

180 Queens Drive - Inclusion on the City of Toronto's Heritage Register

Date: October 21, 2021

To: Toronto Preservation Board

Etobicoke York Community Council

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

Wards: York South-Weston - Ward 5

SUMMARY

This report recommends that City Council include the property at 180 Queens Drive on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is situated prominently at the northeast corner of Queens Drive and Pine Street, south of Church Street, west of Jane Street, and north of John Street in the Weston neighbourhood. It contains a three-storey brick and stone house and was constructed in 1912 for the prominent Weston resident, Oliver Master, and his family.

The house is situated on a large corner lot and setback from Queens Drive, reflecting the original lot pattern and organization of the street. The subject property is a representative example of the Queen Anne Revival Style.

As one of the earliest properties constructed in the historic Town of Weston in the area east of Pine Street, south of Church Street, west of Jane Street, and north of William Street, the property at 180 Queens Drive is important in maintaining and supporting the context of the area. The property at 180 Queens Drive contributes to a sense of place within the Weston neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

The property at 180 Queens Drive was nominated for inclusion on the Heritage Register by Cherri Hurst, President of the Weston Historical Society, on their behalf in September 2020.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 180 Queens Drive (Oliver Master House, 1912) is significant as a representative example of the Queen Anne Revival Style, as well as its association with Oliver Master, a prominent resident in Weston, and for its contribution to the historic context of the Weston 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.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

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

1. City Council include the property at 180 Queens Drive on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (October 21, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no decision history.

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 the 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. 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>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

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

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.ontario.ca/gov/ontario-heritage-tool-kit)

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 municipal Heritage 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.

In 2019 City Council adopted the City-wide Heritage Survey Feasibility Study, and requested that the City Planning Division prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey. This work is ongoing.

COMMENTS

The property at 180 Queens Drive was nominated for inclusion on the Heritage Register in September 2020.

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.

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 if demolition or a planning application is not involved. Also, 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

Descriptive Listings

Descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of Provincial criteria when adding properties to the Register.

A statement has been prepared explaining why the property is believed to have cultural heritage value and which includes a description of the property's design and appearance, its primary address, date of construction, and pertinent historical information. The information provided within the Reasons for Inclusion on the City's Heritage Register will help to specify those features and attributes that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

A location map and photographs (Attachment 1) are attached.

The property at 180 Queens Drive is located on the north side of Queens Drive, east of Pine Street, south of Church Street, west of Jane Street, and north of John Street. The land on which 180 Queens Drive would be built was subdivided in 1890 as part of Registered Plan M-180, which included land formerly known as the Porter Farm and the Donaldson Farm, and the house was constructed in 1912 for Oliver Master and his family.

180 Queens Drive is a representative example of the Queen Anne Revival style, which had been popularized in Ontario during the latter half of the nineteenth century and into the twentieth century. Elements of the Queen Anne Revival style are evident in the rounded stone corner turret with crenellation, the multiple chimneys, the gabled dormer windows in the rear (north) and side (east) elevations, the roof gables of varying sizes in the principal (south), side (west), and rear (north) elevations with a dominant front-facing gable, which are ornamented with textured shingles, and the flat-headed windows throughout with cast stone lintels and sills.

The property is associated with the prominent Weston resident and Councillor of Weston, Oliver Master. The acre of land at the corner of Maria (present-day Queens Drive) and Pine Streets on which the subject property is built was purchased by Master on May 20, 1910. The three-storey property clad in brick and stone was completed for the Master family in 1912. They continued to occupy the property for several decades. By July 10, 1947, the property was subdivided into two apartments. The apartments were occupied by two well-known local businessmen who were born and raised in Greece, Michael and George Jones, and their families, with whom they had just been reunited after several years of separation.

At the time of his death, Master was described as having served as the Councillor of Weston in 1913 and had been a trustee of the Weston Board of Education for twenty-two years, served as its chairman for three terms, was a life-deacon of the Walmer Road Baptist Church, and was a member of the Ontario Temperance Federation. He also served on the board of the Toronto City Mission and the Canadian Keswick Conference.

The property at 180 Queens Drive is important in maintaining and supporting the context of the historic Town of Weston as one of the earliest properties constructed east of Pine Street, south of Church Street, west of Jane Street, and north of William Street. The property is situated on a large corner lot and setback from Queens Drive, reflecting the original lot pattern and organization of the street. The property at 180 Queens Drive contributes to a sense of place within the Weston neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 180 Queens Drive (Oliver Master House, 1912) is significant due to it being a representative example of the Queen Anne Revival Style, as well as its association with Oliver Master, a prominent resident in Weston, and for it contributing to the historic context of the Weston neighbourhood.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1 - Location Map and Photographs
Attachment 2 - List of Research Sources
Attachment 3 - Listing Statement (Reasons for Inclusion) – 180 Queens Drive

Location Map and Photographs
180 Queens Drive

Attachment 1

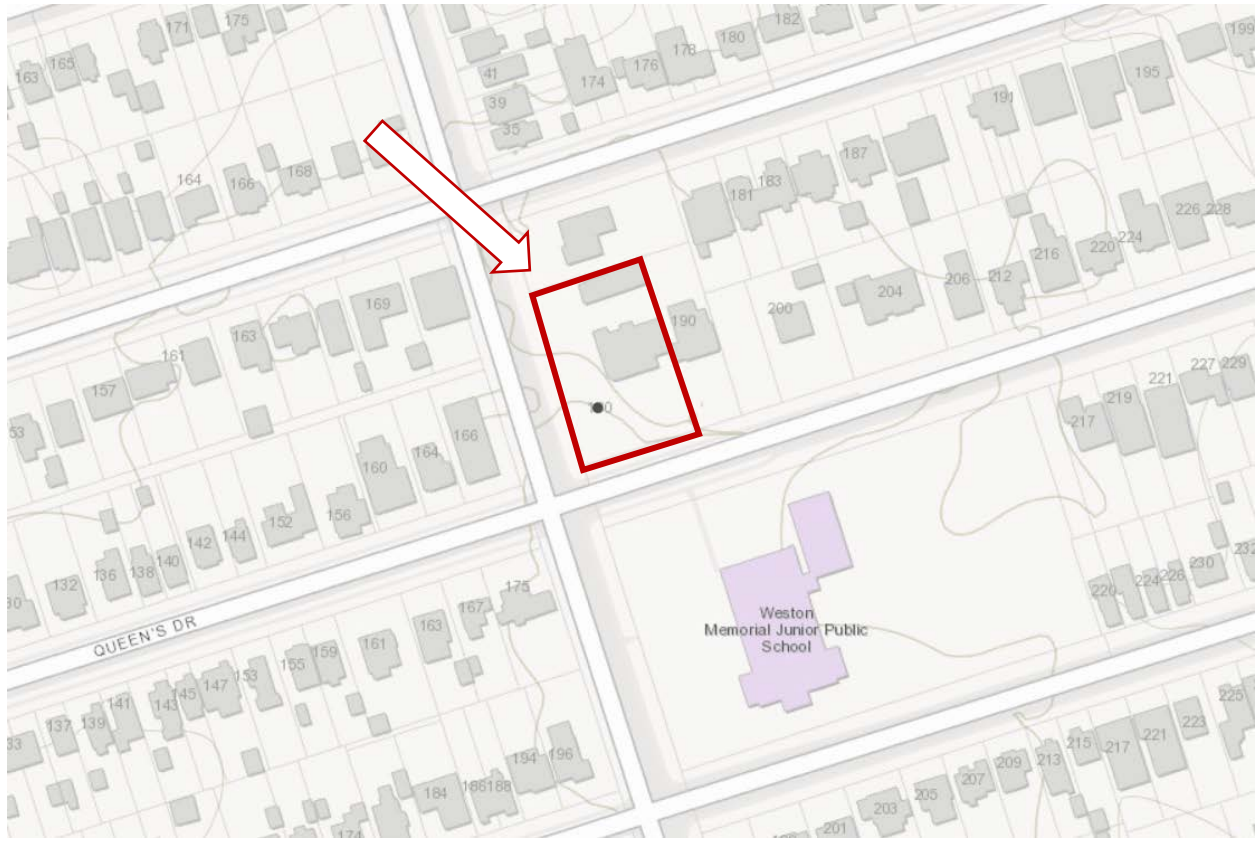


Figure 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the property. City of Toronto Mapping.

M-140

PLAN
OF VILLAGE LOTS IN WESTON
 being the subdivision of a part of Lot 7
KNOWN AS THE PORTER FARM
 and of Lots 70 to 80 both inclusive in the subdivision of Lot 6
FORMERLY KNOWN AS THE DONALDSON FARM
 all being in the 5th Con^o of the
TOWNSHIP OF YORK

We hereby certify and declare that this plan accurately exhibits the measures in which we have laid out and appropriated the lots and streets forming part of the Village of Weston a certain block consisting of more or less of the Eastern end of Lot 7 in the 2nd Con. North of Yonge St. in the Township of Weston as Porter Farm and conveyed to us by the late George Porter and wife by deed dated 1855 in the 1st Volume of the Registry Office for the County of York Town of 1855.

And as to the lots 70 to 80 North Two to Twenty seven and 34 to 45 all inclusive in this plan we hereby declare and certify that the same were laid out by the measure in this plan and were laid out in 1855 in the lots 70 to 77 79 to 80 and 82 shown on the old plan of Donaldson Farm Weston dated 3rd March 1855 and filed in Registry Office for the County of York.

And as to the subdivision shown as lots one three and four and forty seven and forty eight on this plan we hereby declare and certify that the same were laid out by the measure in this plan and were laid out in 1855 in the lots 16 to 21 both inclusive and 28 to 33 both inclusive on this plan.

Witness my hand and seal of office this 11th day of April 1890.

J. S. Thompson
 Registrar of the County of York

Witness my hand and seal of office this 11th day of April 1890.

Wm. Tyrrell
 Registrar of the County of York

Witness my hand and seal of office this 11th day of April 1890.

Wm. Tyrrell
 Registrar of the County of York

Witness my hand and seal of office this 11th day of April 1890.

Wm. Tyrrell
 Registrar of the County of York

THIS PLAN
 M 366, 4/11, 4/13

Plan M-140
 filed 29th September
 1890

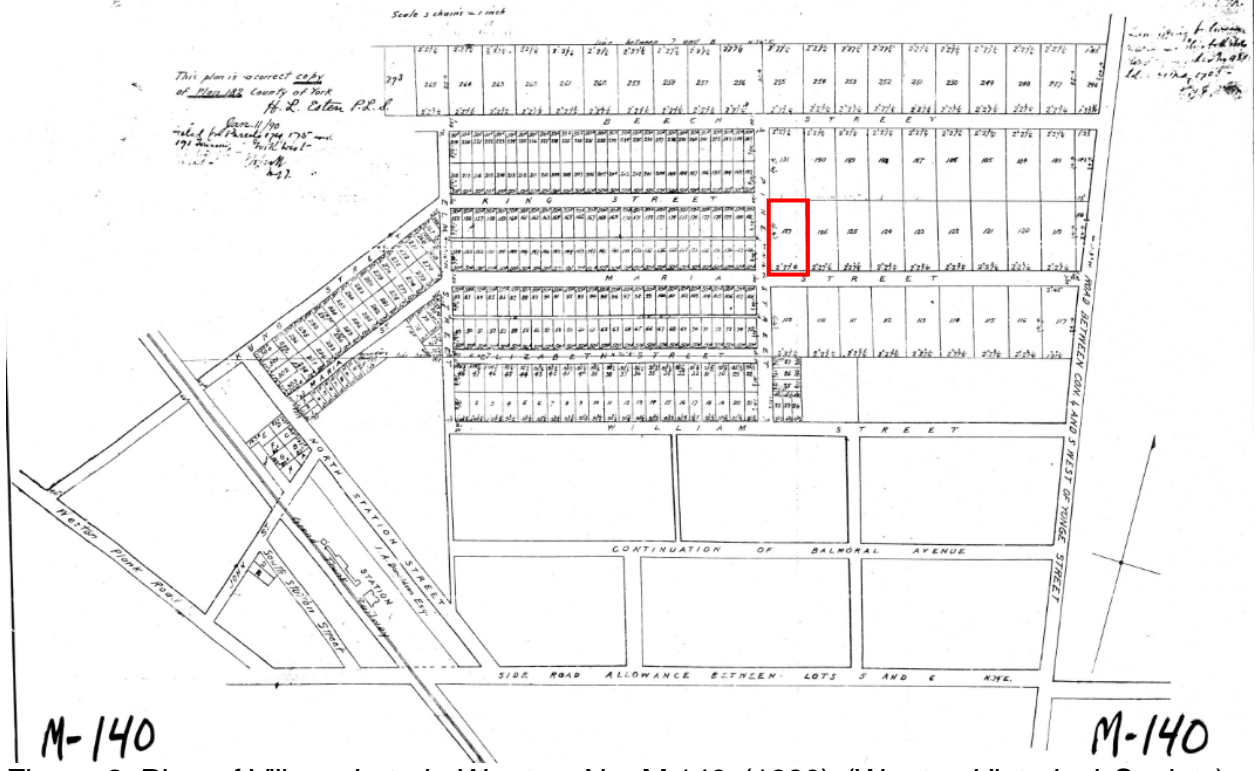


Figure 2. Plan of Village Lots in Weston, No. M-140 (1890) (Weston Historical Society)

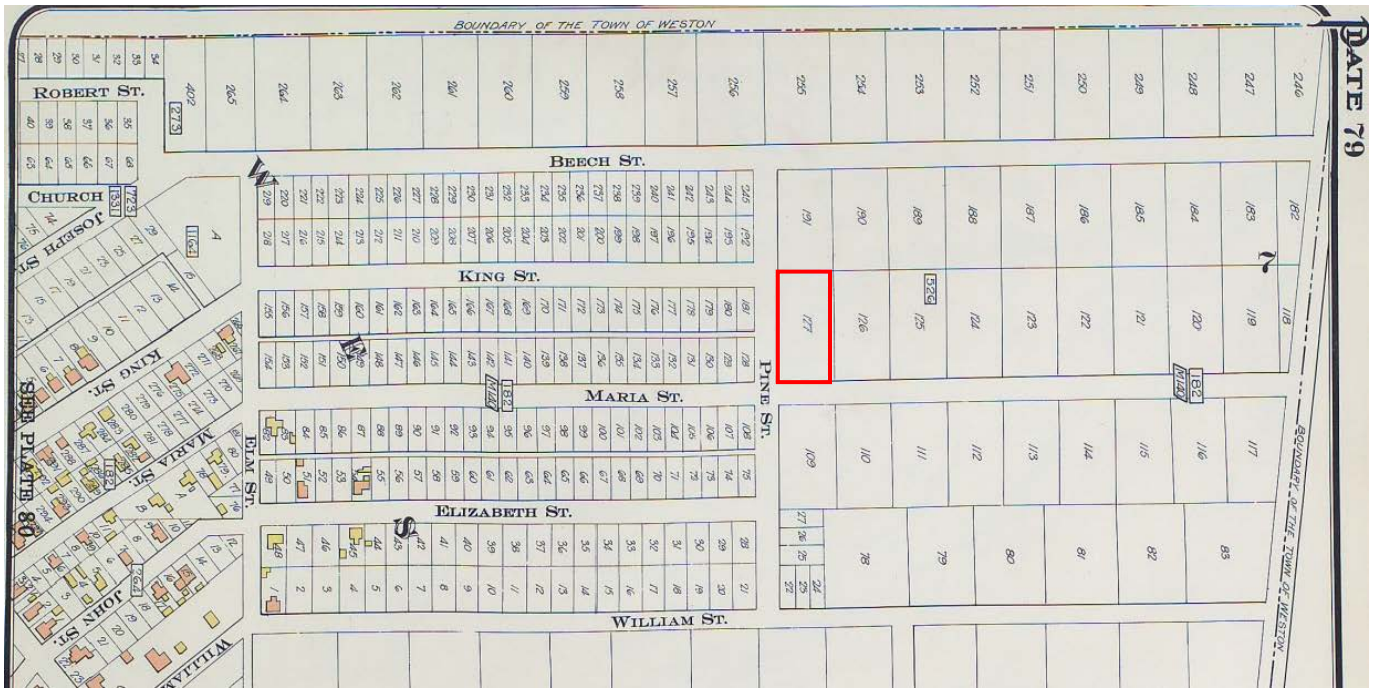


Figure 3. 1910 Goad's Atlas Map showing that no properties had been built east of Pine Street

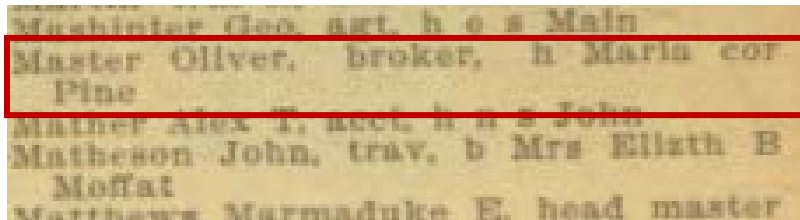


Figure 4. 1913 City Directory illustrating that Oliver Master's house had been completed

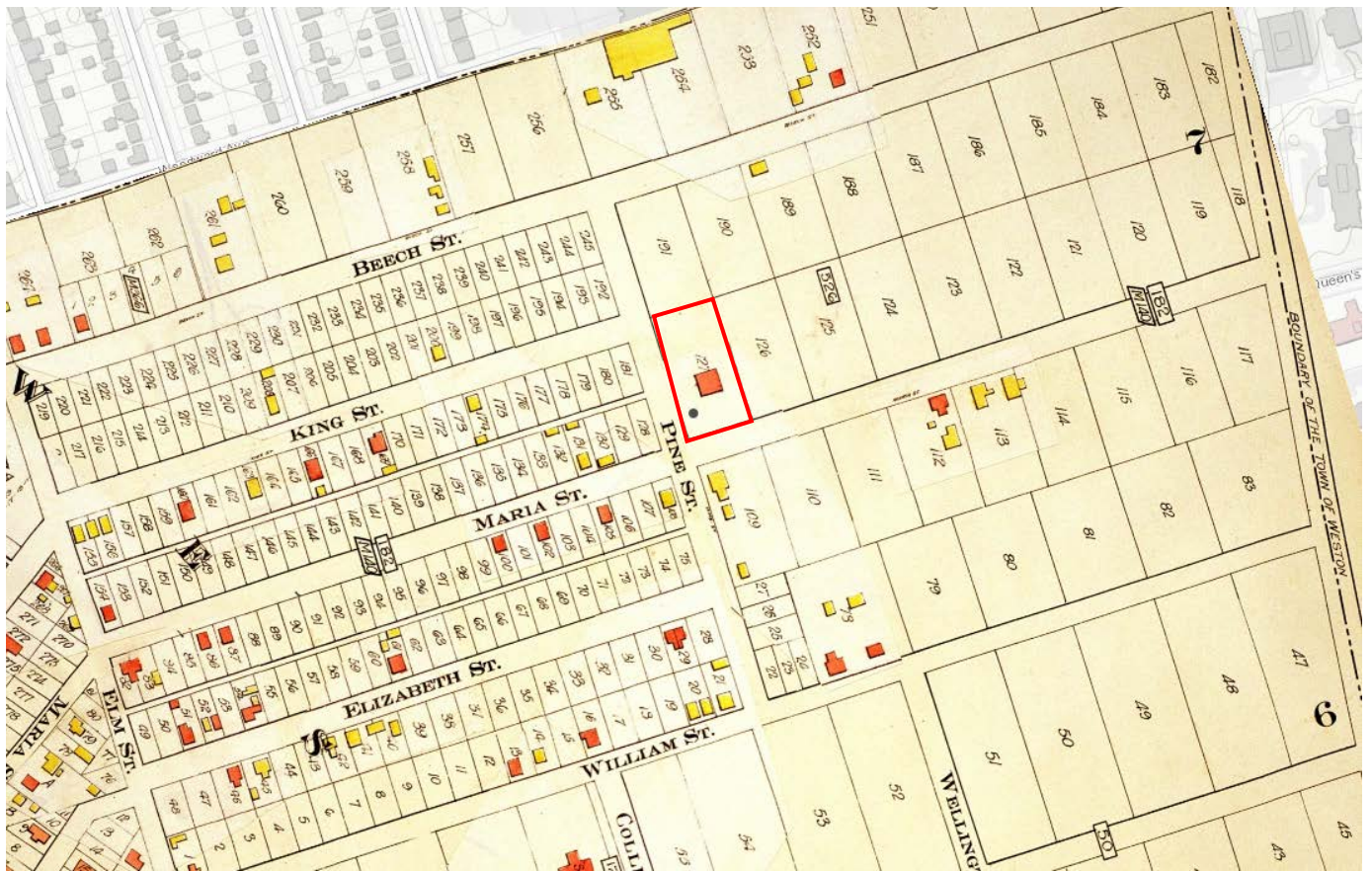


Figure 5. 1913 Goad's Atlas Map showing the subject property had been built



Figure 6. 1912 Historic Photograph (Weston Historical Society)

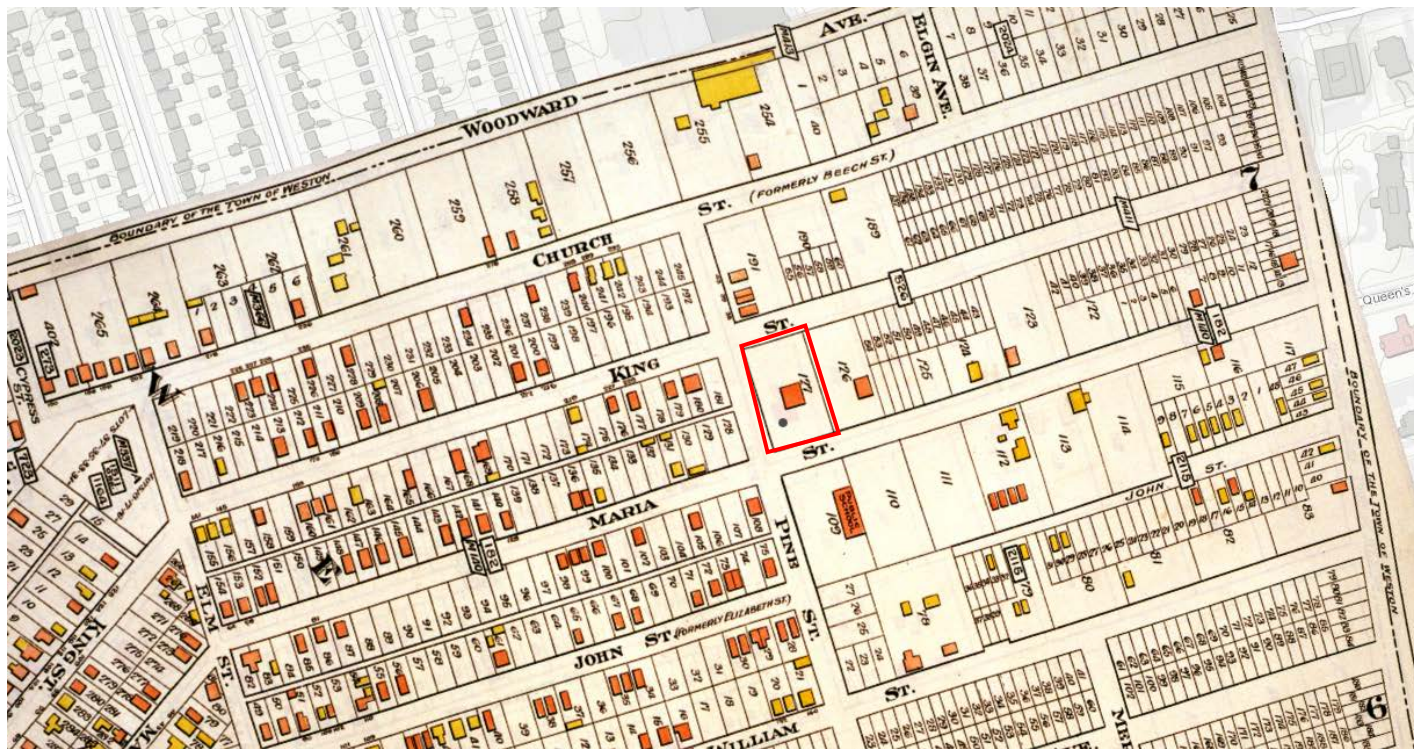


Figure 7. 1924 Goad's Atlas Map, illustrating that 180 Queens Drive was amongst one of the few properties on Maria Street (later Queens Drive) on the north side of the street that had not been subdivided into smaller lots



Figure 8. Principal (south) elevation of 180 Queens Drive (House Sigma)



Figure 9. View of 180 Queens Drive looking northeast (House Sigma)



Figure 10. View of 180 Queens Drive looking northwest (House Sigma)



Figure 11. Side (west) elevation at 180 Queens Drive (House Sigma)



Figure 12. View of the rear (north) driveway at 180 Queen Drive (House Sigma)

180 Queens Drive

Archival Sources

- City of Toronto Aerial Photographs.
- Goad's Fire Insurance Maps, 1884-1924 City of Toronto Archives.
- Plans of Subdivision in Weston, 1846-1923
- *The Weston Times and Guide*
- Toronto City Directories
- Tyrrell (Joseph Burr) Papers, Fisher Rare Book Library
- Tyrrell, James Williams, 1863-1945 Papers, Fisher Rare Book Library

Secondary Sources

- Cruickshank, F.D., and J. Nason, *History of Weston* (Times and Guide: Weston, Ontario, 1937).
- iView, City of Toronto.
- McAlester, Virginia Savage, *A Field Guide to American Houses* (United States of America: Alfred A. Knopf, 1984).

180 Queens Drive



Principal (south) elevation of 180 Queens Drive (House Sigma)

Description:

180 QUEENS DRIVE (OLIVER MASTER HOUSE)	
ADDRESS	180 Queens Drive
WARD	York South-Weston, 5
LEGAL DESCRIPTION	PLAN M140 W PT LOT 127
NEIGHBOURHOOD/COMMUNITY	Weston
HISTORICAL NAME	Oliver Master House
CONSTRUCTION DATE	1912
ARCHITECT/BUILDER/DESIGNER	N/A
RECORDER	Heritage Planning, Loryssa Quattrociocchi
REPORT DATE	October 21, 2021

180 Queens Drive - Reasons for Inclusion on the City of Toronto's Heritage Register:

180 Queens Drive (Oliver Master House, 1912) is significant due to it being a representative example of the Queen Anne Revival Style, as well as for its association with Oliver Master, a prominent resident in Weston, and for it contributing to the historic context of the Weston neighbourhood.

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The property at 180 Queens Drive is valued as a representative example of the Queen Anne Revival Style in the Weston neighbourhood. Elements of the Queen Anne Revival style are evident in the rounded stone corner turret with crenellation, the multiple chimneys, the gabled dormer windows in the rear (north) and side (east) elevations, the roof gables of varying sizes in the principal (south), side (west), and rear (north) elevations with a dominant front-facing gable, which are ornamented with textured shingles, and the flat-headed windows throughout with cast stone lintels and sills.

The property at 180 Queens Drive is valued for its association with Oliver Master, who purchased the acre of land in May of 1910 at the corner of Maria (present-day Queens Drive) and Pine Streets on which the subject property is built.¹ The three-storey brick

¹*Weston Times and Guide* (May 20, 1910).

and stone house was completed for Master and his family in 1912. In his obituary in 1959, Master was described as being a prominent resident of Weston since 1908² and serving as the Councillor in 1913.³ He was the Secretary of the Board of Trade, a trustee of the Weston Board of Education for twenty-two years, served as its chairman for three terms, was a life-deacon of the Walmer Road Baptist Church and was a member of the Ontario Temperance Federation. He also served on the board of the Toronto City Mission and the Canadian Keswick Conference. The Master family continued to occupy the property for several decades. By July 10, 1947, the property was subdivided into two apartments. The apartments were occupied by two well-known local businessmen who were born and raised in Greece, Michael and George Jones, and their families, with whom they had just been reunited after several years of separation.⁴

The property at 180 Queens Drive is important in maintaining and supporting the context of the historic Town of Weston as one of the earliest properties constructed east of Pine Street, south of Church Street, west of Jane Street, and north of William Street. The property is situated on a large corner lot and setback from Queens Drive, reflecting the original lot pattern and organization of the street. The property at 180 Queens Drive contributes to a sense of place within the Weston neighbourhood, and is valued by the local community as a significant part of the area's history and present-day context.

²Idem (May 7, 1959), p.1

³Idem (January 10, 1913), p.4.

⁴Idem (July 10, 1949), p.1.