of the building, anchoring the northeast corner of Church Street and Queen Street East
- The scale, form and massing of the red brick building (currently overclad with metal siding) with its three-storey height with Mansard roof on the west elevation
- The materials with the red brick (currently overclad with metal siding)
- The principal (west and south) elevations including the corner turret with its conical roof and main entrance directly below located in the left (north) bays and flat-headed window openings with stone lintels and sills in all three storeys
- The arrangement and shape of the window openings, including the two windows at the second floor level that are currently overclad with metal siding

STATEMENT OF SIGNIFICANCE:
131 CHURCH STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 6

The property at 131 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 Queen Street East and Shuter Street in the Garden District neighbourhood and directly across the street from the Metropolitan United Church (1872), the property at 131 Church Street is the only surviving example of the original pre-Confederation house-form buildings which once occupied the four properties at 60 Queen Street East, and 131-135 Church Street.

Statement of Cultural Heritage Value

The existing structure is valued as a rare surviving example in the City of a pre-1850 house-form building. Completed in 1848, the building is representative of some of the earliest buildings in Toronto. The Church Street facade included until very recently an original ogee-arched parapet on the northern bay containing an octagonal window. Though currently altered with brick infill, these features may be returned to their original state.

The property is associated with Angus Morrison, Toronto's 21st Mayor, for whom the existing 1840s house-form building was constructed and remained his residence for 15 years. Morrison was employed as a lawyer, a federal politician and served as mayor in 1875-1878.

With 60 Queen Street East and 133-135 Church Street, the house-form building at 131 Church Street contributes to an understanding of the character of Church Street in the late-19th to early-20th century, when commercial and residential typologies were constructed along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

The property at 131 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the mid-19th residential and early-20th century commercial character of Church Street and the surrounding area, along with the adjacent properties at 133 and 135 Church Street and 60 Queen Street East.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years.

Heritage Attributes

The heritage attributes of the property at 131 Church 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 an L-shaped plan with its two-storey height and main gable roof
- The materials with the red brick cladding (currently painted), and stone detailing
- The principal (west) elevation, with the flat-headed window openings on the second storey, including the stone lintels and sills
- The fenestration on the second storey with the double-hung sash windows

STATEMENT OF SIGNIFICANCE:
133 CHURCH STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 7

The property at 133 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 Queen Street East and Shuter Street in the Garden District neighbourhood and directly across the street from the Metropolitan United Church (1872), the property at 133 Church Street is part of a grouping of buildings that were originally completed between 1843-1848. While 131 Church Street retains its original house-form, 133 Church Street was rebuilt in 1911 for commercial and office uses.

Statement of Cultural Heritage Value

The three-storey commercial building at 133 Church Street is valued as a representative example of the retail and warehouse main street buildings constructed in Toronto during the Edwardian period, here displaying detailed brickwork in the upper level spandrels and brick corbelling above the third storey window openings.

The property at 133 Church Street is valued for its association with the Ontario Specialty Company, a popular toy and novelty retail store which has run its business at this address for more than 70 years.

With 60 Queen Street East, 131 Church Street, and 135 Church Street, 133 Church Street contributes to an understanding of the character of Church Street in the late-19th to early-20th century, when commercial and residential typologies in a range of architectural styles were constructed along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

The property at 133 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the early-20th century commercial character of Church Street and the surrounding area, along with the adjacent properties at 131 and 135 Church Street and 60 Queen Street East.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years.

Heritage Attributes

The heritage attributes of the property at 133 Church 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 red brick building on a rectangular plan with its three-storey height with flat roof
- The materials with the red brick, and the brick, stone, metal and wood detailing
- The principal (west) elevation, which is symmetrically organized into two bays at the second and third storeys and two repeating storefronts and entrances at the first floor level
- The fenestration with the four pairs of double-hung sash windows in the upper storeys
- The entries, which are raised and recessed and have flat-headed door openings
- The pressed metal, dentilled cornice above the storefront
- The leaded glass transom spanning the width of the building between the storefront openings and the cornice (currently overclad)
- The decorative brickwork with stone detailing in the spandrels between the second and third storeys and the brick corbelling above the third storey openings

STATEMENT OF SIGNIFICANCE:
135 CHURCH STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 8

The property at 135 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 Queen Street East and Shuter Street in the Garden District neighbourhood and directly across the street from the Metropolitan United Church (1872), the property at 135 Church Street is part of a grouping of buildings that were originally completed between 1843-1848. While 131 Church Street retains its original house-form, 135 Church Street was rebuilt as a commercial and office building in 1893.

Statement of Cultural Heritage Value

The current building at 135 Church Street is valued for the restrained but elegant Classicism of the principal (west) elevation, which is organized into two identical bays divided by two-storey vertical red brick pilasters. Recessed horizontal spandrels balance the predominantly vertical arrangement of the west elevation. The original arrangement of the ground-level entrance and window openings remains, and the storefront retains its original transom windows in each of the three shop windows bays.

With 60 Queen Street East, and 131-133 Church Street, and 135 Church Street contributes to an understanding of the character of Church Street in the late-19th to early-20th century, when commercial and residential typologies in a range of architectural styles were constructed along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

The property at 135 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the late-19th and early-20th century commercial character of Church Street and the surrounding area, along with the adjacent properties at 131 and 133 Church Street and 60 Queen Street East.

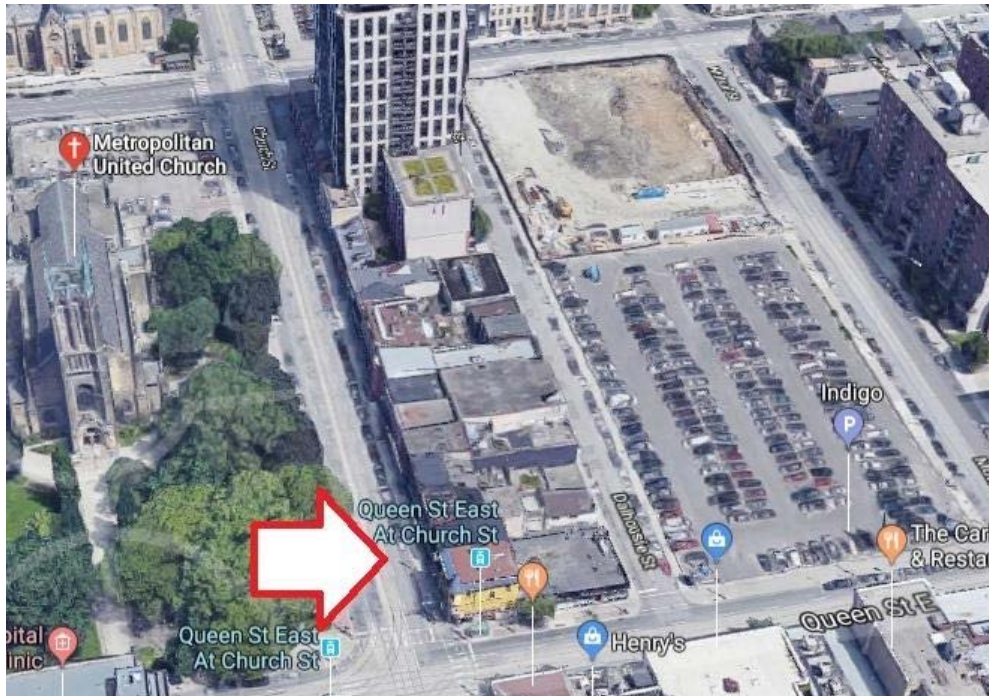
Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years.

Heritage Attributes

The heritage attributes of the property at 135 Church 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 red brick building on a rectangular plan with its three-storey height and flat roof
- The materials with the red brick, and the brick, stone and wood detailing
- The principal (west) elevation, which is symmetrically organized with unaltered, recessed main entrances at the north and south ends between a large centred bay storefront window, and six pairs of flat-headed window openings in the two upper storeys
- The fenestration including the double-hung sash windows with their wood frames
- The original stained glass transoms at the top of each of the three sides of the centred storefront window

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



COMMERCIAL BUILDINGS
60 QUEEN STREET EAST AND 131, 133 AND 135 CHURCH STREET,
TORONTO

Prepared by:

Heritage Planning
City Planning
City of Toronto

March 2020

1. DESCRIPTION



Cover: aerial photograph, 2019, with north on the top (www.google.ca/maps) above: current photographs, right to left, 60 Queen Street East and 131, 133 and 135 Church Street (Heritage Preservation Services, 2019)

60 Queen Street East and 131, 133 and 135 Church Street	
ADDRESSES	60 Queen Street East and 131, 133 and 135 Church Street (northeast corner of Queen and Church streets)
WARD	Ward 13 (Toronto Centre)
LEGAL DESCRIPTION	Plan 22A, Lots 1 and 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	Cultural Heritage Evaluation
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 60 Queen Street East and 131, 133 and 135 Church 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 60 Queen Street East and 131, 133 and 135 Church Street, timelines for the separate buildings follow this introductory section outlining the history of the neighbourhood.

Garden District Neighbourhood

The subject properties are located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street between Carlton, Queen and Sherbourne streets. The origins of the area date to the founding in 1793 of the Town of York (Toronto) when a ten-block townsite was laid out on the north shore of Lake Ontario. Adjoined on the east and west by land reserved for the government and military, respectively, the area to the north between present-day Queen and Bloor streets was surveyed into 100-acre "Park Lots" that were reserved for the country estates of community leaders (Image 2a). With the rapid growth of the population, a "New Town" was established west of the original Old Town where King Street remained the main commercial street and new north/south streets included Church Street, named for its location adjoining St. James' Church (forerunner to St. James' Cathedral).

John McGill, a former soldier and commissioner of stores was granted Park Lot 7, on which the subject properties now stand, and added adjoining land to his holdings. McGill commissioned "McGill Cottage" on the south part of his tract where Metropolitan United Church (56 Queen Street East) is now located. Following McGill's demise, his nephew and heir, Peter McCutcheon McGill surveyed and registered the lands bounded by Yonge, Lot (Queen), Mutual and a line north of Gerrard streets under Plan 22A in 1836. Coinciding with the incorporation of the new City of Toronto, Church Street was extended north of present-day Queen Street East through McGill's property.

The early layout and development of McGill's subdivision was recorded in maps and atlases, including those in Section 6 below (Images 2a-3b). The block bounded by Church, Shuter, Lot (Queen) and Crookshank (Dundas) streets was divided into multiple building lots. The subject properties are located on Lots 1 and 2 of Registered Plan 22A. They were originally developed with house form buildings dating to the 1840s that were illustrated on Boulton's Atlas in the mid-19th century (Image 2d). The development coincided with the development of the residential neighbourhood on and adjoining Church Street, north of Queen Street East, where St. Michael's Cathedral was completed at Church and Shuter streets in 1848 and afterward Metropolitan Methodist Church (now Metropolitan United) followed in 1872 (and was partially rebuilt after a fire in 1928).

60 Queen Street East and 131, 133 and 135 Church Street

The subject properties on the northeast corner of Queen and Church streets were first developed between 1843-1848 with house form buildings that were illustrated on Fleming's 1851 Plan and Boulton's 1858 Atlas (Images 2c and 2d). As set out in the timelines below, the original 1848 house-form building at present-day 131 Church Street remains in place, with a shopfront having been added to the principal (west) elevation in 1894. The adjoining 1840s buildings at 133 and 135 Church Street were redeveloped in 1911 and 1893, respectively. The existing corner building at 60 Queen Street East (formerly identified as 129 Church Street) was completed in 1901, including its distinctive turret anchoring the northeast corner of Queen Street East and Church Street.

Historical Timeline: 60 Queen Street East (Plan 22A, Lot 1, South Part)

Key Date	Historical Event
1844	Peter McCutcheon McGill sells Lot 1 under Plan 22A to Dr. George Herrick
1846 Dec	Herrick conveys the north part of Lot 1 to Angus Morrison (present-day 131 Church Street), retaining the south part for his residence
1858	The initial development of Herrick's allotment is illustrated on Boulton's Atlas (Image 2d)
1864 Jan	James Thornburn acquires Herrick's property
1873 Mar	Dr. John Cassidy purchases the subject site
1876	Gross's bird's eye view (Image 2e) shows Cassidy's gable-roofed house facing Church Street
1880	The subject property is illustrated on the first Goad's Atlas (Image 2f)
1881 Oct	Cassidy secures the first in a series of mortgages for the property
1895- 1900	Buildings on Cassidy's allotment identified as 129 (corner) and 129½ Church Street, are separately assessed in the tax assessment rolls
1901 July	Cassidy's sole building identified as 129 Church Street (present-day 60 Queen Street East) has an assessed value of \$4100, suggesting the current building was in place
1909 ca	An archival photograph dated "1909-1929" shows part of the Queen Street elevation of Cassidy's corner building prior to its recladding later in the century (Image 3f)
1950	Cassidy's heirs sell the property to Irving Lerman
1972	Lerman leases part of the property to Thrifty Riding and Sport Shops Limited, a long-term tenant
1986	Lerman sells the property to Realty Dimensions Limited

Historical Timeline: 131 Church Street (Plan 22A, Lot 1, North Part)

Key Date	Historical Event
1844	Peter McCutcheon McGill sells Lot 1 under Plan 22A to Dr. George Herrick
1846	Herrick conveys the north part of Lot 1 to Angus Morrison
1847	The subject property remains vacant according to the tax assessment rolls
1848	Morrison's house form building is first recorded in the tax assessment rolls
1858	The subject property with the house form building is illustrated on Boulton's Atlas (Image 2d)
1880	The house form building is illustrated on the first Goad's Atlas (Image 2f)
1881 Oct	Morrison sells the site to Dr. James Cassidy, owner of the south part of Lot 1 (on the northeast corner of Queen and Church streets)
1892 Sept	The property contains a "vacant house" owned by Cassidy, according to the tax assessment rolls
1894 June	Cassidy receives building permit #1683 for alterations and a shopfront at 131 Church Street (Image 3d)
1894 June	Cassidy and Helen Mary Cockburn (owner of the adjoining property at 133 Church Street) enter in an agreement for a party wall (for Cassidy's shopfront addition)
1894 Sept	Cassidy's building is "unfinished" according to the tax assessment rolls
1895 Sept	The store remains "vacant" according to the tax assessment rolls, with a laundry recorded the next year (1896)
1950	Irving Lerman, who also owns 60 Queen Street East, acquires the property from Cassidy's heirs

Historical Timeline: 133 Church Street (Plan 22A, Lot 2, South Part)

Key Date	Historical Event
1843	Peter McCutcheon McGill sells Lot 2 to George Bilton
1858	Boulton's Atlas illustrates the original development of the allotment as part of a group of four rowhouses (Image 2d)
1866	Following a legal dispute, George Roy Proctor acquires Lot 2
1880	The original building on the site is illustrated on the first Goad's Atlas (Image 2f)
1881	Lot 2 is subdivided when Mary Helen Cockburn acquires the south part, retaining the property until 1906
1911 Jan	Samuel Bulley purchases the subject property
1911 Mar	Bulley is issued a building permit for the subject building, which has an assessed value of \$6000 following its completion
1912	The building is occupied by a builder, furrier and other businesses according to the city directory of 1913 (with information dating from the previous year)
1915	Bulley is issued building permit #15483 for the subject property, to alter the existing house-form building for store and office purposes and to create an addition (Image 3e)
1946	Bulley's heirs sell the property to Samuel Latowsky and Samuel Geller

Historical Timeline: 135 Church Street (Plan 22A, Lot 2, North Part)

Key Date	Historical Event
1843 Jan	Peter McCutcheon McGill sells Lot 2 to George Bilton
1858	Boulton's Atlas illustrates the original development of the allotment as part of a group of four row houses (Image 2d)
1866	Following a legal dispute, George Roy Proctor acquires Lot 2
1880	The original building on the site is illustrated on the first Goad's Atlas (Image 2f)
1881	Lot 2 is subdivided when, with Proctor retaining the north part
1892 Sept	Proctor's property contains a "vacant house" according to the tax assessment rolls
1893 Mar	Proctor's heirs sell the north part of Lot 2 to James Authors and John H. Cox, manufacturers of artificial limbs, who are listed as the owners in the tax assessment rolls that month
1893 Apr	Authors and Cox are issued building permit #1263 for "erection of new brick front to store, 135 Church Street" plus a two-storey rear addition (Image 3c)
1894	Authors and Cox are first recorded on the site in the City Directory of 1895 (with information dating to 1894)
1921	Authors and Cox's executors sell the property

iii. ARCHITECTURE

Four two-storey brick house-form buildings were originally constructed between 1843-1848 on the subject properties, and comprised the southernmost buildings in a row of 18 brick one and two-storey dwellings constructed on the east side of Church Street by the late 1850s. Over the course of the late 19th century - early 20th century, three properties (135,133 Church Street and 60 Queen Street East) were reconstructed into three-storey commercial buildings. The house-form building at 131 Church Street is the only remaining pre-Confederation dwelling, and still retains most of its original massing and form (Images 4a-4e).

60 Queen Street East

The existing three-storey red-brick building (currently overlaid with metal siding on the upper storeys) was completed in 1901 with a Mansard roof on the Church Street (west) elevation and distinctive corner turret including a conical roof. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular. Located across the street from the open space flanking the Metropolitan United Church (1872), the building is a visible, familiar site as viewed from the high traffic Queen Street streetcar.

131 Church Street

The property at 131 Church Street represents a rare remaining 1840s (pre-Confederation) house-form building, a typology which once occupied all four subject lots. Its L-shaped plan presents a typical Georgian, two-storey, two-bay principal (west) elevation with a gable roof, Georgian styling is evident in the red brick (currently painted) and the symmetrically-placed window openings on the upper level with their stone headers. Of particular interest is the unique ogee-arched parapet, including a small octagonal opening, which until recently topped the northern wing of the principal (west) elevation closest to Church Street. Both of these features reveal the eclectic architectural styles employed, sometimes simultaneously, throughout the Victorian Era. The retail storefront on the current building is an alteration to the original dwelling dating to 1894 and reflects the then emerging commercial character of this block of Church Street. Recently (2016), the ogee-arched parapet and octagonal window opening directly below were infilled with brick.

133 Church Street

Along with 135 Church Street and the two adjacent properties to the north, businessman and speculator George Bilton built four two-storey brick house-form buildings in 1843. In 1911, the dwelling was reconstructed into the current three-storey commercial building that, stylistically, is characteristic of Edwardian-era main street buildings constructed in Toronto. The rectangular plan is arranged on the principal (west) elevation into two identical bays with symmetrical window openings on the second and third storeys. The deep cornice with decorative brackets at the roofline is currently missing, but the leaded glass frieze spanning the width of the building above the dentilled storefront cornice and openings is still in situ, though currently overclad. Also of note is the brick detailing in the spandrels between the second and third storeys, and the corbelled brickwork above the third storey window openings.

135 Church Street

In 1894, James Authors and John Cox bought 135 Church Street and reconstructed it into the current commercial main street building, replacing the original 1840s dwelling. The styling of the two symmetrical bays on the principal (west) elevation reflects a lingering but elegant Classicism in the emphasis on verticality in the red brick pilasters on the upper floors with secondary, recessed horizontal spandrels. The deep cornice at the roofline is also currently missing at this location, but the late-19th century storefront retains its stained glass transoms in all three bays of the first floor shop window.

iv. CONTEXT

The location of the adjoining properties at 60 Queen Street East and 131, 133 and 135 Church Street are shown on the map attached as Image 1. Anchoring the northeast corner of Queen and Church streets, they form part of a group of low-rise buildings on the east side of Church Street that continues north to Shuter Street. Together, this remains one of the last intact groups of contiguous 19th and early-20th century buildings in the neighbourhood. Near the north end of this collection, part of the Athenaeum Club (1891) forms the base of a residential condominium. The collection of

buildings is unusual with the rear (east) additions fronting on Dalhousie Street. Directly east, 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. In Image 5e, the subject properties are pictured in the foreground while the surviving collection of 19th century residential and commercial buildings on the north side of Queen Street East between Mutual and Jarvis Streets are visible in the background. Together, these buildings represent some of the earliest development in this part of the Garden District along Queen Street East and contribute to an understanding of the neighbourhood's historic character.

3. EVALUATION CHECKLIST

The four subject properties are evaluated in separate checklists below due to the difference in reconstruction dates and styles of the current 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.

60 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 property at 60 Queen Street East is valued as a rare example in Toronto of a corner building with a turret, a prominent feature that marks an alteration to the original two-storey building completed in the 1840s. While both the red brick cladding and several windows on the second floor of the south elevation are currently covered up with metal siding, this treatment is reversible and does not diminish the integrity of these features.

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 at 60 Queen Street East is valued for its association with many prominent members of the medical profession, namely, Dr. George Herrick, Dr. James Thornburn, and Dr. James J. Cassidy, who lived in the residence for more than 70 years.

The residential and commercial typologies of the group, as well as their architectural styles, together contribute to an understanding of the character of Church Street in the late-19th to early-20th century, when these typologies and the professionals who originally owned them, settled along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

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	X

The property at 60 Queen Street East, at the northeast corner of Queen and Church Streets, has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the mid-19th and early-20th century residential and commercial character of Church Street and the surrounding area, along with anchoring the adjacent properties at 131-135 Church Street.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years. The group is highlighted by the prominent location of the building at 60 Queen Street East where it anchors the northeast corner of Queen and Church with its distinctive turret. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular, that is a visible, familiar site as viewed from the high traffic Queen Street streetcar and located across the street from the open space flanking the Metropolitan United Church (1872).

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

The existing building is valued as a rare surviving example in the City of a pre-1850 house-form building. Completed in 1848, the building is representative of some of the earliest buildings in Toronto. The Church Street facade includes an original ogee-arched parapet on the northern bay containing an octagonal window. Though currently altered with brick infill, these features retain their original design value, as they can be returned to their original state.

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 Angus Morrison, for whom the existing 1840s house-form building was constructed and remained his residence for 15 years. Morrison was employed as a lawyer, politician and served as Toronto's 21st Mayor from 1875-1878.

The residential and commercial typologies of the group, as well as their architectural styles, together contribute to an understanding of the character of Church Street in the late-19th to early-20th century, when these typologies and the professionals who originally owned them, settled along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

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 131 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the mid-19th residential and early-20th century commercial character of Church Street and the surrounding area, along with the adjacent properties at 133 and 135 Church Street and 60 Queen Street East.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years. The group is highlighted by the prominent location of the building at 60 Queen Street East where it anchors the northeast corner of Queen and Church with its distinctive turret. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular, that is a visible, familiar site as viewed from the high traffic Queen Street streetcar and located across the street from the open space flanking the Metropolitan United Church (1872).

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

The three-storey commercial building at 133 Church Street is valued as a representative example of the retail and warehouse main street buildings constructed in Toronto during

the Edwardian period, here displaying detailed brickwork in the upper level spandrels and brick corbelling above the third storey window openings.

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 the Ontario Specialty Company, a popular toy and novelty retail store which has run its business at this address for more than 70 years.

The residential and commercial typologies of the group, as well as their architectural styles, together contribute to an understanding of the character of Church Street in the late-19th to early-20th century, when these typologies and the professionals who originally owned them, settled along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

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 133 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the early-20th century commercial character of Church Street and the surrounding area, along with the adjacent properties at 131 and 135 Church Street and 60 Queen Street East.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years. The group is highlighted by the prominent location of the building at 60 Queen Street East where it anchors the northeast corner of Queen and Church with its distinctive turret. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular, that is a visible, familiar site as viewed from the high traffic Queen Street streetcar and located across the street from the open space flanking the Metropolitan United Church (1872).

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

The current building at 135 Church Street is valued for the restrained but elegant Classicism of the principal (west) elevation, which is organized into two identical bays divided by two-storey vertical red brick pilasters. Recessed horizontal spandrels balance the predominantly vertical arrangement of the west elevation. The original arrangement of the ground-level entrance and window openings remains, and the storefront retains its original transom windows in each of the three shop windows bays.

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 residential and commercial typologies of the group, as well as their architectural styles, together contribute to an understanding of the character of Church Street in the late-19th to early-20th century, when these typologies and the professionals who originally owned them, settled along the desirable location on the east side of Church Street, adjacent to important landmarks such as St. Michael's Cathedral and the Metropolitan United Church.

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 135 Church Street has contextual value as its scale, setback and style are visually and physically linked to the Garden District neighbourhood where it represents the late-19th and early-20th century commercial character of Church Street and the surrounding area, along with the adjacent properties at 131 and 133 Church Street and 60 Queen Street East.

Within the context of a neighbourhood developed as a mixture of residential and commercial properties located adjacent to St. Michael's Cathedral (1848) and followed by the Metropolitan United Church (1872), the subject properties at 60 Queen Street East and 131-135 Church Street are valued as a collection with historic, physical and visual links to their surroundings for more than 170 years. The group is highlighted by the prominent location of the building at 60 Queen Street East where it anchors the northeast corner of Queen and Church with its distinctive turret. The latter feature is rare in the city, in general, and a landmark within the local neighbourhood, in particular, that

is a visible, familiar site as viewed from the high traffic Queen Street streetcar and located across the street from the open space flanking the Metropolitan United Church (1872).

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 60 Queen Street East & 131-135 Church Street have cultural heritage value for their design, association and context.

Located on the east side of Church Street between Shuter Street and Queen Street East, the subject properties are valued as a rare grouping of historic buildings that represent remaining examples of some of the earliest urban subdivision, development, alteration and reconstruction along the east side of Church Street where residential and commercial typologies flourished alongside the adjacent cathedrals and churches such as the contemporary St. Michael's Cathedral (1848) and followed by Metropolitan United Church (1872). Originally completed before 1850, the four properties at 60 Queen Street East and 131-135 Church Street contribute contextually to the mid-19th century through early-20th century residential and commercial character of Church Street, and are visually, physically and historically linked to their setting in the Garden District neighbourhood.

5. SOURCES

Archival Sources:

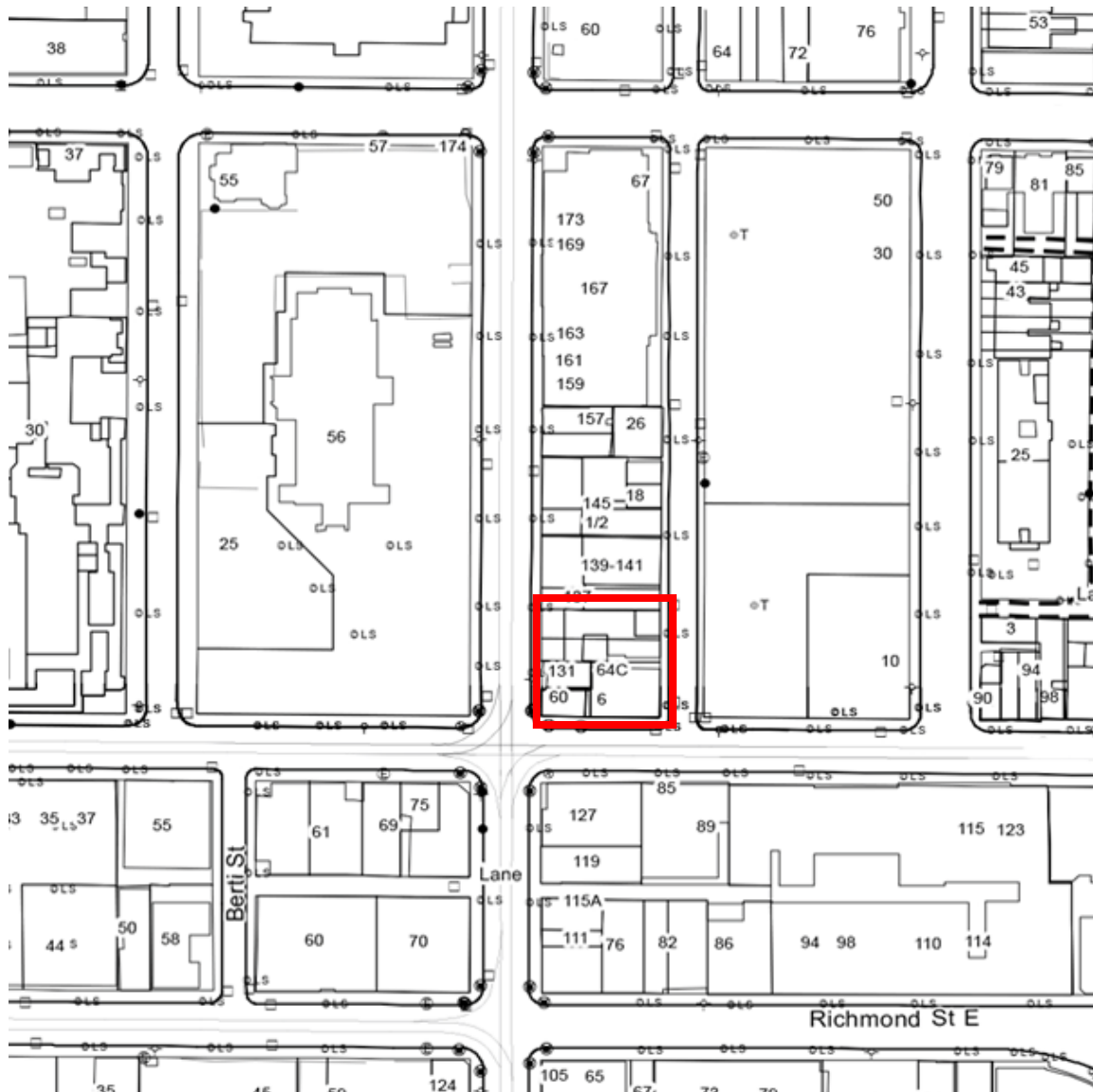
Abstract Indices of Deeds, Plan 22A, Lots 1 and 2
Archival Maps and Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
Archival Photographs, City of Toronto Archives and Toronto Public Library (citations with images below)
Assessment Rolls, City of Toronto, St. David's Ward, 1845-1846, St. James Ward, 1847-1892, and Ward 3, Division 1 and 5, 1893 ff.
Building Records, City of Toronto, Toronto and East York, 1921-1960
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
Dendy, William, Lost Toronto, 2nd ed., revised 1993
Dendy, William, and William Kilbourn, Toronto Observed, 1986
Goldsmith, Borgal & Company Architects, Heritage Impact Assessment for 129-135 Church Street & 60-64 Queen Street East, 4th version, November 29, 2019
Lundell, Liz, The Estates of Old Toronto, 1997
McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Mulvany, C. Pelham, Toronto Past and Present Until 1882, 1884

6. IMAGES

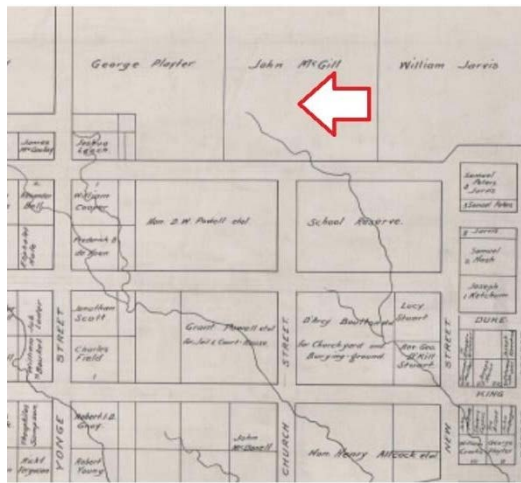
Maps and atlases are followed by other archival images and current photographs. The arrows or outlines mark the location of the properties at 60 Queen Street East and 131, 133 and 135 Church Street. All maps are oriented with north on the top unless indicated in the captions.



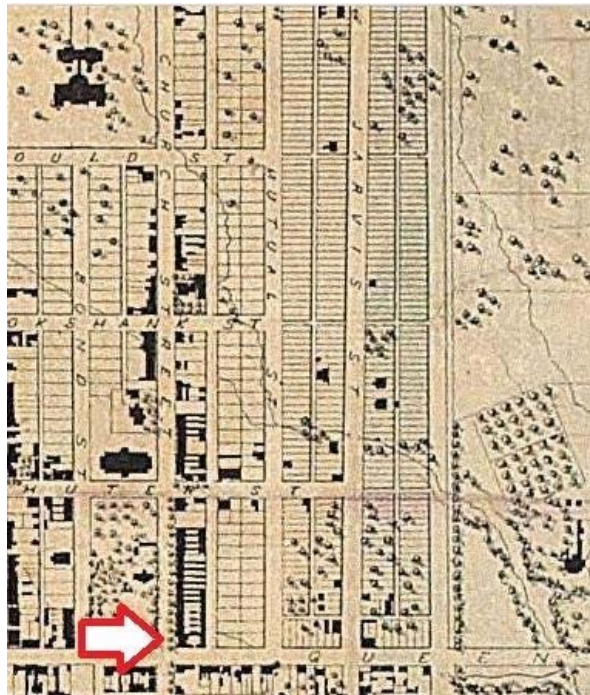
1. Location Map: showing the location of the subject properties on the northeast corner of Queen Street East and Church Street (City of Toronto Property Data Map).

19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	15
1500 Col David Shank	E. B. Littlehales	Alex Grant	Q. Baby	Wm. Willcocks	Hon Peter Russell	Robert L.D. Grey	W.D. Powell	Thomas Raddish	Hon J. Hinmsley	James McCausley	George Playter	John McGill	Wm. Jarvis	D. Wm. Smith	John White	John Small	Government Lease	Dog River	John Scadding
6	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	
Capn McGill	Wm. Willcocks	Hon Peter Russell	The Chief Justice	D. W. Smith	Kinner	Playter	John Avon	John Playter	John Cozens	John Playter	John Avon	John Playter	John Cozens	John Playter	John Avon	John Playter	John Cozens	John Playter	John Avon

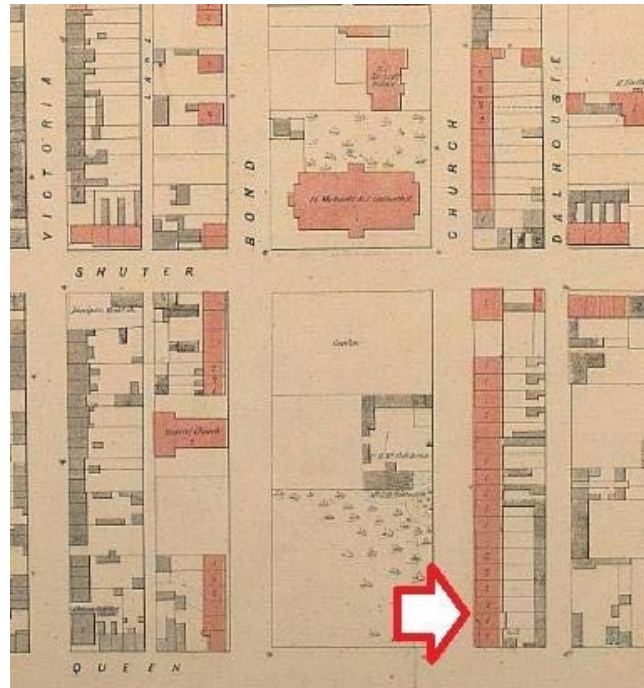
2a. Park Lots, 1793



2b. Town of York, 1816



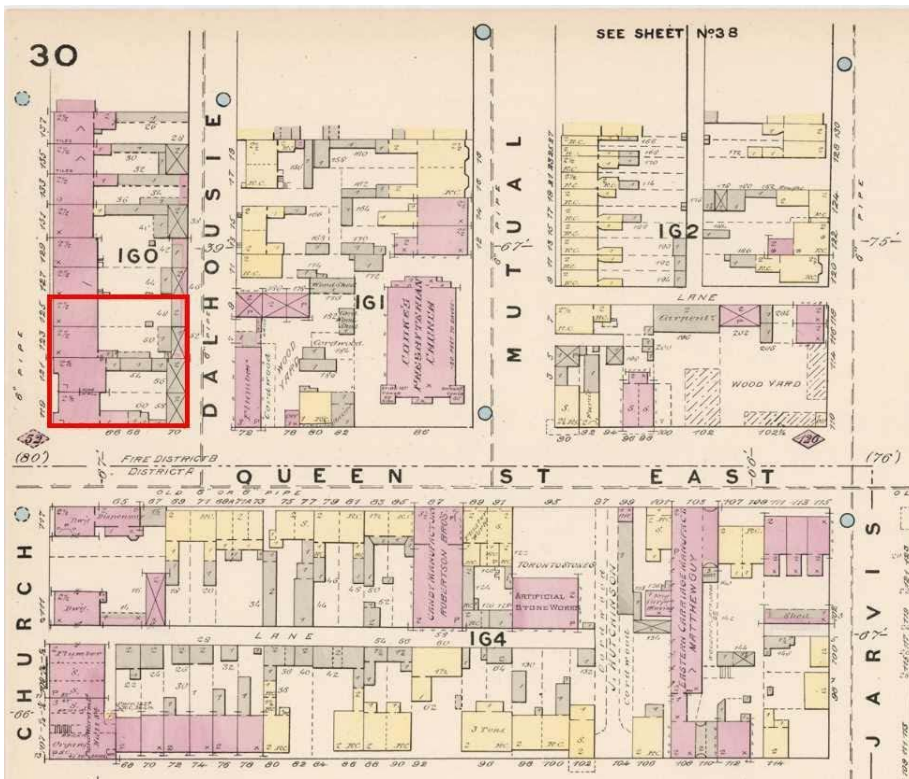
2c. Fleming's Plan, 1851



2d. Boulton's Atlas, 1858



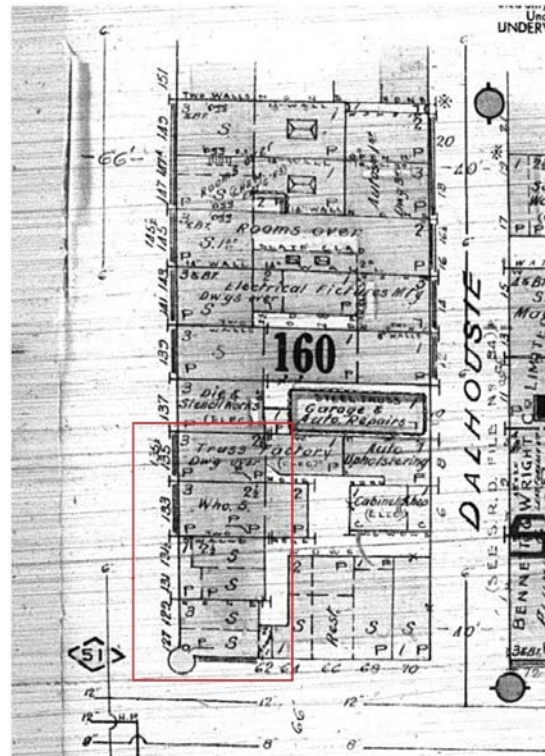
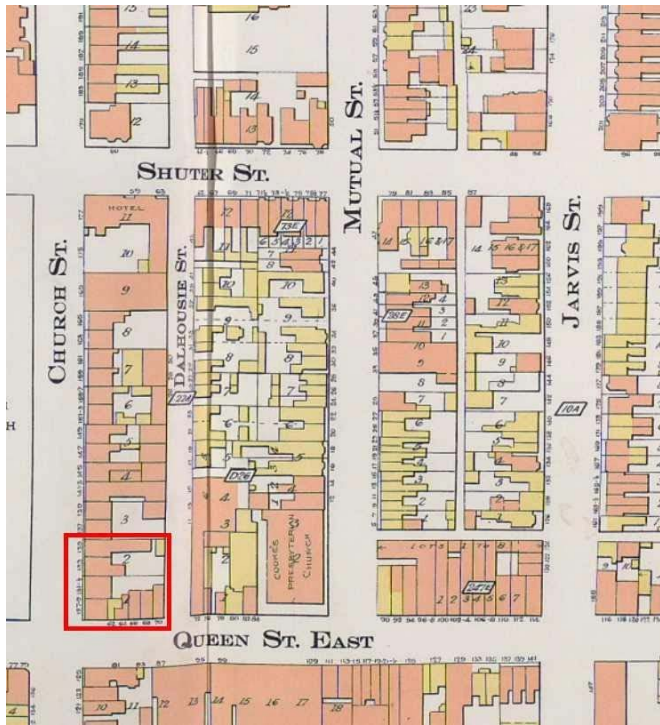
2e. Gross's Bird's Eye, 1876



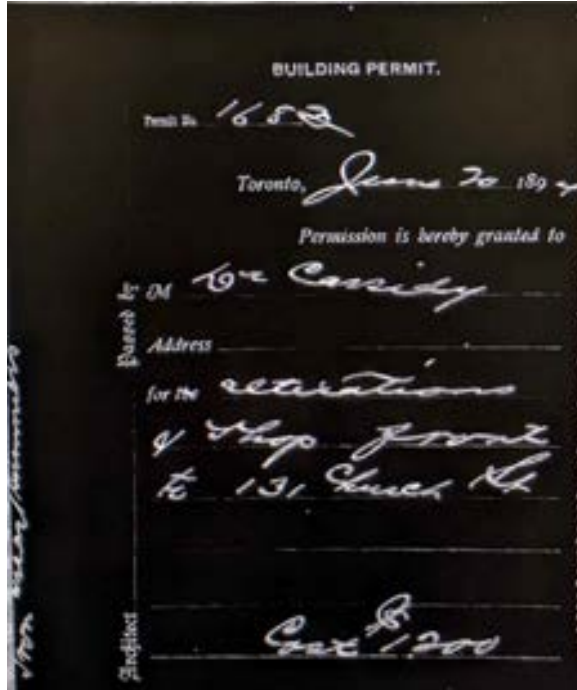
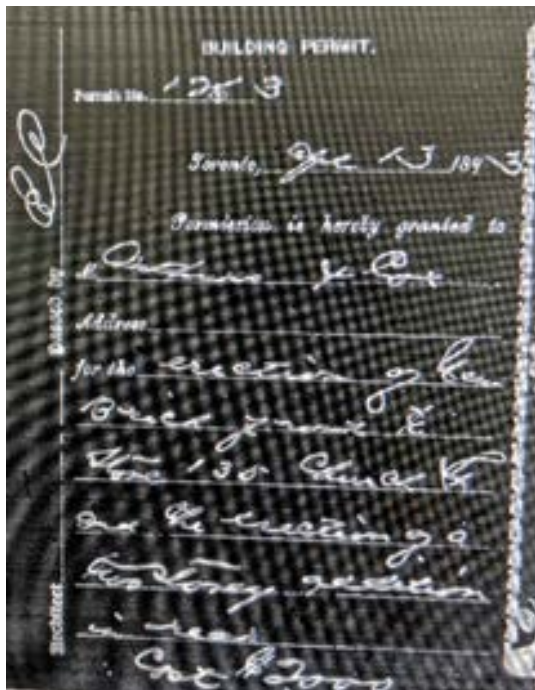
2f. Goad's Atlas, 1880

2. Historical Maps and Atlases: 2a. Lundell, page 10; 2b.-2f.

<https://oldtorontomaps.blogspot.com/p/index-of-maps.html>



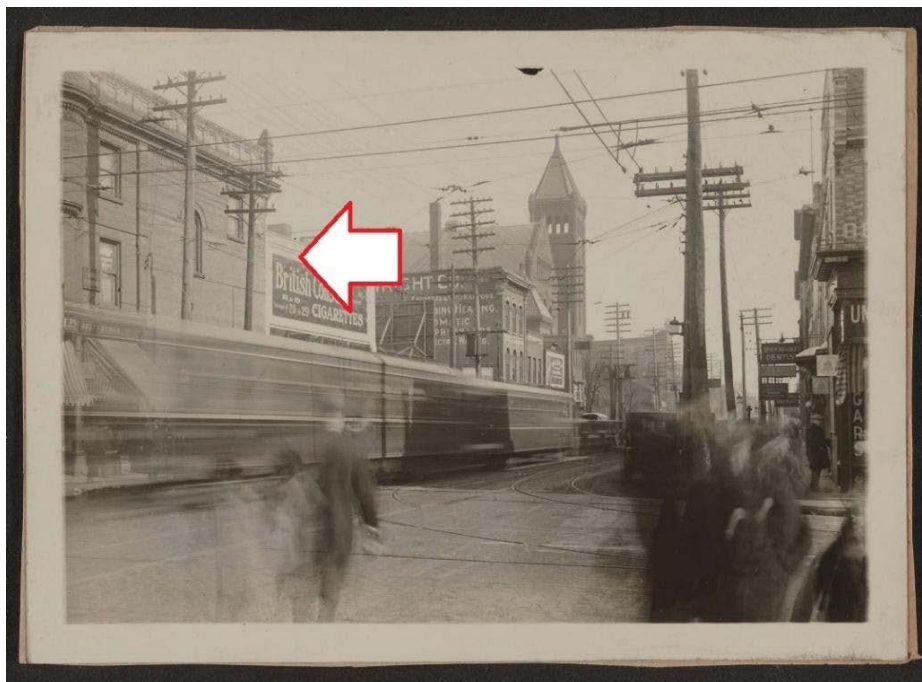
3a. Goad's Atlas, 1910; 3b. Underwriters' Survey Bureau Atlas, 1921 revised to 1943



3c. Building Permit, 1893 (135 Church Street); 3d. Building Permit, 1894 (131 Church Street)

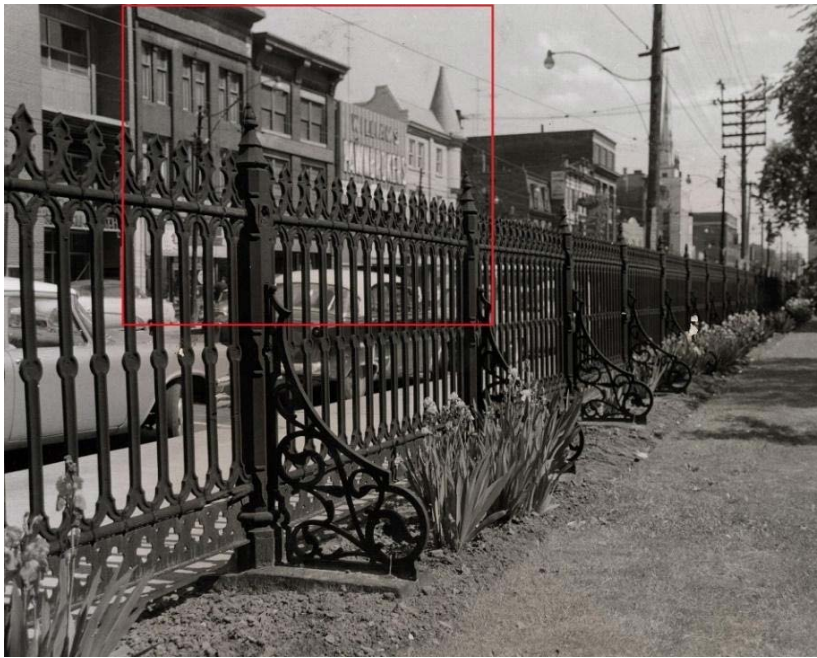
BUILDING PERMIT / No. 15483
 Department of City Architect and Superintendent of Building
 File No. 1773 Toronto, Feb 1 1915
 Permission is hereby granted to Mr. S. Kelly
 Address 2nd & Church to rear alleys House to store & office and build addition 133 Church St
 near _____ in accordance with terms of application on file in this
 Department for said building. Estimated cost \$16,000 Per \$4.25
 This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions of By-Law 1001 of the City of Toronto, regulating the construction of buildings, etc.
 This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.
 To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Commissioner of Works.
 City Architect and Supt. of Building

3e. Building Permit, 1915 (133 Church Street)



City of Toronto Archives, Fonds 1488, Series 1230, Item 1681

3f. 60 Queen Street East (left), 1909

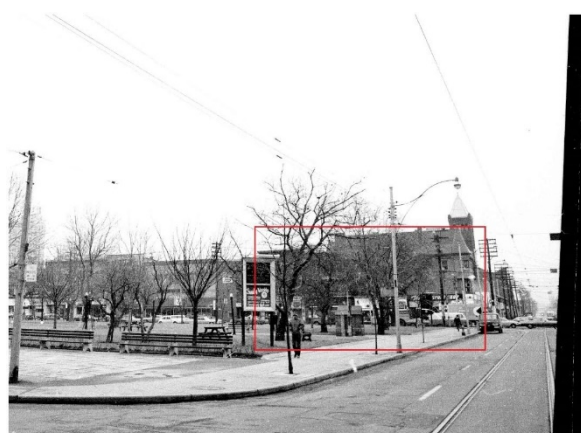


3g. Subject properties from Metropolitan United Church grounds, 1950s

3. Archival Images: 3a. <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>; 3b.-3e. City of Toronto Archives, microfiche; 3f. City of Toronto Archives, Series 1230, Item 1681; and 3g. Toronto Public Library, Item 964-7-391.



City of Toronto Archives, Fonds 1526, File 5, Item 53



4a. Subject Properties, 1971; 4b. Subject properties viewed from Queen Street East, west of Church Street, 1973



4c. 60 Queen Street East, 1973, looking east



4d. rear of subject properties, 1973, looking west



City of Toronto Archives, Series 1465, File 517, Item 19

4e. Subject properties, 1987-88



4f. 131 Church Street, showing the original ogee-arched parapet containing an octagonal window opening, 2015

4. Archival Photographs: 4a.-4e. City of Toronto Archives, 1971 (Fonds 1526, Item 53), 1973 (Fonds 2043, Series 1587), and 1987-88 (Series 1465, Item 19); 4f. Google Street View, September 2015



5a. Subject properties



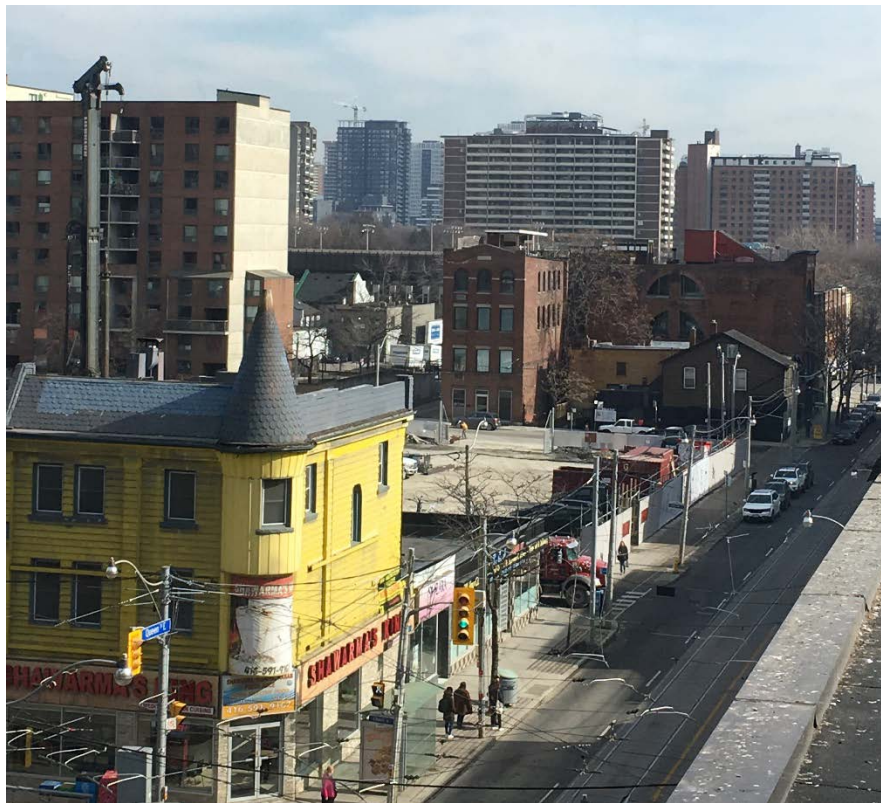
5b. 60 Queen Street East



5c. 131 Church Street



5d. 133 (right) and 135 Church Street



5e. 60 Queen Street, foreground, with 90-114 Queen Street in the background

5. Current Photographs, December 2019 and February 2020 (Heritage Preservation Services).