

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 425 Cherry Street

Date: March 25, 2021
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 425 Cherry Street under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 425 Cherry Street contains the former Palace Street School/Cherry Street Hotel. Built in 1859 as a single-storey "free" school to serve the former St. Lawrence Ward, Palace Street School was one of the earliest purpose-built schools constructed by the Toronto Board of Education. It was subsequently expanded with a second storey in 1869 prior to being sold in 1889, when a three storey addition was constructed and the building was converted for use as a hotel. In 1920, a three storey addition was added on the east façade, and the building was converted for office and warehouse use. In 1965, the Canary Grill relocated from Dundas Street West and University Avenue, operating out of the former hotel's first floor and remaining open until 2007. Through the latter half of the 20th century the building was used for a wide range of purposes, including manufacturing, creative uses, and studio apartments. The building is a representative example of the Jacobean and Queen Anne Revival architectural styles, and is associated with a number of significant people and organizations in the history of Toronto. It is a local landmark within the West Don Lands Neighbourhood as a gateway into the new mixed-use community, and is contextually linked to other properties within the area that reflect the neighbourhood's history and evolution from a working-class ward, to a railway and industrial district and up to the present day.

The development of an Indigenous Hub is proposed for 425 Cherry Street (also known as Block 10) of the West Don Lands, which is bounded by Front Street East to the

north, Cooperage Street to the east, Mill Street to the south and Cherry Street to the west. A portion of the proposed development involves a new 13-storey building that connects to the east wall of the Palace Street School/Cherry Street Hotel and projects over the roof of the warehouse portion of the building. The impacts of the proposed development are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

1. City Council state its intention to designate the property at 425 Cherry Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 425 Cherry Street (Reasons for Designation) attached as Attachment 4 to the report (March 25, 2021) from the Senior Manager, Heritage Planning.
2. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
5. City Council approve the alterations to the heritage property at 425 Cherry Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a residential tower incorporating the heritage building on the lands known municipally in the year 2021 as 425 Cherry Street, 409 and 475 Front Street East with such alterations substantially in accordance with plans and drawings dated December 11, 2020, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated June 24, 2019, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:
 - a. That prior to final Site Plan approval for the proposal, for the property located at 425 Cherry Street the owner shall:
 1. Enter into a Heritage Easement Agreement with the City for the property at 425 Cherry Street in accordance with the plans and drawings dated December 11, 2020, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared ERA Architects Inc., dated June 24, 2019, and in accordance with the Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage

Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 425 Cherry Street prepared by ERA Architects Inc., dated June 24, 2019, to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 5.a.2 to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.

5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

6. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

7. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 425 Cherry Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 5.a.2 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

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

3. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 5.b.2, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

6. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 425 Cherry Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 425 Cherry Street.

FINANCIAL IMPACT

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

DECISION HISTORY

On August 18, 1976, City Council listed the Palace Street School and additions, which later became Cherry Street Hotel at 425 Cherry Street, on the City of Toronto's Heritage Register.

On July 29, 2010, City Council adopted the West Don Lands, Phase 2 - Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, which includes provisions that limit the height on 425 Cherry Street to protect this heritage resource. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.20>

On March 10, 2021, City Council considered a Member Motion from Councillor Wong-Tam requesting the deferral of development charges for Anishnawbe Health Toronto at 425 Cherry Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM30.25>

BACKGROUND

Area Context

The property at 425 Cherry Street is located within the West Don Lands neighbourhood, formerly an industrial area defined by the railyards to the south of the site and associated industrial uses. In particular, the nearby Gooderham and Worts Distillery and the later Consumers Gas Company contributed to the former industrial character of the area. These industrial uses fell into decline and, more recently, the area has been undergoing redevelopment as part of a new master-planned, mixed-use community.

Adjacent Heritage Property

420 Front Street East

The property at 420 Front Street East is located to the north of the subject site and is listed on the City of Toronto's Heritage Register. The property contains the former Canadian National Railway Office Building, a two-storey red-brick building constructed in 1923.

Gooderham & Worts Distillery District

The Gooderham & Worts Distillery District is located to the southwest of the subject site. The property is designated under Part IV of the Ontario Heritage Act through by-law 0154-1976 and is a National Historic Site of Canada. The area is the subject of a Heritage Conservation District Study.

Development Proposal

A Site Plan Approval application was submitted on September 24, 2019. The application, including the Heritage Impact Assessment prepared by ERA Architects Inc., dated June 24, 2019, can be viewed on the Application Information Centre:

<http://app.toronto.ca/AIC/index.do?folderRsn=XVTaKYbAWUp3NUZHI5dG6g%3D%3D>

Following extensive staff review and comment, the conservation scheme has been improved by minimizing the extent of the alterations and improving the relationship between the new construction and the Palace Street School/Cherry Street Hotel through compatible materials and design refinements.

The overall proposal for the block involves the construction a five-storey building for a training centre for Miziwe Biik and an Indigenous child care facility, a four-storey health centre for Anishnawbe Health Toronto, an 11-storey rental building, an eight-storey

residential building and a 13-storey condominium building that connects to the heritage building, which will be retained in situ and adaptively reused.

The new 13-storey building will connect to the east (rear) wall of the heritage building and project over the roof of the warehouse portion of the building. The tower will be set back approximately 14 meters from the west (front) elevation of the heritage building, and set back approximately two meters from the north (side) elevation. Although physically connected, the new construction and the heritage building will be functionally separate and not connected internally.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement 2020 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

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

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following.

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

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

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

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

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

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

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

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTIES

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 425 Cherry Street has cultural heritage value for its design, association and context, and as a local landmark.

The Statements of Significance comprise the Reasons for Designation for the property at 425 Cherry Street (Attachment 4).

Description

The property at 425 Cherry Street is located at the southeast corner of Front Street East and Cherry Street. The building is comprised of a three-storey structure fronting on Cherry Street, with a three-storey warehouse addition behind, extending along Front Street East. The building was constructed in three major stages - the two-storey Palace Street School, constructed in 1859 and designed by architect Joseph Sheard in the Jacobean style with an addition in 1869 by architect William Irving; the three-storey Cherry Street Hotel, constructed in c.1890 incorporating the former school and designed by architect David Roberts Jr. in the Queen Anne Revival style; and the three-storey warehouse, constructed in 1920.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 425 Cherry Street is valued as a representative example of an evolved building type and style, reflecting the evolution of the property from its early use as one of the city's early "free" schools, to a hotel, a warehouse, and a restaurant. The building contains representative elements of the Jacobean and Queen Anne Revival styles, the former being used for many of the first schools constructed by the Toronto Board of Education, and the latter a popular style in Toronto for house form and hotel buildings in between 1880 and 1910. While altered through later additions, elements of the Jacobean style can be seen on the first two floors of the former school's west and south facades, including the use of brick cladding (buff and red), brick quoins at the window surrounds and at the building's corners, the symmetrical organization of the facades featuring centre bays bound by large rectangular window openings; and the stone drip moulds over the south entrance and the second storey window above.

The building's Queen Anne Revival style is evidenced in the portion of the building constructed as the hotel (at the corner of Front and Cherry Streets) and in the third floor

addition above the former school, and include the mansard roof with dormer windows; the arched window openings on the second storey; the elaborate use of brick ornamentation at the second storey cornice; the large plate-glass storefront windows with sandstone details and the Dutch gable with inset Palladian window opening.

The three-storey warehouse addition features elements indicative of the warehouse building type, including large rectangular window openings with cast stone lintels and brick sills; a flat roof with brick parapet and minimal architectural ornamentation.

Historical and Associative Value

The historical and associative value of the property at 425 Cherry Street resides in its construction as the Palace Street School (1859), its subsequent adaptive reuse as the Cherry Street Hotel (1890) and as a warehouse for various manufacturing and transportation-related businesses, and it's having been the location of the Canary Grill from 1965 to 2007. Originally constructed in 1859 as one of the early "free" schools built in Toronto by the Toronto Board of Education and the first free school to serve the St. Lawrence Ward, the one-storey schoolhouse was designed by architect and future Mayor of Toronto, Joseph Sheard. In 1869 the structure was expanded to the designs of architect William Irving, a former apprentice in Sheard's office and a prolific architect in Toronto through the second half of the 19th century. The Palace Street School is also associated with Georgina Stanley Reid, an educator with the Toronto Board of Education who served as principal of the school from 1882 until its closure in 1887, and who continued to serve as principal of its replacement school, Sackville Street Public School (now Inglenook Community School), until her retirement in 1912.

Following construction of the larger Sackville Street Public School in 1887, the Toronto Board of Education sold the property to brewer, businessman, and real estate developer Robert Thomas Davies, who had the building converted into a hotel to the designs of architect David Roberts Jr. in 1890. David Roberts Jr. had previously designed much of the nearby Gooderham and Worts Distillery, as well as a number of hotels, including the nearby Dominion Hotel at Queen Street East and Sumach Street, which was also owned by Davies. Robert Davies was an influential industrialist in late Victorian Toronto who owned a concentration of businesses along the Don River; he was the founder of the Dominion Brewery, and later owned the Don Valley Brick Works and Don Valley Paper Company Limited. The Cherry Street Hotel, which at various times was also called the Eastern Star Hotel, Darcy's Hotel and D'Arcy's Hall, was a fixture within the Corktown community from 1890 to 1910, however its role within Corktown diminished alongside the demolition of the surrounding area's residential character, the displacement of the neighbourhood's working-class residents, the relocation of the nearby Don Station, and the expansion of railway lines and supporting industries. The property was subsequently converted for warehouse and manufacturing use, and the three storey warehouse addition was constructed on the east façade of the building.

In 1965 the Canary Grill moved into the first floor, and became a well-known establishment within the area catering to those employed in transportation and manufacturing-related industries, as well as commuters. Through the latter half of the 20th century studio spaces within the building were leased to a wide range of creative and cultural tenants, including musicians, artists, manufacturers and cultural sector

workers. In the late 1980s, the property was expropriated as part of the joint municipal and provincial governments' plans to redevelop the West Don Lands into a new neighbourhood, called "Ataratiri". The expropriation resulted in the eviction of many of the building's tenants, however the Canary Grill remained open until 2007, after which the building was fully vacated.

Contextual Value

Contextually, the Palace Street School/Cherry Street Hotel is significant in its relation to the former Canadian National Railways Office Building, located on the northeast corner of Front and Cherry Streets. The CNR Office Building was constructed in 1923, and is recognized on the City of Toronto's Heritage Register. The two buildings complement each other, with similar setbacks from the corner and with a common low-scale brick clad form. Together, the properties form a gateway into the West Don Lands neighbourhood, a mixed-use area constructed as part of the 2015 Pan Am and Para Pan Games, and the Palace Street School/Cherry Street Hotel continues to be a significant local landmark within the community.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 425 Cherry Street as representative of the Jacobean style and the later Queen Anne Revival style include:

- The scale, form and massing of the former school and hotel buildings
- The symmetrical organization of the facades of the former school building, featuring centre bays bound by large rectangular window openings
- The setback of the former school building from the hotel addition on the west facade
- The use of brick cladding (buff and red) with stone foundations and sandstone detailing
- The brick detailing, including the corbelling below the mansard roof on the former school building the inset detailing on the west façade of the former hotel, and the engaged brick pier on the third floor of the west façade that extends above the cornice line alongside the corner window
- The ornamental wrought iron railing set above the corner entrance to the former hotel building
- The brick quoins, located at the corners of the former school building, the protruding bays, and the window surrounds
- The stone drip moulds over the entrance on the south facade and the second storey window above
- The mansard roof with high hipped dormers extending above the roofline
- The brick end wall on the south façade, with stepped brick detailing
- The flat headed window openings on the former school building with splayed brick lintels
- The arched window openings on the second floor of the former hotel building with radiating brick voussoirs
- The flat headed window opening set within the curved corner above the primary entrance of the hotel building
- The two-over-two hung wood windows on the former school and hotel buildings

- The entrances to the former school building on the south and west facades, both set within brick openings with shoulder arched openings
- The prominent corner entrance to the former hotel building, set atop a short flight of stairs and within a chamfered corner, with a large transom window above
- The round arched door opening on the north façade, which has been infilled
- The brick chimney on the north façade, with inset brick detailing at the third floor and above the roofline
- the large plate-glass storefront windows on the west facades with sandstone details set between brick and sandstone pilasters and below a metal-clad signboard and cornice
- The Dutch gable with inset Palladian window and featuring a radial transom window

Attributes that contribute to the value of the property at 425 Cherry Street as representative of the warehouse building type include:

- The scale, form and massing of the three-storey warehouse addition
- The red brick cladding with concrete foundation
- The regular rhythm of the large rectangular window openings with cast stone lintels and brick sills, and multi-pane steel sash windows;
- the flat roof with brick parapet;
- The use of minimal architectural ornamentation.

Attributes that contribute to the contextual value of 425 Cherry Street at the intersection of Front Street East and Cherry Street and its identification as a local landmark include:

- The setback, placement and orientation of the building, with its corner entrance and prominent curved corner windows above facing towards the intersection of Front Street East and Cherry Street
- The view of the building looking east on Front Street East from Cherry Street, and in relation to the adjacent Canadian National Railway Office Building

SUMMARY HISTORY AND EVALUATION

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



Description

PALACE STREET SCHOOL/CHERRY STREET HOTEL	
ADDRESS	425 Cherry Street
WARD	Toronto Centre
LEGAL DESCRIPTION	PLAN 108 LOTS 14 TO 16 PT LOT 13 PLAN 225 LOTS 4 TO 34, 87 TO 140, 188 TO 198 TATE ST PT LANE AND WATER ST PLAN 437e BLK C RP 63R4318 PARTS
NEIGHBOURHOOD/COMMUNITY	Waterfront Communities - The Island

PALACE STREET SCHOOL/CHERRY STREET HOTEL	
HISTORICAL NAME	Palace Street School (1859) / Cherry Street Hotel (1890) / Canary Restaurant (1960s)
CONSTRUCTION DATE	1859; additions, 1869, 1890, 1920
ORIGINAL OWNER	Toronto Board of Education
ORIGINAL USE	School
CURRENT USE*	Vacant
ARCHITECT/BUILDER/DESIGNER	Joseph Sheard, William Irving, David Roberts Jr.
DESIGN/CONSTRUCTION/MATERIALS	See section 2
ARCHITECTURAL STYLE	See section 2
ADDITIONS/ALTERATIONS	See section 2
CRITERIA	Design, associative, and contextual
HERITAGE STATUS	Listed on the Heritage Register
RECORDER	Heritage Planning: Alex Corey
REPORT DATE	March 2021

Historical Timeline

Key Date	Historical Event
1793	The Town of York is founded, with land to the east of present-day Parliament Street reserved for government purposes
1811	The Government Reserve is surveyed by Samuel Street Wilmot, and divided into a series of small lots that were intended to be leased. The marsh-like conditions and proximity to the mouth of the Don River dissuaded development, however, and the Town of York expanded north and westward

Key Date	Historical Event
1819	The Government Reserve is granted to York General Hospital (later Toronto General Hospital) to be leased or sold in order to generate revenue
1830	The area roughly south of King Street East and east of Parliament Street within the former Government Reserve is surveyed by J. G. Chewett and divided into 1/2 acre lots for sale
1842	The area is sparsely populated, with a concentration of buildings along King Street East near the Don River, and on Palace Street (Front Street East), east of Trinity Street. A structure is shown within proximity of the subject property, south of Palace Street
1859	The Toronto Board of Education issues a call for tenders for the construction of the Palace Street School to the designs of architect Joseph Sheard
1862	The one-storey brick school house is shown in the Browne Plan of the City of Toronto
1869	The Board of Trustees hires architect William Irving to design and tender a second storey addition to the school, adding two new classrooms and galleries
1872	The enlarged school house is shown in the Wadsworth Plan of the City of Toronto
1876	The 1876 Bird's Eye View of Toronto is published, showing the two storey school house within its primarily residential context, to the north of the Gooderham & Worts Distillery
1887	The Sackville Street Public School (now Inglenook Community School) opens one block to the north, and the Palace Street School is sold to Robert Thomas Davies
1890	Robert Davies retains architect David Roberts Jr. to design additions and alterations to the former school for hotel use
1919	The property is sold by the Estate of Robert Davies to James H. Flack, Manager of the Thomas Davidson Manufacturing Company
c.1920	The warehouse addition on the west façade is constructed
1927	The Thomas Davidson Manufacturing Company is part of a merger resulting in the creation of General Steel Wares Limited. General Steel Wares Ltd. continues to operate out of the property

Key Date	Historical Event
1942	General Steel Wares Ltd. sells the property to Walter W. Naylor and Harry R. Naylor, owners of Toronto-based Tippet-Richardson Movers
1945	A one-storey shipping platform with roof is constructed on the south façade for Tippet-Richardson
1956	The property is sold to a partnership comprised of Charles Osolky, Mordcha (Maurice, Morris) Rais and Joseph Wolfowicz (Wolfe)
1956	A change of use is applied for to permit a luggage assembly manufacturer, woolen waste (Home Wool Stock Company) and cabinet assembly company to occupy the premises
1965	Alterations are made to the first floor to permit its use as a restaurant, and is subsequently occupied by the Canary Grill, which relocated from Dundas Street West at University Avenue
1976	The property is included on the City of Toronto's Heritage Register
1987	The property is expropriated to facilitate the development of Ataratiri
2007	The Canary Grill vacates the building.
2010	City Council adopts TE36.20 West Don Lands Phase 2 Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law, which includes provisions limiting height on the property
2012	The one storey addition on the east side of the property is removed, and the building's exterior is restored in anticipation of the 2015 PanAm Games
2014	The property is part of a land transfer from the Province to Anishnawbe Health Toronto

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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

425 Cherry Street

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

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

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	√
iii. landmark	√

COMMENTS

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

Conservation Strategy

The proposed Conservation Strategy will conserve and rehabilitate the Palace Street School/Cherry Street Hotel at 425 Cherry Street.

The development proposal involves the retention in situ and adaptive reuse of the Palace Street School/Cherry Street Hotel. The new construction will connect to the rear of the heritage building but there will be no internal connection and the buildings will function separately.

A number of alterations are proposed to facilitate the adaptive reuse of the Palace Street School/Cherry Street Hotel for commercial tenants. A number of ground floor windows are proposed to be altered to create new entrances with representative original openings to be maintained. On the north elevation of the hotel portion of the building, a former arched entranceway that is currently bricked in will be restored. The ground floor of the heritage building will be lowered to grade for barrier-free access. Currently, the hotel, warehouse and school portions of the building all have different floor-levels. While the floors will be lowered, the representative original window openings and the main entrance and steps will be maintained. At the entrance, a landing will be constructed on the interior of the building to transition to the lower floor level.

Project Design, Scale, Form, and Massing

A new 13-storey building will connect to the east (rear) wall of the heritage building and the massing will project over the roof of the warehouse. The projecting portion of the new building will be supported by columns that penetrate the roof of the warehouse. The cladding of the columns and the soffit were carefully considered to minimize the visual impact of the new construction on the Palace Street School/Cherry Street Hotel. Rooftop amenity space will be located on top of the warehouse, set back approximately 6.3 metres from the north elevation.

The new 13-storey building has been designed to be compatible with the Palace Street School/Cherry Street Hotel while still being contemporary. The design includes a base building along Front Street East that is clad in buff-brick with a basket weave pattern that complements the red brick and decorative details of the Palace Street School/Cherry Street Hotel.

The upper portion of the massing is set back from the base building and has a curvilinear form, light-colour and simple design that creates a subtle contrast to the rectilinear masonry base building and the Palace Street School/Cherry Street Hotel. The upper portion of the new building will be set back approximately 14 meters from the west (front) elevation of the heritage building and set back approximately two metres from the north (side) elevation. The design of the upper portion of the massing helps it to visually recede, maintaining the prominence of the Palace Street School/Cherry Street Hotel.

Block Plan

The overall proposal for Block 10 of the West Don Lands is to create an Indigenous Hub that consists of a five-storey training, education, and child care centre for Miziwe Biik; a four-storey health centre for Anishnawbe Health Toronto; an 11-storey rental building; an 8-11-storey rental building; and a 13-storey condominium building that connects to the Palace Street School/Cherry Street Hotel. The 13-storey condominium building has been designed to conserve the cultural heritage value of the Palace Street School / Cherry Street Hotel, as has the adjacent five-storey Miziwe Biik building to the south. The new construction is contemporary and distinguishable from the heritage building. The Miziwe Biik references the datum lines of the roof and eaves of the heritage building, and the contemporary materials and rounded corners create an appropriate juxtaposition.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent designated heritage property at 420 Front Street East, the former Canadian National Railway Office Building. The proposed masonry base building along Front Street East has been designed to be compatible with the former Canadian National Railway Office Building across the street through its scale and materials.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including: any recommended restoration work; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements; and an estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final site plan approval for the proposed development, the applicant should be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. Archaeology staff will help review the Indigenous cultural heritage value of the site and it will be an integral part of the overall interpretation strategy.

Heritage Lighting Plan

The lighting plan should provide details of how the Palace Street School/Cherry Street Hotel will be lit so that its unique heritage character is highlighted.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval: the Notice of Approval Conditions has been issued.

Signage Plan

The recommended signage plan should provide details of the signage strategy for the Palace Street School/Cherry Street Hotel, including the appropriate type, scale, location and number of signs.

Designation and Heritage Easement Agreement

Staff is recommending that the property be designated under Part IV, Section 29 of the Ontario Heritage Act. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 425 Cherry Street.

CONCLUSION

Heritage Planning Staff have completed the attached Property Research and Evaluation Report and determined that the property at 425 Cherry Street is consistent with Ontario Regulation 9/06 and meet the criteria for designation. The property at 425 Cherry Street meets the criteria for designation under all three categories of design, associative and contextual value.

The Statement of Significance (Attachment 4) for 425 Cherry Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

Heritage Planning staff has reviewed the proposed development for the heritage property at 425 Cherry Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement (2020), the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff support the

proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 of the Official Plan as the proposed alterations are appropriate within the context of the proposal and the scale, form, and massing of the Palace Street School/Cherry Street Hotel will be conserved.

CONTACT

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SIGNATURE

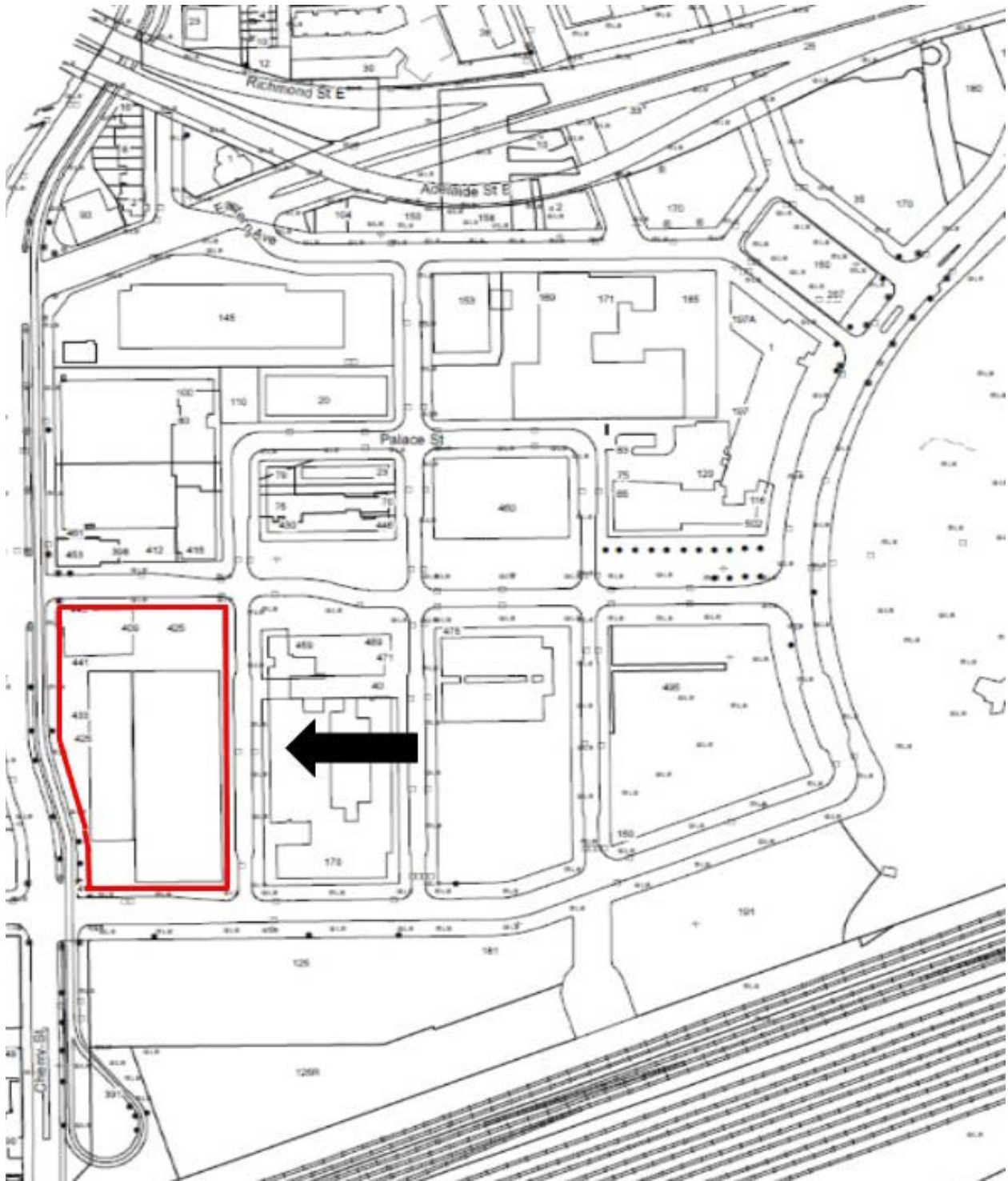
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) – 425 Cherry Street
Attachment 5 - Proposal Renderings

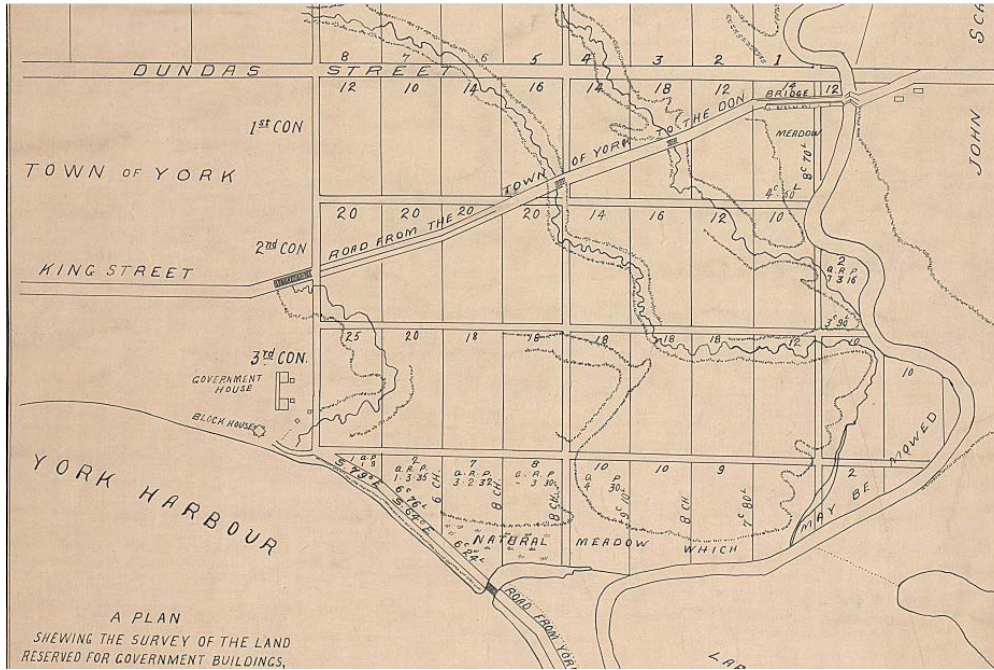
LOCATION MAP
425 CHERRY STREET

ATTACHMENT 1



Location Map, showing the property at 425 Cherry Street, indicated by the arrow. The property boundaries are approximate. (Property Data Map, City of Toronto)

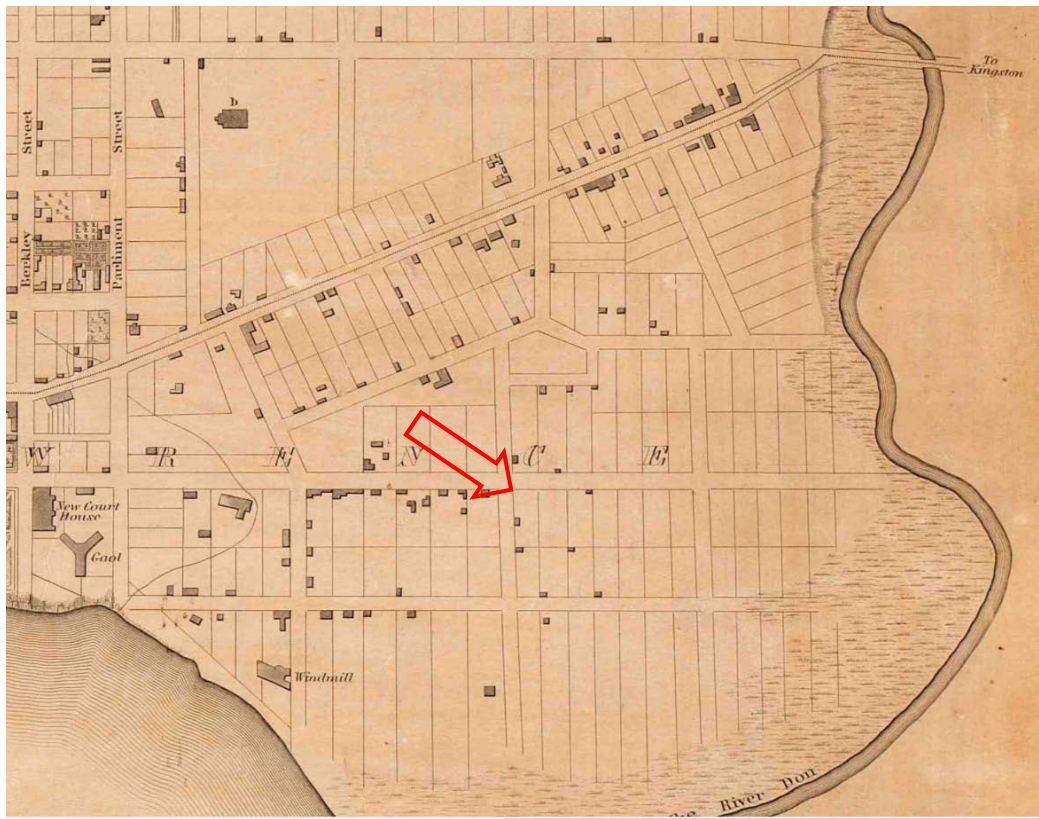
425 CHERRY STREET



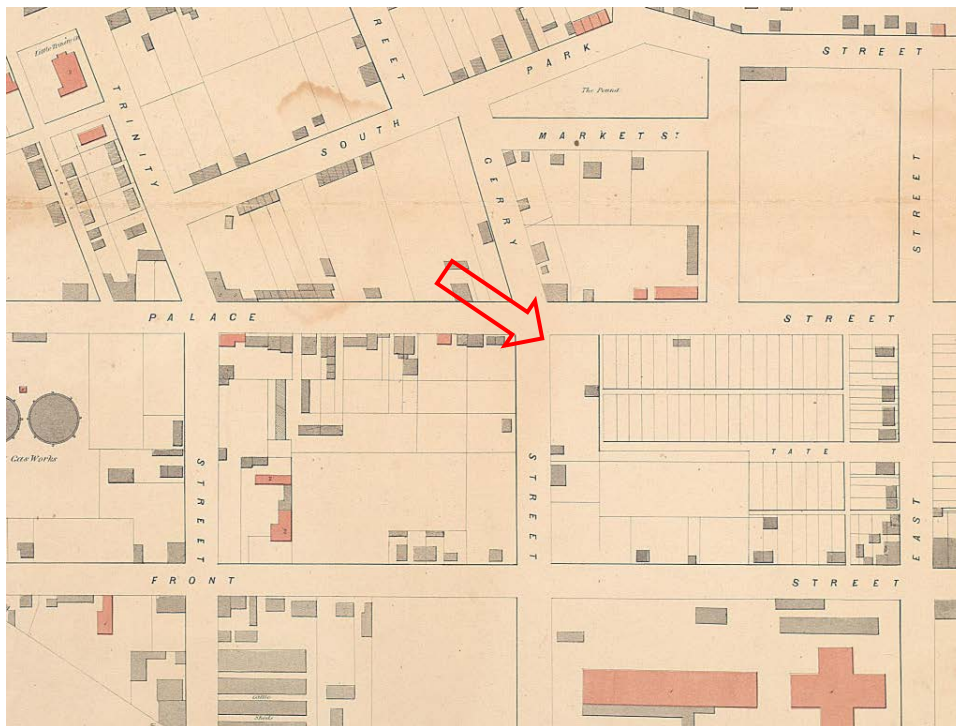
1. Wilmot: Plan Shewing the Survey of the land Reserved for Government Buildings, East end of the Town of York (1811) <http://oldtorontomaps.blogspot.com/2013/02/1811-wilmot-plan-shewing-survey-of-land.html>



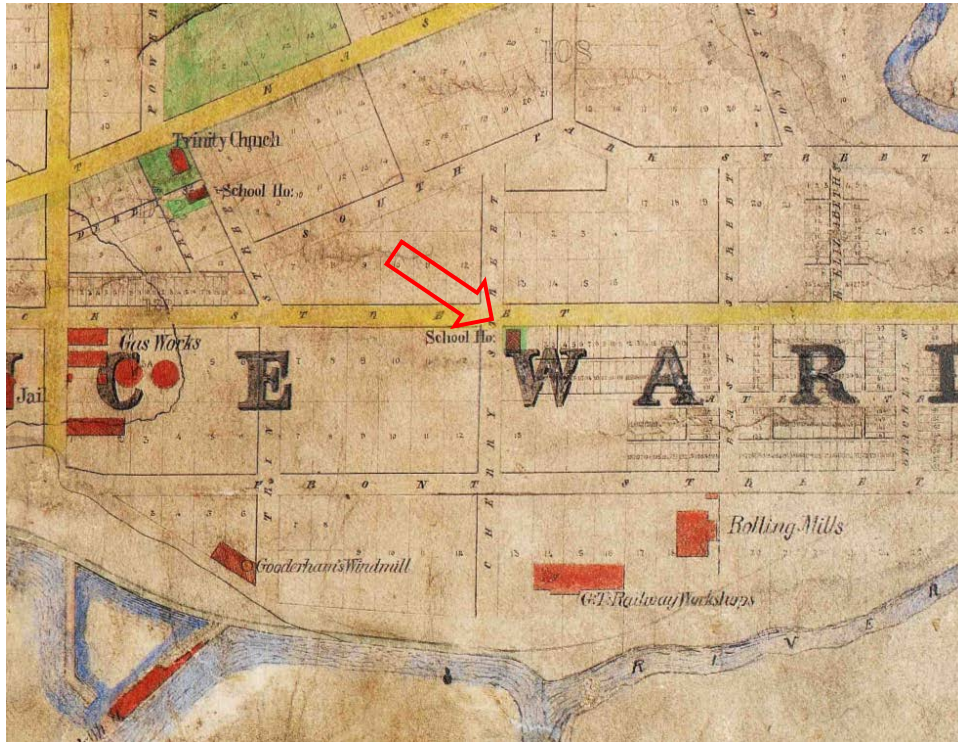
2. JG Chewett: Plan Shewing the Survey of part of the Park East of the Town of York into 1/2 Acre Lots (1830) <http://oldtorontomaps.blogspot.com/2014/06/the-area-from-parliament-street-to-don.html>



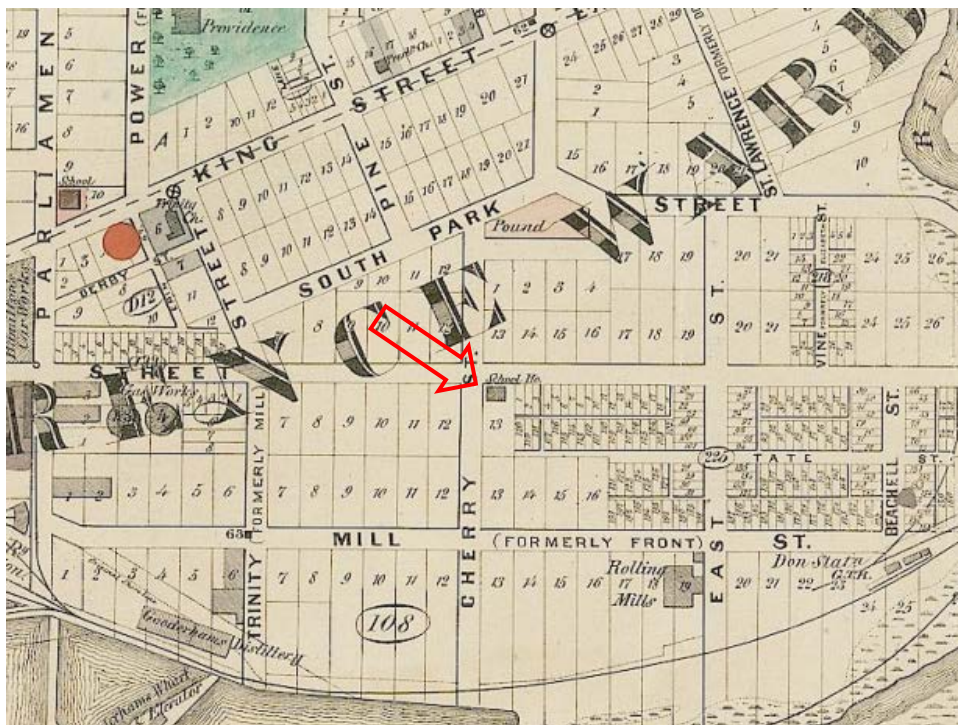
3. Cane: Topographical Plan of the City and Liberties of Toronto (1842)
<http://oldtorontomaps.blogspot.com/2013/01/1842-cane-topographical-map-of-city-and.html>



4. Boulton: Atlas of the City of Toronto and Vicinity (1858)
<http://oldtorontomaps.blogspot.com/2013/01/1858-ws-boulton-atlas-of-city-of.html>



5. Brown: Plan of the City of Toronto (1862) <http://oldtorontomaps.blogspot.com/2013/01/1862-browne-plan-of-city-of-toronto.html>

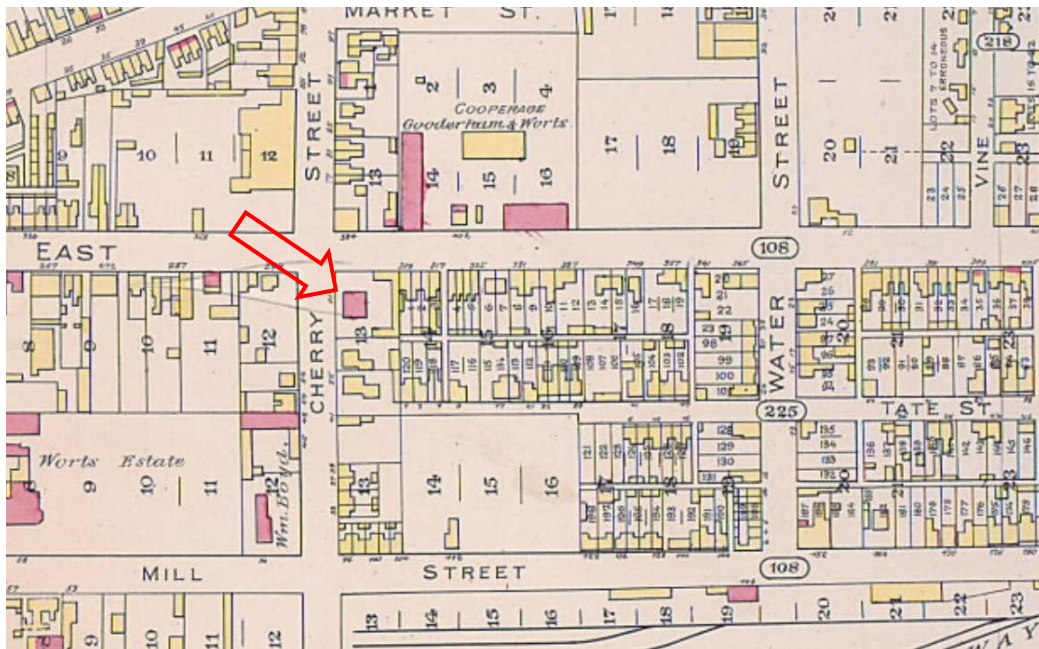


6. Wadsworth & Unwin: Map of the City of Toronto - Tax Exemptions (1872) <http://oldtorontomaps.blogspot.com/2013/01/1872-wadsworth-unwin-map-of-city-of.html>



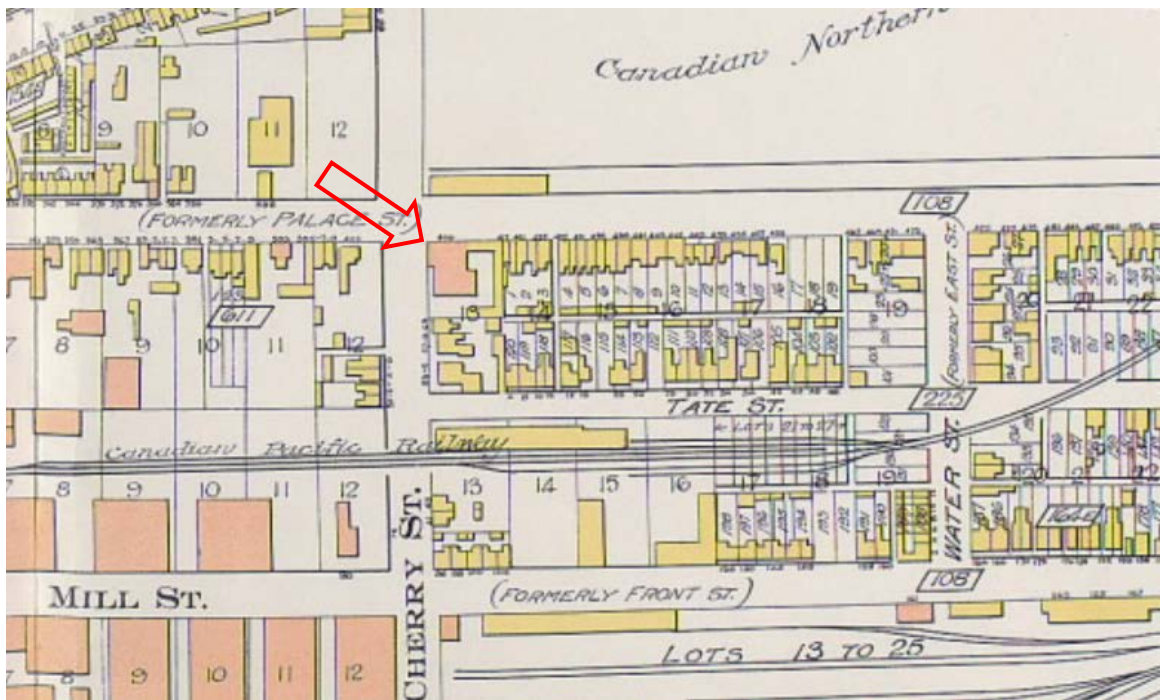
7. PA Gross: Bird's Eye View of Toronto (1876)

<http://oldtorontomaps.blogspot.com/2013/01/1876-pa-gross-birds-eye-view-of-toronto.html>



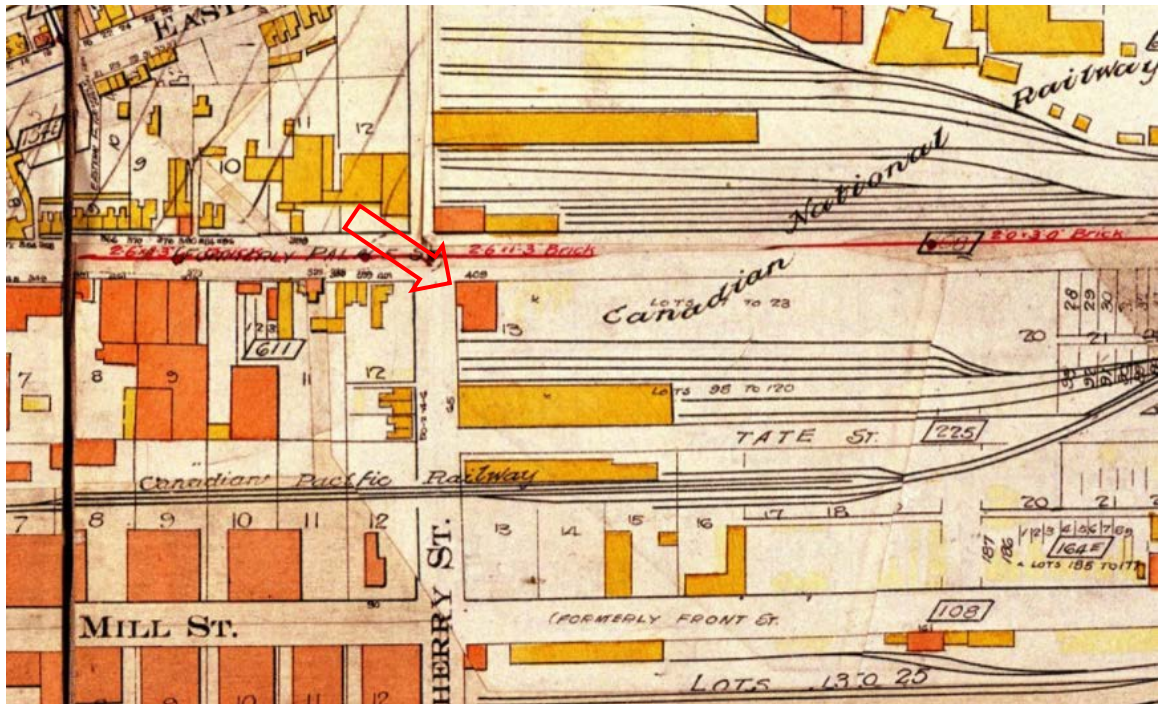
8. Goads Toronto Fire Insurance Map (1884)

<http://goadstoronto.blogspot.com/2012/03/goads-atlas-1884-toronto-fire-insurance.html>



9. Goads Toronto Fire Insurance Map (1910)

<http://goadstoronto.blogspot.com/2012/05/1910-toronto-fire-insurance-map.html>



10. Goads Toronto Fire Insurance Map (1924)

<http://goadstoronto.blogspot.com/2013/01/1924-toronto-fire-insurance-map.html>



City of Toronto Archives, Fonds 1568, fl568_it0498

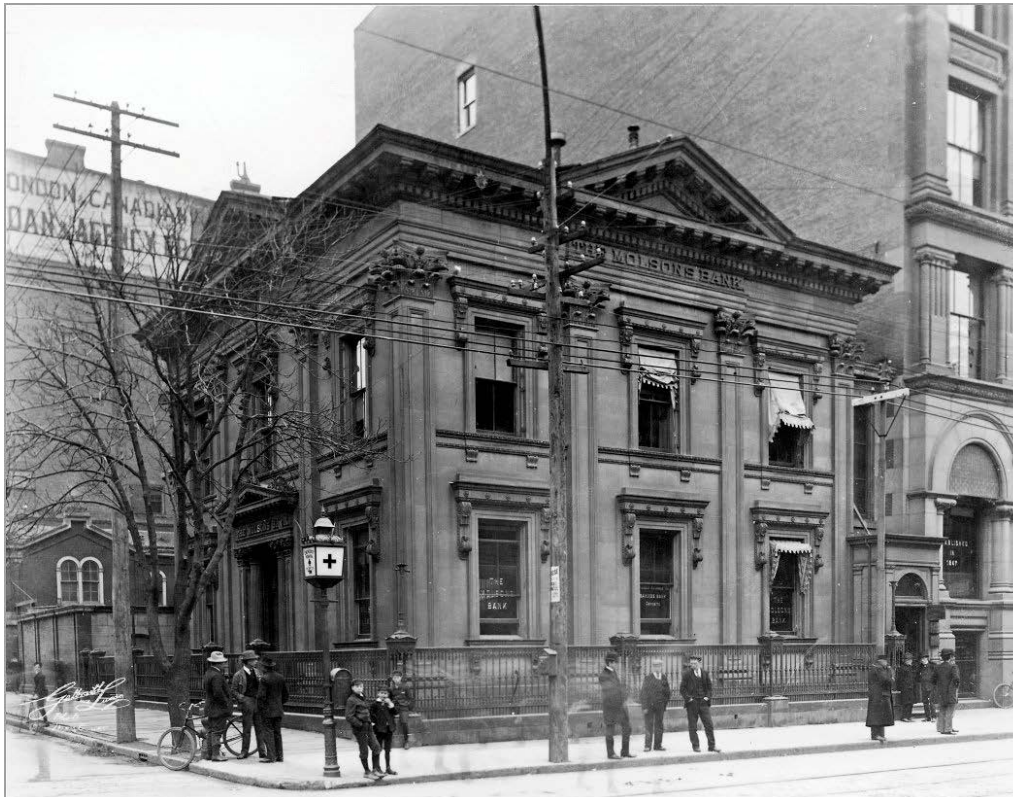
11. Louisa Street School (mislabelled as the "Alice Street School") (c.1900) Toronto Archives: Fonds 1568, Item 498.



12. Central School/Huron County Museum, Goderich, Ontario. (Kayla Jones, 2007) The Canadian Register of Historic Places



13. Sackville St. Public School, Sackville St., n.e. cor. Eastern Ave. (James Victor Salmon, 1952) Toronto Public Library



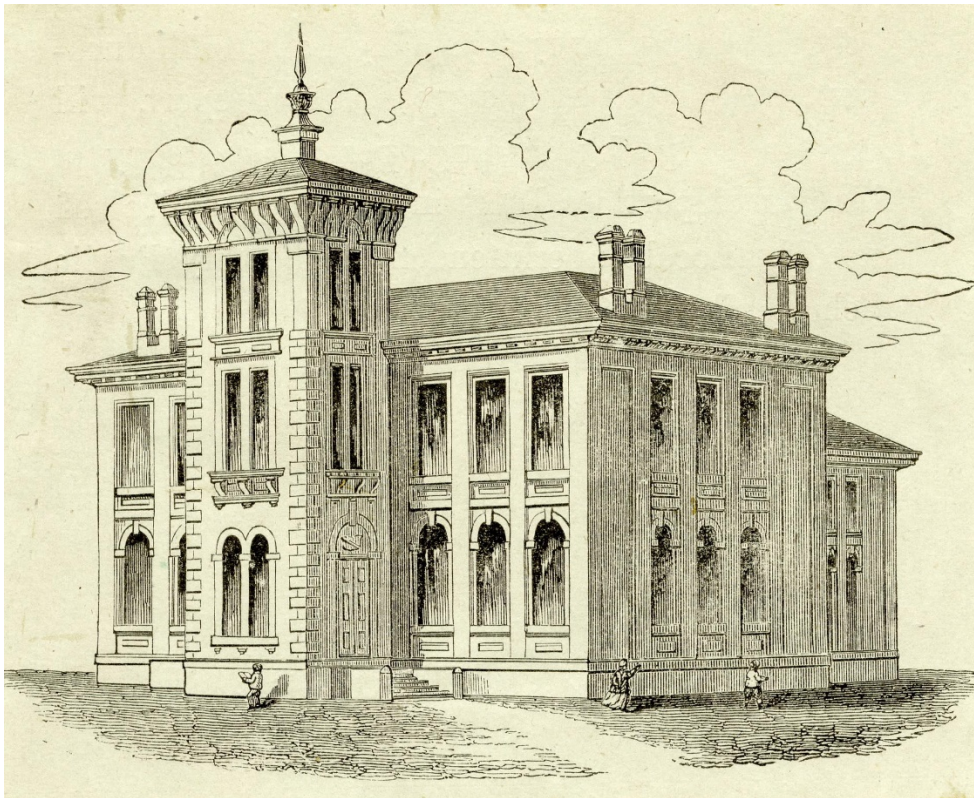
14. The Molson Bank, Cawthra House, King Street and Bay Street (Galbraith and Lucas Photo Co., 1913) Toronto Archives: Fonds 1587, Series 409, Item 60.



15. "Northfield", the Oliver-Mowat House, 400 Jarvis Street (Heritage Planning, 2015)



16. Ontario Bank, Toronto, ON (William Notman: 1868) McCord Museum, i-34442.1



17. John Street Public School (1856) Toronto Public Library



18. Victoria Street School (1907) Toronto District School Board Museum and Archives



19. Givens Street Public School, Argyle St., s.e. corner Givens St. (1906) Toronto Public Library



20. The Customs Examining Warehouse (Alexandra Studios, 1872) Toronto Public Library



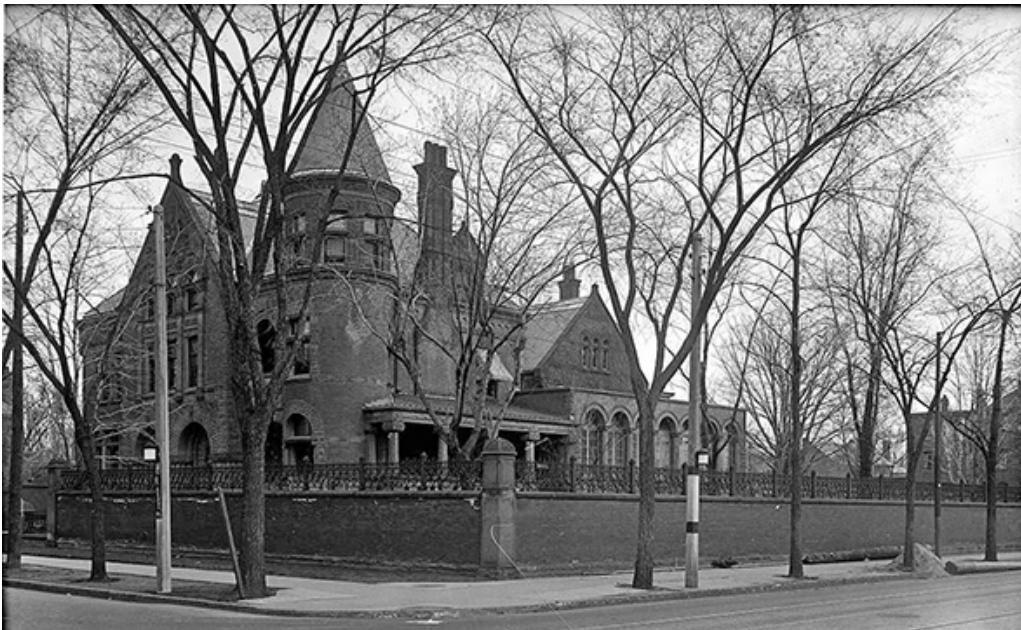
21. The George Brown House (Bob Krawczyk) Architectural Conservancy of Ontario - TOBuilt



22. The Dominion Hotel (Alexandra Studios, 1945) Toronto Archives, Fonds 1257, Series 1057, Item 521



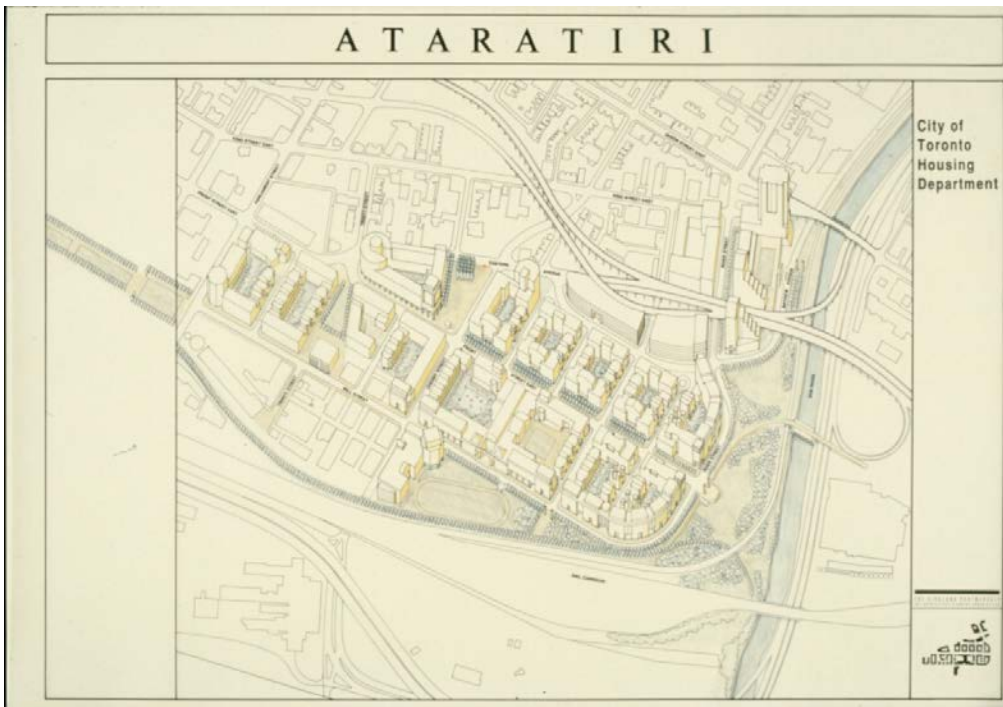
23. The Gooderham Building (Ontario Heritage Trust, 1977) The Canadian Register of Historic Places



24. The York Club, George Gooderham House (1924) Toronto Archives, Fonds 1231, Item 792



25. The Beardmore Building (Bob Kawczyk) Architectural Conservancy of Ontario - TOBuilt



26. Ataratiri - Bird's Eye Illustration (Brown & Storey, Architects, c.1988) Toronto Archives, series 1465, folder 698, item 4



27. Corner of Cherry St. and Front St., looking south-east (1972). Toronto Archives: Fonds 2032, Series 841, File 19, Item 29.



28. Sign of Canary Restaurant on south-east corner of Front and Cherry Streets (1988 or 1990) Toronto Archives: Fonds 200, Series 1465, File 666, Item 5



29. 425 Cherry Street, north façade, warehouse addition (Heritage Planning, 2021)



30. 425 Cherry Street, Northwest corner, hotel addition (Heritage Planning, 2021)



31. 425 Cherry Street, northwest façade, detail of corner entrance (Heritage Planning, 2021)



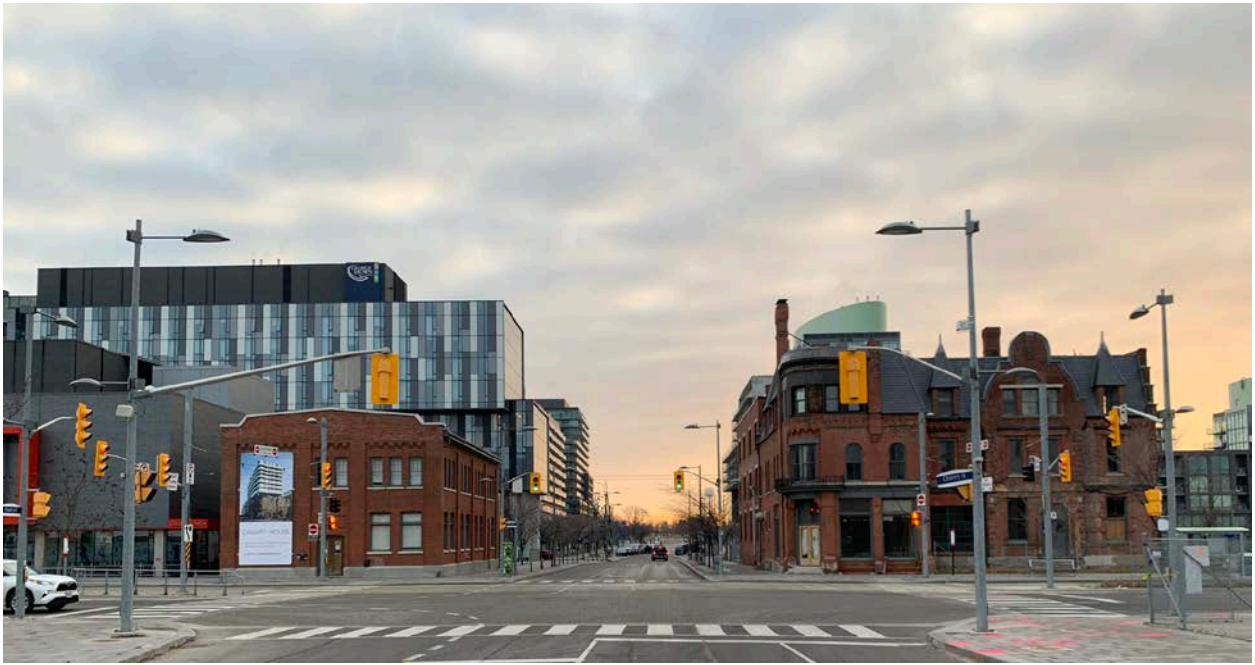
32. 425 Cherry Street, west façade, detail of storefront windows (Heritage Planning, 2021)



33. 425 Cherry Street, west façade, school with hotel addition (Heritage Planning, 2021)



34. 425 Cherry Street, southwest façade (Heritage Planning, 2021)



35. Front Street East, look east towards the intersection of Cherry Street and Front Street East

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 425 Cherry Street and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The conclusions of the research and evaluation are found in the "Conclusion" section. The archival and contemporary sources for the research are found Section 6.

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

2. SUMMARY HISTORY**St. Lawrence Ward and the Corktown Neighbourhood**

The Town of York was founded on the north shore of Lake Ontario near the mouth of the Don River in 1793, with the land between present-day Parliament Street and the Don River set aside for government purposes (The Government Reserve). Following incorporation of the City of Toronto in 1834, the portion of the former Government Reserve south of King Street East was included within St. Lawrence Ward, one of the five new wards into which the city was divided. Residential development within St. Lawrence Ward east of Parliament Street was slow to take off, however, in large part due to poor drainage arising from its location at the mouth of the Don, and a reputation for "bad air and pestilence"¹. The poor conditions of the land didn't dissuade industrialists from purchasing within the area, however, with the brewer Enoch Turner and the miller James Worts both acquiring lots as they were sold off in the years leading up to incorporation². As these industries expanded - particularly Gooderham & Worts - they were joined by others within the immediate area, including gas works, mills and workshops.

The workforce for these industries largely comprised Irish immigrants at first, many fleeing the Great Famine (1845-1851) which saw tens of thousands of Irish immigrants arrive at the Toronto harbour at a time when the city's population was approximately 20,000. Many of these immigrants would pass through Toronto to settle elsewhere,

¹ Liz Lundell, *The Estates of Old Toronto* (Boston Mills Press, 1997), 121.

² Stephen A. Otto. *Gooderham & Worts Heritage Plan, Report No. 1: Aboriginal and European Settlement* (1994), 94.

however others remained in the city, including substantial numbers of both Catholic and Protestant immigrants who, seeking employment in the area's manufacturing and industrial factories, settled within the present-day St Lawrence Ward, and St. David Ward to the north. Many lived in single-story wood frame houses that were self-built, erected by the employing companies or by speculative developers and were located along and between, Palace, South Park (now Eastern) and Trinity Streets. Places of Worship to serve the area's residents included the nearby St. Paul's Basilica on Power Street at Queen Street East (Catholic), and Little Trinity Anglican Church, located at the intersection of King Street East and Trinity Street. As the 19th century progressed the area became known as 'Corktown', a not uncommon moniker applied to neighbourhoods within cities that had large Irish populations, and a reference to County Cork, in the south of Ireland. The name persists to this day, and generally encompasses the area south of Queen Street East, between Parliament Street and the Don River.

Toronto Board of Education

Through the first half of the 19th century education was dismally poor for Toronto's working class residents; by the 1840s, however, a small number of the city's major institutions and a select few business owners turned their attention towards the provision of a basic level of education to the general public. In 1848, Enoch Turner constructed a schoolhouse on Trinity Street to provide free education to the area's Protestant working class families, while nearby St Paul's established St. Paul Catholic School 6 years earlier, in 1842.

In 1850 the provincial government passed legislation that enabled local governments to impose taxes on their residents in order to fund the construction of "free", or public, schools. Prior to this, education for the city's working class youth was a patchwork of private and clerical endeavors, with 'common' schools funded by the government and often occupying rented facilities. After the passage of this legislation, Toronto's Board of Trustees consolidated the city's 15 common schools into 8 ward-based schools, each of which required purpose-built facilities. Local architect William Thomas was awarded the contract to design and tender the first round of publicly-funded schools, with second place going to Joseph Sheard.

The first ward schools in Toronto were in St. David's Ward (Park School, 1852) and St. John's Ward (Louisa School, 1852) (Figure 11). While neither of these schools remain, Thomas's Jacobean design can be seen in Goderich, where he is credited with designing the Central School (Figure 12). Following Thomas's appointment as City Engineer in 1853, the remaining schools - George Street, John Street, Victoria Street and Phoebe Street - were designed and tendered by Sheard, who continued the use of the Jacobean style.

As the city's population continued to increase through the 1850s so too did the demand on the public school system. Two new schools were designed and tendered by Sheard in 1859 - Givens Street School in the west, and Palace Street School in the east. Sheard's design for Palace Street maintained the Jacobean style evidenced in the earlier schools, albeit just a single storey, with the structure able to accommodate a second floor should the need arise. Within ten years, as the surrounding Corktown neighbourhood's population rapidly grew, a second floor addition was built by architect

William Irving which doubled the number of classrooms to four, with galleries on the second floor. Irving had been an apprentice to Sheard, and had previously be retained by the Board of Education to design and tender the Elizabeth Street School (1867). At the Palace Street School Irving maintained the school's Jacobean style, which had remained the standard for the Board of Education's new schools. In addition to the four classrooms and galleries, the property included yards to the south and east, with sheds extending from the rear (east) façade parallel to present-day Front Street East.

Palace Street School served the Corktown neighbourhood for nearly thirty years, however by the mid to late 1880s could no longer accommodate the demand for space as the area's residential population continued to grow. In 1887 the new Sackville Street Public School, designed by architect William George Storm, was built one block north, at Sackville Street and Eastern Avenue (Figure 13). The demand for public school education within the area is evidenced by the newly constructed school's enrollment numbers - following the closure of Palace Street and relocation of its student body in 1888, the Sackville Street Public School had an enrollment of 269 students³.

Georgina Stanley (Riches) Reid

Georgina Stanley (Riches) Reid (1842-1915) was an educator and principal, and a graduate of the Toronto Normal School. Born in Hull, England, Georgina Reid immigrated to Canada with her parents and settled in Port Hope, Ontario, where she taught privately until 1871, at which point she moved to Toronto with her husband, Richard Riches. Joining the Toronto School Board in 1875, she taught at the Niagara Street (1876), George Street (1877) and Orphans' Home Schools (1878), prior to being appointed principal of the Palace Street School in 1882⁴.

Georgina Reid's appointment as principal sparked controversy at the time, both from other teachers who protested her achieving an elevated position (including additional pay) without the requisite academic qualifications, and from parents who disapproved of a woman principal leading the school. While temporarily removed from her position due to a perceived constitutional error, she was ultimately reinstated, and served as principal of Palace Street School until its closure in 1887. The controversy around Georgina Reid's appointment - and in particular her compensation - reflected prevailing beliefs at the time which held that women undertaking the same work as a man should not be paid equally. These beliefs were being actively challenged, however, by female teachers who were advocating for equal, if not more, pay; meanwhile, school trustees in Toronto and across Ontario were hiring specifically hiring female teachers, in part to achieve cost savings. Although Georgina Reid's removal and reinstatement was reflective of the broader debate occurring during the 1880s and drew attention from those on both sides of the argument, she does not appear to have been a vocal proponent of equal or greater pay for female teachers, which has been possibly

3 Toronto Historical Board. Sackville Street Public School Plaque, 1977. <https://read-the-plaque.appspot.com/plaque/sackville-street-public-school>

4 Nancy Kiefer, "Biography – REID, GEORGINA STANLEY – Volume XIV (1911-1920) – Dictionary of Canadian Biography," Dictionary of Canadian Biography, accessed February 22, 2021, http://www.biographi.ca/en/bio/reid_georgina_stanley_14E.html

attributed to her position as a single parent, and professional differences given her position as principal and a need to maintain in the Trustee's favour for job security⁵.

Georgina Reid moved with the students of Palace Street School to their new school on Sackville Street, and served as principal until her retirement in 1912. She passed away at her home at 453 Dovercourt Road three years later, in 1915.

Joseph Sheard

Joseph Sheard (1813-1883) was a Toronto-based architect, contractor and politician. Born in Yorkshire, England, Sheard immigrated to Upper Canada in 1833, arriving in Toronto and establishing a successful carpentry and contracting business through the 1830s and 1840s before assuming the title of 'Architect' in 1846⁶. Sheard is credited with the design and construction of a number of significant buildings in Toronto, many now demolished, including Cawthra House (1851, Figure 14), St. Michael's Cemetery Deadhouse (1854), the Primitive Methodist Church (1854), "Northfield", the Oliver Mowat House (1856, Figure 15), and the Ontario Bank (1861, Figure 16). Sheard also took on a number of projects for the Toronto Board of Education, including the construction of the John, Phoebe and Victoria Street schools (1854, Figures 17, 18) and the Givins, Louisa and Palace Street schools (1859, Figures 19, 11).

Prior to and following his retirement from architectural practice in 1862, Sheard played an active role in political life, serving as alderman for St. Patrick's Ward (1851-1871) and as Mayor of Toronto (1871-1872). Sheard lived on McGill Street, just east of Yonge Street, and is commemorated by name with the Joseph Sheard Parkette.

William Irving

William Irving (1830-1883) was an architect born in Edinburgh, Scotland who practiced in Toronto from 1852 until the early 1880s. After arriving in Toronto, Irving apprenticed in the office of Joseph Sheard, and collaborated on a number of Sheard's important works during the 1850s, including Cawthra House, the Ontario Bank and, presumably, Palace Street School.

In 1857 William Irving married Mary Sheard (Joseph's daughter), and in 1862 he opened his own office. Irving's works exhibit a high degree of expertise in the picturesque and the use of both the Italianate and Second Empire styles applied across a range of commercial, industrial, institutional and residential projects. His most notable works include the British America Assurance Company building (1877), the Dominion Bank Building (1879), the Customs Examining Warehouse (1876, Figure 20) and the George Brown House (1875, Figure 21)⁷. He is also recognized as having influenced the work of the next generation of architects who passed through his office, including architect Edward James Lennox, who apprenticed with William Irving from 1874-1879

5 ibid

6 Eric Arthur, Stephen Otto. *Toronto: No Mean City, 3rd edition*. (Toronto: University of Toronto Press, 2003), 258.

7 Biographical Dictionary of Architects in Canada "Irving, William".

<http://www.dictionarofarchitectsincanada.org/node/107>

before establishing a partnership with the architect and fellow employee of Irving's, William Frederick McCaw.

The D'Arcy Hotel

The Toronto Board of Education sold the former Palace Street School to Robert Thomas Davies in 1887. Davies, an industrialist and businessman, was interested in capitalizing on the area's increased railway presence, chiefly the construction of the nearby Don Station, located on the Grand Trunk Railway line at the end of Mill Street two blocks east. Davies had already had built the nearby Dominion Hotel at Queen Street East and Sumach Street (Figure 22) near the future Don Station built along the Canadian Pacific Railway line, and so had a strong hold on the clientele travelling into and through the city on both railway corridors.

In 1890 Davies retained the architect David Roberts Jr. (1845-1907) to construct an addition to the former school in order to accommodate hotel use. Robert's design resulted in a new three storey addition on the building's north façade, and a third floor mansard roof addition atop the existing school building. Designed in the Queen Anne Revival style, once complete the hotel was opened as the Irvine House under the proprietorship of Robert Irvine, in 1892. Irvine's tenure was short-lived, however, and the following year the hotel was rebranded as the D'Arcy Hotel / D'Arcy Hall under the new proprietor James D'Arcy.

D'Arcy maintained the hotel from 1893 to 1903, during which time a number of significant changes occurred within the surrounding area; in 1896 the nearby Grand Trunk Railway's Don Station was closed and replaced by the Riverdale Station at Queen Street East and DeGrassi Street. Over the course of the 1890s the Canadian Pacific Railway - which had constructed a line through the West Don Lands south of Front Street East - began to assemble land adjacent to its line in the blocks between Front Street East and Mill Street, and in the first decade of the 20th century the Canadian Northern Ontario Railway (later Canadian National Railway) razed the blocks to the north for their own railway line. From 1903 to 1910 the hotel was renamed as the Eastern Star Hotel and, later, the Cherry Street Hotel. The razing of the area's remaining houses and business, coupled with the growing presence of heavy industrial and manufacturing uses, contributed to a marked decline of the hotel, however, and by 1910 the building is noted as vacant in the City Directories. In 1919 the property was sold by the estate of Robert Davies to James H. Flack, Manager of the Thomas Davidson Manufacturing Company.

Robert Thomas Davies

Robert Thomas Davies (1849-1916) was a successful businessman in Toronto and an ardent fan of horses and racing. With his brother, Thomas, he established the Don Brewing Company in 1873 and the Dominion Brewing Company in 1878, and was an investor in land as well as real estate including the Dominion Bank Building. Davies was well-known in equestrian circles, establishing his reputation at the age of 22 when one of his horses won the Queen's Plate at Kingston in 1871, and subsequently becoming President of the Canadian Horse Breeders Association, Clydesdale Horse Association, and Vice-President of the Ontario Jockey Club. In 1874 he married Margaret Matilda

Taylor (1850-1931), who was the daughter of George Taylor, co-owner of the Taylor Brick and Paper Works. In 1890 Davies had purchased over 400 acres of property from the Taylor family where he established the Thorncliffe Stables, now known as Thorncliffe Park. He subsequently acquired the Taylor's paper and brick factories located in the Don Valley, which he renamed the Don Valley Brick Company (now the Don Valley Brickworks).

David Roberts Jr.

Toronto architect David Roberts, Jr. (1845-1907) is perhaps most well-known by his extensive portfolio of buildings designed for the Gooderham family, and has been described as “the [Gooderham] family’s favourite architect.”⁸ Although much of the information about Roberts’ background and training remains speculative, he is known to have received an important commission to rebuild structures at the Gooderham and Worts Distillery after a fire in 1870, due in part to their having been constructed by his father - David Roberts Sr. - a civil engineer who undertook numerous projects for the Gooderham and Worts company in the mid-nineteenth century. David Roberts Jr. remains best known for several Toronto architectural landmarks: the Gooderham Building (1892, Figure 23), also known as the “Flat-Iron Building” at Front and Wellington Streets, and the George Gooderham House (1889-91, Figure 24), now the York Club, at the northeast corner of St. George Street and Bloor Street West, both executed in the Richardsonian Romanesque style.

While most well-known for his long-standing relationship with the Gooderham family and his portfolio of buildings executive in the Richardsonian Romanesque style, David Roberts Jr. was a versatile and prolific architect whose work is found across the city, including the Beardmore Building (1872, Figure 25), the Central Fire Hall (1887) and the Dominion Hotel (1890, Figure 22). Roberts largely ceased his practice by 1906, and died in Toronto in 1907.

Warehouse Conversion and Manufacturing Uses

Follow the property's sale to the Thomas Davidson Manufacturing Company in 1919, a three-storey warehouse addition was constructed on the east façade of the former hotel, and the remainder of the building was converted for office use. The Thomas Davidson Manufacturing Company was a Montreal-based company founded in 1858 which produced enamelware dishes and toy trunks, and that would have likely used the building as a storage facility for products arriving in to or shipping out from Toronto. In 1927 the company was part of a large merger involving five companies that combined to form General Steel Wares (GSW), a major Canadian manufacturer of housewares and appliances⁹.

In 1942 GSW sold the property to Walter W. Naylor and Russell Naylor, brothers who had purchased a controlling share in the Toronto-based Tippet-Richardson Moving

⁸ Tom Cruickshank, John de Visser. *Old Ontario Houses: Traditions in Local Architecture* (Firefly Books, 2009), 113.

⁹ General Steel Wares Limited. McMaster University Archives & Research Collections. <https://archives.mcmaster.ca/index.php/general-steel-wares-limited-2>

Company, which had been founded in 1927 at 53 Ontario Street, south of Queen Street East¹⁰. The moving company maintained ownership of 425 Cherry Street until 1956, when it was sold to a partnership comprised of Joseph Wolfowitz (Wolfe), Charles Osolky, and Mordcha (Morris/Maurice) Rais.

Charles Osolky was the proprietor of a used wool processing and sales company, The Home Wool Stock Company, which occupied a portion of the warehouse building. The remaining space was leased out to a range of small manufacturing and storage businesses, including a luggage assembly business and cabinet manufacturer, with gradual modifications made to the existing building to permit a range of uses.

Canary Grill, Creative Tenants and Expropriation

In 1965 alterations were made to the first floor of the former hotel and school buildings to permit their use as the Canary Grill - three rows of booths were installed, along with a stool counter, and a small kitchen with pass thru into the main dining area. The Canary Grill, operated by the Vlahos family, was formerly located at 232 Dundas Street West, west of University Avenue and had been at that location since at least 1944¹¹. After relocating to 425 Cherry Street, the restaurant quickly developed a regular and loyal clientele, catering primarily to those working in the various shipping, storage and auto-body businesses within the area, and commuters. As the decades saw the area transition in character, so too did the building's occupants, and by the 1980s 425 Cherry Street was noted as being "home to a small but lively community of artists and photographers, loft dwellers and small businesses"¹².

In the late 1980s, in the midst of a pending affordable housing crisis in Toronto as vacancy rates dropped below one percent, the City, with financial backing from the province, launched an ambitious plan to comprehensively redevelop the West Don Lands as a mixed-use neighbourhood comprised of six to seven thousand new residential units and called "Ataratiri" (Figure 26). In 1987, 425 Cherry Street was expropriated to facilitate redevelopment, however the crash of the real estate market in the early 1990s, coupled with the provincial government's withdrawal from the project in 1992, put an abrupt end to the plans for Ataratiri.

The Canary Grill, under the continued ownership of the Vlahos family, remained open until 2007, however the continued erosion of the neighbourhoods manufacturing and industrial workplaces, along with closure of the Bayview Extension - and loss of the steady stream of weekday morning commuters - spelled the end for the restaurant¹³. Around the same time plans were re-ignited to redevelop the area, now dubbed the "Canary District", an homage to the landmark restaurant and the building that would serve as the gateway into the new neighbourhood.

10 Ron Wadding. "Peter Naylor Recalls the Pool-Hall was HR", Tippet Richardson, accessed February 22, 2021. <https://www.tr1927.com/tippet-richardson/>

11 "Fire Damages Grill," The Globe and Mail (Toronto, ON), February 22, 1944.

12 "The Incredible Hulk," The Globe and Mail (Toronto, ON), October 29, 1988.

13 Debra Black "Landmark Diner Closes Doors," (Toronto, ON), April 2 2007.

3. ARCHITECTURAL DESCRIPTION

Located on the southeast corner of Front Street East and Cherry Street, the subject property features a building that is comprised of three distinct components, reflecting its history and evolution from use as a school, to a hotel, and later warehouse.

The earliest building, known as the Palace Street School, is oriented towards Cherry Street, and retains elements reflective of the Jacobean style. The building features a central projecting frontispiece, tall rectangular windows on the first and second floors, brick quoins and window surrounds with stone sills and brick corbelling at the corners. A secondary entrance on the south façade is capped with a pointed stone drip mould, set within a projecting frontispiece and between large rectangular windows. The structure is clad in buff and yellow brick which was subsequently painted a consistent colour. The third floor addition to the former school added a prominent Dutch gable above the central frontispiece on the west façade containing a large Palladian window, and which extends in front of and above a mansard roof. Two tall hipped gable dormers flank the Dutch gable on either side. On the south façade, a brick end wall extends to the parapet, with a stepped brick detail at the southwest corner.

The hotel component of the building is located at the corner of Front Street East and Cherry Street, and is designed in the Queen Anne Revival style. The red-brick clad building features a prominent chamfered corner entrance, accessed up a short flight of steps and bound by brick piers with sandstone capitals. On the second floor, the rounded corner features a curved rectangular window situated behind a short decorative ironwork detail and below brick corbelling. Arched windows are located on either side, with double-height radiating brick voussoirs and stone sills. The third floor features smaller rectangular windows at the corner and non-original metal cladding, with the mansard roof and tall hipped dormer windows continuing on the north façade, and a prominent brick chimney.

The c.1920 three storey warehouse addition extends from the east façade of the building, and is clad in red brick. The warehouse features a regular rhythm of large rectangular windows with cast stone lintels and brick sills, a brick parapet and brick foundation.

4. CONTEXT

The property at 425 Cherry Street is located within the West Don Lands neighbourhood, an area which is associated with the early settlement of the Town of York, as well as more recent 21st century large-scale community planning. The property is located within the former Government Reserve, which was initially intended for use by the provincial government of Upper Canada, but which by the mid-19th century was gradually sold off for private development. The arrival of the railway, which was first laid out just south of the subject site, supported significant industrial growth within the immediate area, in particular the nearby Gooderham and Worts Distillery, as well as the later Consumers Gas Company, both of which were major employers and attracted primarily working class immigrant residents to the area, resulting in the need for institutions including the Palace Street School.

The expansion of both the railways and railway-supported industries gradually pushed the residential area further north, with most of the area's formerly residential and commercial uses demolished and replaced by industry or railway-related buildings, including the CNR Office Building, located on the northeast corner of Front Street East and Cherry Street. Other nearby remnant buildings from this period include the former Consumer's Gas Building (on Parliament Street, now 51 Division of the Toronto Police Service), the Cherry Street Interlocking Tower to the south, and the Dominion Foundry Complex on Eastern Avenue. The present-day context is an evolved, formerly industrial context in the midst of significant change as it transitions into a mixed-use community. Residential and institutional buildings constructed in the past decade extend east on Front Street East towards the Don River, with large, currently vacant blocks to the west awaiting redevelopment.

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

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

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

The property at 425 Cherry Street is a representative example of an evolved building type and style, reflecting the evolution of the property from its early use as one of the city's first "free" schools, to a hotel, a warehouse, and a restaurant. The building contains representative elements of the Jacobean and Queen Anne Revival styles, the former being used for many of the first schools constructed by the Toronto Board of Education, and the latter a popular style for house form and hotel buildings in Toronto between 1880 and 1910. While altered through later additions, elements of the Jacobean style can be seen on the first two floors of the former school's west and south facades, including the use of brick cladding (buff and red), brick quoins at the window surrounds and at the building's corners, the symmetrical organization of the facades featuring centre projecting frontispieces bound by large rectangular window openings; and the stone drip moulds over the south entrance and the second storey window above.

The building's Queen Anne Revival style is evidenced in the portion of the building constructed as the hotel (at the corner of Front and Cherry Streets) and in the third floor addition above the former school, and include the mansard roof with dormer windows; the arched window openings on the second storey; the elaborate use of brick ornamentation at the second storey cornice; the large plate-glass storefront windows with sandstone details; and the Dutch gable with inset Palladian window opening.

The three-storey warehouse addition features elements indicative of the warehouse building type, including large rectangular window openings with cast stone lintels and brick sills; a flat roof with brick parapet; and minimal architectural ornamentation.

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

The Palace Street School is directly associated with the early history of the Toronto Board of Education (now Toronto District School Board), and the Board's first organized and publicly-funded campaign to construct "free" schools to provide education to the city's rapidly-growing and predominantly working class population. The provision of publicly-funded education marked an important turning point in the history of Toronto, and the Board's rapid construction of ward-based schools like Palace Street through the 1850s and 60s set a foundation for providing geographically-dispersed and well-constructed facilities to Torontonians, regardless of economic status. The legacy of Palace Street School continued with the construction of the larger Sackville Street Public School one block north, which absorbed the school's student body and continues to operate as a public school today.

The property at 425 Cherry Street is associated with notable individuals in the history of Toronto. Joseph Sheard, the architect of the first phase of the school building, played a significant role in advancing architecture and design in Toronto through the mid-19th century, responsible for the design of a number of significant structures as well as some of the earliest schools constructed by the Toronto Board of Education. Sheard was also a long-standing Alderman, who served as Mayor of Toronto after retiring from architectural practice. The property is also associated with the educator and principal Georgina Reid, who was appointed principal at Palace Street School in 1882, a position she held until its closure in 1887 and continued at Sackville Street Public School until 1912. Following the property's sale, it was one of the two known hotels constructed by the local brewer and businessman Robert Thomas Davies, the other being the nearby Dominion Hotel. Davies converted the former school and had the architect David Roberts Jr. design an addition to respond to the anticipated influx of railway passengers in the area following the opening of the nearby Don Stations on the Canadian Pacific and Grand Trunk Railway lines. The Davies family owned the building for over thirty years, during which the hotel was run by a number of different proprietors.

Since 1965, the property has been home to the Canary Grill, a diner that was a fixture in the West Don Lands neighbourhood and that was run by the Vlahos family who had relocated the grill from its earlier location at Dundas Street West and University Avenue. The Canary Grill - easily recognized by the distinct bright yellow sign that formerly hung on the building's front façade - was one of the few restaurant establishments in the area, and attracted a clientele from both the neighbourhood's surrounding industries, as well as commuters entering downtown from the Bayview Extension. The restaurant was a significant fixture in the community for over forty years, and has been commemorated in the name for the new community being constructed, the Canary District.

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

The existing building reflects the work of three architects that have contributed to and are significant in the history of Toronto: Joseph Sheard, who designed and constructed the original Palace Street School; William Irving, Sheard's apprentice who designed the second floor addition; and David Roberts Jr., who designed the hotel and third floor addition. These three architects contributed a significant body of work in Toronto through the mid- to late-19th century, including a number of buildings currently included on the City's Heritage Register. Although altered, the building reflects the ideas and styles that each of these architects promoted through their respective practices: Joseph Sheard and William Irving's use of the Jacobean style, in particular for the early 'free' schools constructed by the Toronto Board of Education; and David Roberts Jr.'s use of the Queen Anne Revival style, with clear elements of the Richardsonian Romanesque style that he employed for other well-known buildings in Toronto, including the Gooderham Building and the George Gooderham House (York Club).

Physically, functionally, visually or historically linked to its surroundings

The property at 425 Cherry Street is physically, functionally, visually, and historically linked to its surroundings, with other remnants of the West Don Land's 19th and early 20th century industrial and railway history in close proximity, including the former CNR Office Building immediately to the north, the Dominion Foundry Complex to the northeast, the Gooderham and Worts Distillery to the southwest, and the Cherry Street Interlocking Tower to the south. The property is also linked to the nearby Inglenook Community School (formerly Sackville Street Public School), located to the north and that replaced the former Palace Street School in 1887.

Landmark

The property at 425 Cherry Street is a local landmark. It is situated on the prominent corner of Cherry Street and Front Street East and, along with the former CNR Office Building on the northeast corner, is a gateway to the emerging Canary District neighbourhood. The subject property is meaningful to the community as the former location of the Canary Grill, and as a physical remnant of the early push to provide public education in Toronto.

6. LIST OF RESEARCH SOURCES

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**STATEMENT OF SIGNIFICANCE
ATTACHMENT 4
425 CHERRY STREET
(REASONS FOR DESIGNATION)**

The property at 425 Cherry 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 5 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 425 Cherry Street is located at the southeast corner of Front Street East and Cherry Street. The building is comprised of a three-storey structure fronting on Cherry Street, with a three-storey warehouse addition behind, extending along Front Street East. The building was constructed in three major stages - the two-storey Palace Street School, constructed in 1859 and designed by architect Joseph Sheard in the Jacobean style with an addition in 1869 by architect William Irving; the three-storey Cherry Street Hotel, constructed in 1890 incorporating the former school and designed by architect David Roberts Jr. in the Queen Anne Revival style; and the three-storey warehouse, constructed in c.1920.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 425 Cherry Street is valued as a representative example of an evolved building type and style, reflecting the evolution of the property from its early use as one of the city's early "free" schools, to a hotel, a warehouse, and a restaurant. The building contains representative elements of the Jacobean and Queen Anne Revival styles, the former being used for many of the first schools constructed by the Toronto Board of Education, and the latter a popular style in Toronto for house form and hotel buildings between 1880 and 1910. While altered through later additions, elements of the Jacobean style can be seen on the first two floors of the former school's west and south facades, including the use of brick cladding (buff and red), brick quoins at the window surrounds and at the building's corners, the symmetrical organization of the facades featuring central projecting frontispieces bound by large rectangular window openings; and the stone drip moulds over the south entrance and the second storey window above. The building's Queen Anne Revival style is evidenced in the portion of the building constructed as the hotel (at the corner of Front and Cherry Streets) and in the third floor addition above the former school, and include the mansard roof with dormer windows; the arched window openings on the second storey; the elaborate use of brick ornamentation at the second storey cornice; the large plate-glass storefront windows with sandstone details; and the Dutch gable with inset Palladian window opening. The three-storey warehouse addition features elements indicative of the warehouse building type, including large rectangular window openings with cast stone lintels and brick sills; a flat roof with brick parapet; and minimal architectural ornamentation.

Historical and Associative Value

The historical and associative value of the property at 425 Cherry Street resides in its construction as the Palace Street School (1859), its subsequent adaptive reuse as the Cherry Street Hotel (1890) its later conversion for use as a warehouse for various manufacturing and transportation-related businesses (1920), and its having been the location of the Canary Grill, from 1965 to 2007. Originally constructed in 1859 as one of the early "free" schools built in Toronto by the Toronto Board of Education and the first free school to serve St. Lawrence Ward, the one-storey schoolhouse was designed by architect, alderman and future Mayor of Toronto, Joseph Sheard. In 1869 the structure was expanded to the designs of architect William Irving, a former apprentice in Sheard's office and a prolific architect in Toronto through the second half of the 19th century. The Palace Street School is also associated with Georgina Stanley Reid, an educator with the Toronto Board of Education who served as principal of the school from 1882 until its closure in 1887, and who continued to serve as principal of its replacement school, Sackville Street Public School (now Inglenook Community School), until her retirement in 1912.

Following construction of the larger Sackville Street Public School in 1887, the Toronto Board of Education sold the property to brewer, businessman, and real estate developer Robert Thomas Davies, who had the building converted into a hotel to the designs of architect David Roberts Jr. in 1890. David Roberts Jr. had previously designed much of the nearby Gooderham and Worts Distillery, as well as a number of hotels, including the nearby Dominion Hotel on Queen Street East, which was also owned by Davies. Robert Davies was an influential industrialist in late Victorian Toronto who owned a concentration of businesses along the Don River; he was the founder of the Dominion Brewery, and later owned the Don Valley Brick Works and Don Valley Paper Company Limited. The hotel which at various times was called the Iverson Hotel, Darcy's Hotel/Hall, Eastern Star Hotel, and Cherry Street Hotel, was a fixture within the Corktown community from 1890 to 1910, however its role within the neighbourhood diminished alongside the demolition of the surrounding area's residential character, the displacement of the neighbourhood's working-class residents, the relocation of the nearby Don Station, and the expansion of railway lines and supporting industries. The property was subsequently converted for warehouse and manufacturing use, and the three storey warehouse addition was constructed on the east façade of the building c.1920.

In 1965 the Canary Grill moved into the first floor, and became a well-known establishment within the area catering to those employed in transportation and manufacturing-related industries, as well as commuters. Through the latter half of the 20th century studio spaces within the building were leased to a wide range of creative and cultural tenants, including musicians, artists, manufacturers and cultural sector workers. In the late 1980s, the property was expropriated as part of the joint municipal and provincial governments' plans to redevelop the West Don Lands into a new neighbourhood, called "Ataratiri". The expropriation resulted in the eviction of many of the building's tenants, however the Canary Grill remained open until 2007, after which the building was fully vacated.

Contextual Value

Contextually, the Palace Street School / Cherry Street Hotel is significant in its relation to the former Canadian National Railways Office Building, located on the northeast corner of Front Street East and Cherry Street, and is part of a larger post-industrial landscape within the West Don Lands, which includes the Gooderham and Worts Distillery, Cherry Street Interlocking Station, and the Dominion Foundry Complex. The CNR Office Building was constructed in 1923, and is recognized on the City of Toronto's Heritage Register. The two buildings complement each other, with similar setbacks from the corner and with a common low-scale brick clad form. Together, the properties form a gateway into the West Don Lands neighbourhood, a mixed-use area constructed as part of the 2015 Pan Am and Para Pan Games, and form a significant landmark within the community.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 425 Cherry Street as representative of the Jacobean style and the Queen Anne Revival style include:

- The scale, form and massing of the former school and hotel buildings
- The symmetrical organization of the facades of the former school building, featuring centre bays bound by large rectangular window openings
- The setback of the former school building from the hotel addition on the west facade
- The use of brick cladding (buff and red) with stone foundations and sandstone detailing
- The brick detailing, including the corbelling below the mansard roof on the former school building the inset detailing on the west façade of the former hotel, and the engaged brick pier on the third floor of the west façade that extends above the cornice line alongside the corner window
- The ornamental wrought iron railing set above the corner entrance to the former hotel building
- The brick quoins, located at the corners of the former school building, the protruding bays, and the window surrounds
- The stone drip moulds over the entrance on the south facade and the second storey window above
- The mansard roof with high hipped dormers extending above the roofline
- The brick end wall on the south façade, with stepped brick detailing
- The flat headed window openings on the former school building with splayed brick lintels
- The arched window openings on the second floor of the former hotel building with radiating brick voussoirs
- The flat headed window opening set within the curved corner above the primary entrance of the hotel building
- The two-over-two hung wood windows on the former school and hotel buildings
- The entrances to the former school building on the south and west facades, both set within brick openings with shoulder arched openings

- The prominent corner entrance to the former hotel building, set atop a short flight of stairs and within a chamfered corner, with a large transom window above
- The round arched door opening on the north façade, which has been infilled
- The brick chimney on the north façade, with inset brick detailing at the third floor and above the roofline
- The large plate-glass storefront windows on the west facades with sandstone details set between brick and sandstone pilasters and below a metal-clad signboard and cornice
- The Dutch gable with inset Palladian window opening and featuring a radial transom window

Attributes that contribute to the value of the property at 425 Cherry Street as representative of the warehouse building type include:

- The scale, form and massing of the three-storey warehouse addition
- The red brick cladding with brick foundation
- The regular rhythm of the large rectangular window openings with cast stone lintels and brick sills, and multi-pane steel sash windows;
- The flat roof with brick parapet.

Attributes that contribute to the contextual value of 425 Cherry Street at the intersection of Front Street East and Cherry Street and its identification as a local landmark include:

- The setback, placement and orientation of the building, with its corner entrance and prominent curved corner windows above facing towards the intersection of Front Street East and Cherry Street
- The view of the building looking east on Front Street East from Cherry Street, and in relation to the adjacent Canadian National Railway Office Building



Rendering of the proposed redevelopment included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Quadrangle Architects Limited, 2020)



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