

147 Church Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: November 10, 2021

To: Toronto Preservation Board

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

Wards: Toronto-Centre - 13

SUMMARY

This report recommends that City Council state its intention to designate the property at 147 Church Street (including entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) for its design, associative, and contextual values under Part IV, Section 29 of the Ontario Heritage Act.

Constructed circa 1910 for prominent Toronto businessman and contractor Joseph Wright, the property at 147 Church Street spans the shallow block between Church and Dalhousie Streets, and includes a primary elevation on the east side of Church Street and a secondary elevation on the west side of Dalhousie Street. The property is a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in the early 20th century. The property retains its original scale, form, and massing as a 3-storey flat-roofed building, and its Edwardian Classicism style is reflected in its simple, balanced design and restrained classical detailing.

On June 8, 2018, an Official Plan and Zoning By-law Amendment application was made for a site at 139-149 Church Street. The original development scheme did not propose the conservation of any portion of the building at 147 Church Street. As a result of continued discussions with the owner in an attempt to resolve outstanding issues, the revised development scheme, at the time of writing this report, involves demolition of the building at 147 Church Street, and panelization and reconstruction of its principal (west) elevation.

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 a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the new legislation coming into force on July 1, 2021.

Designation will enable City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 147 Church Street (including entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 147 Church Street (Reasons for Designation) attached as Attachment 3 to the report (November 10, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

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. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<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.gov.on.ca/ont/heritage/toolkit/)

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 3.1.5.4 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.

<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>

COMMENTS

On June 8, 2018, an Official Plan and Zoning By-law Amendment application was made to permit a 49-storey mixed-use building at 139-149 Church Street with 414 dwelling units and 480 square metres of commercial space. The original development scheme did not propose conservation of any portion of the building at 147 Church Street.

As a result of continued discussions with the owner in an attempt to resolve outstanding issues, the revised development scheme, at the time of writing this report, involves demolition of the building at 147 Church Street, and panelization and reconstruction of its principal (west) elevation.

Following research and evaluation of the property at 147 Church Street, it has been determined that the property is of cultural heritage value and meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

City staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, 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.

147 CHURCH STREET

Research and Evaluation according to Ontario Regulation 9/06



West (principal) elevation of 147 Church Street (Heritage Planning, 2021)

1. DESCRIPTION

| 147 CHURCH STREET | |
|-------------------------|---|
| ADDRESS | 147 Church Street 149 Church Street (entrance address) 18 Dalhousie Street (entrance address) 20 Dalhousie Street (entrance address) |
| WARD | 13 - Toronto-Centre |
| LEGAL DESCRIPTION | PLAN 22A PT LOTS 4-6 |
| NEIGHBOURHOOD/COMMUNITY | Garden District |
| HISTORICAL NAME | Excelsior Apartments; Excelsior Rooms; Queen's Hotel; New World Hotel |
| CONSTRUCTION DATE | c. 1910 |
| ORIGINAL OWNER | Joseph Wright |

| | |
|-------------------------------|--|
| ORIGINAL USE | Mixed-Use/Commercial |
| CURRENT USE* | Mixed-Use/Commercial |
| ARCHITECT/BUILDER/DESIGNER | Undetermined |
| DESIGN/CONSTRUCTION/MATERIALS | Brick |
| ARCHITECTURAL STYLE | Edwardian Classicism |
| ADDITIONS/ALTERATIONS | 1948, 1955: alterations to store fronts 1980: roof replacement following fire |
| CRITERIA | Design/Physical, Associative, Contextual |
| HERITAGE STATUS | None |
| RECORDER | Heritage Planning: Julia Smith |
| REPORT DATE | November 2021 |

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 147 Church Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of design/physical, historical/associative, and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance for 147 Church Street is contained in Attachment 3.

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|----------|---|
| 1793 | The Town of York (Toronto) is founded as a ten-block town site on the north shore of Lake Ontario, adjoined on the east and west by land reserved for the government and military, respectively. The area to the north between present-day Queen and Bloor streets is surveyed into 100-acre "Park Lots" that were reserved for the country estates of community leaders. |
| 1793 | In March of 1793, John McGill, a former soldier and commissioner of stores is granted Park Lot 7, on which the subject property now stands. McGill proceeds to commission "McGill Cottage" on the south part of his property, where the Metropolitan United Church (56 Queen Street East) is now located. |
| 1836 | Following the death of John McGill, his nephew and heir, Peter McCutcheon McGill, surveys and registers the lands bounded by Yonge, Lot (Queen), Mutual and a line north of Gerrard streets under Plan 22A. |
| 1842 | Cane's Map of 1842 shows the subdivision of Park Lot 7. |
| 1844 | Land Registry Office records indicate that Lot 5 of Plan 22A, on which the subject property now stands, is granted to John |

| | |
|---------|--|
| | Segsworth, a prominent Toronto jeweller, and his wife, Mary Jane. The Segsworths go on to build two house-form buildings at 147-149 Church Street between 1844 and 1851. |
| 1848 | St. Michael's Cathedral is completed at Church and Shuter streets. |
| 1851 | Fleming's Map of 1851 shows the initial residential development of the east side of Church Street, between Queen and Shuter streets. |
| 1872 | The Metropolitan Wesleyan Methodist Church (now Metropolitan United) is completed on the former site of McGill Cottage at Queen Street East and Church Street (the church would later be partially rebuilt after a fire in 1929). |
| 1875 | Joseph Wright founds his plumbing and contracting business, the Bennett & Wright Co. |
| 1897 | Following financial difficulties, Land Registry Office records indicate that the Quebec Bank forecloses on the Segsworth's property at 147-149 Church Street. |
| 1899 | The property at 147-149 Church Street is granted to Joseph Wright, founder and president of the Bennett & Wright Co. At the time, the Bennett and Wright Co. factory and showroom is located in close proximity to the subject property, at the northeast corner of Queen and Dalhousie streets. |
| c. 1910 | Under the ownership of Joseph Wright, the existing three-storey mixed-use/commercial building is constructed at 147-149 Church Street, including the rear stable/garage at 18 and 20 Dalhousie Street. |
| 1912 | City directories (for 1911) list the first commercial tenants of 147 and 149 Church Street as J. E. Richardson & Co., signs, and the Rubber Tire Wheel Co., respectively, while the upper storeys of the building (located at the address of 147A Church Street) contain a rooming house known as the Excelsior Apartments, later the Excelsior Rooms. |
| 1948 | Following the death of Joseph Wright in 1929, the property at 147-149 Church Street is granted to Peter Salter. |
| 1950s | The Excelsior Rooms at 147A Church Street becomes the Queen's Hotel, and later the New World Hotel. |
| 1970s | The second and third-floor residential uses at 147-149 Church Street are converted to office uses. |
| 1980 | There is a fire at 147-149 Church Street, which necessitates repairs to the building, including replacement of the roof. |
| 1994 | The property at 147-149 Church Street is granted to Hank and Nancy Waldman. |

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

It should be noted that the City of Toronto Archives remained closed during the preparation of this report, and that new and relevant information on the subject properties may be forthcoming following public access to these archival records.

The Town of York and the Garden District

The subject properties are located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street between Carlton, Queen and Sherbourne streets. The origins of the area date to the founding of the Town of York (Toronto) in 1793, when a ten-block town site was laid out on the north shore of Lake Ontario, with lands to the east and west reserved for the government and military, respectively. The land north of the town, between present-day Queen and Bloor streets, was surveyed into 100-acre "Park Lots" that were reserved for the country estates of community leaders. With the rapid growth of the population in the early 1800s, a "New Town" was established west of the original Old Town, which extended King Street west as its main commercial thoroughfare, and added new north/south streets including Church Street, which was named for its location adjoining St. James' Church (forerunner to St. James' Cathedral).

John McGill, a former soldier and commissioner of stores was granted Park Lot 7, on which the subject property now stands in 1793. McGill commissioned "McGill Cottage" on the south part of his property in 1803, where the Metropolitan United Church (56 Queen Street East) is now located. Following McGill's death, his nephew and heir, Peter McCutcheon McGill, surveyed and registered the lands bounded by Yonge, Lot (Queen), Mutual and a line north of Gerrard streets under Plan 22A in 1836 (Figure 2). Coinciding with the incorporation of the new City of Toronto in the same year, the subdivision extended Church Street north of present-day Queen Street East through McGill's property, with the narrow block bounded by Church, Shuter, Lot (Queen) and Dalhousie streets divided into multiple building lots spanning from Church to Dalhousie streets. The early layout and development of McGill's subdivision was recorded in maps and atlases of the period, including Cane's Topographical Plan of 1842 (Figure 3) and Fleming's Topographical Plan of 1851 (Figure 4).

The subject property is located on Lot 5 of Registered Plan 22A. The subdivision of McGill's property catalyzed the development of the residential neighbourhood on and adjoining Church Street, north of Queen Street East, where St. Michael's Cathedral was completed at Church and Shuter streets in 1848, followed by the Metropolitan Wesleyan Methodist Church (now Metropolitan United) in 1872 (partially rebuilt after a fire in 1929), which was located on the former site of McGill Cottage at Queen Street East and Church Street.

Following Peter McCutcheon McGill's subdivision of Park Lot 7 in 1836, Land Registry Office records indicate that Lot 5 was granted to John Segsworth and his wife, Mary Jane, in 1844. Archival records reveal that John Segsworth was a prominent jeweller and watchmaker in Toronto in the 19th century, as well as a well-known mason and Master of the Wilson Lodge.¹ He was also noted as being one of the first trustees of the Metropolitan Church, and was involved in raising funds to erect the house of worship on

¹ "John Segsworth Dead," *The Globe*, Sept 12, 1910; p. 8.

the former McGill Square in the 1870s,² directly west of his property at 147-149 Church Street.

147 Church Street

It was under the ownership of the Segsworths that Lot 5 was first developed as part of a row of house-form buildings on the east side of Church Street between 1842 and 1851. This initial residential development is illustrated in a number of archival sources, including Fleming's Topographical Plan of 1851 (Figure 4) and an archival photograph of the Metropolitan Church from the 1870s (Figure 5). However, archival sources reveal that John Segsworth ran into financial difficulties in the 1890s, as an advertisement in the "Toronto World" announced a "Chattel Mortgage Sale" of the insolvent estate of John Segsworth & Co. in 1895.³ Further, Land Registry Office records indicate that the Quebec Bank foreclosed on Segsworth's property at 147-149 Church Street in 1897.

Following the foreclosure of the property at 147-149 Church Street, Land Registry Office records indicate that Lot 5 was granted to Joseph Wright, a successful plumber and contractor, in 1899. In 1909, Tax Assessment Rolls reveal that Wright's property on Church Street was still occupied by two row houses at 147 and 149 Church Street, tenanted by Mina Webb and Elizabeth Thompson respectively. By 1910, Tax Assessment Rolls indicate that both 147 and 149 Church Street contained "vacant buildings", and by 1911, the house-form buildings fronting Church Street had been replaced by a mixed-use commercial building, containing two stores on the ground floor and apartments above. This new building can be seen in a 1910 sketch of the Metropolitan United Church by artist Owen Staples (Figure 8), along with an archival photograph from 1914 (Figure 9). A comparison of Goad's Maps from 1903 (Figure 6) and 1913 (Figure 7) also reveals that the rear stable/garage at 18 and 20 Dalhousie Street was constructed during this period, with Assessment Rolls indicating that the rear structure was initially used by Joseph Wright's company the Bennett & Wright Co., and William Payne, a shipper, listed as a tenant "over" the stable. No original building records have been located for the existing building at 147-149 Church Street, and the architect is undetermined at this time.

The 1912 City Directory (for 1911) indicates that the first commercial tenants of the stores at 147 and 149 Church Street were J. E. Richardson & Co., signs, and the Rubber Tire Wheel Co., respectively, while the upper storeys of the building (located at the address of 147A Church Street) contained the Excelsior Apartments.⁴ Tax Assessment Rolls for 1911 also indicate that the Bennett & Wright Co. Ltd. and William Payne, shipper, remained tenants of the stable/garage at the rear of the property, fronting Dalhousie Street.

By 1925, City Directories indicate that both commercial units at 147 and 149 Church Street were occupied by the Canada Church Goods Co. Ltd., and by 1930, they were

2 "McGill Square: Meeting of Wesleyans Last Night," *The Globe*, November 14, 1868; p. 1.

3 "Suckling & Co. Chattel Mortgage Sale," *The Toronto World*, March 7, 1895; p. 3.

4 Starting in the 1913 City Directory (for 1912), Mrs. Elizabeth Thompson, the former occupant of the earlier house form building at 149 Church Street, and Miss Lillian Thompson, Music Teacher, are also listed as occupants of 147A Church Street, along with the Excelsior Apartments. Mrs. Elizabeth Thompson is indicated as the proprietor of the Excelsior Apartments in the 1915 City Directory.

occupied by the Ontario Department of Labour Employment, a use which persisted until the late-1930s. From the 1940s to 1960s, the commercial units continued to be occupied by a variety of tenants, with a rooming house known as the Excelsior Rooms located on the building's upper levels. In 1948, Land Registry Office Records indicate that the estate of Joseph Wright granted the property to Peter Salter, whose estate retained ownership of the property until the 1990s. By 1955, City Directories indicate that the Excelsior Rooms had been replaced by the Queen's Hotel, which became the New World Hotel in the 1960s. Since the 1960s, the commercial units at 147 and 149 Church Street have been occupied by a variety of tenants.

Archival building records also indicate that the residential rooms on the upper levels of the property were converted to office uses in the 1980s, while a fire in 1980 resulted in some minor repairs to the building, including replacement of the building's roof.

Joseph Wright and the Bennett & Wright Co.

Joseph Wright was a prominent contractor and businessman in Toronto in the late 19th and early 20th centuries, whose firm, the Bennett & Wright Co. Ltd., was involved in providing plumbing, heating, lighting, and electrical fixtures for some of the city's most important buildings of the period. Wright was born in Lancashire, England, in 1849, and immigrated to Toronto with his parents in 1857. He founded the Bennett & Wright Company Limited in 1875, and later became president of the E. A. Wright Company, Philadelphia, Vice-President of the Excelsior Life Insurance Company, and Director of the Western Canada Flour Mills and of the Film and Slide Company Limited. Wright was an active member of the community and served on the Toronto Board of Trade, the Board of Governors of the Toronto Western Hospital, and the National Club. He was also affiliated with the Masonic Order, and was a member and life deacon of Yorkminster Baptist Church, where he laid a corner-stone of the church in 1927.⁵

During the late 19th and early 20th centuries, the Bennett & Wright Co.'s stockroom and office was located at 72 Queen Street East, at the northeast corner of Queen Street East and Dalhousie Street.⁶ This building can be seen in an archival image published in "The Globe" in 1892 (Figure 12), but was demolished and replaced by a surface parking lot in the 1950s. This showroom was also located adjacent to the subject property at 147-149 Church Street, whose rear stable/garage at the entrance addresses of 18 and 20 Dalhousie Street was used by the Bennett & Wright Co.

The Bennett & Wright Co. became a successful contracting firm in Southern Ontario in the late 19th and early 20th centuries. In 1896, they were awarded the contract for the plumbing, steam heating, electric wiring and galvanized iron work for the New City Hall⁷ buildings, for the amount of \$187,985.59⁸ (worth over \$6 million in 2021). In 1905, an advertisement in "The Globe" described the firm as employing "...between two hundred and three hundred men, and the business is continually increasing. Especially have the

⁵ "Joseph Wright Dies after Active Life," *The Globe*, Oct 14, 1929; p. 13.

⁶ "Bennett & Wright, Plumbers Etc.," *The Globe*, September 10, 1892; p. 3.

⁷ Now known as "Old City Hall."

⁸ "The Court House: Messrs. Bennett & Wright of Toronto get the Contract for Steam Heating, Fitting, Etc.," *The Globe*, November 14, 1896; p. 21.

output and general work of the firm grown in the last four or five years."⁹ This same advertisement listed the firm's work as including "some of the largest buildings throughout the country", including the aforementioned New City Hall building (Toronto), as well as the King Edward Hotel (Toronto), Union Station (Toronto), the Temple Building (Toronto), the Mount Allison University buildings, (New Brunswick), the Grand Trunk Railway building (Montreal), the Parliament buildings (Victoria, B. C.), the Guelph Agricultural College buildings, and the Ridley College buildings (St. Catharines).

Wright was also boyhood friends with prominent Toronto architect E. J. Lennox,¹⁰ a personal relationship that later developed into professional collaboration. The Bennett & Wright Co. was contracted by Lennox to work on a number of his projects, including the New Toronto City Hall and the King Edward Hotel. However, the personal relationship between Lennox and Wright also resulted in several inquiries into possible fraudulent activity between the two men. In 1906, a civic inquiry was launched into the procurement of plumbing, steamfitting and elevator contracts for New City Hall, which investigated both Wright and Lennox for fixing tenders, and made the front page of the Toronto Daily Star. This inquiry, which lasted until at least 1911,¹¹ also resulted in the disappearance of Samuel Clark, the Vice-President of the Bennett & Wright Co. in 1906. Another suit was filed against Lennox and Wright in June of 1906, this time related to contracting work for the King Edward Hotel.¹²

Wright died in Toronto at his residence at 24 Edmund Avenue in 1929.¹³ The Bennett & Wright Company continued to operate until the 1980s.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

147 Church Street

The property at 147 Church Street (including entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) contains a 3-storey painted brick portion fronting Church Street, and a 2 and 3-storey painted brick portion fronting Dalhousie Street. The two building components are linked by a one-storey connection at the interior of the site that contains commercial uses and is not visible from the public realm.

The 3-storey front portion of the building was constructed circa 1910, and features the simple, balanced design and restrained classical detailing typical of the Edwardian Classicism style that was popular for commercial buildings at the turn of the century. The building features a rectangular plan and massing, with a flat roof, and its primary (west) elevation is constructed of brick in a common bond pattern, and is symmetrically arranged into two bays of three windows each, separated by brick pilasters. Second-

9 "Bennett & Wright Co. Ltd.," The Globe, August 5, 1905; p. 4.

10 "Relations of Mr. Lennox with Mr. Joseph Wright," Toronto Daily Star, February 26, 1906.

11 "Knew Nothing of Electric Elevator," The Globe, October 21, 1911; p. 9

12 "Suit against E. J. Lennox," The Globe, June 23, 1906; p. 24.

13 "Joseph Wright Dies after Active Life," The Globe, October 14, 1929; p. 13.

storey windows are rectangular, and feature stone sills and lintels linking the pilasters, while third-storey windows are arched and feature brick voussoirs with keystones and stone sills linking the pilasters. Stone banding also runs along this elevation, just below the arches of third-storey windows. Above the third storey, the building features corbelled brick banding with brackets connecting into the keystones of third-storey windows, a dentilated pressed-metal cornice, and two semi-circular parapets. The north sidewall of the property is also visible above the adjacent building to the north, and features red brick construction in a common bond pattern with two brick piers.

The rear of the property contains an outbuilding fronting onto Dalhousie Street, constructed circa 1910, which features a 3-storey south component and a 2-storey north component. The building is of painted brick construction, and features a flat roof. At the ground floor, the building's east elevation features three segmental-arched doorways with brick voussoirs, along with a larger vehicular entrance with a steel lintel, which appears to be a later modification to the building. At the second-storey, the building's east elevation features four windows, three of which have segmental arches with brick voussoirs, and one of which is rectangular. The third storey features one rectangular double window with a brick lintel. The two-storey north component of the building also features brick banding near the roofline.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The location of the property at 147 Church Street is shown on the map included as Figure 1 in Attachment 1 (Maps & Photographs) below. The property is located on the east side of Church Street, north of Queen Street East, and spans the block between Church Street and Dalhousie Street.

The building at 147 Church Street is part of a grouping of fine-grained properties on the east side of Church Street that were initially developed in the mid-19th century as row houses immediately east of McGill Cottage (then located at the northwest corner of Queen and Church Streets), and later redeveloped as mix-use/commercial and institutional buildings in the late-19th and early-20th centuries. The lots in this block are also unusual, as they span from Church Street to Dalhousie Street, and contain building frontages on both streets. While Church Street typically features primary building elevations, reflecting a greater level of architectural design and detailing, built form along Dalhousie Street tends to reflect secondary uses (such as light industrial or auxiliary uses such as stables and garages), and thus feature more utilitarian architectural expressions.

Surrounding properties on the City of Toronto's Heritage Register include the Part IV designated Athenaeum Club (1891) at 167 Church Street to the north, which is now incorporated into the base of a residential condominium, along with the Part IV designated commercial and residential properties at 129, 131, 133 and 135 Church Street to the south. The Part IV designated Metropolitan United Church (1872, partially rebuilt in 1929) and its parklike grounds at 56 Queen Street East are also located

directly west of the subject property, while the Part IV designated St. Michael's Cathedral (1848) is located nearby at the northwest corner of Church and Shuter Streets. In addition to these Part IV designated properties, a remnant historic house-form building, once part of a larger residential row from the 1840s, is located immediately north of the subject property at 151 Church Street. Together, these historic buildings and landscapes represent some of the earliest development in this part of the Garden District along Church Street, and contribute to an understanding of the neighbourhood's historic character.

East of the subject property, the block bounded by Queen Street East, Dalhousie Street, Shuter Street and Mutual Street contains an existing residential condominium at the north end of the block, as well as a large development site at the south end of the block that is currently under construction.

3. EVALUATION AND APPLICATION OF O.REG 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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

147 CHURCH STREET

DESIGN OR PHYSICAL VALUE

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

Representative example of a style and type

Dating to circa 1910, the property 147 Church Street has design and physical value as a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in Toronto in the early 20th century. The property retains its original scale, form, and massing as a 3-storey building, and its design value as a representative example of the Edwardian Classicism style is reflected in many of its extant original features, including its simple, balanced design featuring a rectangular plan and massing, flat roof, brick construction, and symmetrical primary (west) elevation. The building's restrained classical detailing includes its organization into two bays of three windows, separated by brick piers, with rectangular second-storey

windows featuring stone sills and lintels linking the pilasters, and arched third-storey windows featuring brick voussoirs with keystones and stone sills linking the pilasters. Above the third storey, the building also features corbelled brick banding with brackets connecting into the keystones of third-storey windows, a dentilated cornice, and two semi-circular parapets.

Originally constructed with two commercial units on the ground floor and residential uses above, the property at 147 Church Street has cultural heritage value as an early surviving example of the fine-grained mixed-use/commercial building typology that emerged along Church Street, north of Queen Street East, during the early 20th century.

HISTORICAL OR ASSOCIATIVE VALUE

| 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 | N/A |

Direct associations with a person who is significant to a community

The property is valued for its association with significant Toronto contractor and businessman Joseph Wright, who owned the property from 1899 to his death in 1929. Wright built the existing building at 147 Church Street circa 1910, which he operated as an income property, renting out the ground floor commercial units, along with an upper-storey rooming house, known as the Excelsior Apartments. Born in England in 1849, Wright immigrated to Toronto with his parents in 1857, and later founded the Bennett & Wright Co. Ltd., a Toronto contracting firm that rose to prominence in the late 19th century. As contractors providing plumbing, heating, lighting, and electrical fixtures, Wright and his firm played a significant role in constructing many landmark buildings in Toronto, and throughout Canada in the late 19th and early 20th centuries. Their notable commissions include the New City Hall building (Toronto), the King Edward Hotel (Toronto), Union Station (Toronto), the Temple Building (Toronto), the Mount Allison University buildings (New Brunswick), the Grand Trunk Railway building (Montreal), the Parliament buildings (Victoria, B. C.), the Guelph Agricultural College buildings, and the Ridley College buildings (St. Catharines).

CONTEXTUAL VALUE

| 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 | N/A |

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

Located on the east side of Church Street and reflecting an early-20th-century scale, setback, and Edwardian Classicism style, the commercial/mixed-use building at 147 Church Street has contextual value for its contribution to the character of Church Street, north of Queen Street East, which is typified by surviving commercial, residential and institutional built form and landscapes from the mid-19th to early-20th centuries.

Surrounding properties recognized on the Heritage Register include the former Athenaeum Club (1891; now incorporated into the base of a residential condominium) at 167 Church Street to the north, along with a grouping of commercial and residential properties from the 19th- and early-20th centuries at 129, 131, 133 and 135 Church Street to the south. The Metropolitan United Church (1872; partially rebuilt in 1929) and its parklike grounds at 56 Queen Street East are also located directly west of the subject property, while St. Michael's Cathedral (1848) is located nearby at the northwest corner of Church and Shuter Streets. Together, these historic buildings and landscapes along Church Street represent some of the earliest development in this part of the Garden District, and define the historic character of the streetscape.

Physically, functionally, visually or historically linked to its surroundings

The contextual value of the mixed-use/commercial building at 147 Church Street is also related to its historical and visual links to its surroundings on the east side of Church Street, between Queen Street East and Shuter Street, as well as the larger Garden District neighbourhood.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 147 Church Street and determined that it meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the categories of design, associative and contextual values and that it is a significant built heritage resource.

Dating to circa 1910, the property 147 Church Street has design and physical value as a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in Toronto in the early 20th century. The property retains its original scale, form, and massing as a 3-storey building, and its design value as a representative example of the Edwardian Classicism style is reflected in many of its extant architectural features.

The property is also valued for its associations with the significant Toronto contractor and businessman Joseph Wright, who owned the property from 1899 to his death in 1929, and built the existing 3-storey mixed-use/commercial building circa 1910 as an income property. Wright founded the Bennett & Wright Co. Ltd., a Toronto contracting firm that rose to prominence in the late 19th century, and played a significant role in constructing many landmark buildings in Toronto and throughout Canada in the late-19th and early-20th centuries.

The subject property also has contextual value for its contribution to the historic character of Church Street, north of Queen Street East, and the Garden District neighbourhood more broadly, which is typified by the surviving residential, commercial and institutional buildings that were erected here from the mid-19th to the early-20th centuries, many of which have been recognized on the Heritage Register.

As such, the subject property is a significant built heritage resource, and staff recommend that City Council state its intention to designate the property at 147 Church Street under Part IV, Section 29 of the Ontario Heritage Act.

The Statement of Significance for 147 Church Street (Attachment 3) comprises the Reasons for Designation for this property, which is the Public Notice of Intention to Designate.

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 147 Church Street

MAPS AND PHOTOGRAPHS:
147 CHURCH STREET

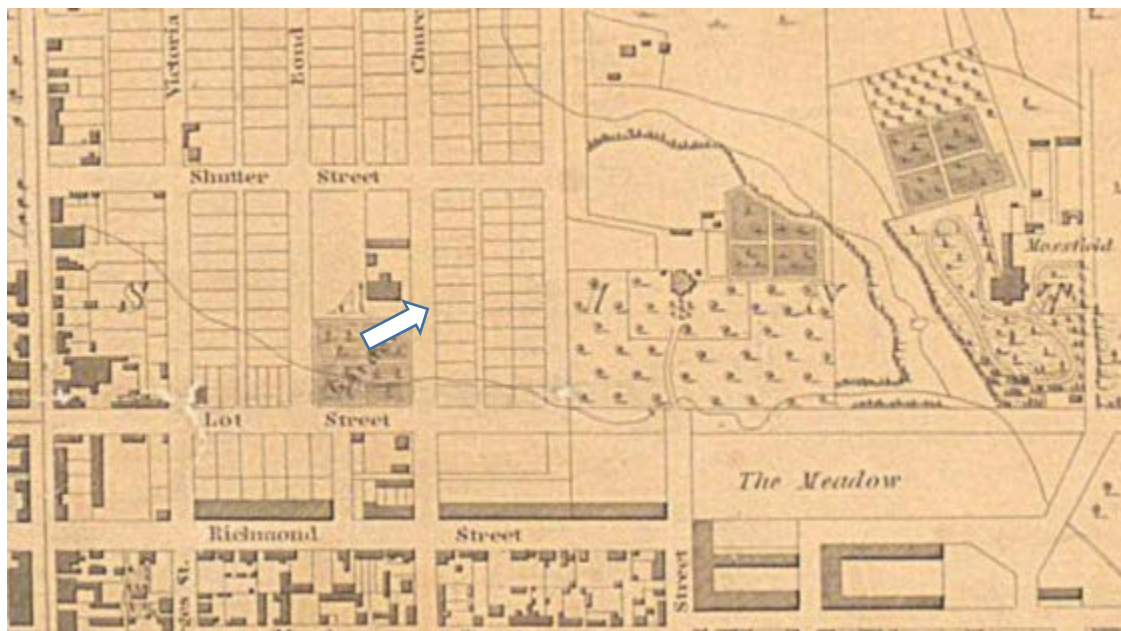
ATTACHMENT 1



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The dashed box marks the location of the property at 147 Church Street. (City of Toronto iView Mapping)



2. 1836 Plan of Building Lots on the Property of Peter McGill (also known as Plan 22A), surveyed by Robert Lynn, showing the approximate location of the subject property at 147 Church Street on Lot 5, directly east of McGill Cottage. (Ng)



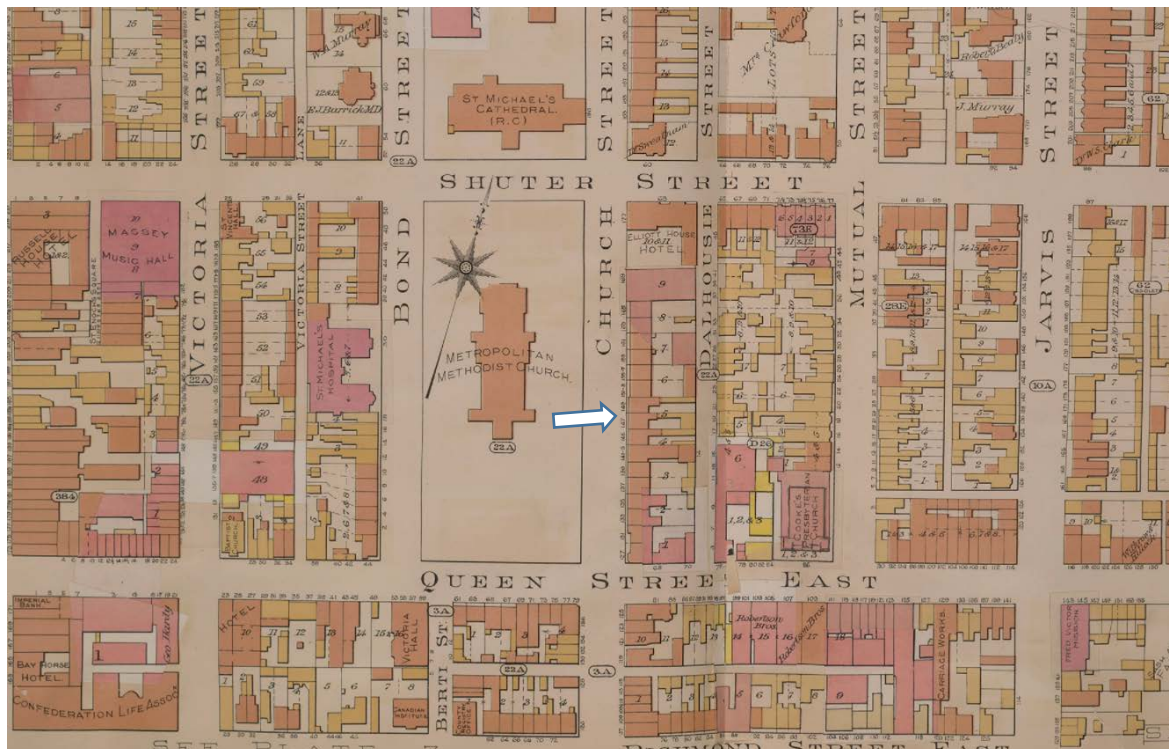
3. 1842 Cane Topographical Plan of the City and Liberties of Toronto, showing the approximate location of the subject property at 147 Church Street. This map shows that at this time, Peter McGill's property had been subdivided, but development had not yet started on many of the new building lots. (Ng).



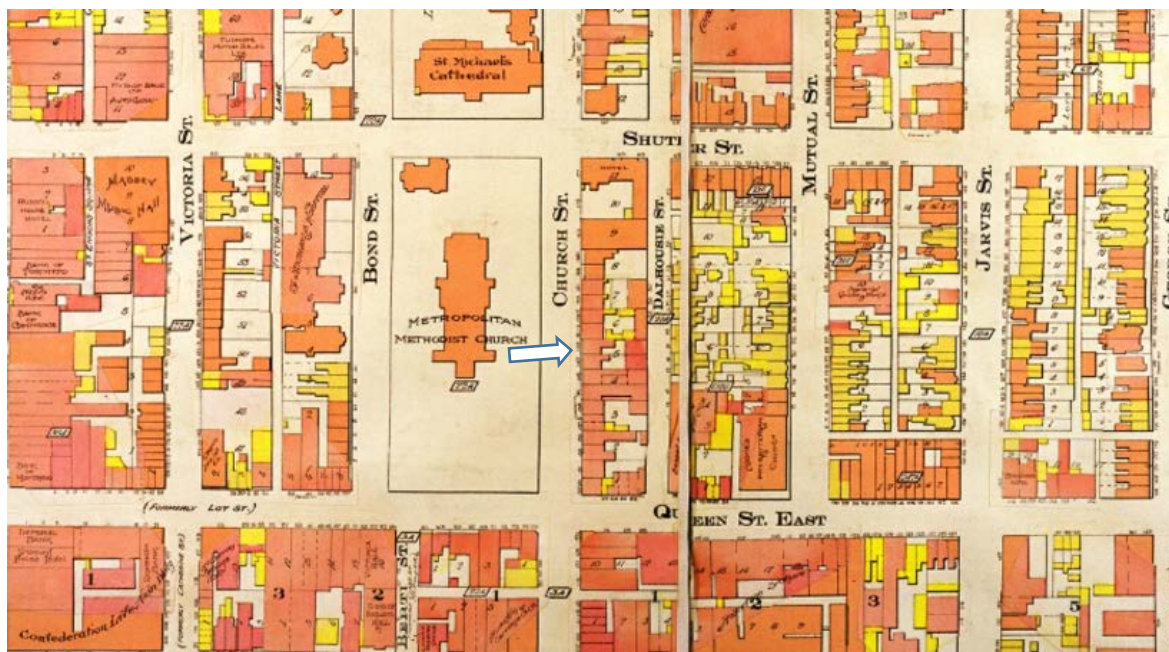
4. 1851 Fleming Topographical Plan of the City of Toronto, showing the approximate location of the subject property at 147 Church Street. At this time, the subject property contained two house-form buildings that were part of a larger row of residences on the east side of Church Street. St. Michael's Cathedral has also been completed at this time, located northwest of the subject property at Shuter and Church streets. (Ng).



5. 1870s archival photograph of the Metropolitan United Church at Queen and Church streets, with the approximate location of the former house-form buildings at 147-149 Church Street indicated on the right. (Toronto Public Library [TPL])



6. 1903 Goad's Map, showing the approximate location of the subject property at 147-149 Church Street. At this time, the subject property still contains two brick row houses, with wooden rear outbuildings fronting Dalhousie Street. (Ng)



7. 1913 Goad's Map, showing the approximate location of the subject property at 147-149 Church Street. At this time, the former house-form buildings on the property have been replaced by the existing mixed-use commercial building constructed c. 1910, and the brick stable/garage at the rear of the property has also been built fronting Dalhousie Street. (City of Toronto Archives [CTA])



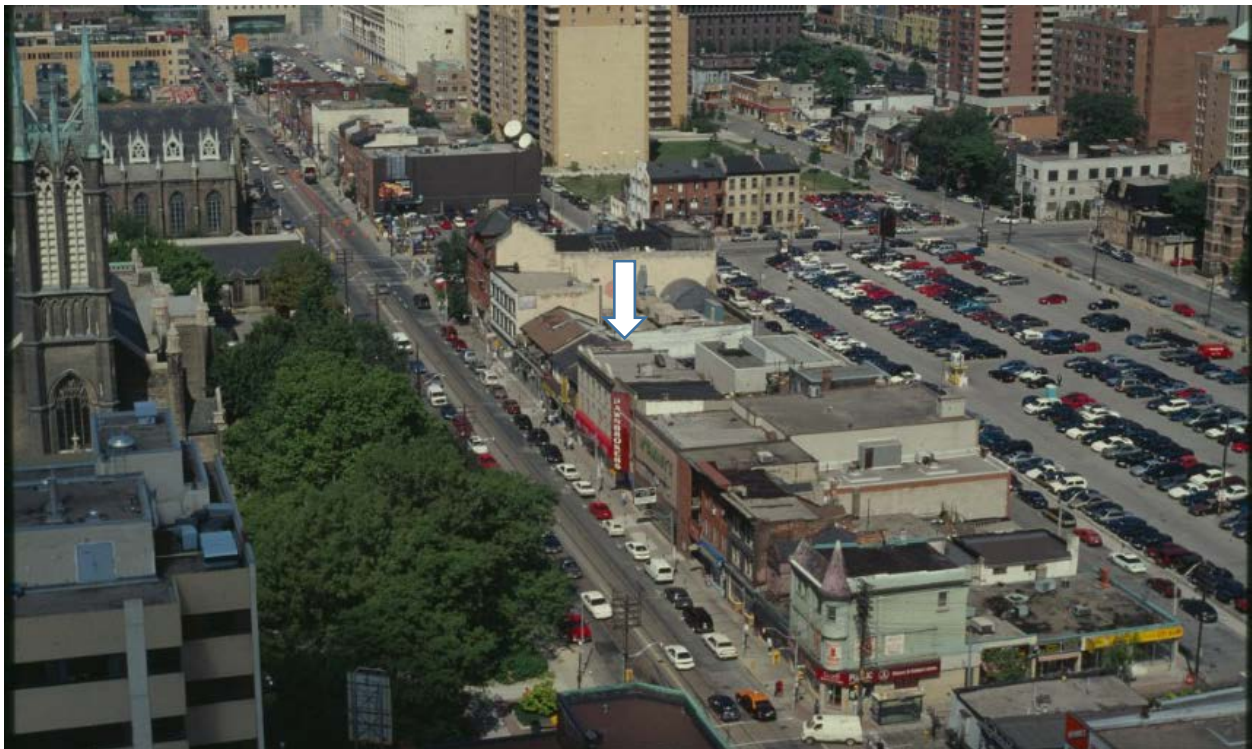
8. 1910 sketch of the Metropolitan United Church by artist Owen Staples. This sketch shows the existing three-storey mixed-use/commercial property at 147 Church Street on the right of the image, either still under construction, or recently completed. (TPL)



9. 1914 archival photograph of the Metropolitan Church and St. Michael's Cathedral, with the existing three-storey mixed-use/commercial property at 147 Church Street shown on the far right of the image. (TPL)



10. 1975 archival photograph looking southeast from Church and Shuter streets, showing the Athenaeum Club at 167 Church Street in the foreground, and the three-storey mixed-use/commercial property at 147 Church Street on the right. (CTA)



11. 1987 archival photograph looking northeast from near Church and Queen streets, showing the three-storey mixed-use/commercial property at 147 Church Street. (CTA)



12. 1892 archival photograph of the Bennett & Wright Co. factory and stockroom at the northeast corner of Queen and Dalhousie streets, published in The Globe, September 10, 1892.



13. Current photograph looking east, showing the principal (west) elevation of the building at 147 Church Street. (Heritage Planning, 2021)



14. Current photograph looking southeast on Church Street, showing the principal (west) and side (north) elevations of the building at 147 Church Street. (Heritage Planning, 2021)



15. Current photograph looking northwest on Dalhousie Street, showing the rear (east) elevation of the building at 147 Church Street (this elevation contains the entrance addresses at 18 and 20 Dalhousie Street). (Heritage Planning, 2021)



16. Context view looking northeast from Queen Street East and Church Street, showing the fine-grained 19th and early 20th century character of the streetscape, and indicating the location of 147 Church Street. The park-like grounds of the Metropolitan United Church are also visible on the left. (Heritage Planning, 2021)



17. Context view looking southeast from Shuter Street and Church Street, showing the fine-grained 19th and early 20th century character of the streetscape, and indicating the location of 147 Church Street. The spire of St. James Cathedral can be seen in the background, and the park-like grounds of the Metropolitan United Church are also visible on the far right. (Heritage Planning, 2021)

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**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 147 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, associative value, and contextual value.

Description

The property at 147 Church Street (including the entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) spans the shallow block between Church and Dalhousie streets, north of Queen Street East. The property contains a 3-storey mixed-use/commercial building located on the east side of Church Street, which was constructed circa 1910 in the Edwardian Classicism style under the ownership of Joseph Wright.

Surrounding properties recognized on the Heritage Register include the Athenaeum Club (1891; now incorporated into the base of a residential condominium) at 167 Church Street to the north, along with a grouping of commercial and residential properties from the 19th and early-20th centuries at 129, 131, 133 and 135 Church Street to the south. The Metropolitan United Church (1872; partially rebuilt in 1929) and its parklike grounds at 56 Queen Street East are also located directly west of the subject property, while St. Michael's Cathedral (1848) is located nearby at the northwest corner of Church and Shuter streets.

Statement of Cultural Heritage Value

Dating to circa 1910, the property 147 Church Street has design and physical value as a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in Toronto in the early 20th century. The property retains its original scale, form, and massing as a 3-storey building, and its design value as a representative example of the Edwardian Classicism style is reflected in many of its extant original features, including its simple, balanced design featuring a rectangular plan and massing, flat roof, brick construction, and symmetrical primary (west) elevation. The building's restrained classical detailing includes its organization into two bays of three windows, separated by brick piers, with rectangular second-storey windows featuring stone sills and lintels linking the pilasters, and arched third-storey windows featuring brick voussoirs with keystones and stone sills linking the pilasters. Above the third storey, the building also features corbelled brick banding with brackets connecting into the keystones of third-storey windows, a dentilated pressed-metal cornice, and two semi-circular parapets.

Originally constructed with two commercial units on the ground floor and a rooming house above, the property at 147 Church Street also has cultural heritage value as an early surviving example of the fine-grained mixed-use/commercial building typology that

emerged along Church Street, north of Queen Street East, during the early 20th century.

The property is valued for its association with significant Toronto contractor and businessman Joseph Wright, who owned the property between 1899 and 1948. Wright built the existing building at 147 Church Street circa 1910, which he operated as an income property, renting out the ground floor commercial units, along with upper-storey apartments, known as the Excelsior Apartments. Born in England in 1849, Wright immigrated to Toronto with his parents in 1857, and later founded the Bennett & Wright Co. Ltd., a Toronto contracting firm that rose to prominence in the late 19th century. As contractors providing plumbing, heating, lighting, and electrical fixtures, Wright and his firm played a significant role in constructing many landmark buildings in Toronto, and throughout Canada in the late 19th and early 20th centuries. Their notable commissions include the New City Hall building (Toronto), the King Edward Hotel (Toronto), Union Station (Toronto), the Temple Building (Toronto), the Mount Allison University buildings (New Brunswick), the Grand Trunk Railway building (Montreal), the Parliament buildings (Victoria, B. C.), the Guelph Agricultural College buildings, and the Ridley College buildings (St. Catharines).

Located on the west side of Church Street and reflecting an early-20th-century scale, setback, and Edwardian Classicism style, the commercial/mixed-use building at 147 Church Street has contextual value for its contribution to the character of Church Street, north of Queen Street East, which is typified by surviving commercial, residential and institutional built form and landscapes from the mid-19th to early-20th centuries. Surrounding properties recognized on the Heritage Register include the Athenaeum Club (189) at 167 Church Street; now incorporated into the base of a residential condominium) to the north, along with a grouping of commercial and residential properties from the 19th and early-20th centuries at 129, 131, 133 and 135 Church Street to the south. The Metropolitan United Church (1872; partially rebuilt in 1929) and its parklike grounds at 56 Queen Street East are also located directly west of the subject property, while St. Michael's Cathedral (1848) is located nearby at the northwest corner of Church and Shuter streets. Together, these historic buildings and landscapes along Church Street represent some of the earliest development in this part of the Garden District, and define the historic character of the streetscape.

The contextual value of the mixed-use/commercial building at 147 Church Street is also related to its historical and visual links to its surroundings on the east side of Church Street, between Queen Street East and Shuter Street, as well as the larger Garden District neighbourhood.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 147 Church Street as representative of the Edwardian Classicism style and early-20th-century mixed-use/commercial type include:

- The property's scale, form and massing as a 3-storey flat-roofed building

- The property's brick construction featuring a common bond pattern, with brick, stone and metal exterior details
- The property's principal (west) Church Street elevation, which features:
 - A symmetrical organization into two bays of three windows each, separated by brick pilasters
 - Commercial storefronts at ground-floor level (which have been altered)
 - Window openings, which include rectangular openings at the second storey featuring stone sills and lintels linking the pilasters, and arched openings at the third storey featuring brick voussoirs with keystones and stone sills linking the pilasters
 - Stone banding, running between third-storey windows
 - Above the third storey, corbelled brick banding with brackets connecting into the keystones of third-storey windows, a dentilated pressed-metal cornice, and two semi-circular brick parapets

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 147 Church Street as part of a 19th- and early 20th-century streetscape:

- The scale, placement, setback and orientation of the building on the east side of Church Street