

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 1684-1702 Queen Street East

Date: August 3, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: 19 - Beaches - East York

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage property at 1702 Queen Street East (designated under Part IV of the Ontario Heritage Act) in connection with the development of the site at 1684 -1702 Queen Street East.

The development site at 1684-1702 Queen Street East contains one designated heritage property, the former Imperial Bank of Canada building (built 1911-12), a two storey brick building, located at 1702 Queen Street East. The building is currently occupied as a restaurant/bar known as Murphy's Law Pub.

The development application proposes a 6-storey mixed use building that incorporates the existing former bank building as a whole structure. The exterior heritage attributes of the former bank building are proposed to be restored with minor modifications to facilitate the continuation of the commercial/restaurant/bar use upon completion of the proposed development. The proposed alterations conserve the onsite heritage building and are consistent with the policy framework including the Official Plan. The heritage impacts of the development are appropriately mitigated through the overall conservation strategy.

This report also recommends that City Council grant authority for the City to enter into a Heritage Easement Agreement with the owner of this property.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve the application to alter the designated heritage property at 1702 Queen Street East and approve the alterations to the designated heritage property at 1702 Queen Street East under Part IV, Section 33 of the Ontario Heritage Act for the reasons stated in the report (August 3, 2022) from the Chief Planner and Executive Director and with such alterations substantially in accordance with the plans and drawings dated April 26, 2022 prepared by Graziani + Corazza Architects Inc. for Queen Kingston Holdings Inc. and the Heritage Impact Assessment prepared by ERA Architects Inc., dated April 29, 2022 on file with the Senior Manager, Heritage Planner, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design and subject to the following conditions:

a. That the related site specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 1684-1702 Queen Street East substantially in accordance with plans and drawings dated April 26, 2022 prepared by Graziani + Corazza Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 1684-1702 Queen Street East, prepared by ERA Architects Inc., dated April 29, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for lifting of the Holding Provision included in the related site specific Zoning By-law Amendment on the subject property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into

and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to Site Plan approval for the property located at 1684-1702 Queen Street East, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. 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.
3. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
4. 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.
5. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the property at 1684-1702 Queen Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide a Letter of Credit, including provision for upward 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, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing Imperial Bank of Canada building, 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 USB flash drive 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.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting 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.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 1684-1702 Queen Street East in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 1684-1702 Queen Street East.

FINANCIAL IMPACT

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

DECISION HISTORY

On January 8, 2020 Toronto and East York Community Council adopted the Preliminary Report (December 9, 2019) from the Director, Community Planning, Toronto and East York District, for the Zoning Amendment application at 1684-1702 Queen Street East.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.29>

On May 11, 2022, City Council stated its intention to designate the property at 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH33.18>

On July 19, 2022, City Council adopted the Final Report (June 13, 2022) for the Zoning Amendment application at 1684-1702 Queen Street East from the Director, Community Planning, Toronto and East York District, recommending amendment to City of Toronto Zoning By-law 569-2013 for the lands at 1684-1702 Queen Street East, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the Final Report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE34.51>

BACKGROUND

Area Context

The development site at 1684-1702 Queen Street East is located in the Woodbine Beach neighbourhood, immediately north of the site of the former Woodbine (Greenwood) race track. Situated on the northwest corner of Queen Street East and Kingston Road, the properties contribute to an eclectic streetscape that is characterized by a variety of commercial typologies and public parkland spaces, many of which are remnants of the former horse racing facility.

Heritage Property

The development site is comprised of three properties:

- 1702 Queen Street East contains the former Imperial Bank of Canada building constructed in 1913 which is designated under Section 29, Part IV of the Ontario Heritage Act
- 1698-1700 Queen Street East contained a two-storey commercial building constructed in the 1930-40s (now demolished).
- 1684 Queen Street contains a surface parking lot and a two-storey hotel building constructed in 1935

The property at 1702 Queen Street East was constructed in 1911-12 as a branch of the Imperial Bank of Canada according to the designs of the well-known Toronto architects Sharp & Brown. The property continued as a banking institution for much of the 20th-century before being adaptively re-used as a pub in 2000.

The property at 1702 Queen Street East was found to be significant heritage property when evaluated against Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under all three categories of design and physical, historical and associative and contextual values.

Adjacent Heritage Properties

The development site is not adjacent to any properties that are listed on the City's Heritage Register or designated under Part IV of the Ontario Heritage Act.

Development Proposal

The Zoning By-law amendment application proposes the development of the site at 1684-1702 Queen Street East for a 6-storey mixed use building. The development involves retention of the entire designated heritage building at 1702 Queen Street East with minor alterations.

Heritage Planning Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement

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

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

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning.

The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

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

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

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

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

Provincial Plans

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

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

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

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

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

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

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. The following Official Plan policies apply to the proposed alterations:

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 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."

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."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

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."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

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

COMMENTS

Conservation Strategy

The development proposal involves the in situ retention of the entire former Imperial Bank of Canada Building located at 1702 Queen Street East, built 1911-12.

No modifications are being proposed for the interior spaces of 1702 Queen Street East, and no windows or doors are proposed to be replaced or modified. Additional Barrier Free access is not being considered for 1702 Queen Street East at this time. The current building is not universally accessible and the tenant (who will be continuing their tenancy following the new development) is willing to consider some upgrading for accessibility as part of the new development. This will be detailed in a forthcoming Conservation Plan and will be subject to staff delegated authority to approve should no additional heritage attributes be affected. Additional exterior impacts not described in the current proposal would be subject to an additional stand-alone heritage permit.

Minor repairs to 1702 Queen Street East are also required to address the items identified in the condition assessment and to ensure long-term conservation of the property. Archival photographs and other documentation, where existing, will be used to inform this scope of work should any building elements require replacement. Further details on the repair of the heritage building will be provided in the Conservation Plan. The conservation strategy to be outlined in the Conservation Plan will detail the protection and retention of 1702 Queen in situ and outline a robust conservation and rehabilitation strategy for the exterior of the building and its identified heritage attributes.

Building Design

The development application proposes a 6-storey mixed-use building (plus mechanical penthouse) and features a main front streetwall that does not exceed 12.5 metres in height. Portions of the building cantilever over the ground floor along Queen Street East, Penny Lane, and the rear of the building. The second and third storeys are wrapped with an architectural frame that mimics the height of the heritage designated Imperial Bank of Canada Building.

Massing above the streetwall is substantially contained within the required 45-degree angular plane, and features 3.0 to 3.3 metre setbacks at the upper storeys on the south, east and north facades. Each residential unit features its own private balcony or terrace. While greater than the maximum height of 18.5 metres as recommended in the Urban Design Guidelines, the building height of 19.5 metres (plus mechanical penthouse) is considered appropriate in this case to accommodate more generous retail heights of 4.5 metres at grade, and efforts to conserve the heritage building.

Staff will continue to work with the applicant through the site plan control process to further refine materiality, streetwall articulation, and other architectural detailing to ensure the proposal will complement and enhance the character of the area.

Imperial Bank of Canada Building.

The development is designed to retain the existing former Imperial Bank of Canada Building and to reinforce the low-scale, pedestrian oriented character of the Imperial Bank of Canada building and the Woodbine Beach Neighbourhood. The fourth storey of the base building, adjacent to the heritage building, is recessed to match the existing height at the second storey of the bank building.

Adjacent Heritage Properties

There are no heritage properties adjacent to the development site at 1864-1702 Queen Street East. The significant design considerations are the relationships between the architectural expression/massing between the 1913 bank building and the new development.

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 estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to introduction of the bill for lifting of the Holding Provision, per 1.b.3., the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning. The Interpretation Plan should communicate the cultural heritage value of the Imperial Bank of Canada building as described in the Statement of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the building 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.

Heritage Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 1702 Queen Street East, including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the Imperial Bank of Canada building at 1702 Queen Street East.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage property at 1702 Queen Street East to allow for the construction of a 6-storey mixed-use building that retains the entirety of the existing building at 1702 Queen Street East. Staff support the proposed conservation strategy and alterations in the context of the mitigation strategies and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property. As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020), the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Photographs

Attachment 3 - Project Rendering,

Attachment 4 - Applicant's Plans and Drawings

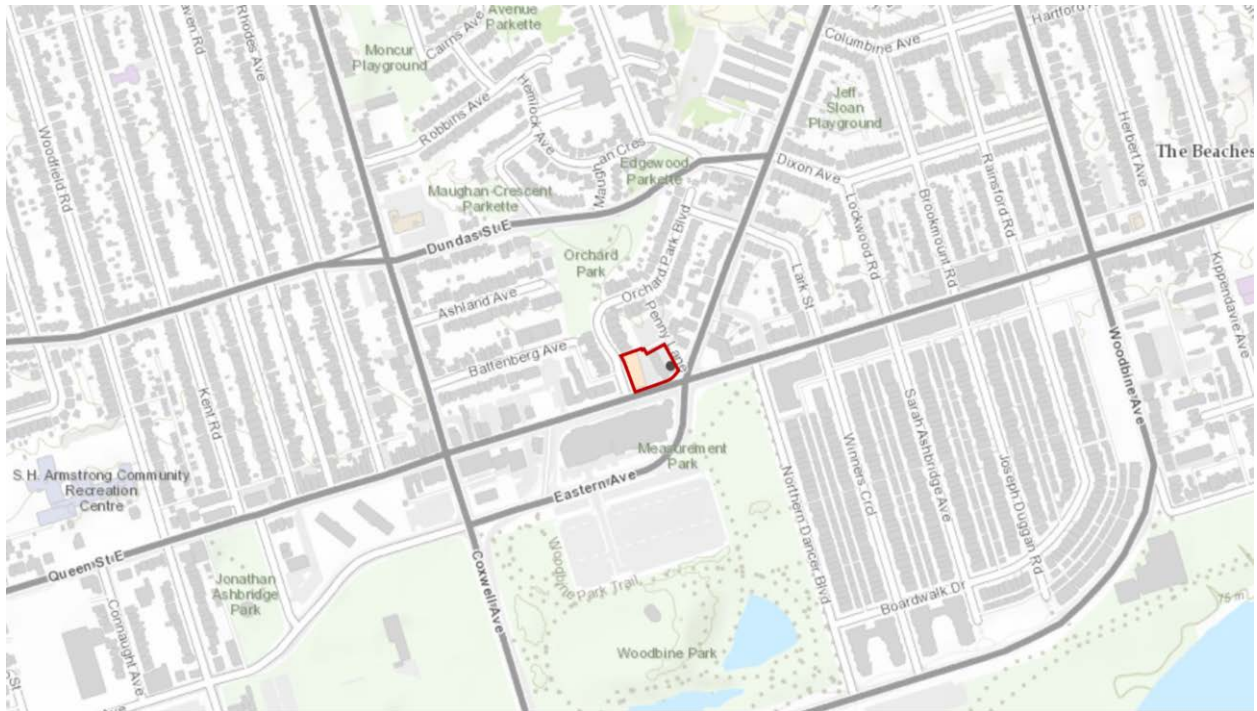
Attachment 5 - Heritage Planning Views of 3D Model

Attachment 6 - Statement of Significance (Reasons for Designation)

LOCATION MAP

ATTACHMENT 1

1684-1702 QUEEN STREET EAST

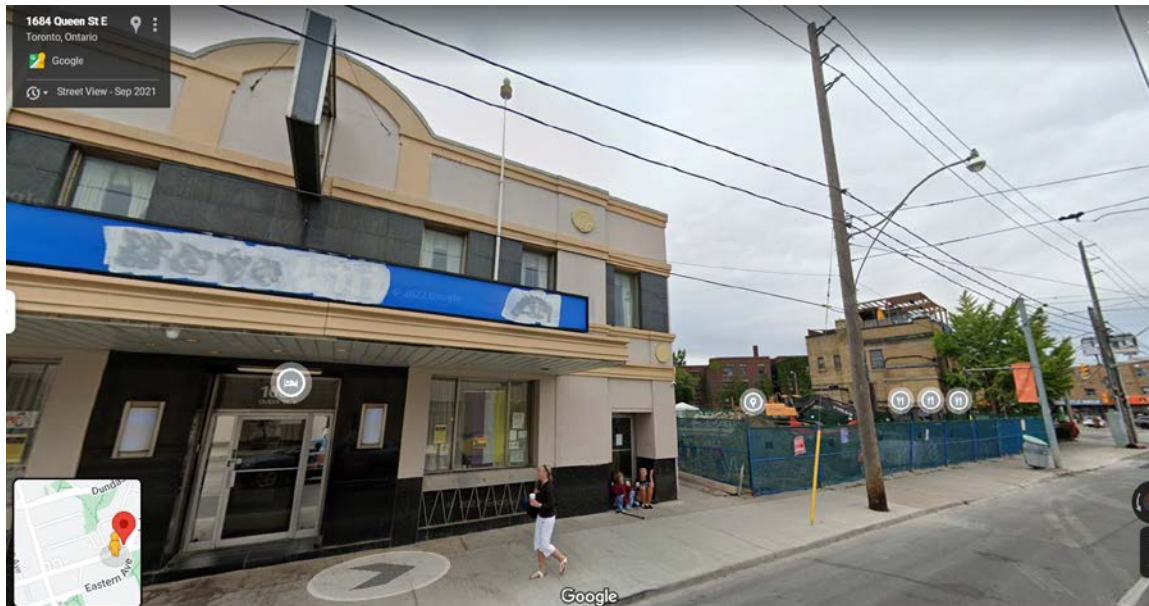


The red outline marks the location of the site.
(City of Toronto iView Mapping).

PHOTOGRAPHS

ATTACHMENT 2

1684-1702 Queen Street East



Looking north east into existing site - Google Street View (September 2021)



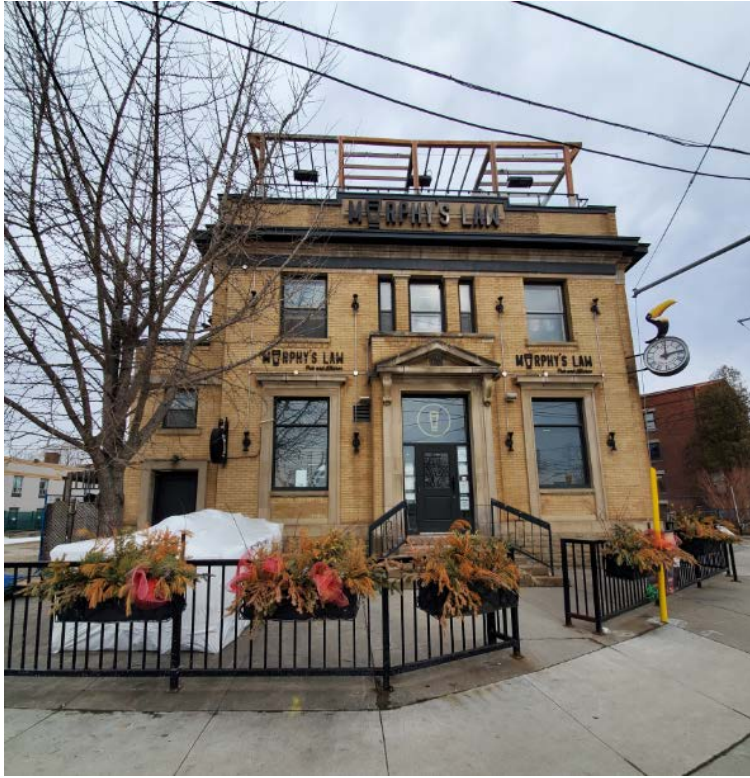
Looking north into the mid-point of the existing site - Google Street View (September 2021)



Looking north-west into existing site Google Street View (September 2021)



Opening of the Imperial Bank of Canada at 1702 Queen Street East in 1912 (Beach Heritage Conservation District Committee, Analysis of Queen Street East in the Beach: Possible Heritage Properties)



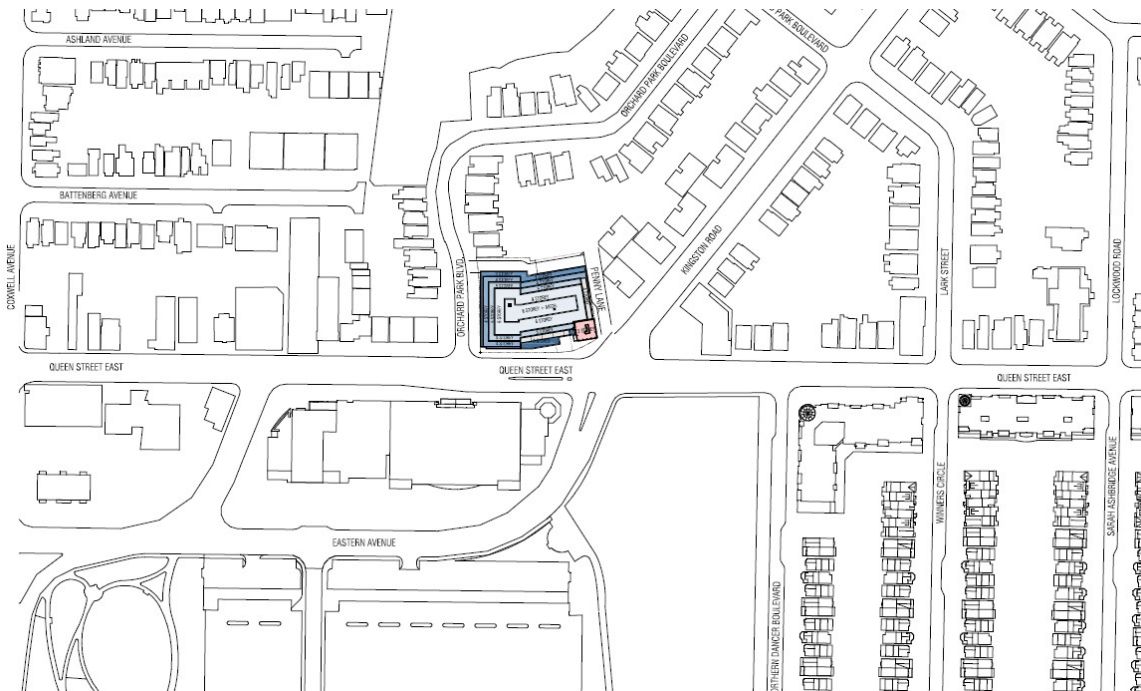
View of the principal (south) elevation at 1702 Queen Street East
(Heritage Planning, 2022)

PROJECT RENDERING
1684-1702 Queen Street East

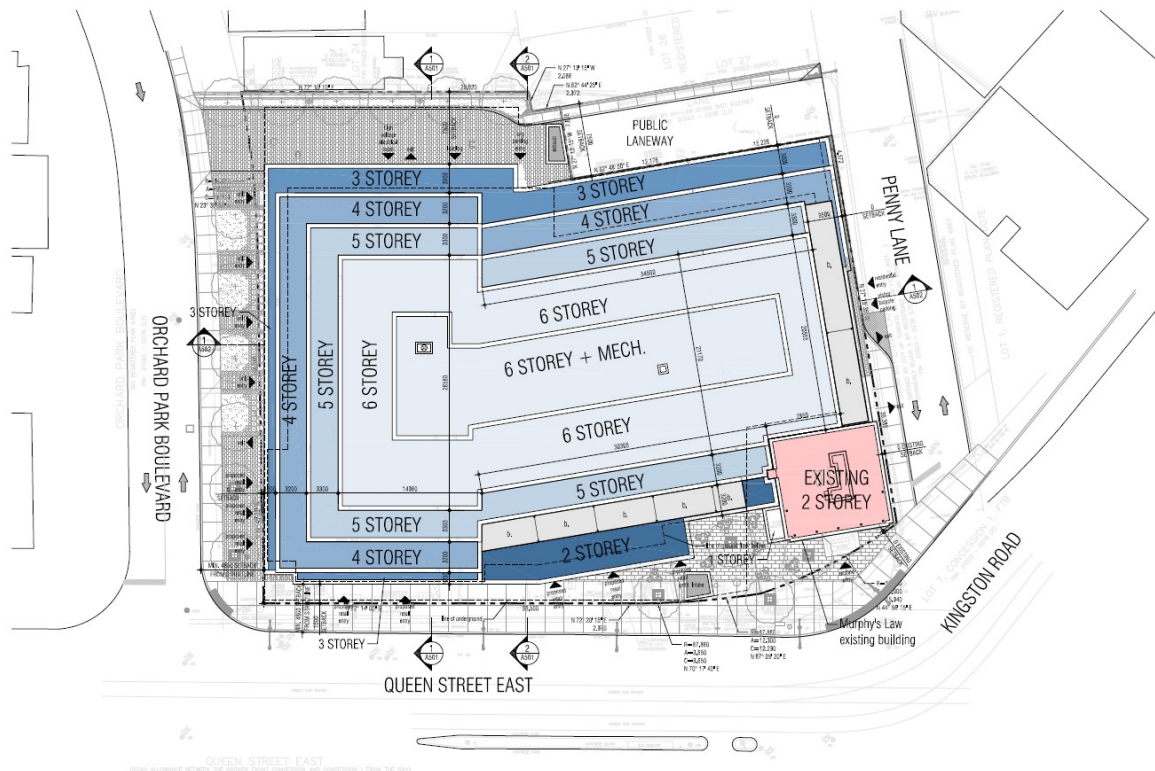
ATTACHMENT 3



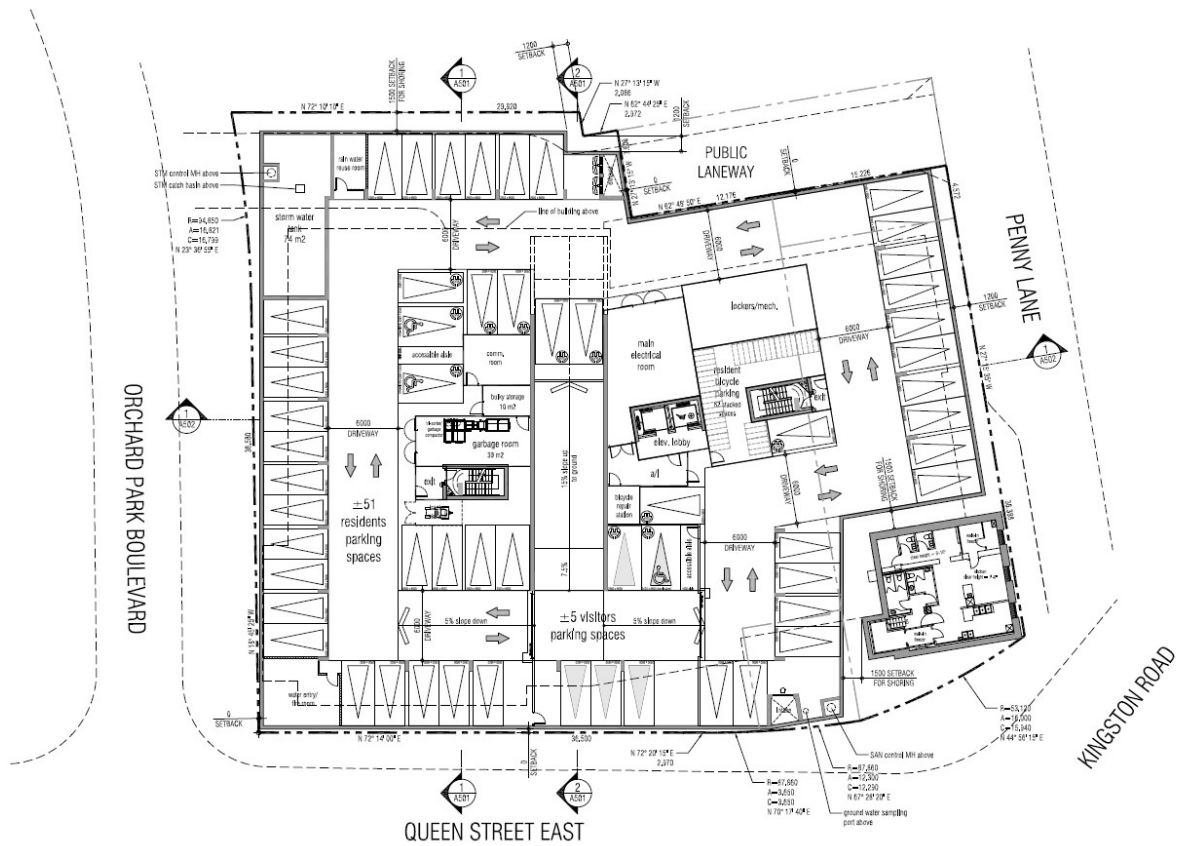
1684-1702 Queen Street East



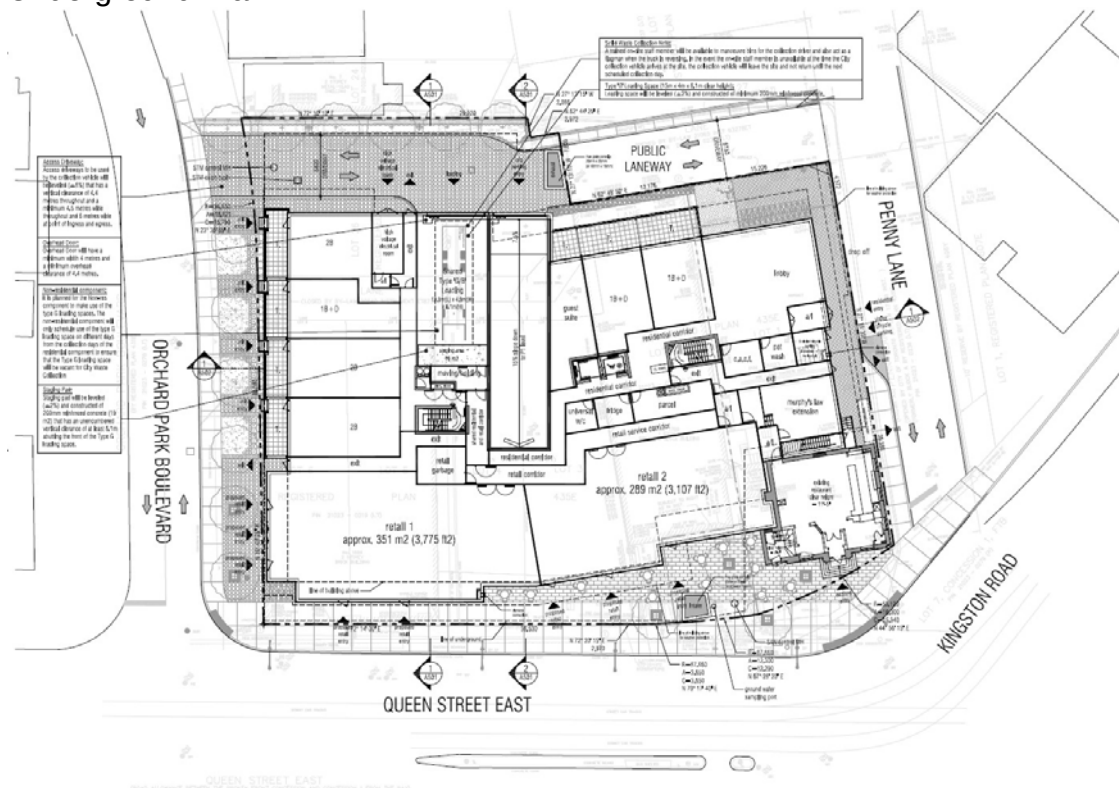
Context Plan



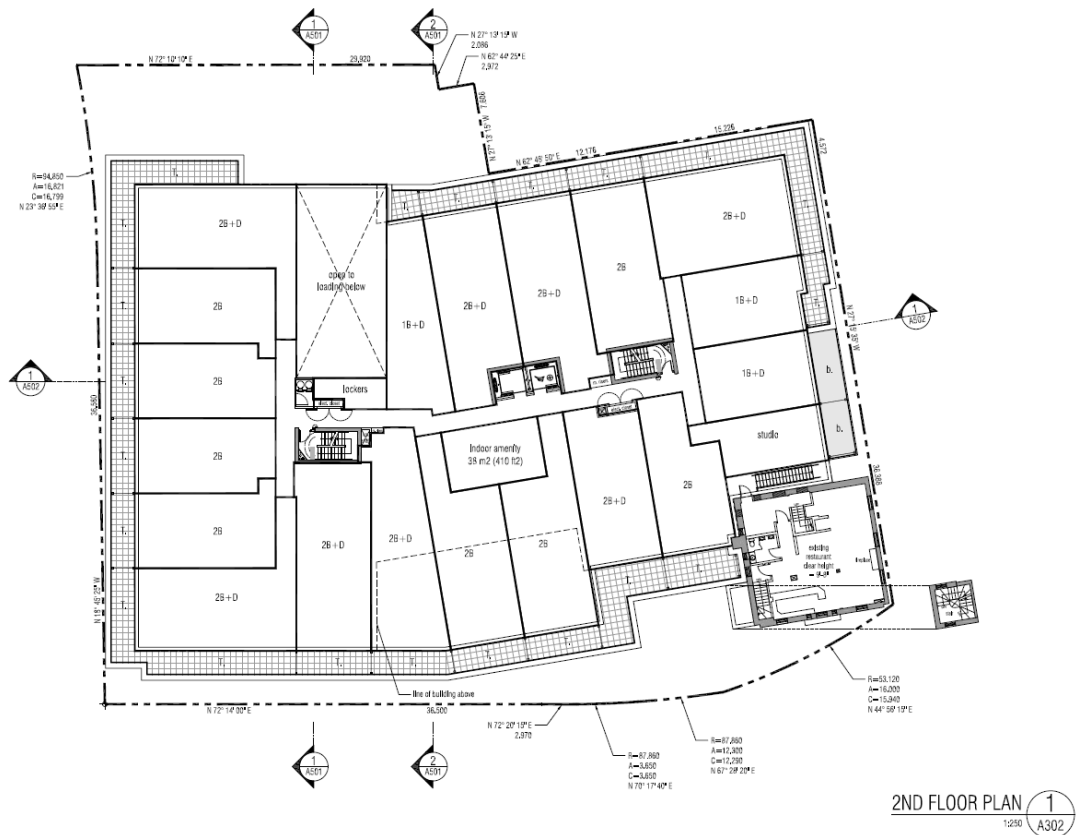
Site Plan



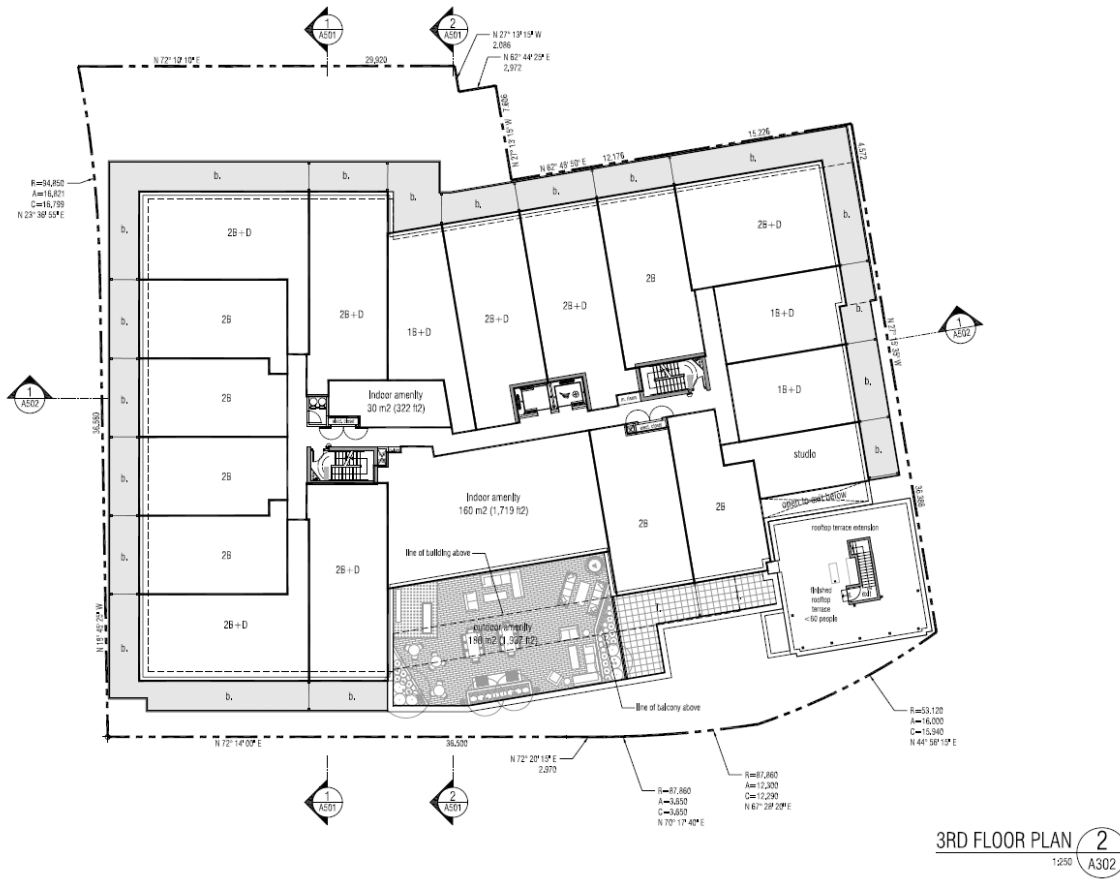
Underground Plan



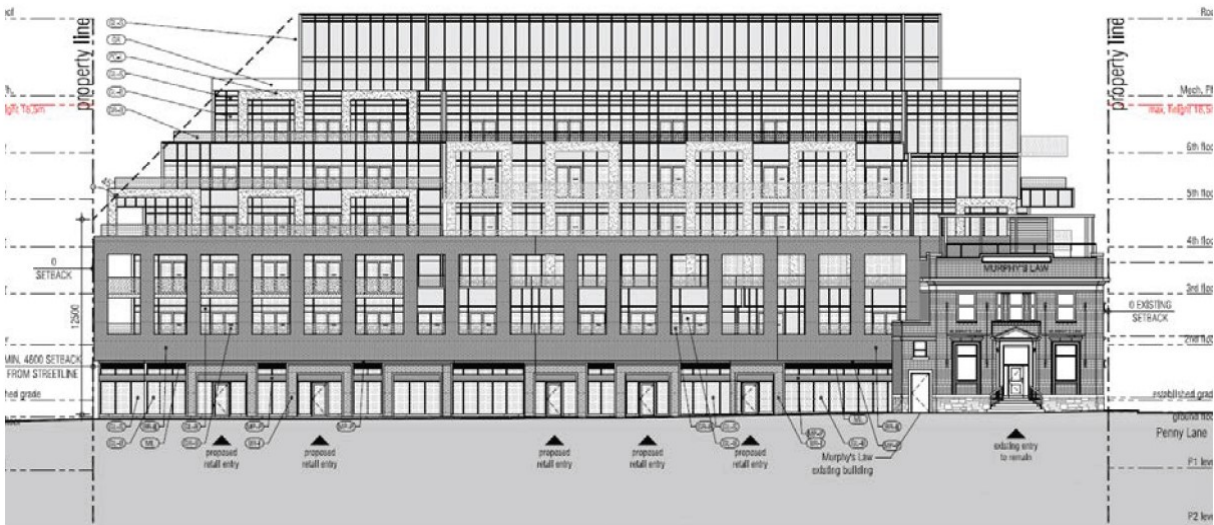
Ground Floor Plan



Second Floor plan



Third Floor Plan



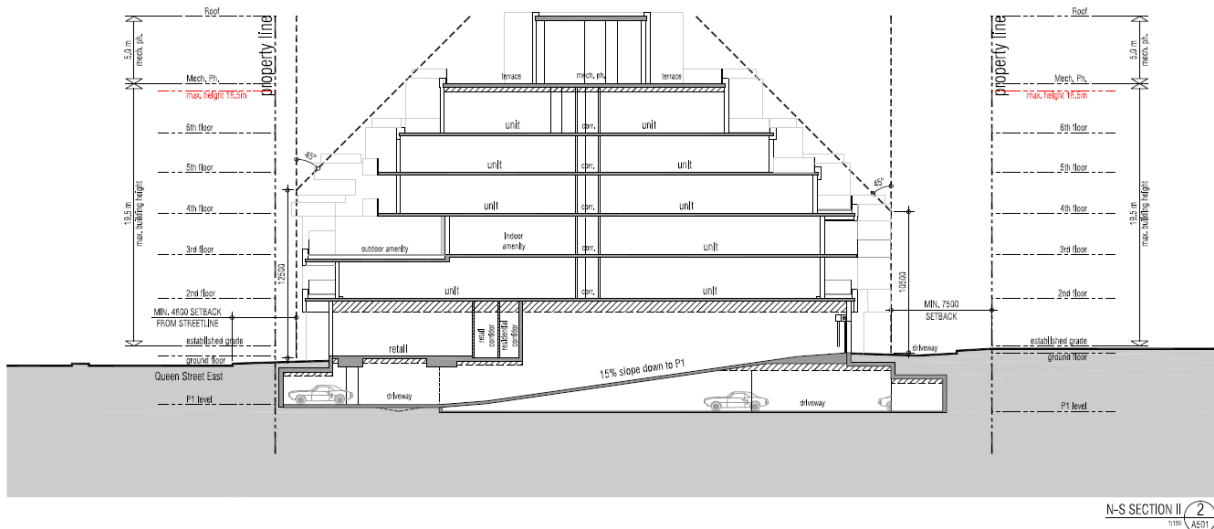
68. Primary (south) elevation of the Development Site (Source: Graziani + Corazza Architects Inc.).

Queen Street Elevation (South)

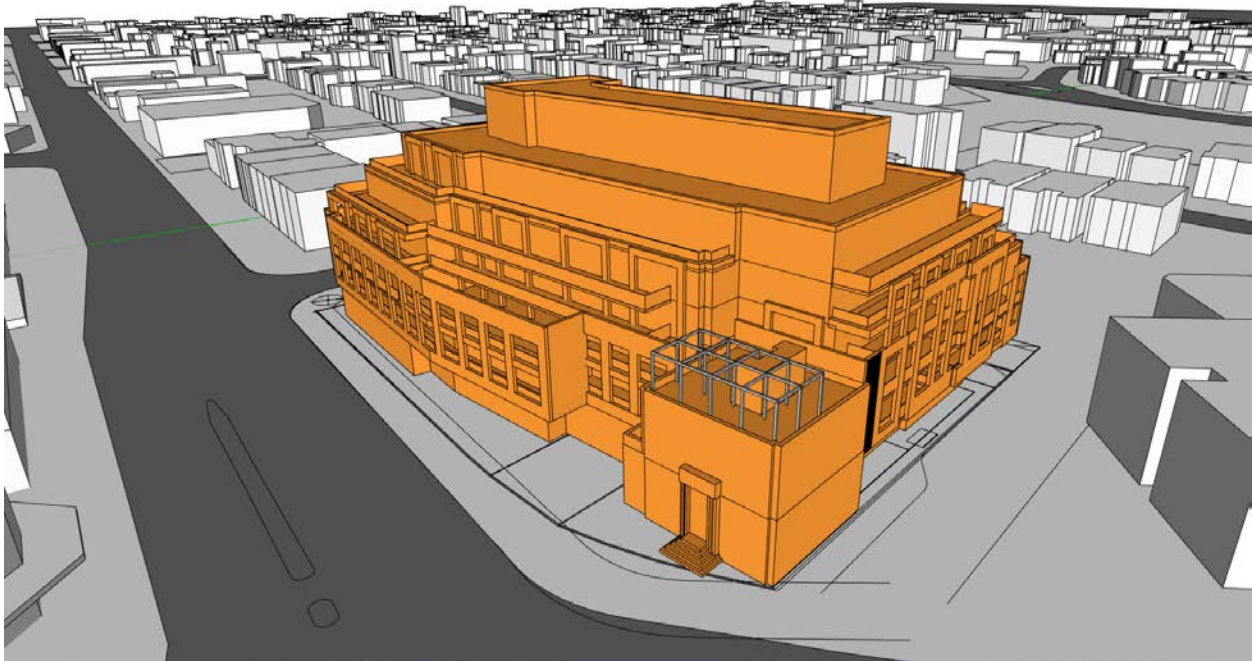


70. East west section of the proposed development (Source: Graziani + Corazza Architects Inc.).

East Elevation (Penny Lane)

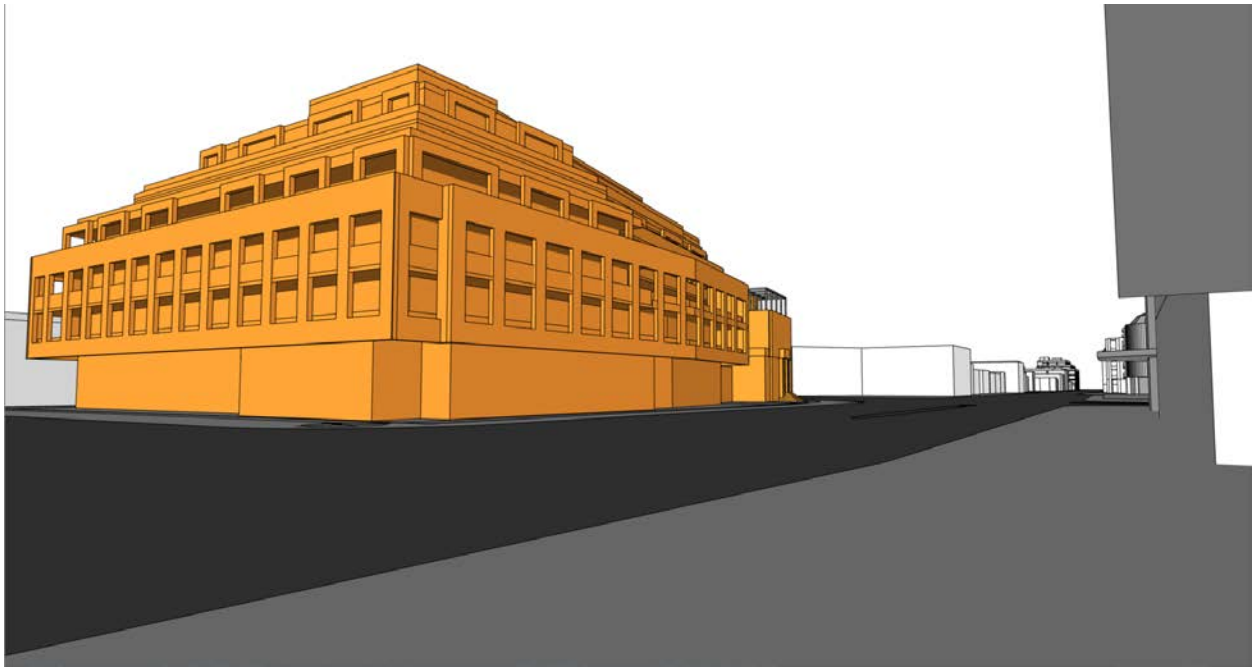


North - South Section (II)

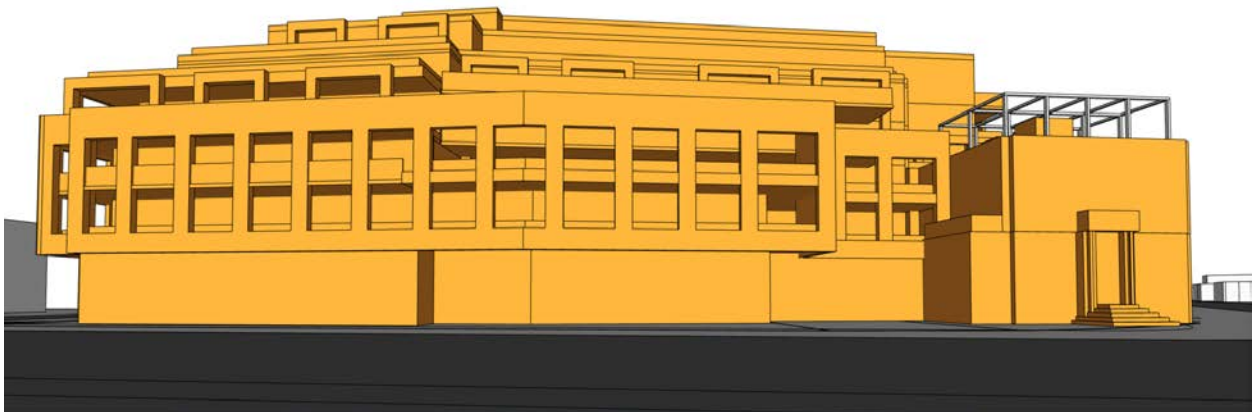


Bird's Eye View of the Massing Model

N.B. Existing heritage rooftop structure/geometry has been added to Applicants' model by Heritage Planning staff. A panel on the East elevation, adjacent to the heritage building that is to be removed (and does not appear on the plans) has been identified in black.



Massing Model - Progressive Views East along Queen Street (1 of 5)



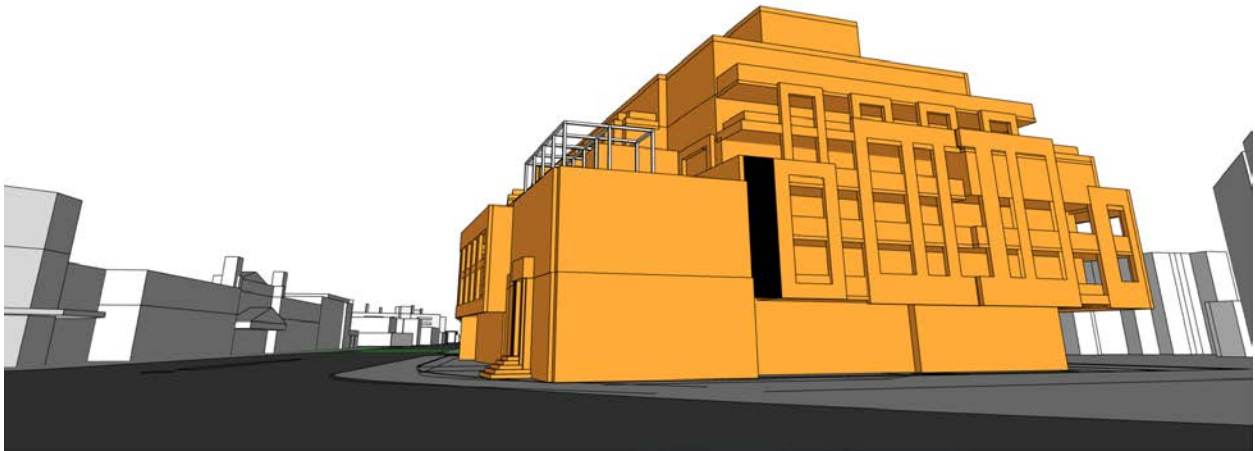
Massing Model - Progressive Views East along Queen Street (2 of 5)



Massing Model - Progressive Views East along Queen Street (3 of 5)



Massing Model - Progressive Views East along Queen Street (4 of 5)



Massing Model - Progressive Views East along Queen Street (5 of 5)

1684-1702 Queen Street East
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 6

1702 QUEEN STREET EAST

The property at 1702 Queen Street East 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 all three categories of design and physical, historical and associative and contextual value.

Description

The property at 1702 Queen Street East is located on the northwest corner of Queen Street East and Kingston Road in the Woodbine Beach neighbourhood. It contains the Imperial Bank of Canada Building, a two-storey bank building on a raised basement with a one-storey wing at the southwest corner. The property was constructed in 1911-12 as a branch of the Imperial Bank of Canada according to the designs of the well-known Toronto architects Sharp & Brown. The property is ornamented with classical details. The property continued as a banking institution for much of the 20th century before becoming Murphy's Law Pub and Kitchen in 2001.

Statement of Cultural Heritage Value

Design and Physical Value

The Imperial Bank of Canada Building is valued for its design and physical value as a representative example of an early-20th century bank building with classical detailing. Applying classical details to bank edifices was popular throughout the early-to-mid-twentieth century in Toronto. Elements of the classical style are seen in the buff brick cladding with an ashlar cut limestone base and limestone detailing throughout, in the principal (south) elevation in the flat-headed window openings throughout with stone sills and lintels in the first-storey, in the rowlock course brick work below the window sills in the second-storey and in the square columns and capitals in the central window, in the ornamental stone frieze and brick cornice that rest upon the second-storey windows, in the stone surrounds enshrining the first-storey windows and the staircase door in the one-storey portion at the side (west) end of the building, and in the ornamentation of the main entryway, which contains a stone surround with a pediment above and scrolled volutes.

Several of the classical details are carried through to the side (east) elevation, including the flat-headed windows with stone sills and rowlock course brick work below, the stone surrounds enshrining the first-storey windows with stone lintels, and the ornamental stone frieze and brick cornice that rest upon the second-storey windows. In the rear (north) elevation, the classical style is apparent in the brick quoining at the northeast corner. Similar to the side (east) elevation, some of the classical details present in the principal (south) elevation are carried through to the other side (west) elevation. There is a flat-headed window opening with a stone sill, the ornamental stone frieze and brick

cornice that rests upon one of the second-storey windows is carried through, and the lintel above the westernmost window in the principal (south) elevation is also carried through.

Historical or Associative Value

The property at 1702 Queen Street East is valued for its association with the architectural firm of Sharp & Brown. While working under the prolific Toronto firm of Darling & Pearson, the two entered into partnership in 1910, which lasted until 1919. While in partnership together, the two men designed six banks together including the Bank of Nova Scotia Building (1912) at 541 Queen Street East and the Bank of Nova Scotia Building (1913) at 79 Queen Street East. When Sharp opened a new office in 1919 with Herbert Horner, he continued to specialize in the design of classically inspired bank buildings.

Contextual Value

With its two-storey scale on a raised basement and one-storey wing at the southwest corner and its square form and massing, the property at 1702 Queen Street East is valued for supporting the historic character of the area. While the area has largely been redeveloped, the subject property is a rare surviving example of an early-20th century commercial building that was constructed on the north side of Queen Street East near Kingston Road to service new residents and visitors who were brought to the area by way of the Toronto Street Railway, which had their Woodbine Station located at the junction of Queen Street East and Kingston Road. Through its placement, setback, and orientation at the northwest corner of Queen Street East and Kingston Road where it is oriented to respond to and anchor its position at the junction of Queen Street East and Kingston Road, the Imperial Bank of Canada Building at 1702 Queen Street East is physically, functionally, visually and historically linked to its setting.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 1702 Queen Street East being a representative example of an early-20th century bank building with classical detailing:

- The placement, setback, and orientation of the property anchoring the northwest corner of Queen Street East and Kingston Road
- The two-storey scale on a raised basement with a one-storey wing at the southwest corner and the square form and massing
- The materials including the buff brick cladding with an ashlar cut limestone base and limestone detailing throughout
- In the principal (south) elevation:
- The flat-headed window openings throughout with stone sills and lintels in the first-storey
- The rowlock course brick work below the window sills in the second-storey and in the square columns and capitals in the central window

- The ornamental stone frieze and brick cornice that rest upon the second-storey windows
- The one-storey wing at the southwest corner of the property, which is original
- The stone surrounds enshrining the first-storey windows and the staircase door in the one-storey portion at the side (west) end of the building
- The ornamentation of the main entryway, which contains a stone surround with a pediment above and scrolled volutes
- In the side (east) elevation:
 - The flat-headed windows with stone sills and rowlock course brick work below
 - The stone surrounds enshrining the first-storey windows with stone lintels
 - The ornamental stone frieze and brick cornice that rest upon the second-storey windows
- In the rear (north) elevation in the brick quoining at the northeast corner
- In the side (west) elevation:
 - The flat-headed window opening with a stone sill
 - The ornamental stone frieze and brick cornice that rests upon one of the second-storey windows is carried through from the principal (south) elevation
 - The lintel that is carried through from the westernmost window in the principal (south) elevation

Contextual Value

Attributes that contribute to the value of the property as supporting the historic character of the area:

- The two-storey scale on a raised basement with a one-storey wing at the southwest corner and the square form and massing

Attributes that contribute to the value of the property as being physically, functionally, visually and historically linked to its setting where it is oriented to respond to and anchor its position at the junction of Queen Street East and Kingston Road:

- The placement, setback, and orientation anchoring the northwest corner of Queen Street East and Kingston Road