

Inclusion on the City of Toronto's Heritage Register - Queen Street East - Leslieville Properties

Date: March 1, 2021

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Toronto-Danforth - Ward 14

SUMMARY

This report recommends that City Council include 54 properties with cultural heritage value on the City of Toronto's Heritage Register. The majority of these properties were identified through the Queen Street East/Leslieville Planning Study, completed and adopted by City Council in 2014. The remaining properties were identified by Staff following further survey and review of the study area, and after refining the historic context statement.

The portion of Queen Street East that passes through Leslieville (bounded by the train tracks at Degrossi Street to the west and Leslie Street to the east) is a historic main street that developed along Kingston Road, a major arterial heading eastward from the Town of York to connect to Kingston and Montreal. The street experienced its first wave of development following the opening of George Leslie's nurseries. Its present day context can be attributed to the rapid period of development that occurred after its annexation by the City of Toronto in the 1880s, and the introduction of transportation and civic infrastructure that facilitated the development of residential subdivisions to the north and south of Queen Street East. Today, Leslieville retains its unique main street character, with heritage properties reflective of its early history as a nursery and farming community, and a distinct streetscape that is emblematic of its later history as an early streetcar suburb and industrial neighbourhood.

The listing of non-designated properties with cultural heritage value on the Heritage Register extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. All of the recommended properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

RECOMMENDATIONS

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

1. City Council include the following 54 properties on the City of Toronto's Heritage Register:

- 825 Queen Street East
- 888 Queen Street East
- 889 Queen Street East
- 890 Queen Street East
- 891 Queen Street East
- 892 Queen Street East
- 893 Queen Street East
- 904 Queen Street East
- 909 Queen Street East
- 911 Queen Street East
- 913 Queen Street East
- 915 Queen Street East
- 923 Queen Street East
- 924 Queen Street East
- 926 Queen Street East
- 930 Queen Street East
- 932 Queen Street East
- 934 Queen Street East
- 935 Queen Street East
- 936 Queen Street East
- 938 Queen Street East
- 940 Queen Street East
- 942 Queen Street East
- 943 Queen Street East
- 944 Queen Street East
- 945 Queen Street East
- 946 Queen Street East
- 948 Queen Street East
- 950 Queen Street East
- 952 Queen Street East
- 954 Queen Street East
- 972 Queen Street East
- 974 Queen Street East
- 976 Queen Street East
- 978 Queen Street East
- 1011 Queen Street East
- 1013 Queen Street East
- 1015 Queen Street East

- 1026 Queen Street East
- 1028 Queen Street East
- 1046 Queen Street East
- 1100 Queen Street East
- 1112 Queen Street East
- 1118 Queen Street East
- 1120 Queen Street East
- 1122 Queen Street East
- 1124 Queen Street East
- 1142 Queen Street East
- 1148 Queen Street East
- 1150 Queen Street East
- 1152 Queen Street East
- 1154 Queen Street East
- 1192 Queen Street East
- 1220 Queen Street East

FINANCIAL IMPACT

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

DECISION HISTORY

At the City Council meeting held on July 8, 2014, City Council adopted Official Plan Amendment 248 for the lands fronting on Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street and adopted the Urban Design Guidelines for the area, which included the identification of properties that warrant further study for listing on the City's Heritage Register:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE33.14>

At the City Council meeting held on July 16, 2019, City Council adopted the City-wide Heritage Survey Feasibility Study, and approved the phased implementation of the Toronto Heritage Survey as outlined in the report (June 6, 2019).

At the same City Council meeting, City Council requested the Chief Planner and Executive Director, City Planning to prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and

equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage

property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The key goal of a heritage survey of a study area, also known as a cultural heritage resources assessment, is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study.

The 54 heritage properties identified in this report are not currently listed on the City's Heritage Register and have no heritage protection. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Queen Street East/Leslieville Planning Study and Urban Design Guidelines (2014) - OPA 248

In 2013 City Council directed City Planning staff to initiate a study of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street in order to develop urban design guidelines that respect the area's unique built character and take into account community objectives. The study included the development of an historic overview and a heritage survey, which were included in the final Queen Street East/Leslieville Urban Design Guidelines adopted by City Council in 2014.

Queen Street East/Leslieville Heritage Survey Area

Heritage surveys are essential components of strategic and growth-related studies and provide the foundation for context-sensitive, built-form and place-based policies and guidelines that reflect the unique context of a respective area, as well as community consultation and engagement.

The portion of Queen Street East that passes through Leslieville (bounded by the train tracks at Degrossi Street to the west and Leslie Street to the east) is an historic main street that developed along Kingston Road, a major arterial heading eastward from the Town of York to connect to Kingston and Montreal. The street initially developed following the opening of George Leslie's nurseries, and its present day context can be attributed to the rapid period of development that occurred after its annexation by the City of Toronto in the 1880s and introduction of transportation and civic infrastructure, supporting the development of residential subdivisions to the north and south of the street.

The heritage survey that was completed as part of the Queen Street East/Leslieville Planning Study was brought forward and adopted by City Council in 2014. The list of heritage potential properties was included in the Leslieville Urban Design Guidelines, attached to the report (May 27, 2014).

Community Consultation

The Queen Street East/Leslieville Planning Study included a robust community consultation process, with four community meetings and four advisory committee meetings held between 2013 and 2014. Properties with potential heritage value were shared with the community in early 2014 to solicit feedback, before the report was considered by Toronto and East York Community Council.

In early 2021 Heritage Planning staff provided an update on the Multiple Listing process to the board of the Leslieville Business Improvement Area (BIA), shared the list of properties being considered for inclusion on the Heritage Register and received the board's feedback and comments.

On February 18, 2021 the Senior Manager, Heritage Planning sent a letter to the owners of the subject properties to inform them of a forthcoming report to the Toronto Preservation Board, and to provide information on the listing process and implications.

Methodology for Streamlining the Heritage Register Listing Process

The City of Toronto's approach for listing non-designated properties on the Heritage Register far exceeds the requirements under the Ontario Heritage Act; currently, staff undertake thorough research and evaluate each property using Ontario Regulation 9/06, the Criteria for Determining Properties of Cultural Heritage Value. A statement of significance and list of heritage attributes are then prepared for each property, including a photograph and location map. In contrast, the Ontario Heritage Act requirements under Section 27 of the Act state that if Council believes a property to be of cultural heritage value or interest, the listing must include "a description of the property that is sufficient to readily ascertain the property". Most municipalities interpret this to mean providing a property's address, but not necessarily a written description arrived at through thorough research and evaluation.

The approach taken by staff in recommending individual properties for listing as described above, while thorough, is not the most efficient means of extending interim protection from demolition to properties identified through heritage surveys, while still meeting the City's Official Plan obligation to evaluate properties against provincial criteria. In developing an improved listing process, staff have surveyed international best practices, including reviewing the approach to listing of municipalities across Ontario.

Over the course of 2020 staff engaged with Provincial colleagues within the Ministry of Heritage, Sport, Tourism, and Cultural Industries in order to present the City of Toronto's experience with listing and designating properties on the Heritage Register, and to review listing methodologies. Following the jurisdictional review and Provincial consultation, two methods are being proposed to streamline the process for listing properties on Toronto's Heritage Register: the use of an historic context statement accompanied by an address list and property information (i.e. building type and date of construction), and descriptive listings.

These two methods will meet the requirements of the Ontario Heritage Act and the City's Official Plan (all properties are evaluated against the Provincial criteria "Contextual Value") and both provide sufficient information to communicate the reasons for listing. The benefit of this two-pronged approach will be to ensure that properties with cultural heritage value are afforded interim protection from demolition in order to permit a full evaluation to determine whether they merit Part IV designation should they be subject to a demolition request or development application.

This report is a component of Phase One of the Toronto Heritage Survey (THS), which included a review of municipal best practices in North America, and which has informed our evolving and strategic approach in utilizing historic context statements in the identification of cultural heritage resources citywide. Historic context statements are used to enhance the evaluation of individual properties against existing provincial

criteria, as required by the City's Official Plan. Through the further evaluation of potential heritage properties, not all identified properties are recommended for listing.

Historic Context Statements

The historic context statement approach builds upon work completed for planning and urban design studies where an historic overview and description of the present-day context of the area has been prepared. Historic Context Statements provide an understanding of the themes and periods of development within a study area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

An historic context statement was finalized for the Queen Street East - Leslieville study area (Attachment 1) and as a part of the review of the original heritage survey, building types that are characteristic and support the historic context were identified, including descriptions of common attributes of each building type that may warrant conservation. Properties were subsequently evaluated against the context statement and building types in order to confirm that they support the area's historic context. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Properties may have additional values, which will be determined through further evaluation.

Heritage Planning's approach to historic context statements continues to evolve. A consistent approach to historic context statements is currently being defined through Phase One of the Toronto Heritage Survey, and will be reflected in future Cultural Heritage Resource Assessments.

Descriptive Listings

The descriptive approach is a second method through which properties may be recommended for inclusion on the Heritage Register. This approach provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and likewise satisfies direction found within the City's Official Plan to make use of Provincial criteria.

The use of descriptive listings is similar to the existing method employed within previous multiple listing reports, whereby each property is individually reviewed to determine whether it may have cultural heritage value, taking into consideration the property's age, design, and any known histories and associations. A short description of the property's design and appearance will be prepared, which will include its primary address, estimated date of construction, and any historical information that may be pertinent.

The descriptive approach provides a more detailed account of each property than the historic context approach in those situations where a prevailing context has not been identified, or where the property is believed to have cultural heritage value that relates to its individual characteristics, and not necessarily its surrounding context. The additional information provided in these instances will help to better specify those features and attributes that may warrant conservation should the property be further

evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

Within the Queen Street East/Leslieville Heritage Survey area, listing statements have been prepared for the property at 923 Queen Street East, which contains the building known as Dr. Black's Veterinary Hospital, and the property at 935 Queen Street East, which contains a unique example of a purpose-built house form building with commercial storefront. These statements can be found in Attachment 2.

Heritage Survey Verification

For the purposes of this report, properties identified within the heritage survey area have been reviewed for changes since the survey was completed. All identified heritage resources that have been demolished, irreparably altered, evaluated through the course of a development application or for which planning approval has been provided for alteration/demolition have been removed from the original list. The review also considered whether any properties had been overlooked, including properties that were individually nominated.

Within the Queen Street East/Leslieville survey area, Staff identified an additional eight properties that have been evaluated and determined to be important in maintaining and supporting the historic context of the area, and that are physically, functionally and visually linked to their surroundings. The properties that have been identified for inclusion on the Heritage Register since the 2014 survey are:

- 930 Queen Street East
- 932 Queen Street East
- 972 Queen Street East
- 974 Queen Street East
- 976 Queen Street East
- 978 Queen Street East
- 1100 Queen Street East
- 1154 Queen Street East

City of Toronto's Heritage Register

The municipal register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

Inclusion on the City's Heritage Register

Although a municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register under the Ontario

Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the OHA following this action. City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a planning application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

CONCLUSION

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act. Staff believe that the recommended methodologies for listing are the best means to efficiently and effectively address the backlog and add qualifying

properties to the Heritage Register in a manner that satisfies the requirements of the Ontario Heritage Act, Provincial Policy Statement and the Official Plan.

Following research and evaluation, it has been determined that the properties included in Attachments 1 and 2 of the report have cultural heritage value and warrant inclusion on the City's Heritage Register.

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ATTACHMENTS

Attachment 1 - Queen Street East/Leslieville Historic Context Statement and Properties of Cultural Heritage Value

Attachment 2 - Listing Statements for 923, 935 and 945 Queen Street East

The portion of Queen Street East that passes through Leslieville (bounded by the train tracks at Degrassi Street to the west and Leslie Street to the east) is an historic main street that developed along Kingston Road, a major arterial heading eastward from the Town of York to connect to Kingston and Montreal. The street experienced its first wave of development following the opening of George Leslie's nurseries. Its present day context can be attributed to the rapid period of development that occurred after its annexation by the City of Toronto in the 1880s, and the introduction of transportation and civic infrastructure that facilitated the development of residential subdivisions to the north and south of Queen Street East.

Queen Street (originally Lot Street) was laid out by Lieutenant Governor John Graves Simcoe in the 1790s as the baseline for the lot and concession system in the Town of York. The Town of York was located just south of Queen between the present day perimeter of George, Berkeley, Front and Adelaide Streets. King Street was York's "main street" and it extended to the east then turned north-east on a diagonal to converge with Queen at the bridge crossing the Don River. On the east side of the Don River, Queen Street East was known as Kingston Road until the 1880s, when the name was changed to be consistent with the street on the west side of the river.

The land east of the Don River was divided into 100 acre lots with John Scadding being the first landowner just across the river. The section of Queen Street East between the Grand Trunk Railway Bridge and Leslie Street was to the east of John Scadding's lands, and was part of York Township. While sporadic development occurred along today's Queen Street East, it wasn't until the early-mid 19th century that development along the street picked up. Development of this portion of Queen Street East was primarily generated by George Leslie, a Scottish immigrant who moved to Toronto in 1836 and established a nursery in the area. In the 1850s Leslie owned land west of Concession Road One (Leslie Street) and north and south of today's Queen Street East, extending to Ashbridge's Bay. His son, George Leslie Junior became post master for the local post office in 1862, affording it the name "Leslie Post Office", which extended to the broader area of "Leslieville".

It is likely that the original post office building survives today at 1192 Queen Street at the northwest corner of Curzon and Queen Street. Historic maps indicate that a creek ran through Leslie's extensive land holdings; land to the east of the creek was subdivided into smaller lots which were developed at the corner of Queen and Leslie Streets. At the southwest corner of Leslie and Queen Streets one of the original buildings constructed on these lots survives in the Duke Hotel. Originally dating from 1870 and known as the Morin House Hotel, the property is a significant local landmark, and maintains most of its original High Victorian style features beneath the paint and contemporary signage.

To the west of the creek the land was maintained in large lots.

South of Queen to the Bay this land was identified as belonging to the Toronto Nurseries of George Leslie and Sons. As late as 1913 the nurseries are shown to extend almost as far west as Caroline Street.

Apart from gardening, another source of employment within the area was provided by the many brick yards. The first was opened by James Russell in 1857 and was followed by that of David Wagstaff, both of whom owned large lots of land north of Queen Street and to the west of Leslie's land holdings. By the 1870s nine more brick yards had been established.

In 1884 the area to the north of Queen, from Greenwood Avenue west to the Don River, was annexed by the City of Toronto, providing important infrastructural upgrades including water services and sewers. Streetcar service was also extended into the area at this time. Historic atlases indicate that the area developed rapidly after this and large tracts of land were subdivided creating the current street pattern. Other businesses arose and included piggeries, slaughter houses, tanneries, metal processing plants and the Dunlop Tire Company.

In the 1930s in response to significant local impoverishment, Rev. Ray McCleary of the Wood Green United Church established a community centre to "serve the whole community from cradle to grave." Services such as child care, health clinics, and assistance for the unemployed and recreational programmes for children and the elderly became part of the mission. Following World War II a campaign to build a community centre was financially supported by 90% of local households. The building opened in 1948 and still stands today at 835 Queen Street East. In the intervening 65 years the growth and change to the area's built form has largely been consistent with the two- to three-storey scale of the 19th century main street commercial row and block buildings.

New community service buildings, housing and accommodation for seniors have infilled blocks with buildings up to five storeys high that stretch over a conglomeration of smaller property lots. Recent private developments have introduced increased density and new building types to Queen Street East, while more up-scale stores indicate an evolving demographic. Today, Leslieville retains its main street character, reflective of its history as an early streetcar suburb and an important commercial stretch for local and neighbouring communities.

Building Types

The historic context of the Queen Street East/Leslieville is predominantly defined by the prevalence of Main Street Commercial Row and Main Street Commercial Block building types, as well as banks, a small number of apartment buildings and residential buildings that have been adapted for commercial use. These buildings contribute to the street's historic context and its present-day main street character:

Main Street Commercial Row

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to

accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

Common Features

- 1-4 storeys
- Public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Main Street Commercial Block

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

Common Features

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Bank

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a

lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

Common Features

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

Residential with Storefront Addition

As the character and land use of neighbourhoods in Toronto changed, a new building type emerged to accommodate commercial growth along formerly residential portions of main streets, and changing streetscapes. The residential with storefront addition type is defined by a house form building at the rear and often setback from the prevailing streetwall, with a 1 - 2 storey storefront addition in front. The style and composition of both the house form building and storefront addition vary greatly and reflect the prevailing architectural trends from their period of construction. This building type was often constructed by small business owners or property owners responding to a changing area character, attracting new tenants or building space out of which to run a business.

Common features

- 1.5-2.5 storeys in height
- house form building setback from the street with 1-2 storey storefront addition, often built to the lot line
- gable, hipped or mansard roof house form, with flat-roofed storefront addition

Warehouse / Factory

The nineteenth and early twentieth century warehouse / factory building type is a large building type, generally occupying a significant portion of a city block and reaching 2-4 storeys in height. Its internal post-and-beam structure is indicated in the elevations with regular bays of uniformly sized window openings. Typically clad in brick, its principal, street-facing elevation is usually elaborately designed with stone trim and classical-style elements which could be featured at the entrance, the windows, string courses and roof lines.

Common Features

- 2-4 storeys in height
- typically larger footprint than other building types frequently occupying a large portion of a block to allow window openings on as many sides as possible
- regular rhythm of bays on all elevations with uniformly sized window openings
- principal, main street-facing elevation has more elaborate detailing at the entrance, ground floor level, windows and cornice often in a classical style with stone or stone detailing at the base and brick or stone cladding on the upper levels

- formal primary entrances, with secondary access and loading bays on the side elevations

Cultural Heritage Resources

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

Address	Date of Construction (est.)	Building Type	Heritage Status
825 Queen St E	1913-1924	Warehouse/Factory	
888, 890, 892 Queen St E	1910	main street commercial row	
889, 891, 893 Queen St E	late 1880s	main street commercial row	
904 Queen St E	1913-1924	bank	
909, 911 Queen St E	post 1924	main street commercial block	
913, 915 Queen St E	late 1880s	main street commercial row	
924, 926 Queen St E	1903-1913	main street commercial row	
923 Queen St E	1910	Landmark*	
930, 932 Queen St E	1910-1913	main street commercial row	
934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954 Queen St E	late 1880s	main street commercial row	
935 Queen St E	1910	Residential with storefront addition*	
943 Queen St E	post 1924	bank	
945 Queen St E	1877	Place of Worship*	
972, 974, 976, 978 Queen St E	1884-1890	main street commercial row	

Address	Date of Construction (est.)	Building Type	Heritage Status
993 Queen St E	1887; 1895	main street commercial row	Listed (2005)
1011, 1013, 1015 Queen St E	late 1880s	residential, with storefront addition	
1026, 1028 Queen St E	1889-1903	main street commercial row	
1046 Queen St E	1913-1924	bank	
1100 Queen St E	1924-1929	main street commercial block	
1112 Queen St E	1899-1903	main street commercial row	
1118, 1120, 1122, 1124 Queen St E	1903-1913	main street commercial row	
1142 Queen St E	post 1924, c. late 1920s	main street commercial row	
1148, 1150, 1152, 1154 Queen St E	1913-1924	main street commercial row	
1192 Queen St E	1852	main street commercial row	
1220 Queen St E	c. 1960	bank	

**Refer to Attachment 2 for listing statement*

Address: 923 Queen Street East
Year Built (est.): 1910



Description: Located at 923 Queen Street East, Dr. Black's Veterinary Hospital is a rare representative example of a house form building combined with an infirmary that are linked by the application of design features associated with the Edwardian Classical style popularized in the pre-World War I era when this complex was built. The attached buildings display restrained brickwork, symmetrical fenestration and classical detailing identified as Edwardian Classicism, particularly the wood trim on the window openings on the north façade of the residential building and the exuberant frontispiece surmounting and announcing the entrance to the infirmary building. The business was founded by Dr. John H. Black, a veterinary surgeon, and has been served by succeeding generations of his family. The hospital has been in operation for over a century at the present location, and stands as an institution of significance in the Leslieville community.

Address: 935 Queen Street East

Year Built (est.): 1910



Description: The property at 935 Queen Street East contains a Queen Anne Revival style house form building with storefront built around 1910. The one and a half storey structure features a porch with prominent turret roof supported by Doric columns leading to a side entrance. A traditional storefront features prominently on the street, with large plate glass windows, a recessed side entrance, leaded glass transom and panelled bulkhead. The gable above features diamond shingles, and is supported by modest modillions.

Address: 945 Queen Street East

Year Built (est.): 1910



Description: The property at 945 Queen Street East contains a Place of Worship, the Queen Street East Presbyterian Church, which was founded in 1877 as the Leslieville Presbyterian Church and operated out of Gowan's Hall before constructing their own church in 1878, designed by architect Henry Bauld Gordorn. The church was significantly remodelled by architects S. B. Coon & Son in 1929 and again following fire in 1968. The red brick church is two storeys with a raised basement foundation of stone and stone detailing. The church features Neo-Gothic details, including pointed arches, quoining, and tracery in the primary north façade windows facing Queen Street East. A one-storey entrance vestibule extends from the east façade, with chamfered buttresses running the length of the nave, culminating in a chancel at the rear. Two additions - a Sunday School, and a commercial building - extend from the south of the chancel.