

## **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Designated Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue**

Date: January 25, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Spadina - Fort York - Ward 10

### **SUMMARY**

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The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are on the northeast corner of King Street West and Strachan Avenue. They comprise four 2.5-storey semi-detached townhouses (938-944 King Street West), a three-storey building (950 King Street West), and three 2.5-storey attached townhouses (95-99 Strachan Avenue). They are all fashioned in the Queen Anne Revival and Richardsonian Romanesque styles and were designed by the architect Frederick Henry Herbert (1865-1914). The subject properties were constructed in three stages: 950 King Street West in 1889-90, 95-99 Strachan Avenue in 1897, and 938-944 King Street West in 1902 and are listed on the City of Toronto's Heritage Register.

This report recommends that City Council state its intention to designate 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act. This report also recommends that City Council approve the proposed alterations for these heritage properties in connection with the proposed redevelopment of the site, and give authority to enter into a Heritage Easement Agreement (HEA) with the property owner.

This application proposes to amend the Zoning By-law to permit a 14 storey, 49.9 metre tall, mixed-use building containing 191 residential units, 263 square metres of non-residential uses, and 14 underground vehicular parking spaces at 938-950 King Street West and 97-99 Strachan Avenue.

The proposal retains and incorporates the facades of the existing heritage properties along the King Street West and Strachan Avenue frontages. The tower is proposed to

be stepped back 4.5 metre from the Strachan Avenue and King Street West facades at the fourth/roof level with a greater step back of 7.0 metres at the turret located at the southwest corner of the property. The interior of the building would be completely demolished and then rebuilt to 4.5 metres in depth in a form matching the existing heritage property. The project would also retain the return (side) walls in situ at the north and east elevations to a depth of 4.5 metres. No cantilever or other built form projections are proposed within the proposed step back.

## **RECOMMENDATIONS**

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

1. City Council state its intention to designate the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) (Attachment 4) attached to the report (January 25, 2021) from the Senior Manager, Heritage Planning, City Planning.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections to the designation in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
5. City Council authorize the entering into Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement for the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue.
7. City Council approve the alterations to the heritage properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations, with such alterations substantially in accordance with plans and drawings prepared by Sweeney and Co. Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated January 14, 2021, prepared by ERA Architects Inc., 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 permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to 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 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in accordance with the plans and drawings prepared by Sweeney and Co. Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated January 14, 2021, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to and in accordance with the Conservation Plan required in Recommendation 7.b.2, all 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 substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, prepared by ERA Architects Inc., dated January 14, 2021, all to the satisfaction of the Senior Manager, Heritage Planning;

c. That prior to final Site Plan approval, for the development contemplated for 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 7.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 properties, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their 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 properties, 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 properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have come into full force and effect.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 7.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.

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

4. Provide full documentation of the existing heritage properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, 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 original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 7.d.3, 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.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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City Council included the properties located at 938-944 King Street West on the City's original Heritage Inventory on June 20, 1973.

City Council included the property located at 950 King Street West on City's Heritage Inventory on March 5, 1984.

City Council included the properties located at 95-97-99 Strachan Avenue City's Heritage Inventory on March 5, 1984.

## **BACKGROUND**

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The properties are representative examples of buildings in the Richardsonian Romanesque and Queen Anne Revival styles popular in the late-19th century.

The Site is not adjacent to any listed (Toronto Heritage Register) or designated (Part IV under the Ontario Heritage Act) properties.

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue have cultural heritage value for their designs, associations, and context and they are local landmarks.

The Statement of Significance comprises the Reasons for Designation for the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue (Attachment 4).

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three criteria of design and physical, historical and associative, and contextual values and they are local landmarks.

Located at the northeast corner of King Street West and Strachan Avenue, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued as representative examples of the Queen Anne Revival and Richardsonian Romanesque styles. They have historical and associative value for their association

with the acclaimed Toronto architect Frederick Henry Herbert (1865-1914) and for their continued association with The Palace Hotel and Tavern, which sustained operation in some form for over 100 years. The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are important in defining, maintaining, and supporting the historic character of the area, which was once the centre of a thriving working-class neighbourhood. The subject properties are physically, functionally, visually, and historically linked to their surroundings. With their prominent position at the corner of King Street West and Strachan Avenue for over 100 years and their important relationship to the community, the subject properties are local landmarks.

Currently, the properties includes approximately 89 “dwelling rooms”. Approximately 14 surface parking spaces are located in the northeast corner of the site with access from the public lane.

A Zoning Amendment Application was initially submitted in May 2018 and proposed a 16 storey, 53.5 metre tall (plus mechanical), mixed use building with at grade retail and 217 residential dwelling units. This proposal would have contained 74 vehicular parking spaces within three underground levels. Notably, the project would have provided a five metre step back above the heritage property at street facing facades. However, there would have been a cantilever over this step back at upper floor levels. The cantilever was proposed to extend almost to the façade plane of the heritage property (see Former Proposal Render in Attachment 5).

The revised development strategy proposes to integrate the existing three storey heritage property with a new 14 storey, 49.9 metre high (including mechanical), mixed-use residential building that includes at-grade retail uses. The proposal would include a total of 191 residential rental dwelling units (16 studio units, 87 one-bedroom units, 32 one-bedroom plus den units, 35 two-bedroom units, 15 three-bedroom units, 3 live-work units and 3 townhouse units). A total of 14 visitor car parking spaces and 202 bicycle parking spaces are proposed.

The principal (south and west) elevations along the King Street West and Strachan Avenue and the first 4.5 metres of the north and east return elevations would be retained in situ and integrated with the new construction. The new construction is proposed to step back 4.5 metres at the roof of the heritage property/fourth level, providing three-dimensional legibility of the existing building. All building fabric beyond the retained 4.5 metre portion is proposed to be replaced with new construction. At the southwest corner of the site, a greater step back of 7 metres from the turret midpoint to the development façade is proposed. No cantilever or other built form projections are proposed within the above noted step backs.

## **Heritage Planning Policy Framework**

### **The Planning Act**

The Planning Act guides development in the Province of Ontario. It 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” and 2(r) "to a built form that is well designed and provides for a sense of place."

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

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, management and use 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."

## **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) 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 (2020) 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."

## **City of Toronto Official Plan**

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:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.



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

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

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.

3.1.5.26 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.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

## **Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada**

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

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

## **HERITAGE PROPERTIES**

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue have cultural heritage value for their designs, associations, and context and they are local landmarks.

The Statement of Significance comprises the Reasons for Designation for the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue (Attachment 4).

## **Description**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are at the northeast corner of King Street West and Strachan Avenue. The building complex is anchored by the three-storey building at 950 King Street West, with a two-storey, rounded corner turret, four 2.5-storey semi-detached townhouses to the east 938-944 King Street West and three 2.5-storey attached townhouses at 95-99 Strachan Avenue. All of the buildings are fashioned in the Queen Anne Revival and Richardsonian Romanesque styles. The subject properties were constructed in stages over twenty two years from 1890 to 1902: 950 King Street West in 1889-90, 95-99 Strachan Avenue in 1897, and 938-944 King Street West in 1902. Frederick Henry Herbert (1865-1914) was the architect of all of the subject properties.

The buildings include some ground floor office space and approximately 89 documented residential rooms which are now largely vacant. All of the subject properties were subsequently sold in 2018.

## **Statement of Cultural Heritage Value**

### **Design and Physical Value**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued as representative examples of the Queen Anne Revival and Richardsonian Romanesque styles. Both styles were popularized in Toronto during the latter half of the nineteenth century and into the twentieth century. Elements of the Queen Anne Revival style are evident in the presence of multiple chimneys, the rounded corner turret with a conical roof, the mixture of the flat-, round-, four-centred, and segmental-arches and keystones, the blind wall arches, the ornamental dentil mouldings and stringcourses, the carved corbels, roof crenellation, notched decorative window sills, the use of multiple cornices, the gabled and hipped dormer windows, and the oriel window. The Richardsonian Romanesque style can be seen in the masonry, which is a mixture of brick and stone with rusticated stone lintels, sills, and skirting, the truncated brick and stone piers, and the round-arched openings.

### **Historical and Associative Value**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued for their association with the acclaimed Toronto architect Frederick Henry Herbert (1865-1914). Within a short five-year span of him establishing his practice, he emerged as one of Toronto's versatile and adept supporters of the Queen Anne Revival style. While he accepted commercial, institutional, and industrial commissions, he specialized in residential architecture and designed nearly 100 residential buildings throughout the city. His command of both the Queen Anne Revival and Richardsonian Romanesque styles for residential buildings can be seen in his elaborate designs of properties throughout the city, especially in the Rosedale, Annex, and Parkdale neighbourhoods.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are also valued for their continued association with The Palace Hotel and Tavern. The first Palace Hotel opened in the 1870s and it began functioning as a rooming house in the 1980s, with the tavern continuously operating for over 100 years. The Palace Arms, as the properties became known sometime after 1968, were important buildings in the community towards the end of the twentieth and into the twenty-first century as they provided lodging to socially and economically disenfranchised members of the community.

## **Contextual Value**

Contextually, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are important in defining, maintaining, and supporting the historic character of the area. The properties are situated at the northeast corner of King Street West and Strachan Avenue, and they serviced what was once the centre of a thriving working-class neighbourhood throughout much of the twentieth century. While most of the surrounding industrial and institutional fabric has been demolished, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are surviving intact examples of this period of construction.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are physically, functionally, visually, and historically linked to their surroundings, where the distinct corner turret and conical roof at 950 King Street West anchors the northeast corner of King Street West and Strachan Avenue. The neighbouring properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue were strategically designed to remain sympathetic to the architectural style and form of the property at 950 King Street West.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are local landmarks. They are situated on the prominent corner of King Street West and Strachan Avenue and have functioned as a visual entryway to the neighbourhood for over 100 years. The subject properties are meaningful to the community in that for some 40 years they have housed socially and economically disenfranchised members of the community.

## **Heritage Attributes**

### **Design or Physical Value**

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue being representative examples of the Queen Anne Revival style:

- The chimneys throughout
- The mixture of flat-, round-, and segmental-arched window openings throughout

**950 King Street West:**

- The two-storey, rounded corner turret and conical roof above the original corner entrance, which is complete with square and dentil moulding and a carved stone corbel

*In the principal (south) elevation:*

- The four-centred arch opening with a carved corbel in the first-storey of the third bay
- The three-blind arches above the window in the first-storey of the first bay
- The brick dentil moulding in the window sill in the first-storey of the first bay
- In the first-storey of the first bay and the second-storey of the central bay, the brick, notched, decorative window sills
- The brick, stepped dentil moulding above the lintels in the second-storey of the first and third bays
- The varied roofline with two gables and a crenellated gable in the third-storey

*In the side (west) elevation:*

- In the first-storey of the second and third bays and in the third-storey of the second, third, and fourth bays, the brick, stepped dentil moulding
- In the first-storey of the first and fourth bays, the notched, decorative window sills and the brick dentil moulding
- The ornamental cornice in the second-storey of the first bay
- In the third-storey, the varied roofline with three gables and one hipped dormer

**938 and 944 King Street West:**

- The four oval window openings in the second-storey
- The dentil moulding running below the continuous lintel in the first-storey
- The six decorative columns in the entrances in the first-storey
- The use of multiple keystones in the second-storey
- The continuous stone cornice running above the windows in the second-storey
- The four, hipped dormer windows in the upper half-storey

**95, 97, and 99 Strachan Avenue:**

- The masonry, with brick throughout and stone detailing
- The window sills throughout
- The lintels in the basement and upper half-storey windows
- The stringcourse running above the first-storey windows with keystones
- The continuous cornices above the second-storey windows
- The cornice and two carved corbels above the entrance in the fifth bay
- The oriel window in the second-storey of the fourth bay
- The two gabled dormer windows and one hipped dormer window in the upper half-storey
- The blind arches above the windows in the two gabled dormer windows in the third-storey

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street being representative examples of the Richardsonian Romanesque style:

### **950 King Street West:**

- The masonry, with brick and rusticated stone detailing throughout
- The rusticated stone sills and lintels in all three-storeys
- In the principal (south) elevation, the round-arched opening in the first-storey of the central bay
- In the principal (south) elevation, the truncated brick and stone piers flanking the central and third bays in the second- and third-storeys

### **938 and 944 King Street West:**

- The masonry, with brick and rusticated stone throughout, including skirting
- The rusticated window sills in the first-and second-storeys and the stone sills in the upper half-storey
- The continuous rusticated stone lintel sitting above the first-storey windows
- The rusticated stone lintels above the basement windows

### **Contextual Value**

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue being physically, functionally, visually, and historical linked to their surroundings:

- The three-storey scale, L-shaped form, and massing of the property at 950 King Street West, which responded to its location at the northeast corner of the intersection of King Street West and Strachan Avenue
- The 2.5-storey scale, rectangular forms, and massing of the properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue, which were intentionally designed to be sympathetic to the architectural style and form of the property at 950 King Street West

## **SUMMARY HISTORY AND EVALUATION**

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3.

### **DESCRIPTION**

| 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue |  |
|---|--|
| ADDRESS   | 938 King Street West<br>944 King Street West<br>950 King Street West<br>95 Strachan Avenue<br>97 Strachan Avenue<br>99 Strachan Avenue |
| WARD  | Spadina-Fort York  |

| 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue |  |
|---|--|
| LEGAL DESCRIPTION   | <p>Ordinance Reserve Lot 9 &amp; 10 (938 King Street West)</p> <p>Ordinance Reserve Lot 11 (944 King Street West)</p> <p>Ordinance Reserve Lot 11 (950 King Street West)</p> <p>Ordinance Reserve Lot 9 (95 Strachan Avenue)</p> <p>Ordinance Reserve Lot 9 &amp; 11 (97 Strachan Avenue)</p> <p>Ordinance Reserve Lot 9 &amp; 11 (99 Strachan Avenue)</p> |
| NEIGHBOURHOOD/COMMUNITY   | Niagara  |
| HISTORICAL NAME   | The Palace Hotel and Tavern (also known as the Palace Arms)  |
| CONSTRUCTION DATE   | <p>1889-90 (950 King Street West)</p> <p>1897 (95-99 Strachan Avenue)</p> <p>1902 (938-944 King Street West)</p>   |
| ORIGINAL OWNER  | George White   |
| ORIGINAL USE  | Hotel and tavern   |
| CURRENT USE*  | <p>Lodging and office</p> <p>* This does not refer to permitted use(s) as defined by the Zoning By-law</p>   |
| ARCHITECT/BUILDER/DESIGNER  | F.H. Herbert   |
| DESIGN/CONSTRUCTION/MATERIALS   | See section 2  |
| ARCHITECTURAL STYLE   | See section 2  |
| ADDITITIONS/ALTERATIONS   | See section 2  |
| CRITERIA  | Design and Physical, Historical and Associative, Contextual (Landmark)   |

|   |  |
|---|--|
| 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue |  |
| HERITAGE STATUS   | Listed on the Heritage Register and adopted by City Council on June 20, 1973 (938-944 King Street West)<br>Listed on the Heritage Register and adopted by City Council on March 5, 1984 (950 King Street West and 95-99 Strachan Avenue) |
| RECORDER  | Heritage Planning:<br>Loryssa Quattrociocchi   |
| REPORT DATE   | January 25, 2021   |

## Historical Timeline

| Key Date    | Historical Event   |
|-------------|--|
| 1793        | Governor John Graves Simcoe sets aside a 1000-acre tract for military purposes following the founding of York. The site was called the Military Reserve, also known as the Garrison or Ordnance Reserve.   |
| Early-1830s | Part of the Military Reserve was sold to open up the area for subdivision and sale of lots for commercial and residential development.   |
| 1870        | A "Palace Tavern" was recorded in the City Directory as being located on the site. Assessment Rolls indicate that the owner of the property was George White, labourer, and the frame building measured 24 x 24 and was valued at \$1,400.00. There were two other occupants of the subject property: Thomas Newton, sailor, and John Keenan, labourer |
| 1880        | The Palace Hotel was listed in the City Directory and White was listed as the hotel keeper in the Assessment Rolls. The address at this time was 680 and 682 King Street West.   |

| Key Date | Historical Event   |
|----------|--|
| 1889-90  | The 1889 Assessment Rolls indicate that ownership had been transferred to White's wife, Mary Ann White, who was now listed as the hotel keeper. Anthony Mulham, shoemaker, was also listed as a tenant. By 1890, the address in the Assessment Rolls changed to 938 and 940 King Street West. She was also listed as owning the "vacant house" in the same building, the address of which was 946 King Street West. The White's had torn down the frame structure to build a grander masonry hotel, which was called the Palace Hotel. The architect was F.H. Herbert.   |
| 1897     | A building permit was issued for 95-99 Strachan Avenue for 3-attached brick houses and a one-storey brick addition to the hotel by the same architect.   |
| 1902     | A building permit was issued, to a Mrs Emily Morrison, for 938-944 King Street West. The building costed \$9,000.00 and Herbert was again listed as the architect and R. Chalkley & Sons was the builder.  |
| 1960     | An application for a permit to make alterations to the dwelling at 95 Strachan Avenue to be used for three families was submitted on 5 January 1960. The owner of the property was Harold Borinsky and Sid Borins.   |
| 1967     | An application for a permit to make alterations to 95 Strachan Avenue was submitted on June 22, 1967. The property was being used as a lodging house and was owned by Tishman Realty Corporation Ltd. This corporation would own all of the subject properties at some point throughout the latter half of the twentieth century. That same year, in 1967, Tishman Realty Corporation Ltd was also listed as being the owner of the property at 944 King Street West when they submitted an application for a permit to make alterations to the building. At the time of the application, the property functioned as a barber shop and a lodging house. The barber shop was located on the first floor with six lodging rooms spread across the three storeys. The corporation owned the property until at least 2000. |
| 1970s    | A new owner decided to convert portions of the former public house on the ground floor to small bed-sits, primarily for single men.  |



| Key Date | Historical Event   |
|----------|--|
| c.1986   | Tishman Realty Corporation Ltd was listed as owning the property at 950 King Street West and they would continue to own the property until 2018. They submitted a permit application to convert the second and third floors of the building to function as a rooming house, primarily for single men. Beverage rooms continued to operate on the first floor. The architect responsible for the alterations was Roth-Knibb Architects. |
| 1987     | Tishman Realty Corporation Ltd submitted a permit application to make interior alterations to the property at 950 King Street West on the first floor for the addition of a room. Roth-Knibb Architects was responsible for this work as well. Tishman Realty Corporation continued to own the property at 950 King Street West until the end of the twentieth century, until at least 1999.   |
| 2017     | There were some 91-rooms documented across the buildings, with some tenants having lived there for over 20 years.  |
| 2018     | Tishman Realty Corporation Ltd, who owned 944 and 950 King Street West and 95 Strachan Avenue, sold the properties. Similarly, 938 King Street West and 97 and 99 Strachan Avenue were sold by their owner, Strawking Holdings Inc.  |

### Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or ✓ if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

### 938, 944, and 950 KING STREET WEST AND 95, 97, AND 99 STRACHAN AVENUE

| Design or Physical Value   |     |
|--|-----|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | ✓   |
| ii. displays high degree of craftsmanship or artistic merit  | N/A |

|  |     |
|--|-----|
| Design or Physical Value   |     |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

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

|   |   |
|---|---|
| Contextual Value  |   |
| i. important in defining, maintaining or supporting the character of an area      | ✓ |
| ii. physically, functionally, visually or historically linked to its surroundings | ✓ |
| iii. landmark   | ✓ |

## COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan Heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

### Additional Massing above the Facades

The proposed development has been designed so that the retained heritage facades would have a three-dimensional form as perceived from the public realm. The new massing above the street facing facades include 4.5 metre step backs to reference and articulate the original form, scale and mass of the heritage buildings. At the southwest corner, the development has been designed with the chamfered corner utilizing a 7 metre step back (as measured from the centre of the prominent corner turret). Return walls of 4.5 metres in depth are proposed at the north and east building walls. Additionally, there would be no cantilever or projecting balcony elements within this step back area. This would give visual prominence to the heritage structures from the public realm.

## **Conservation Strategy**

The following outline of proposed conservation work has been prepared for the purposes of this report. The conservation scope for the Site as provided within the HIA document includes:

- Retention of the principal (south and west) façade(s) along the King Street West and Strachan Avenue frontages in situ
- Retention of 4.5 metres of the return (east and north) facades in situ
- Provision of a 4.5 metre step back with no cantilever or other projections (i.e. balconies, etc.) within this step back area
- Conserve the historic facade features, including brick masonry, openings and the variegated roof line
- Strip the paint and clean/restore all the masonry
- Replace the windows and sensitively lower ground floor openings to provide for universal accessibility
- Restore bricked-in openings to match the original appearance, including replacing existing windows with new units
- Conserve and restore the masonry and pressed metal ornament
- Conserve the masonry chimneys and restore the slate roof; and restore the original entrance at southwest corner

## **Staff Comment**

The proposed development requires the removal and alteration of portions of the existing building. These alterations are necessary for the integration of new construction. Heritage staff consider that due to numerous internal modifications that have taken place the interior does not contain the requisite heritage value for its attributes to be included as part of the proposed designation under Part IV of the Ontario Heritage Act.

As stated previously, the structure will remain legible as a three dimensional building as the street facing facades along King Street West and Strachan Avenue would be retained in situ with return walls being retained to 4.5 metres in depth. In order to enhance the perception of the three dimensional form of the property, staff has worked with the applicant to ensure that the cantilever previously proposed was eliminated. The resultant scheme contains 4.5 metre step back (7 metres at the corner) in conjunction with no cantilever or other projecting elements over the step back.

The conservation treatment is rehabilitation and restoration. This would involve the rehabilitation and restoration of various elements of the heritage façade such as the brick masonry, openings, variegated roof line and masonry chimneys.

As most of the ground level openings have been significantly altered and/or infilled, the restoration plan would also reinstate most of the original openings, while bringing others down to grade to meet pedestrian accessibility requirements. The details of the new windows and doors are to be included in the required Conservation Plan.

Other strategies including, but not limited to the following, are proposed to be implemented to improve upon the fine grain aspects of the heritage strategy.

1. A terrace was proposed abutting the corner turret at the roof of the heritage property and has been eliminated in order to provide a clear space to visually demarcate the turret importance as viewed from the street.
2. A horizontal brick banding at the new development directly over the roof of the heritage property seemingly obscured the chimneys and created an architectural bottom frame that sat heavy at the top of the heritage structure. Staff had requested the applicant to eliminate this horizontal brick banding so that both the chimneys would appear free and clear and to make the architectural brick frame appear lighter upon the roof of the heritage property. The applicant has modified this element accordingly.
3. The proposed terraces for the units at the heritage roof originally extended right to the roof ridge as seen from the street. Based on staff comment, the fourth floor level was lowered slightly and a 0.5 metre rail step back was included so that the rails would now be placed behind a heritage roof parapet and would not be seen from the public realm (see Terrace Section drawing in Attachment 5).

The mass of the new construction atop the heritage property has been mitigated by using a material palette for the new construction that is complimentary to, yet distinguishable from, the retained building fabric. Other design strategies include the use of brick and designing the upper storeys with reference to the existing circular corner tower.

### **Impact on Adjacent Heritage Properties**

The Site is not adjacent to any listed (Toronto Heritage Register) or designated (Part IV under the Ontario Heritage Act) properties.

## **CONCLUSION**

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Heritage Planning Staff have completed the attached Property Research and Evaluation Report and determined that the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are consistent with Ontario Regulation 9/06 and meet the criteria for designation. All of the subject properties meet the criteria for designation

under all three categories of design and physical, historical and associative, and contextual value and they are local landmarks.

The Statement of Significance for 938, 944, and 950 King Street West and 95-99 Strachan Avenue (Attachment 4) 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.

Heritage Planning staff has reviewed the proposed development for the heritage properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff supports the proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

## **CONTACT**

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Email: dan.dibartolo@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1 - Location Map  
Attachment 2 - Maps and Photographs  
Attachment 3 - Research and Evaluation Report  
Attachment 4 - Statement of Significance (Reasons for Designation) - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue  
Attachment 5 - Proposal Drawings

## LOCATION MAP

938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue

## ATTACHMENT 1



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





1. Aerial view of the northeast corner of King Street West and Strachan Avenue, annotated to show the locations of 950 and 938-944 King Street West and 95-99 Strachan Avenue (Google Streetview)

MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



2. Detail of the northeast corner of 950 King Street West, with 938-944 King Street West to the right and 95-99 Strachan Avenue to the left (Heritage Planning, 2020)



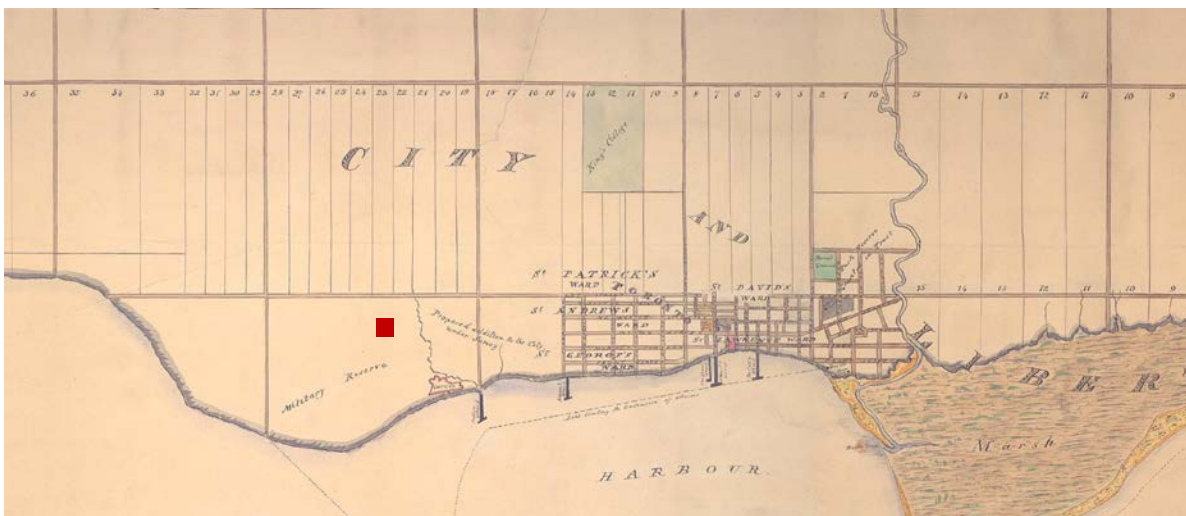
3. Detail looking east on Strachan Avenue showing 95-99 Strachan Avenue (left) and 950 King Street West (right) (Heritage Planning, 2020)



MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue

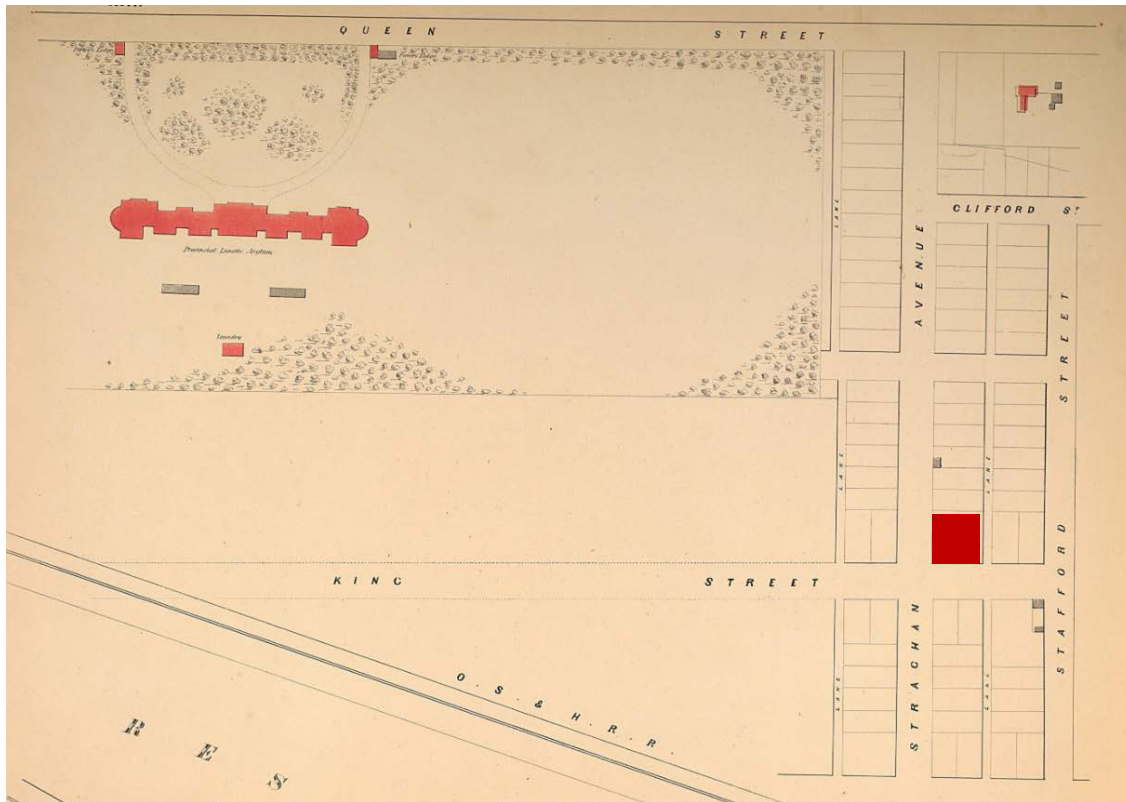


4. Detail looking north on King Street West showing 950 King Street West (left) and 938-944 King Street West (right) (Heritage Planning, 2020)



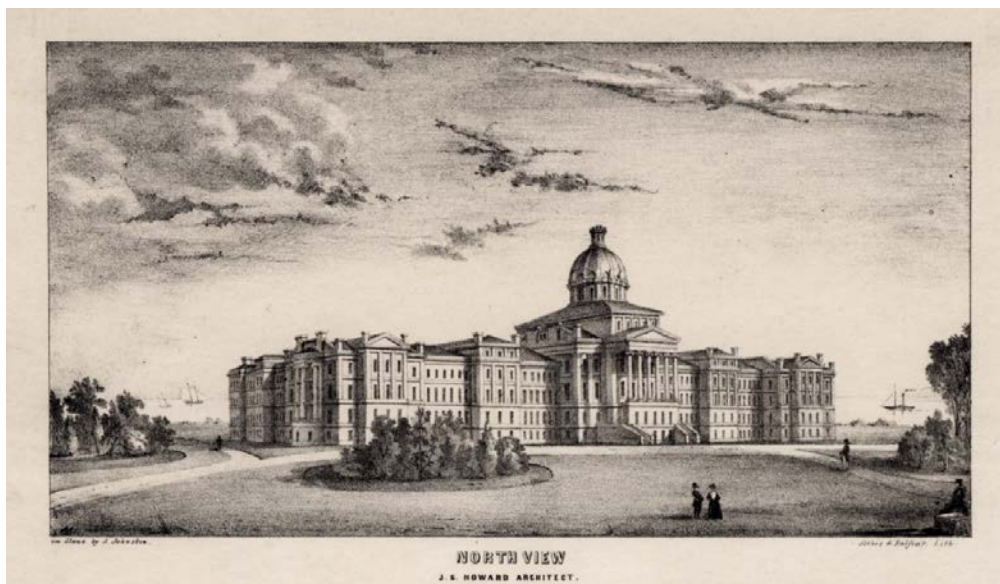
5. City of Toronto and Liberties, by J.G. Chewett (1834), annotated to show the military reserve and the approximate future location of the subject properties  
(<http://oldtorontomaps.blogspot.com/2013/01/1834-chewett-plan-of-city-of-toronto.html>)

MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



6. Atlas of the City of Toronto and Vicinity, WS Boulton (1858), annotated to show the future location of the subject properties

(<http://oldtorontomaps.blogspot.com/2013/01/1858-ws-boulton-atlas-of-city-of.html>)

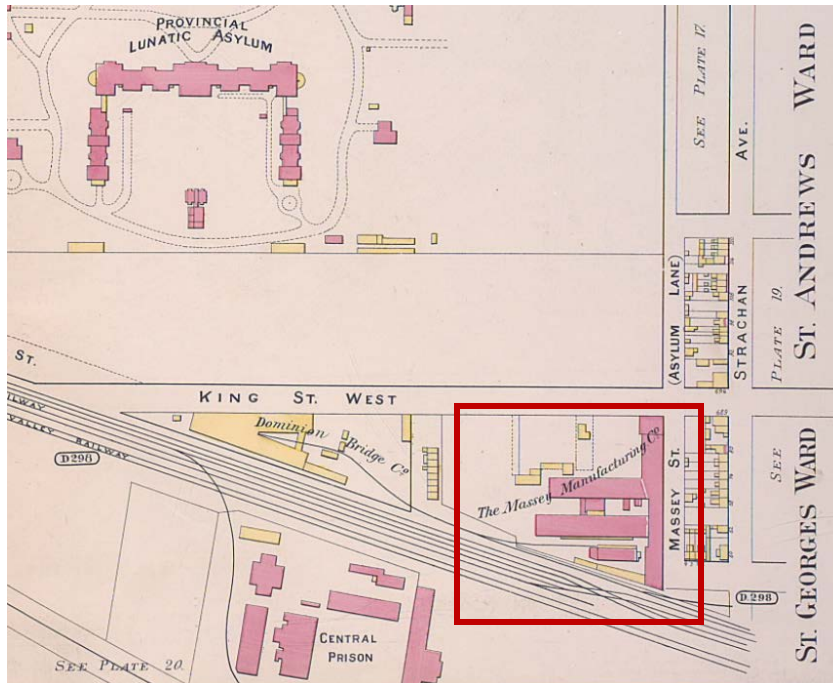


7. Toronto Lunatic Asylum, by John G. Howard (1849)

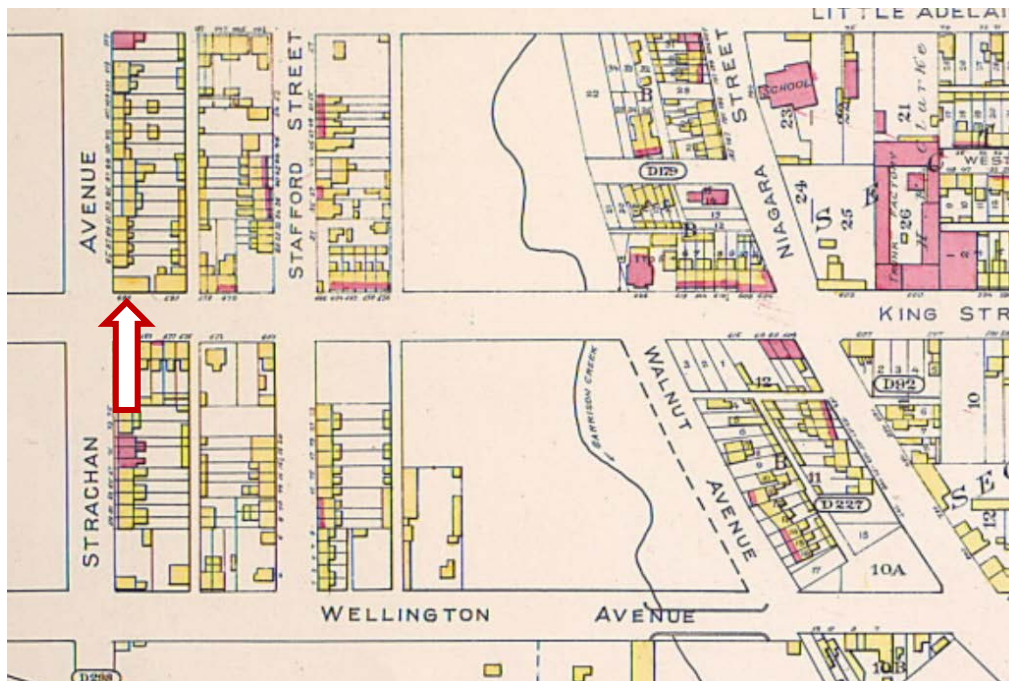
(<https://static.torontopubliclibrary.ca/da/images/LC/pictures-r-2859.jpg>)



MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



8. Goad's Atlas Map (1884), annotated to show the location of the Massey Manufacturing Co. plant. The site was expanded several times after its initial construction  
(<https://maps.library.utoronto.ca/datapub/digital/NG/goad/1884/21atlas-r-21.jpg>)



9. Goad's Atlas Map (1884), annotated to show the location of the frame building on the site of 950 King Street West  
(<https://maps.library.utoronto.ca/datapub/digital/NG/goad/1884/19atlas-r-23.jpg>)

Designation, Alterations, and HEA - 938, 944, and 950 King Street West  
and 95, 97, and 99 Strachan Avenue

MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



10. Goad's Atlas Map (1889), annotated to show the location of the new masonry hotel on the site of 950 King Street West  
(<http://www.arcgis.com/apps/View/index.html?appid=d38469bfb363441d98b21f239adfd0a3>)



MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



11. Archival photograph showing the northeast corner of the subject building with red brick the Massey-Harris building across the street on the on the southeast corner (City of Toronto Archives, 1983)



12. Archival photograph showing 938-944 King Street West on the left (City of Toronto Archives, 1916)

MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



13. Archival photograph of The Palace Hotel & Tavern in c.1986  
(<https://www.flickr.com/photos/32175940@N06/4373909943/in/photostream/>)

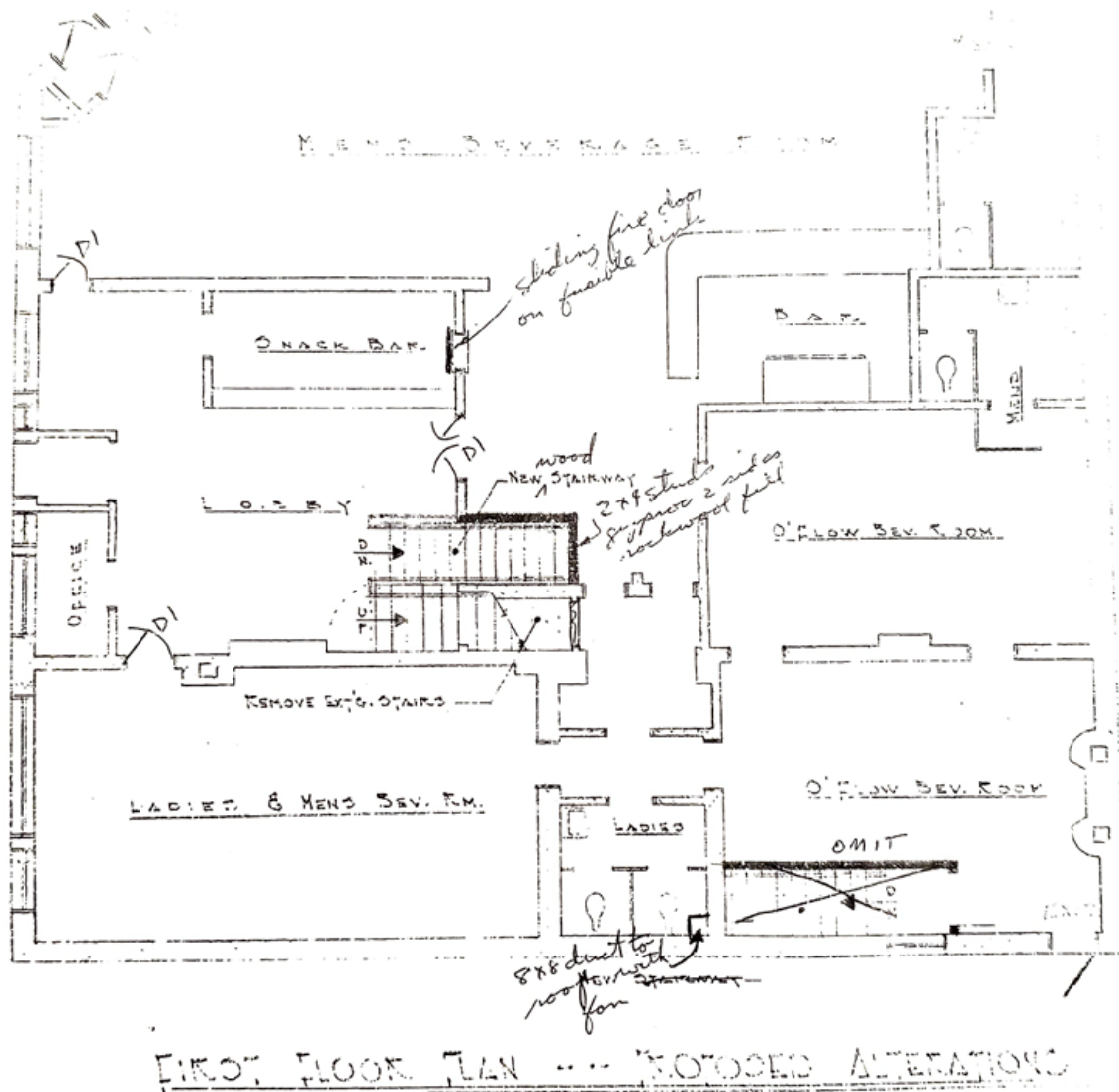
MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



14. Archival photograph of 938-944 King Street West in c.1986  
(<https://www.flickr.com/photos/32175940@N06/4373909943/in/photostream/>)



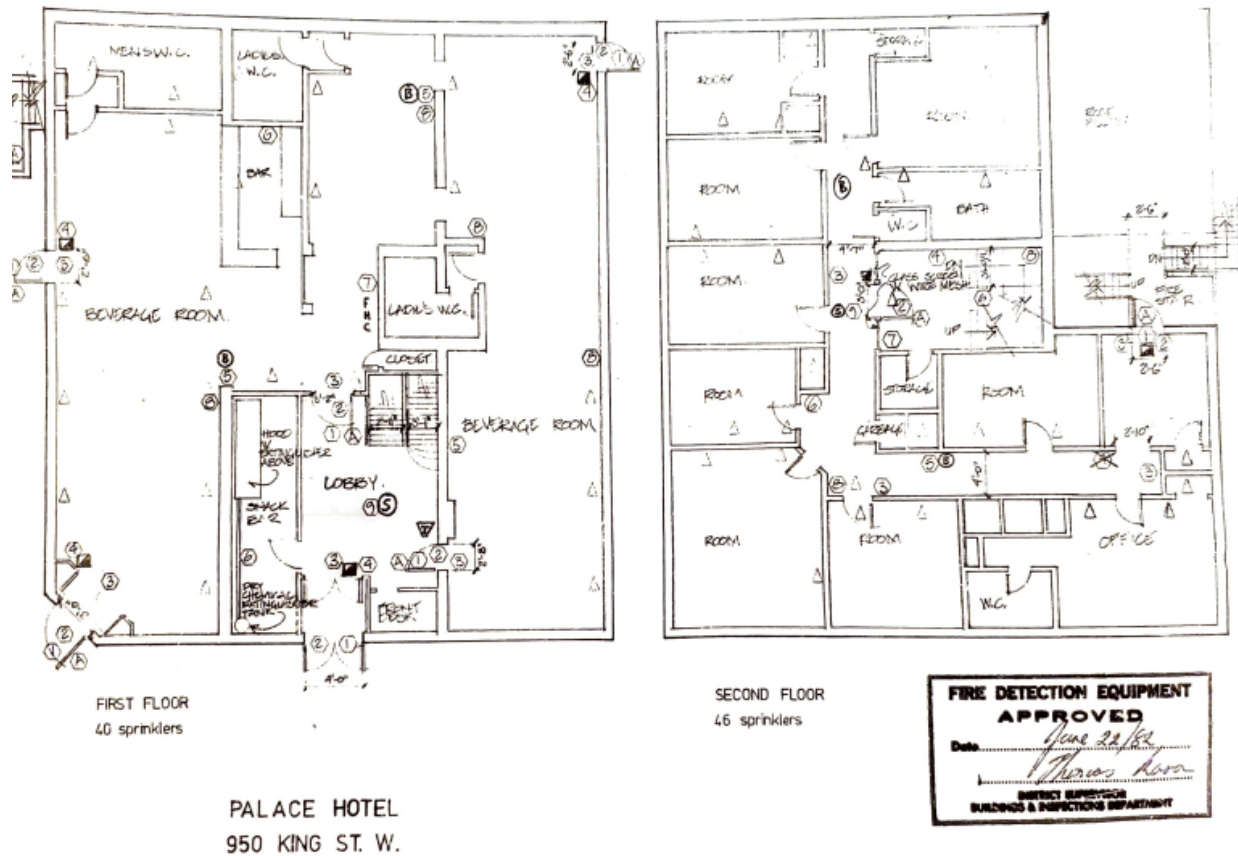
MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



15. First floor plan of the Palace Tavern showing the separate male & female beverage rooms (1960, Toronto Building Records)

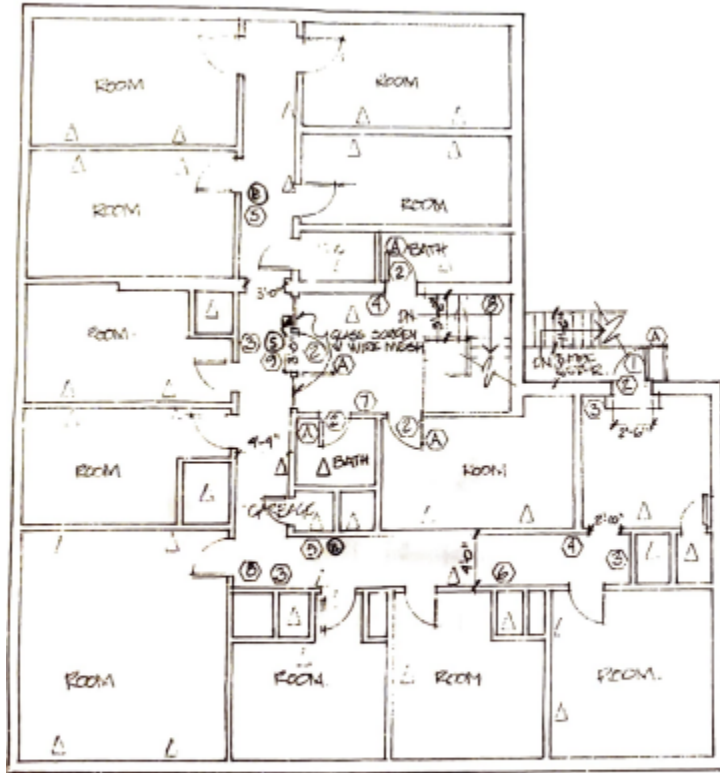


MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



16. Plans of 950 King Street West showing the beverage rooms on the first floor and the lodging rooms on the second floor (1986, Toronto Building Records)

MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



THIRD FLOOR  
44 sprinklers

17. Plan of 950 King Street West additional lodging rooms on the third floor (1986, Toronto Building Records)

MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



18. W.R. Wadsworth House, 145 Madison Avenue (1895), F.H. Hebert (Google Streetview, 2019)

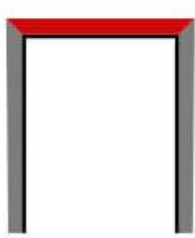


MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue

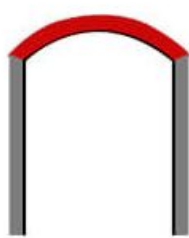


19. Thomas W. Horn House, 180 St George Street, F.H. Herbert (1898; west wing addition by Chadwick & Beckett in 1907) (Google Streetview, 2014)

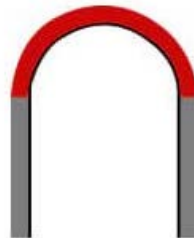
MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



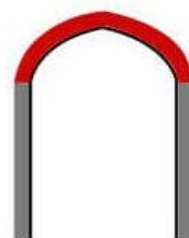
Flat Arch



Segmental Arch



Round Arch



Four-Centered Arch

20. Details of the different types of arches present at 938, 944, and 950 King Street West and 95, 97, 99 Strachan Avenue (<https://www.homestratosphere.com/types-of-arches/>)



MAPS AND PHOTOGRAPHS  
938, 944, & 950 King Street West  
and 95, 97, and 99 Strachan Avenue



21. Detail showing 95-99 Strachan Avenue (Heritage Planning, 2020)



22. Detail showing 938-944 King Street West (Google Streetview, 2015)

## 1. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The archival and contemporary sources for the research are found Section 6. Maps and Photographs are found in Attachment 2.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

## 2. SUMMARY HISTORY

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are located on the northeast corner of King Street West and Strachan Avenue (Image 1). The properties contain a collection of 3 and 2.5-storey buildings with Queen Anne Revival and Richardsonian Romanesque style details (Images 2-4). The properties are located in the Niagara neighbourhood.

The subject site sits in the location of the original Military Reserve (also called the Garrison or Ordnance Reserve),<sup>1</sup> which was a parcel of land set aside by Lieutenant Governor John Graves Simcoe. The area was a 1000-acre tract that was set aside for military purposes following the founding of York (Toronto) in 1793. The attached map from 1834 illustrates that extent of the westward development at that time and shows that the city had been surveyed up to the Garrison Creek (Image 5).

As the town continued to expand westward, part of the Military Reserve was sold in the early 1830s to open up the area for subdivision and sale of lots for commercial and residential development. Part of the reason for Sir John Colborne releasing land for speculative development was to raise funds for the new Fort York.

The attached map from 1858 demonstrates that although the area south of Queen Street and west of the Garrison Creek where the subject properties would be built had slowly begun to be surveyed, it remained largely vacant during the mid-nineteenth century (Image 6). The map indicates that the Toronto Lunatic Asylum had been constructed to the northwest of the subject properties' future site (Image 7). The building

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<sup>1</sup>"The Military Reserve," *Fort York and Garrison Common Maps*,  
<http://fortyorkmaps.blogspot.com/2013/01/the-military-reserve.html>

was constructed on 50 acres and was designed by the architect John G. Howard in the Classical style and opened in 1849. With the area still largely undeveloped by the 1870s, the province built the Toronto Central Prison just south of the Asylum.

The arrival of the Grand Trunk Railway line to the area during the mid-nineteenth century spurred industrial development that began to alter the built form near the Lakeshore. The Massey Manufacturing Company, an agricultural implement manufacturer from Newcastle Ontario, purchased a site on the south side of King Street West just west of Strachan Avenue. They merged with A. Harris, Son & Co. Ltd in 1891 to become Massey-Harris Limited, which would become one of the largest agricultural equipment manufacturers in the British Empire (Image 8).

The property at 950 King Street West was the earliest constructed on the site. By 1870 the "Palace Tavern" was recorded in the City Directory as being located on the site. According to the Assessment Rolls, the property was owned by George White, labourer, and the frame building on the site measured 24 x 24 and was valued at \$1,400.00. This is the same building that is illustrated in the 1884 Goad's Atlas Map (Image 9). There also appears to have been two other occupants associated with the property- Thomas Newton, sailor, and John Keenan, labourer. Assessment Rolls indicate that ownership had been transferred to White's wife, Mary Ann White, who was now listed as the hotel keeper in 1889. Anthony Mulham, shoemaker, was also listed as an occupant. The following year, Mary Anne White continued to be listed as the owner of The Palace Hotel in the Assessment Rolls, and the address had changed to 938 and 940 King Street West. She was also listed as owning the "vacant house" in the same building, the address of which was 946 King Street West. The Goad's Atlas Map from 1889 illustrates that the Whites had torn down the frame structure to build a grander three-storey masonry hotel (Image 10). This structure can be seen in the 1889 Goad's Atlas map and it was designed by the well-known Toronto architect F.H. Herbert.

A building permit was issued for 95-99 Strachan Avenue in 1897 for the erection of three attached 2.5-storey brick townhouses and a one-storey brick addition to the Hotel on the northeast corner of King Street and Strachan Avenue. Herbert was the architect of record.

In 1902, another building permit was issued, to a Mrs Emily Morrison,<sup>2</sup> for 938-944 King Street West. The properties consisted of four 2.5-storey semi-detached townhouses that were built at a cost of \$9,000.00. Herbert was again listed as the architect and R. Chalkley & Sons was the builder.

As the Palace Hotel and Tavern at 950 King Street West was located in the centre of a prosperous working-class neighbourhood, it continued to thrive throughout the twentieth century (Images 11-14). In keeping with the prevailing liquor licence regulations of mid-century Toronto, the men's and women's beverage rooms were separated as indicated in a plan from 1960 (Image 15).<sup>3</sup>

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<sup>2</sup>It is unclear what her relationship was to the White family.

<sup>3</sup>Toronto Building Records, 950 King Street West, Permit #60350 (1960).

Designation, Alterations, and HEA - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue



Building Records indicate that that same year, 95 Strachan Avenue was briefly owned by a Harold Borinsky and Sid Borins, who submitted a permit application to make alterations to the dwelling so that it could be occupied by three families.<sup>4</sup> By 1967, the property at 95 Strachan Avenue came to be under the ownership of Tishman Realty Corporation Ltd (Max Tishman, President). As we will see, this corporation would own all of the subject properties at some point throughout the latter half of the twentieth century. It was also at this time that the property at 944 King Street West was referred to as a lodging house.

That same year, in 1967, Tishman Realty Corporation Ltd (Max Tishman, President) was also listed as being the owner of the property at 944 King Street West when they submitted an application for a permit to make alterations to the building. At the time of the application, the property functioned as a barber shop and a lodging house.<sup>5</sup> The barber shop was located on the first floor with six lodging rooms spread across the three storeys. There appears to have been a brief moment in 1983 when the property at 944 King Street West was no longer owned by Tishman Realty Corporation Ltd, but they were again listed as the owner in 2000, when they submitted a permit application to add a ninth bedroom to the rooming house.<sup>6</sup>

Tishman Realty Corporation Ltd continued to extend their ownership of this corner by c.1986 when the company was listed as owning the property at 950 King Street West. That year, they submitted a permit application to convert the second and third floors of the building to function as a rooming house, primarily for single men. Beverage rooms continued to operate on the first floor as seen in plans (Images 16 & 17).<sup>7</sup> The architect responsible for the alterations was Roth-Knibb Architects. The following year, the owner submitted a permit application to make interior alterations on the first floor for the addition of a room.<sup>8</sup> Roth-Knibb Architects was responsible for this work as well. Tishman Realty Corporation continued to own the property at 950 King Street West until its eventual sale in 2018.

The properties, which became known as the Palace Arms sometime after 1968, continued to function as a rooming house for the next three decades, and rooms were typically rented out on a weekly basis by socially and economically disenfranchised men in the community. In 2017, there were some 91 rooms documented across the buildings, with some tenants having lived there for over 20-years. The properties have been described as "iconic" as the buildings held a prominent place in the history of this portion of this city.<sup>9</sup>

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4Toronto Building Records, 950 King Street West, Permit #57989 (1960).

5Toronto Building Records, 950 King Street West, Permit #95654 (1967).

6Toronto Building Records, 950 King Street West, Permit #00-331306 (2000).

7Toronto Building Records, 950 King Street West, Permit #238462 (1986).

8Toronto Building Records, 950 King Street West, Permit #247940 (1987).

9Jason LeBlanc, "New Design Takes Shape for King West's Palace Arms," *Liberty Village Toronto* (22 April 2019), <https://libertyvillageteronto.com/new-design-takes-shape-for-king-wests-palace-arms>.

In 2018, all of the subject properties were sold- 944 and 950 King Street West and 95 Strachan Avenue by Tishman Realty Corporation Ltd and 938 King Street West and 97 and 99 Strachan Avenue by Strawking Holdings Inc.

### **Architect: Frederick Henry Herbert (1865-1914)**

Frederick Henry Herbert was a prolific nineteenth and early-twentieth century architect in Toronto who specialized in designing ornate houses for clients throughout the city, especially in the Rosedale, Annex, and Parkdale neighbourhoods. Born and trained in Bath, England, little is known about his early education or training there. Herbert arrived to Toronto in the early days of 1887 and was apprenticed to Richard Ough (1841-1920). He worked in Ough's newly-opened architectural office in Toronto, which he opened after spending seventeen years living and working in California.

In January 1889, Herbert opened his own architectural office, and in a short five-years, he emerged as one of Toronto's versatile and adept supporters of the Queen Anne Revival style. Similar to his competitor, E.J. Lennox (1855-1933), Herbert established a new standard for residential architecture in Toronto after the turn of the century. While he accepted commercial, institutional, and industrial commissions, he specialized in residential architecture and designed nearly 100 residential buildings throughout the city. His command of both the Queen Anne Revival and Richardsonian Romanesque styles for residential buildings can be seen in his elaborate designs for the properties at 145 Madison Avenue (1895) and 180 St George Street (1898) (Images 18 & 19). The former contains an interplay of masonry with red brick and sandstone, fish scale shingles in the pediment, and a bay and oriel window in the side (north) elevation, while the latter was constructed entirely in sandstone and contains an imposing corner turret. Herbert died in 1914 and his practice was taken over by Frank S. Mallory Sr (1860-1932) who had worked for him for several years.

### **3. ARCHITECTURAL DESCRIPTION**

Located on the northeast corner of King Street West and Strachan Avenue, the subject site is comprised of several structures. They were constructed in stages during the end of the nineteenth century and into the early-twentieth century but were designed in a similar architectural language by the architect F.H. Herbert to appear as a unified complex. The earliest building, the Palace Hotel & Tavern (also known as the Palace Arms) at 950 King Street West was constructed at the northeast intersection of King Street West and Strachan Avenue. The building contains three-storeys, is clad in brick and stone, and the principal entrances were originally located in the first-storey below the corner turret and in the south elevation fronting King Street West set below a recessed round-arch. The property at 950 King Street West is representative example of the Queen Anne Revival and Richardsonian Romanesque styles, which were popular architectural styles in Toronto during the latter half of the nineteenth century and they were also favoured by the architect. The Richardsonian Romanesque style was the second phase of the earlier Romanesque Revival, and it was popularized by the American architect Henry Hobson Richardson (1838-86) during the second half of the nineteenth century. This style can be seen in the masonry, which is a mixture of brick and stone with rusticated stone lintels, sills, and skirting, the truncated brick and stone piers, and the round-arched openings. The Queen Anne Revival style can be seen in the rounded corner turret with a conical roof, in the mixture of flat-, round-, segmental- and four-centred-arched window openings (Image 20), the ornamental dentil moulding

in the first and second storeys, and in the use of corbels below the easternmost window in the second-storey of the principal (south) elevation and rounded corner turret. The four-centred arch in the first-storey of the easternmost bay of the principal (south) elevation, the varied roofline in the principal (south) elevation with two gables and a crenellated gable in the third-storey, the notched decorative window sills in the principal (south) and side (west) elevations, the blind arches above the window in the first-storey of the first bay in the principal (south) elevation, the three roof gables and one hipped dormer window in the third-storey of the side (west) elevation, and the cornice in the second-storey of the same elevation are also reminiscent of the Queen Anne Revival style.

95-99 Strachan Avenue were the next set of properties constructed in 1897 to the north of 950 King Street West (Image 21). The three 2.5-storey attached townhouses are clad in brick and stone and contain two recessed entrances in the first-storey of the principal (west) elevation. The properties at 95-99 Strachan Avenue are representative of the Queen Anne Revival style, which can be seen in the mixture of flat-, round-, and segmental-arched windows, the window sills throughout, the lintels in the basement and upper half-storey windows, the stringcourse running above the first-storey windows with keystones, the cornices above the second-storey windows and southernmost entrance and the carved corbels below the latter, the oriel window in the second-storey window to the south, the two gabled dormer windows and one hipped dormer window, and the blind arches above the window in the gabled dormer.

The last of the properties erected in 1902 were 938-944 King Street West to the east of 950 King Street West. They consist of four 2.5-storey semi-detached townhouses and are clad in brick and stone and have four recessed entrances set below decorative columns and divided by an additional column (Image 22). The property at 938-944 King Street West is representative example of the Queen Anne Revival and Richardsonian Romanesque styles. The mixture of flat-and segmental-arched windows and oval windows, the use of multiple keystones in the segmental-arched and oval windows, the continuous cornice running above the second-storey windows, the dentil moulding running below the continuous lintel in the first-storey, the hipped dormer windows in the upper half-storey, and the six decorative columns in the entrances in the first-storey are reflective of the Queen Anne Revival style. The Richardsonian Romanesque style can be seen in the masonry, with brick and rusticated stone throughout including skirting, the continuous rusticated stone lintel sitting above the first-storey windows, the rusticated stone lintels above the basement windows, and the rusticated window sills in the first-and second-storeys and the stone sills in the upper half-storey.

#### **4. CONTEXT**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are located at the northeast corner of King Street West and Strachan Avenue in the Niagara neighbourhood. They are situated on what was originally the Military Reserve in an area of the city that became the heart of a thriving working-class district throughout the early-to-mid twentieth century. The properties were originally located to the northeast of the expansive Massey-Harris complex, which occupied the entire block from Strachan Avenue to Armour Street to the west and was a defining feature of this section of Toronto. At its peak, the company employed some 9,000 people and

contributed to the development of this prosperous working-class community. Other major industrial employers that were situated in the area were the Toronto Municipal Abattoir on Niagara Street and the Inglis Plant just to the south on Strachan Avenue. This section of the city was also populated by numerous institutional buildings by the end of the nineteenth century, such as the Provincial Lunatic Asylum, the Central Prison, and the Mercer Reformatory for Women.

After WWII, significant change came to the area when manufacturing and light industry relocated out of the urban centre resulting in the shuttering of various industrial buildings in the area. Of the many Massey-Ferguson company buildings, the only one extant is E.J. Lennox's Massey-Harris Office Building, which was converted to residential use in 2003. It sits near the subject properties on the south side of King Street West just west of Strachan Avenue. The various institutional buildings in this section of the city witnessed a similar fate towards the end of the twentieth century and were demolished. The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are amongst the last intact remnants of this period of construction in the area.

## **5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria**

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register.

938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue

*Rare, unique, representative or early example of a style, type, expression, material or construction method*

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued as representative examples of the Queen Anne Revival and Richardsonian Romanesque styles. Both styles were popularized in Toronto during the latter half of the nineteenth century and into the twentieth century. Elements of the Queen Anne Revival style are evident in the presence of multiple chimneys, the rounded corner turret with a conical roof, the mixture of the flat-, round-, four-centred, and segmental-arches and keystones, the blind wall arches, the ornamental dentil mouldings and stringcourses, the carved corbels, roof crenellation, notched decorative window sills, the use of multiple cornices, the gabled and hipped dormer windows, and the oriel window. The Richardsonian Romanesque style can be seen in the masonry, which is a mixture of brick and stone with rusticated stone lintels, sills, and skirting, the truncated brick and stone piers, and the round-arched openings.

*Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are also valued for their continued association with The Palace Hotel and Tavern. The first Palace Hotel opened in the 1870s and it began functioning as a  
Designation, Alterations, and HEA - 938, 944, and 950 King Street West  
and 95, 97, and 99 Strachan Avenue

rooming house in the 1980s, with the tavern continuously operating for over 100-years. The Palace Arms, as the properties became known sometime after 1968, were important buildings in the community towards the end of the twentieth and into the twenty-first century as they provided lodging to socially and economically disenfranchised members of the community.

*Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued for their association with the acclaimed Toronto architect Frederick Henry Herbert (1865-1914). Within a short five-year span of him establishing his practice, he emerged as one of Toronto's versatile and adept supporters of the Queen Anne Revival style. While he accepted commercial, institutional, and industrial commissions, he specialized in residential architecture and designed nearly 100 residential buildings throughout the city. His command of both the Queen Anne Revival and Richardsonian Romanesque styles for residential buildings can be seen in his elaborate designs of properties throughout the city, especially in the Rosedale, Annex, and Parkdale neighbourhoods.

*Important in defining, maintaining or supporting the character of an area*

Contextually, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are important in defining, maintaining, and supporting the historic character of the area. The properties are situated at the northeast corner of King Street West and Strachan Avenue, and they serviced what was once the centre of a thriving working-class neighbourhood throughout much of the twentieth century. While most of the surrounding industrial and institutional fabric has been demolished, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are surviving intact examples of this period of construction.

*Physically, functionally, visually or historically linked to its surroundings*

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are physically, functionally, visually, and historically linked to their surroundings, where the distinct corner turret and conical roof at 950 King Street West anchors the northeast corner of King Street West and Strachan Avenue. The neighbouring properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue were strategically designed to remain sympathetic to the architectural style and form of the property at 950 King Street West.

*Landmark*

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are a local landmark. They are situated on the prominent corner of King Street West and Strachan Avenue and have functioned as a visual entryway to the neighbourhood for over 100 years. The subject properties are meaningful to the community in that for some 40 years they have housed socially and economically disenfranchised members of the community.

## 6. LIST OF RESEARCH SOURCES

### Archival Sources

Building Records, City of Toronto, Toronto and East York, 1947-2000  
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ERA Architects, "Heritage Impact Assessment: 950 King Street West," (Revised 14 January 2021)  
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LeBlanc, Jason, "New Design Takes Shape for King West's Palace Arms," *Liberty Village Toronto* (22 April 2019), <https://libertyvillagetoronto.com/new-design-takes-shape-for-king-vests-palace-arms>.  
McHugh, Patricia and Alex Bozickovic, *Toronto Architecture A City Guide* (USA: McClelland & Stewart, 2017).  
"Palace Arms," Architectural Conservancy of Ontario's TOBuilt, [https://www.acotoronto.ca/show\\_building.php?BuildingID=3538](https://www.acotoronto.ca/show_building.php?BuildingID=3538)

STATEMENT OF SIGNIFICANCE  
938, 944, AND 950 KING STREET WEST  
95, 97, AND 99 STRACHAN AVENUE  
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The properties at 938 (including entrance addresses at 940 and 942 King Street West), 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue contain a collection of buildings historically known as The Palace Hotel and Tavern or The Palace Arms and are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design and physical, historical and associative, contextual value and they are local landmarks.

### **Description**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are at the northeast corner of King Street West and Strachan Avenue. The building complex is anchored by the three-storey building at 950 King Street West, with a two-storey, rounded corner turret, four 2.5-storey semi-detached townhouses to the east 938-944 King Street West and three 2.5-storey attached townhouses at 95-99 Strachan Avenue. All of the buildings are fashioned in the Queen Anne Revival and Richardsonian Romanesque styles. The subject properties were constructed in stages over twenty two years from 1890 to 1902: 950 King Street West in 1889-90, 95-99 Strachan Avenue in 1897, and 938-944 King Street West in 1902. Frederick Henry Herbert (1865-1914) was the architect of all of the subject properties.

The earliest building constructed was 950 King Street West, a three-storey Queen Anne Revival and Richardsonian Romanesque style, brick- and stone-clad building. The original building was erected in 1870 and was owned by George White, a labourer, who operated the Palace Tavern in the building. The White family tore down the original frame structure and replaced it with a grander masonry hotel in 1889-90, which operated under the name of the Palace Hotel. It was designed by the well-known Toronto architect Frederick Henry Herbert. The property at 950 King Street West was listed on the City of Toronto's Heritage Register on March 5, 1984.

To the north of 950 King Street West are 95, 97, and 99 Strachan Avenue, which are comprised of three 2.5-storey attached brick townhouses and a one-storey addition to the hotel. They were constructed seven years later in 1897 in the Queen Anne Revival style and Herbert is the architect of record for the townhouses. The properties at 95, 97, and 99 Strachan Avenue were listed together with 950 King Street West on the City of Toronto's Heritage Register on March 5, 1984.

To the east of 950 King Street West are 938 and 944 King Street West, which is the third phase of expansion of the building complex. They are comprised of four 2.5-storey semi-detached townhouses that are fashioned in the Queen Anne Revival and Romanesque Revival styles. The properties were constructed for a Mrs Emily Morrison in 1902 at a cost of \$9,000.00. Herbert was again listed as the architect and R. Chalkley



& sons was the builder. The subject properties were listed on the City of Toronto's Heritage Register on June 20, 1973.

## **Statement of Cultural Heritage Value**

### **Design and Physical Value**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued as representative examples of the Queen Anne Revival and Richardsonian Romanesque styles. Both styles were popularized in Toronto during the latter half of the nineteenth century and into the twentieth century. Elements of the Queen Anne Revival style are evident in the presence of multiple chimneys, the rounded corner turret with a conical roof, the mixture of the flat-, round-, four-centred, and segmental-arches and keystones, the blind wall arches, the ornamental dentil mouldings and stringcourses, the carved corbels, roof crenellation, notched decorative window sills, the use of multiple cornices, the gabled and hipped dormer windows, and the oriel window. The Richardsonian Romanesque style can be seen in the masonry, which is a mixture of brick and stone with rusticated stone lintels, sills, and skirting, the truncated brick and stone piers, and the round-arched openings.

### **Historical or Associative Value**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued for their association with the acclaimed Toronto architect Frederick Henry Herbert (1865-1914). Within a short five-year span of him establishing his practice, he emerged as one of Toronto's versatile and adept supporters of the Queen Anne Revival style. While he accepted commercial, institutional, and industrial commissions, he specialized in residential architecture and designed nearly 100 residential buildings throughout the city. His command of both the Queen Anne Revival and Richardsonian Romanesque styles for residential buildings can be seen in his elaborate designs of properties throughout the city, especially in the Rosedale, Annex, and Parkdale neighbourhoods.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are also valued for their continued association with The Palace Hotel and Tavern. The first Palace Hotel opened in the 1870s and it began functioning as a rooming house in the 1980s, with the tavern continuously operating for over 100-years. The Palace Arms, as the properties became known sometime after 1968, were important buildings in the community towards the end of the twentieth and into the twenty-first century as they provided lodging to socially and economically disenfranchised members of the community.

### **Contextual Value**

Contextually, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are important in defining, maintaining, and supporting the historic character of the area. The properties are situated at the northeast corner of King Street West and Strachan Avenue, and they serviced what was once the centre of a thriving working-class neighbourhood throughout much of the twentieth century. While most of the surrounding industrial and institutional fabric has been demolished, the properties at Designation, Alterations, and HEA - 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue

938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are surviving intact examples of this period of construction.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are physically, functionally, visually, and historically linked to their surroundings, where the distinct corner turret and conical roof at 950 King Street West anchors the northeast corner of King Street West and Strachan Avenue. The neighbouring properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue were strategically designed to remain sympathetic to the architectural style and form of the property at 950 King Street West.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are local landmarks. They are situated on the prominent corner of King Street West and Strachan Avenue and have functioned as a visual entryway to the neighbourhood for over 100-years. The subject properties are meaningful to the community in that for some 40-years they have housed socially and economically disenfranchised members of the community.

## **Heritage Attributes**

### **Design or Physical Value**

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue being representative examples of the Queen Anne Revival style:

- The chimneys throughout
- The mixture of flat-, round-, and segmental-arched window openings throughout

950 King Street West:

- The two-storey, rounded corner turret and conical roof above the original corner entrance, which is complete with square and dentil moulding and a carved stone corbel

*In the principal (south) elevation:*

- The four-centred arch opening with a carved corbel in the first-storey of the third bay
- The three-blind arches above the window in the first-storey of the first bay
- The brick dentil moulding in the window sill in the first-storey of the first bay
- In the first-storey of the first bay and the second-storey of the central bay, the brick, notched, decorative window sills
- The brick, stepped dentil moulding above the lintels in the second-storey of the first and third bays
- The varied roofline with two gables and a crenellated gable in the third-storey

*In the side (west) elevation:*

- In the first-storey of the second and third bays and in the third-storey of the second, third, and fourth bays, the brick, stepped dentil moulding
- In the first-storey of the first and fourth bays, the notched, decorative window sills and the brick dentil moulding
- The ornamental cornice in the second-storey of the first bay

- In the third-storey, the varied roofline with three gables and one hipped dormer

938 and 944 King Street West:

- The four oval window openings in the second-storey
- The dentil moulding running below the continuous lintel in the first-storey
- The six decorative columns in the entrances in the first-storey
- The use of multiple keystones in the second-storey
- The continuous stone cornice running above the windows in the second-storey
- The four, hipped dormer windows in the upper half-storey

95, 97, and 99 Strachan Avenue:

- The masonry, with brick throughout and stone detailing
- The window sills throughout
- The lintels in the basement and upper half-storey windows
- The stringcourse running above the first-storey windows with keystones
- The continuous cornices above the second-storey windows
- The cornice and two carved corbels above the entrance in the fifth bay
- The oriel window in the second-storey of the fourth bay
- The two gabled dormer windows and one hipped dormer window in the upper half-storey
- The blind arches above the windows in the two gabled dormer windows in the third-storey

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street being representative examples of the Richardsonian Romanesque style:

950 King Street West:

- The masonry, with brick and rusticated stone detailing throughout
- The rusticated stone sills and lintels in all three-storeys
- In the principal (south) elevation, the round-arched opening in the first-storey of the central bay
- In the principal (south) elevation, the truncated brick and stone piers flanking the central and third bays in the second- and third-storeys

938 and 944 King Street West:

- The masonry, with brick and rusticated stone throughout, including skirting
- The rusticated window sills in the first- and second-storeys and the stone sills in the upper half-storey
- The continuous rusticated stone lintel sitting above the first-storey windows
- The rusticated stone lintels above the basement windows

## **Contextual Value**

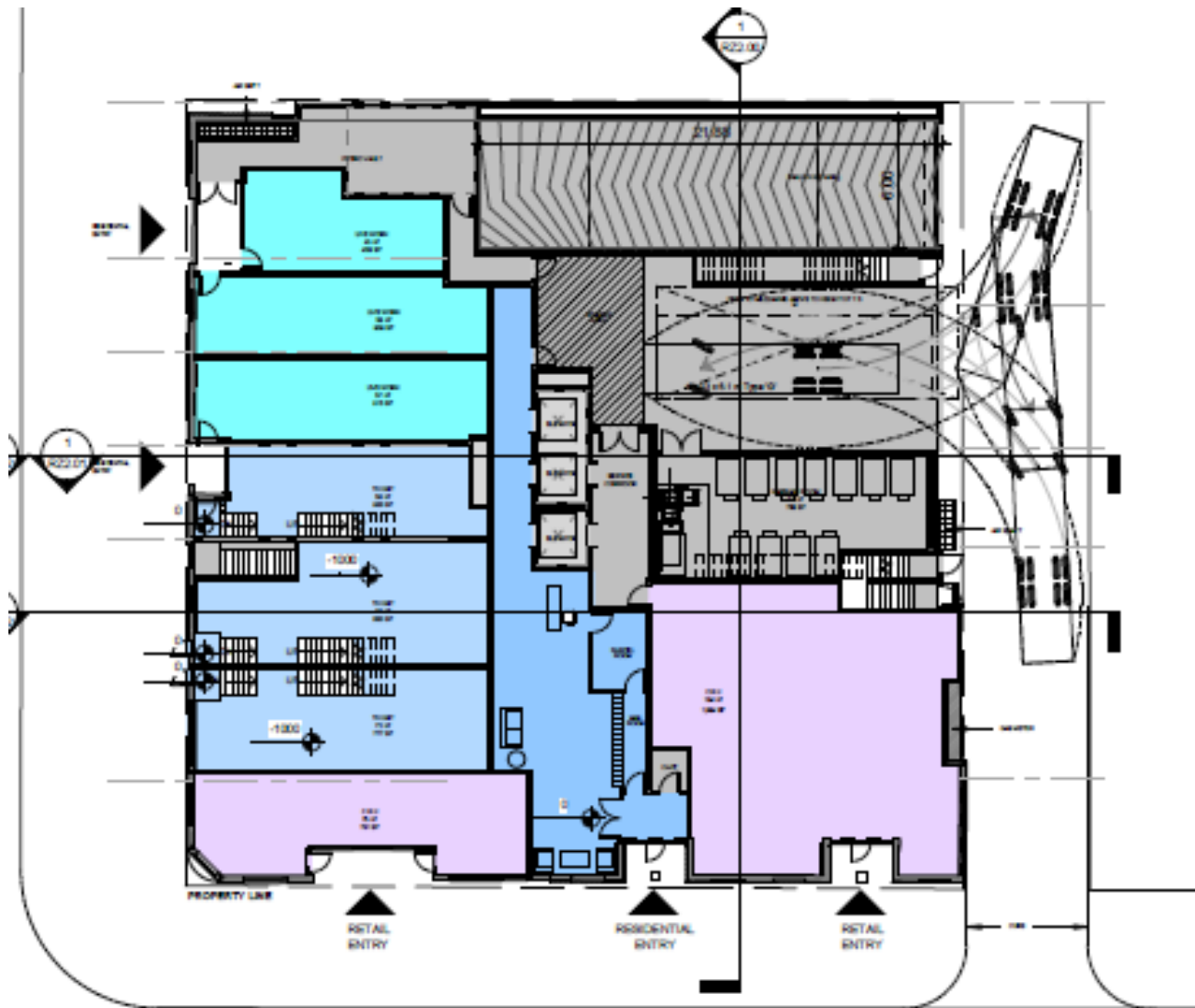
Attributes that contribute to the value of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue being physically, functionally, visually, and historically linked to their surroundings:

- The three-storey scale, L-shaped form, and massing of the property at 950 King Street West, which responded to its location at the northeast corner of the intersection of King Street West and Strachan Avenue
- The 2.5-storey scale, rectangular forms, and massing of the properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue, which were intentionally designed to be sympathetic to the architectural style and form of the property at 950 King Street West

## DRAWINGS

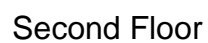
938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue

## ATTACHMENT 5



Site Plan/Level 1

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



Third Floor



## DRAWINGS

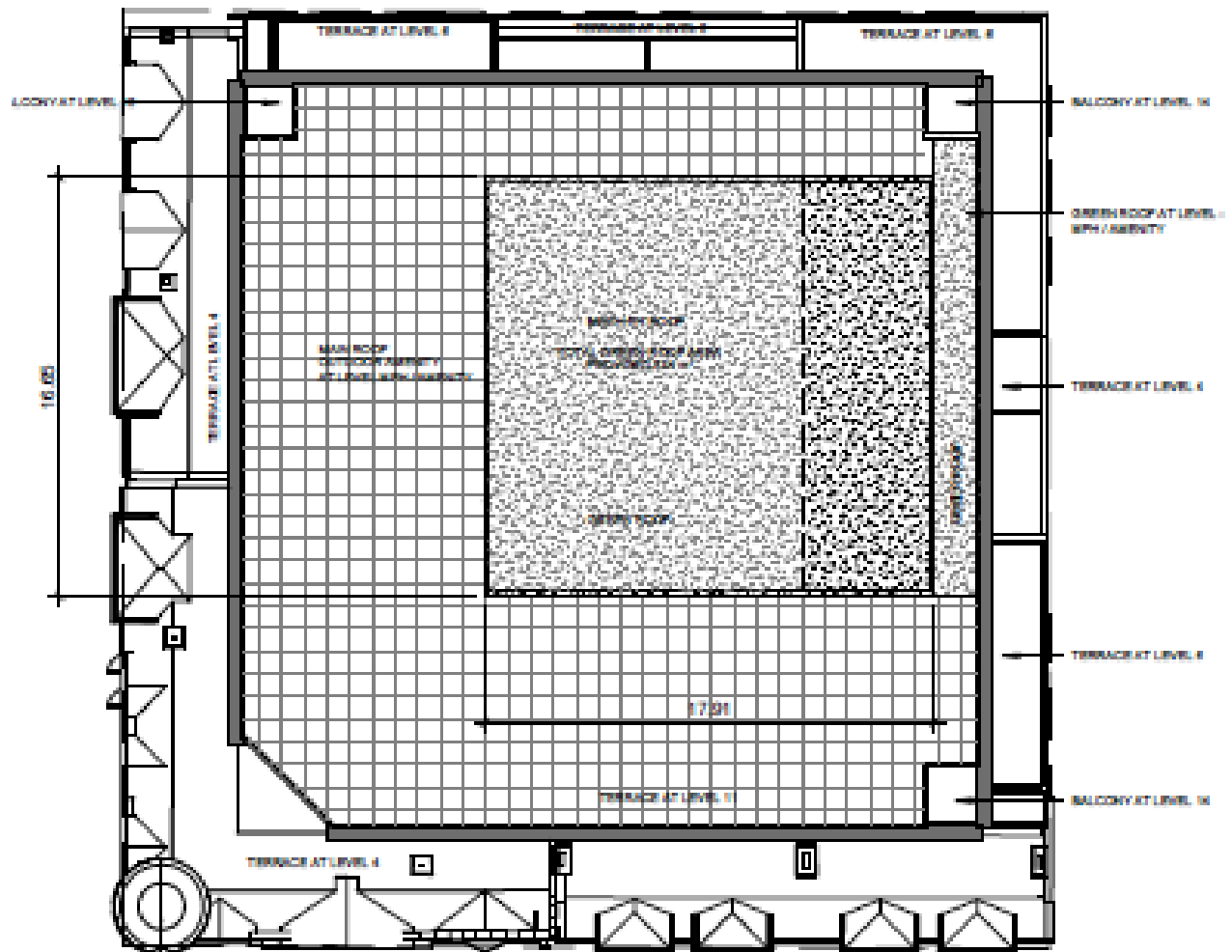
938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



Fourth Floor above Roof of Heritage Properties

## DRAWINGS

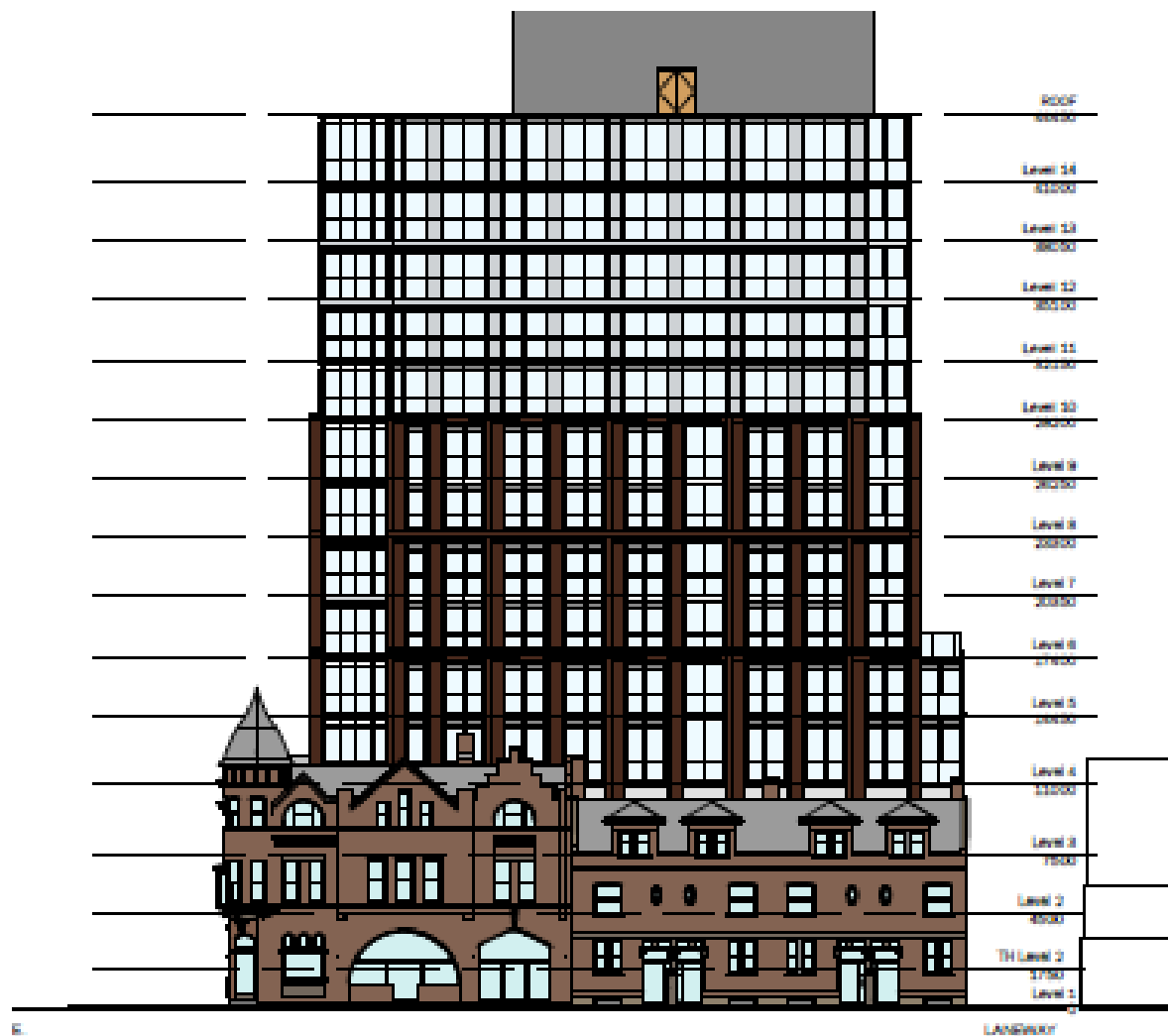
938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



Roof Plan

## DRAWINGS

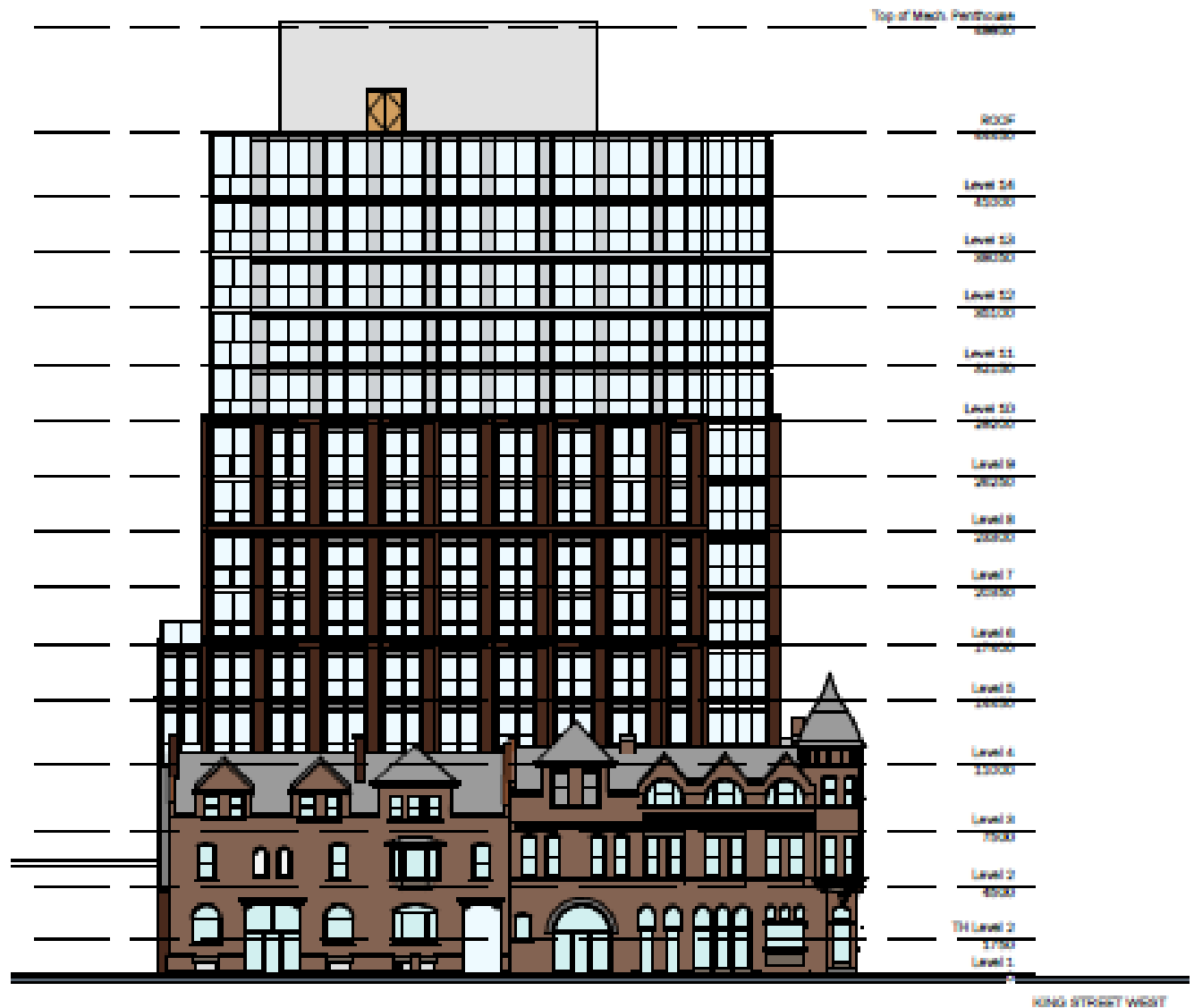
938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



South Elevation at King Street West

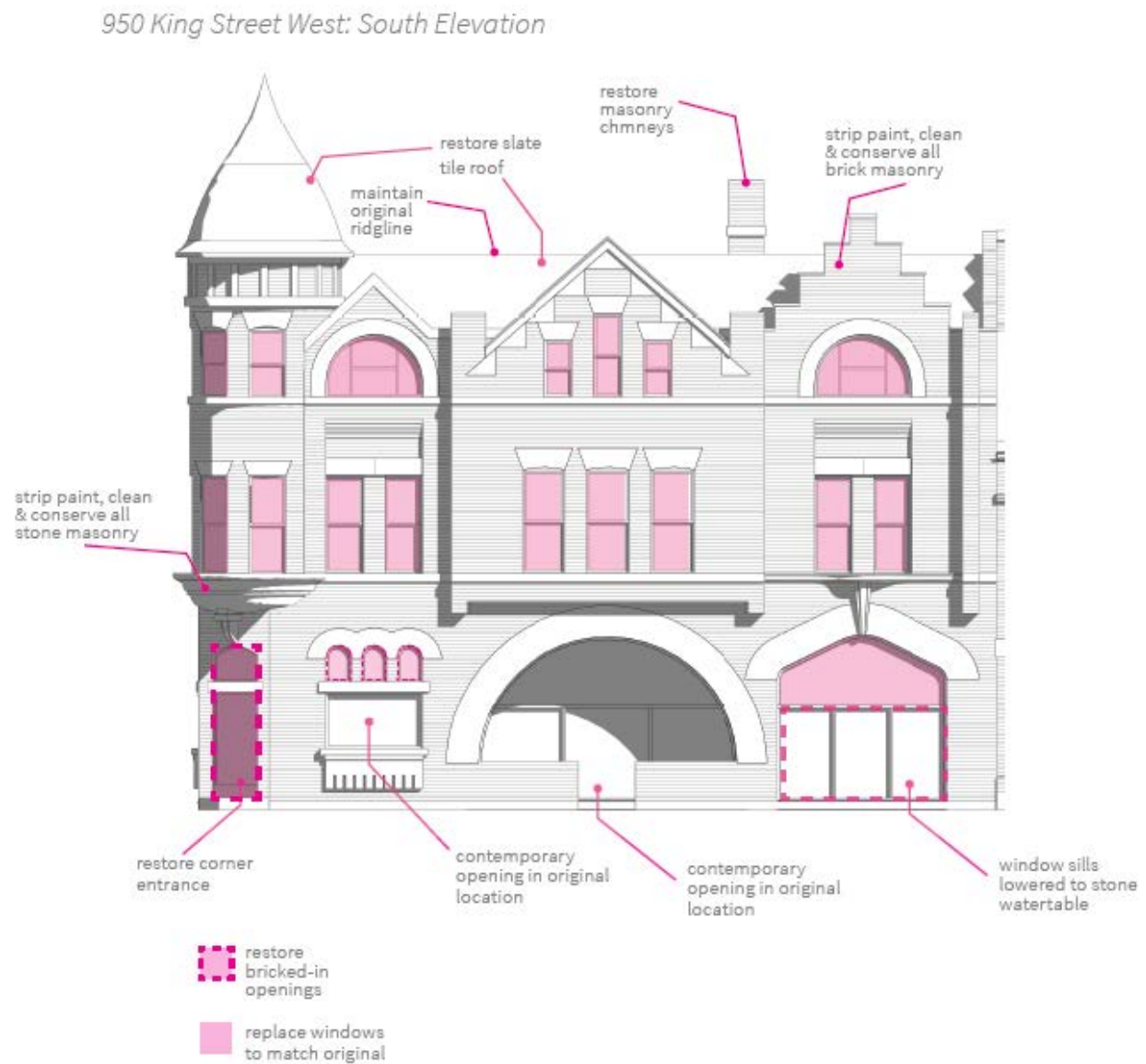
# DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



### South Elevation - Conservation Strategy

## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue

*938-944 King Street West: South Elevation*



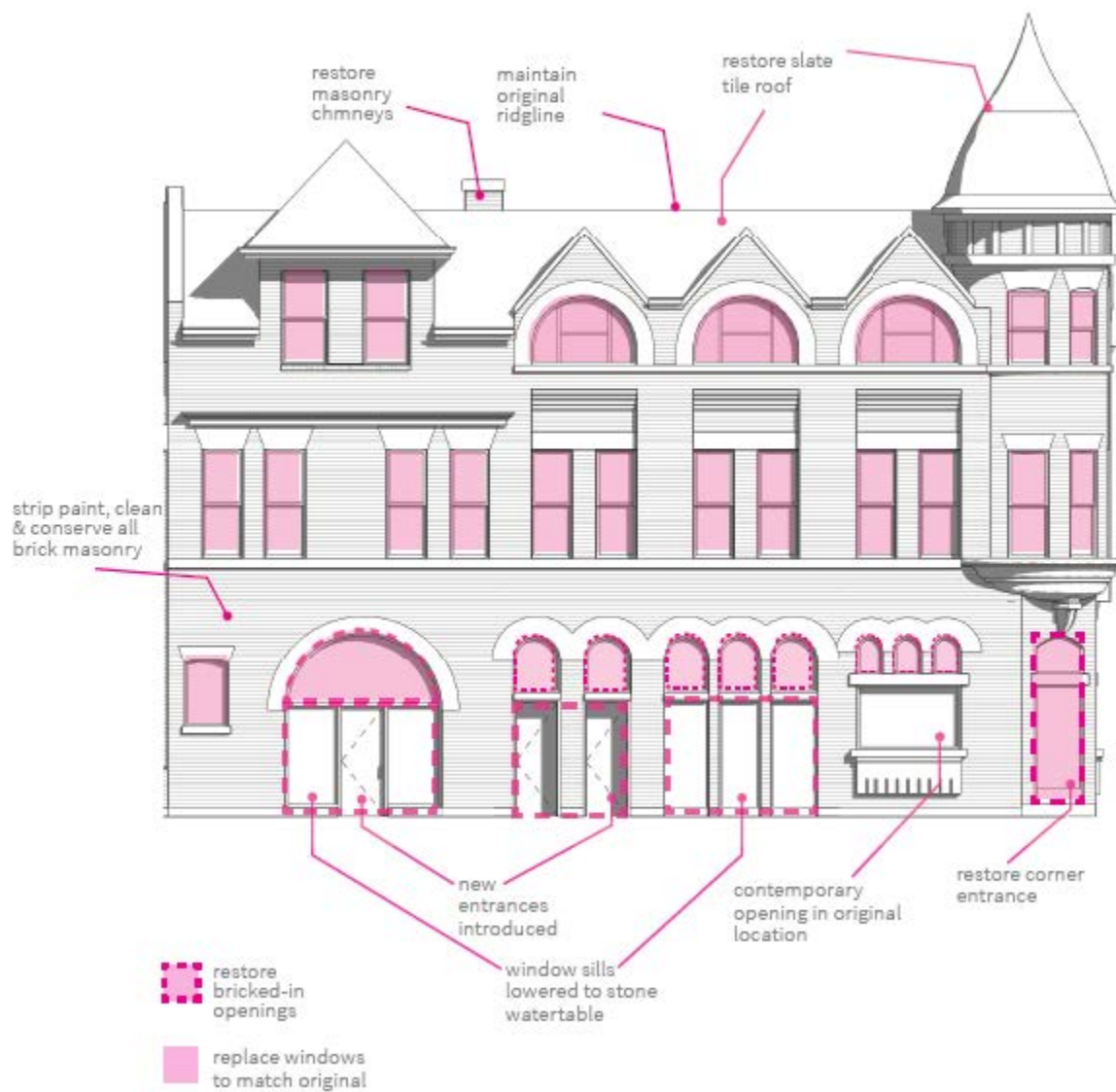
### South Elevation - Conservation Strategy



## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue

*950 King Street West: West Elevation*



West Elevation - Conservation Strategy

## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue

*95-99 Strachan Avenue: West Elevation*

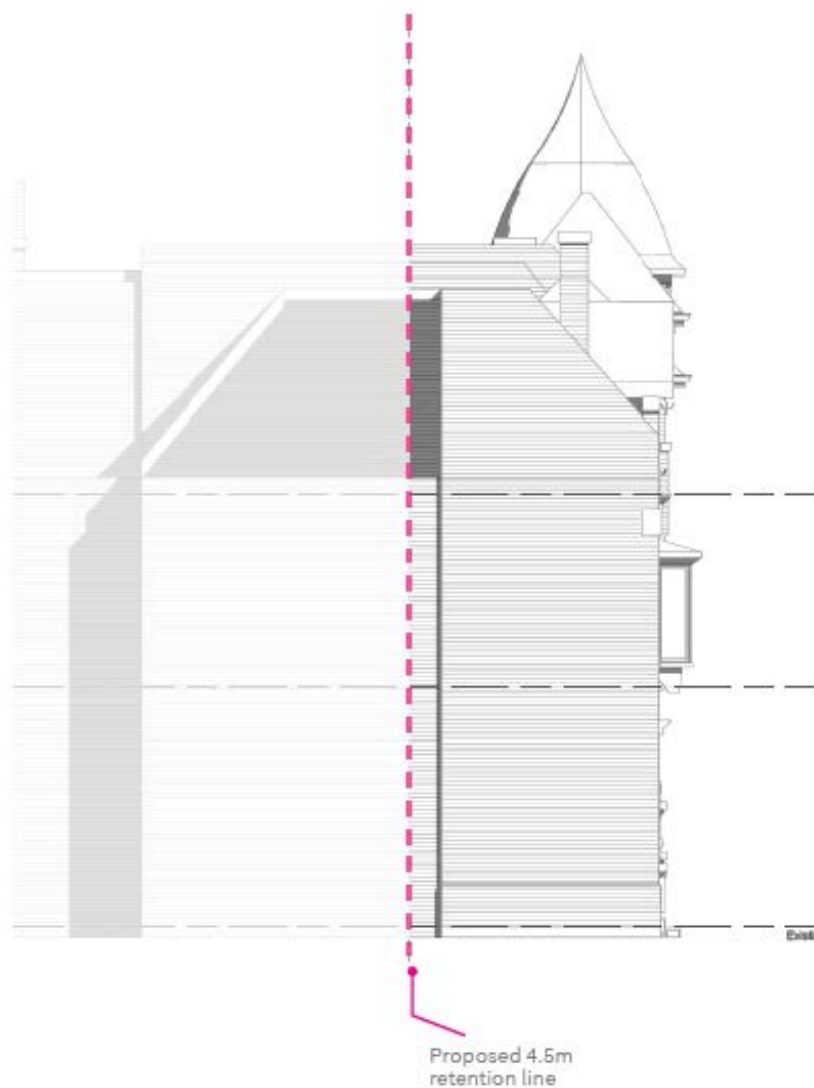


### West Elevation - Conservation Strategy

## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue

*95-99 Strachan Avenue: North Elevation*

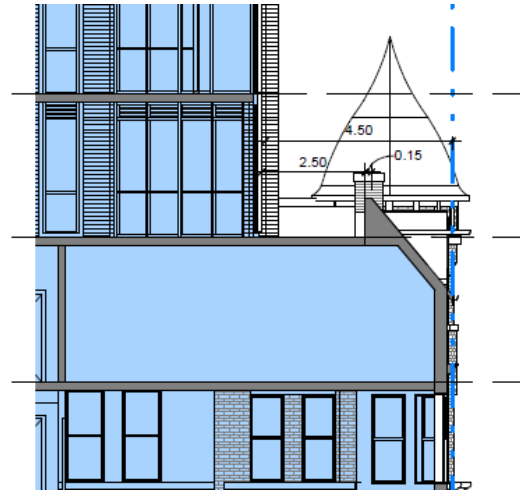
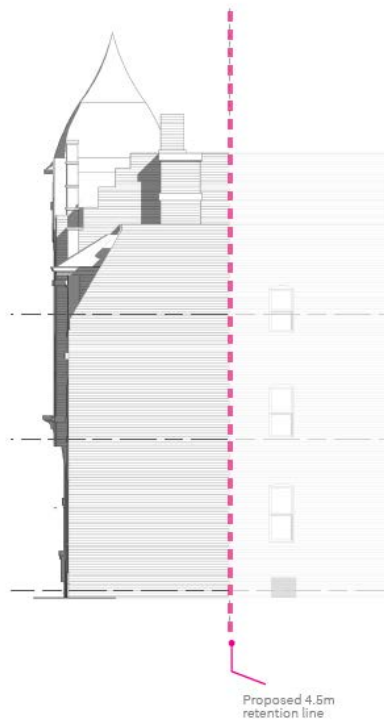


Return Wall - North Elevation

## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue

*938-944 King Street West: East Elevation*



Return Wall - East Elevation; and, Section Showing Terrace Rail Detail

## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



Original Proposal Rendering submitted in May 2018

## DRAWINGS

938, 944, and 950 King Street West and  
95, 97, and 99 Strachan Avenue



Current Proposal Rendering - Looking towards Southwest Corner of the Site