

229 Queen Street East and 120-122 Sherbourne Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: August 8, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 13 - Toronto-Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 229 Queen Street East and 120-122 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

Anchoring the southwest corner of Queen Street East and Sherbourne Street within the Moss Park neighbourhood, the property at 229 Queen Street East contains a three-storey hotel building historically known as the Kormann House Hotel completed in 1897. Many residents may better know the property by its more recent name, Canada House Hotel or Tavern, which it maintained for nearly 80 years before finally closing its doors in the early 1990s.

The adjacent properties to the south at 120-122 Sherbourne Street contain three-storey main street commercial row buildings located at the northwest corner of Sherbourne and Britain streets that were completed in 1892. These Victorian-era brick buildings maintain the scale, form, massing and materiality of this section of Queen Street East, particularly between Mutual Street and Seaton Street.

Located on the north edge of the King-Parliament Secondary Plan Area, which contains the original boundaries of the 1793 Town of York, these properties together anchor the important historical intersection of Queen Street and Sherbourne Street, where they define and support the character of the area as it represents the late-19th century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls.

The former Kormann House Hotel located at 229 Queen Street East was listed on the City's Heritage Register in 2007 and the adjacent properties at 120-122 Sherbourne Street were identified through the King-Parliament Secondary Plan Review (2019), are included in the King-Parliament Historic Context Statement and were included on the City's Heritage Register in 2020.

Staff have completed the Research and Evaluation Report for the properties at 229 Queen Street East and 120-122 Sherbourne Street and determined that the properties meet 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, associative and contextual value. As such, the properties are significant built heritage resources.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The City Clerk issued a complete application notice on January 21, 2022 for a November 7, 2021 Zoning By-law Amendment development application to facilitate the redevelopment of the site for a 31-storey mixed-use building with ground floor retail uses and 340 residential dwelling units. The heritage buildings at 229 Queen Street East and 120 and 122 Sherbourne Street are proposed to be conserved. A waiver submitted to the City by the applicant requires that this Notice of Intention to Designate report must be considered by City Council before August 30, 2022.

A Heritage Impact Assessment (HIA) completed by ERA Architects Inc. and dated November 16, 2021 was submitted to support the application. A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 229 Queen Street East (entrance address at 227 Queen Street East) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 229 Queen Street East (Reasons for Designation) included as Attachment 3, to the report, August 8, 2022, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the properties at 120 Sherbourne Street (entrance address at 52 Britain Street) and 122 Sherbourne Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 120-122 Sherbourne Street (Reasons for Designation) included as Attachment 4, to the report, August 48 2022, from the Chief Planner and Executive Director, City Planning.

3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of September 26, 2007, City Council adopted item TE8.8: Inclusion on the City's Heritage Inventory - 229 Queen Street East.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.TE8.8>

At its meeting of December 16, 2020, City Council adopted on consent the item: Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties and added 257 properties to the City's Heritage Register that were identified through the Secondary Plan Study, including the subject properties at 120-122 Sherbourne Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

At its meeting of May 5, 2021, City Council adopted item TE24.11: King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments without amendment or debate.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

At its meeting of February 16, 2022, the Toronto and East York Community Council adopted, as amended, the item TE31.45: 225-229 Queen Street East and 120-134 Sherbourne Street - Zoning By-Law Amendment Application - Preliminary Report and directed Staff to schedule a community consultation meeting for the lands pertaining to 225-229 Queen Street East and 120-134 Sherbourne Street together with the local residents' association, Business Improvement Area, other stakeholders and Ward Councillor.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE31.45>

At its meeting of August 8, 2022, the Toronto Preservation Board adopted item PB37.8: 229 Queen Street East and 120-122 Sherbourne Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB37.8>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial

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

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

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

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

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

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

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

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

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

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

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

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

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

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

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

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

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making.

The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

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

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

COMMENTS

While the research and evaluation of the properties referenced above is, in staff's determination, sufficient to support the designation of the properties at 229 Queen Street East and 120-122 Sherbourne Street it should be noted that public access to the City of Toronto Archives remained limited during the preparation of this report due to the ongoing COVID-19 pandemic e.g. Research Hall is open on an appointment basis only, at a limited capacity, and that new and additional relevant information on the subject properties further expanding on their heritage value may be forthcoming following increased access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

City staff are reviewing a Zoning By-law Amendment development application to facilitate the redevelopment of the site for a 31-storey mixed-use building with ground floor retail uses and 340 residential dwelling units. A Heritage Impact Assessment (HIA) completed by ERA Architects Inc. and dated November 16, 2021 was submitted to support the application.

A waiver submitted to the City by the applicant requires that this Notice of Intention to Designate report must be considered by City Council before August 30, 2022.

229 Queen Street East and 120-122 Sherbourne Street

Research and Evaluation according to Ontario Regulation 9/06



Current images showing the principal east and south elevations of the commercial main street row at 120-122 Sherbourne Street, at left, and east and north elevations of the adjacent former Kormann House Hotel building at 229 Queen Street East, at right (Heritage Planning, 2022)

1. DESCRIPTION

229 Queen Street East and 120-122 Sherbourne Street	
ADDRESS	229 Queen Street East (entrance address at 227 Queen Street East) and 120-122 Sherbourne Street (entrance address at 52 Britain Street)
WARD	Ward 13 – Toronto-Centre
LEGAL DESCRIPTION	229 Queen Street East - Plan 14 Pt Lt 2 to 4 120-122 Sherbourne Street - Plan 14 Pt Lt 1
NEIGHBOURHOOD/COMMUNITY	Moss Park ¹ ; King-Parliament Secondary Plan Area
HISTORICAL NAME	229 Queen Street East: Kormann House Hotel
CONSTRUCTION DATE	229 Queen Street East (1897) 120-122 Sherbourne Street (1892)
ORIGINAL OWNER	229 Queen Street East: George J. Foy 120-122 Sherbourne Street: Gostlow Elvidge
ORIGINAL USE	229 Queen Street East: Hotel 120-122 Sherbourne Street: Residential
CURRENT USE*	229 Queen Street East: Vacant 120-122 Sherbourne Street: Commercial and Residential

¹ As defined by City of Toronto Neighbourhoods map and profiles

ARCHITECT/BUILDER/DESIGNER	229 Queen Street East: John Wilson Sidall (Architect) 120-122 Sherbourne Street: Gostlow Elvidge (Builder)
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/physical, historical/associative, contextual
HERITAGE STATUS	229 Queen Street East - Listed (2007) 120-122 Sherbourne Street - Listed (2020)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	August 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 229 Queen Street East and 120-122 Sherbourne Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Queen Street (originally known as Lot Street) and George Street are laid out as part of the original plan for the Town of York
1840s	The subject properties are part of an area known as The Meadow located on the south side of Queen Street East between Jarvis and Sherbourne Streets due to the geography of Taddle Creek which made Queen Street impassable at this time (Image 2)
1850s	Taddle Creek is submerged and Queen Street is extended from Jarvis to Sherbourne making it a new and significant thoroughfare.

1851	The land bound by Queen Street East, Sherbourne Street and Britain Street is subdivided into seven lots under registered Plan 14.
1862	Browne's map indicates the future location of the subject properties on Lots 1-4 of Plan 14 (Image 3)
1880	Goads Atlas indicates the development of the block between Queen and Britain streets from George to Sherbourne streets which now contains a lumber yard at the western end, a boarding house, Dominion Tin Works, S. Thompson, Cooper and a Wool Dressing Mill; the subject properties are occupied by a consistent street wall of two-storey frame buildings ² (Images 4 and 5)
1891	Builder and carpenter, Gostlow Elvidge, acquires Lot 1 of Plan 14 and constructs the existing main street commercial row properties at 120-122 Sherbourne Street (then known as 120, 122 and 124 Sherbourne Street) in the following year
1892	The properties comprising the Main Street Commercial Row type building at 120-122 Sherbourne Street are completed at the northwest corner of Sherbourne and Britain streets
1894	Liquor and cigar agent, George J. Foy, acquires Lot 4 of Plan 14 and is issued a building permit to construct a three-storey hotel on the site two years later
1897	The corner hotel building at 229 Queen Street East (then known as 132-134 Sherbourne Street) is completed to the design of architect, John Wilson Sidall
1898	The City Directory indicates that hotel keeper Frantz J. Kormann operated the "Kormann House" on-site
1913	An archival photo shows the original corner storefront at 120 Sherbourne Street (Image 6)
1915-1993	City Directories indicate that the property at 229 Queen Street East is known as Canada House Hotel
1915	The 19th century frame dwellings south of the hotel are demolished by this date and replaced with a surface parking lot
1917	An archival photo looking west on Queen Street shows part of the Kormann House Hotel and the consistent urban street wall of low-rise commercial, residential and industrial buildings along the north and south sides. (Image 7)
1950s-1970s	Aerial photos indicate that the surface parking lot between the subject properties at 229 Queen Street East and 120-122 Sherbourne Street are occupied by two successive one-storey additions to the south end of hotel building
1972	Two archival photos show the subject properties (Images 8 and 9)
1993	Last mention of the property at 229 Queen Street East operating a tavern at Canada House Hotel.
2007	The property at 229 Queen Street East: Kormann House Hotel was listed on the City's Heritage Register

² Subsequent versions' of Goad's Atlas erroneously omit the Kormann House Hotel and existing building at 120-122 Sherbourne Street until its 1913 edition.

2019	The King-Parliament Secondary Plan Review – Proposed Secondary Plan was adopted without amendment by the Toronto and East York Community Council on October 10, 2019 and by City Council on October 29, 2019. The properties at 120-122 Sherbourne Street were identified as having heritage potential.
2020	The Heritage Planning multiple listing report, Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties, adds 257 properties identified through the King-Parliament Secondary Plan Review and associated Cultural Heritage Resource Assessment to the Heritage Register, including the subject properties at 120-122 Sherbourne Street.

ii. HISTORICAL BACKGROUND

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

King-Parliament Secondary Plan Area:

The properties at 229 Queen Street East and 120-122 Sherbourne Street, located along the west side of Sherbourne Street between Queen Street East and Britain Street, are part of a neighbourhood that was connected with the earliest history of the town of York following its establishment as the capital of Upper Canada in 1793 that is now included within the boundaries of the historic King Parliament area identified in the King Parliament Secondary Plan. The properties are bound by Moss Park to the north, the old Town of York to the south, and Corktown to the south-east (Image 10)

Queen Street was originally known as Lot Street as it formed the east-west boundary between the town on the south and land on the north surveyed as a sequence of 100-acre Park Lots where loyalists, military officers and government officials built their country estates. Moss Park³ was the name given to Park Lot 5 which had been granted to David William Smith in 1793 and purchased by William Allen in 1819 where he later built a grand house between the Jarvis family estate to the west and Ridout to the east.

Sherbourne Street was located within the eastern boundary of the original 10-block town which was laid out between George, Front, Berkeley and Adelaide streets (then known as Duke Street) with King Street as its central main street. By 1797 the subject properties were included within the Town of York when the borders were extended north from Adelaide to Queen Street and west to Jarvis (then known as New) Street.

Due to the south-east flow of Taddle Creek, Queen Street remained impassible between Jarvis Street and Sherbourne Street and small bridges were built to provide access to the town from the Jarvis and Moss Park estates on the north side of Queen Street. George Street terminated at The Meadow which contained the subject properties. By the mid-1850s, Taddle Creek had been submerged and Queen Street

³ Arthur, p. 260, 262. The estate was first known as Mossfield as indicated on Cane's Map of 1842 and later as Moss Park, see Boulton, 1858 and Goads Maps

then became an important east-west route converging with King Street at the bridge over the Don to continue eastwards as the Kingston Road. The land at the west end of the block bounded by Queen, George, Britain and Sherbourne streets was subdivided as Plan 100. By 1851, the land upon which the subject properties would be constructed, at the east end of the same block, were subdivided into seven lots under registered Plan 14. The first buildings on the site comprised a consistent street wall of two-storey frame buildings fronting onto Queen and Sherbourne.

The King-Parliament area was transformed into the urban cityscape that we recognize today primarily in the 1850-1914 period. The main attraction to the King-Parliament area was the growth of industry which flourished over the next 100 years. While access to shipping would continue to draw industry to the area, the introduction of railways to Toronto in the 1850s had a far greater impact. The Grand Trunk railway was the first to cross the Don River, and was laid out along the Esplanade in 1855⁴. The railways dramatically changed the landscape of the area, filling the harbour for their tracks and yards over successive periods, and extending the shoreline south from Front Street. The railways also encouraged economies of scale through quick access to much larger markets than was previously imaginable in an era of poor roads and laborious travel. Toronto industries could now compete with smaller industries in towns connected to it by rail all over Ontario⁵. The result was a concentration of large scale industrial power in the King-Parliament area.

Industrial growth directly contributed to the Don Improvement Plan of 1886, which led to the straightening of the Don River below Gerrard Street by 1892. The massive engineering project reclaimed significant lowlands along the banks of the river for industrial use, and made room for a new Canadian Pacific Rail line completed through the King-Parliament area on the west side of the Don River in 1892⁶.

In this period, the commercial main streets of the King-Parliament area were also generally built out, with Queen Street developing much of its present character in this period. Queen Street's importance was increased with the addition of street cars by the same year. Consistent street walls of significant three-storey commercial/residential buildings continue to line the north and south side of Queen Street from Jarvis to Berkeley Streets, interrupted now only by Moss Park on the north. It was at this same time that the properties at 120-122 Sherbourne Street (then known as 120, 122 and 124 Sherbourne) were newly completed and the Kormann House Hotel at 299 Queen Street East replaced the earlier frame building on its prominent south-west corner site at Queen and Sherbourne. The north-east and south-east corners of this important historic intersection also define, support and maintain the late-19th century context and built evolution of Queen Street East, being anchored by the concurrent Carlyle Block (1892-1893) and Andrew McFarren Building (1870), respectively. (Images 11 and 12)

In the early 20th century, the continued growth of industry in the area resulted in the redevelopment of residential areas with factories and warehouses. After 1900, for example, the homes in the area of Britain Street were nearly all demolished.

4 Historica Research Limited, 9, 22.

5 Careless, 83.

6 Careless, 118.

229 Queen Street East

In December of 1894, Lot 4 was acquired by George J. Foy, one of Canada's best known wholesale liquor and cigar agents. Foy was issued a building permit for a new hotel at this location.⁷

Completed in 1897, the Kormann House Hotel was designed by architect John Wilson Siddall in the Renaissance Revival style. The first hotel keeper was Frantz Joseph Kormann, whose father was a prominent local brewery owner. The Kormann/Reinhardt Brewery was located at Richmond and Sherbourne Streets, only a short distance from the subject property. Before relocating, Frantz managed the Germania Hotel on Duchess (Richmond) Street. The Kormann House Hotel remained under the same name until the mid-1910s, after which point it was known as the Canada House Hotel. City directories and archival newspapers indicate that the Canada House's tavern remained in operation until the early 1990s.

The frame row house dwellings to the south of the 1897 hotel building were demolished by 1915 and replaced with a surface parking lot. On the vacant lot, a utilitarian one-storey addition was built in two phases in the 1950s-1970s with the municipal address of 134 Sherbourne Street.

Architect: John Wilson Sidall (1861-1941)

English-born John Wilson Siddall was educated and trained in that country before relocating to Toronto in 1890 to work at the architectural firm of Knox, Elliot & Jarvis, where he later became a partner. After a brief partnership with architect Francis S. Baker, he opened his own office in 1895, winning the architectural competition for the Holy Blossom Synagogue on Bond Street. Aside from his brief collaboration with George W. King in 1898-99, Siddall continued to work alone until 1932. His forty-year architectural career in Toronto is "credited with a variety of commercial, industrial, ecclesiastical and residential commissions designed in a wide range of blended styles combining elements of the Romanesque Revival and a commercial Classicism which was fashionable at the turn of the century."⁸ Concurrent notable projects to the Kormann House Hotel by Sidall included the Holy Blossom Synagogue (1897) mentioned above and extensive alterations and additions to the 1844 Old City Hall building (1899-1900).

120-122 Sherbourne Street

In September 1891, the subject property was acquired by builder and carpenter, Gostlow Elvidge. The following January, land registry records indicate that Elvidge took out a \$6,500 mortgage on the property from the Union Loan Company. A row building at 120, 122 and 124 Sherbourne (today's 120-122 Sherbourne Street) was completed later in 1892. The corner property was occupied by Elvidge himself.

⁷ "A permit has been issued to George J. Foy for the erection of a three-storey brick hotel at Queen and Sherbourne street. The new hotel will be occupied by D.J. Kormann [sic], whose license is transferred from Duchess Street" (The Globe, November 1896)

⁸ BDAC, Entry on John Wilson Sidall.

According to City directories, the corner storefront at 120 Sherbourne Street was first occupied by Sarah Harnden's grocery in 1895 and has hosted a number of subsequent retail businesses over the past century.

iii. ARCHITECTURAL DESCRIPTION

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

229 Queen Street East

The existing property anchoring the southwest corner of Queen Street East and Sherbourne Street contains a three-storey, hotel building on a rectangular plan with flat roof. Rising three stories, the structure is clad with brick and trimmed with brick and stone (currently painted). The design is highlighted by the chamfered northeast corner, designed for the placement of the main entrance at the base. The adjoining walls are organized by brick pilasters. Above the first floor (where the door and window openings have been altered), the upper stories mix flat-headed and round-arched window openings. On the primary north and east elevations, corbelled brickwork is placed beneath the decorative pressed metal cornice with egg and dart detailing, which wraps around the northeast corner of the building. The brick parapet along the roof is stepped in the outer bays of the east and north walls and over the northeast corner. (Images 13-15)

120-122 Sherbourne Street

The subject properties contain a three-storey main street commercial and residential row building with principal elevations on Sherbourne and Britain Streets. Built in 1892, the building is clad in red brick on its street-fronting elevations and buff brick on the north and west (rear) elevations. The southeast corner of the building features a chamfered corner with a modified commercial storefront and entrance at street level. The principal Sherbourne Street elevation is organized into three bays separated by brick pilasters, with architectural details including corbelled brickwork, flat-headed and rounded-arch window openings, stone sills, and a three-centred arch entryway containing two raised and recessed doorway openings. (Images 16-19)

iv. CONTEXT

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

The City of Toronto Property Data Map attached as Image 1 (Attachment 1) shows the site of the properties at 229 Queen Street East and 120-122 Sherbourne Street.

The subject properties sit at a junction of several important historic neighbourhoods in Toronto. To the north is historic Moss Park and the Garden District Heritage Conservation District (HCD) and to the south is the St. Lawrence neighbourhood HCD which contains many designated and listed properties and the historic Town of York

including adjacent properties around this important intersection, including the north-east corner street wall commercial row from 216-242 Queen Street East and including the Carlyle Block (234-242 Queen Street East, 1892-1893); the Thomas J. Wilkie Block (167-185 Queen Street East, 1886-1887) on the south side of Queen, west of the Kormann House Hotel; and the Andrew McFarren Building (237 Queen Street East, 1870) on the south side of Queen just east of Sherbourne.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a total of nine criteria under O. Reg. 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

229 QUEEN STREET EAST

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

The Kormann House Hotel has design value as a representative example of a late-19th century corner hotel, typical of those found at major intersections in Toronto. Its design is highlighted by a chamfered corner, the application of Classical detailing, and the varied fenestration associated with the late-19th century Renaissance Revival style. Defining architectural features include the building's cornice, stepped parapet above the roofline and decorative corbelled brickwork.

HISTORICAL OR ASSOCIATIVE VALUE

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

Yields, or has the potential to yield, information that contributes to an understanding of a community

The Kormann House Hotel is valued for its association with the late-19th century community which developed around this section of Queen Street as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary between the ten-block Town of York established in 1793 and the Park Lots estates to the north, and for its association with the history and development of the King-Parliament neighbourhood in the late-19th century.

Demonstrates or reflects the work or ideas of an architect who is significant to a community

The building at 229 Queen Street East is valued for its association with the architect, John Wilson Sidall. Between 1893 and 1932, Sidall designed numerous institutional, ecclesiastical, commercial and residential buildings in Toronto between 1893 and 1932 and made significant contributions to the City's built form. Siddall's works are characterized by their blended styles, as is also evidenced in the design of the subject property at 229 Queen Street East.

CONTEXTUAL VALUE

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

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

Contextually, this three-storey, Victorian-era brick hotel maintains the scale, form and massing and materiality of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located on the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late-nineteenth-century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls.

Physically, functionally, visually or historically linked to its surroundings

Situated prominently at the south-west corner of Queen Street East (originally known as Lot Street), which separated the Town to the south from Park Lot estates to the north, and Sherbourne Street, the Kormann House Hotel anchors this historically important intersection and is physically, visually and historically linked to its surroundings alongside the neighbouring heritage properties at the Thomas J. Wilkie Block (167-185 Queen Street East, 1886-1887) and the Carlyle Block (234-242 Queen Street East, 1892-1893).

120-122 SHERBOURNE STREET

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type

Built in 1892, the property at 120-122 Sherbourne Street has design and physical value as a fine representative example of a late-19th century, Victorian-era main street commercial and residential row clad in red brick on its street-fronting Sherbourne and Britain Street elevations, the corner building blends elements of the Romanesque and Classical Revival styles as expressed through the varied architectural elements, including the articulated brickwork, arched window openings and entrance, and rusticated stone foundation. The Sherbourne Street elevation is organized into three bays separated by brick pilasters, with architectural details including flat-headed and rounded-arch window openings, stone sills, corbelled brickwork and a recessed entrance beyond a grand, three-centred arch entryway.

HISTORICAL OR ASSOCIATIVE VALUE

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

Yields, or has the potential to yield, information that contributes to an understanding of a community

The corner Main Street Commercial Row type building at 120-122 Sherbourne Street is valued for its association with the late-19th century community which developed around this section of Queen Street as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary between the ten-block Town of York established in 1793 and the Park Lots estates to the north, and for its association with the history and development of the King-Parliament neighbourhood in the late 19th century.

CONTEXTUAL VALUE

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

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

Contextually, this three-storey Victorian-era brick commercial row maintains the scale, form and massing, materiality and patterns of use of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located within the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late-nineteenth-century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls.

Physically, functionally, visually or historically linked to its surroundings

Situated at the north-west corner of Sherbourne and Britain Streets, just south of Queen Street (originally known as Lot Street) which separated the Town to the south from Park Lot estates to the north, the row is physically, visually and historically linked to its surroundings alongside the neighbouring heritage properties at the Thomas J. Wilkie Block (167-185 Queen Street East, 1886-1887), the Carlyle Block (234-242 Queen Street East, 1892-1893) and the adjacent corner properties identified in the King-Parliament Secondary Plan Review at 112-118 Sherbourne Street (1903-1910).

CONCLUSION

The property at 229 Queen Street East contains the former Kormann House Hotel (1897) which is valued for its Renaissance Revival design and association with the architect, John Wilson Sidall. The adjacent main street commercial row to the south at 120-122 Sherbourne Street is valued for its Romanesque Revival styling. Together, these three-storey, Victorian-era brick buildings maintain the scale, form, massing and materiality of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located on the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, the properties anchor this important historical city intersection where they define and support the character of the area as it represents the late-19th century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls.

Staff have completed the Research and Evaluation Report for the properties at 229 Queen Street East and 120-122 Sherbourne Street and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties are significant built heritage resources.

The Statements of Significance (Attachments 3 and 4) comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 - Statement of Significance (Reasons for Designation) – 229 Queen Street East
Attachment 4 - Statement of Significance (Reasons for Designation) – 120-122 Sherbourne Street

229 QUEEN STREET EAST & 120-122 SHERBOURNE STREET



Image 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The red boxes mark the location of the sites. (City of Toronto iView mapping)

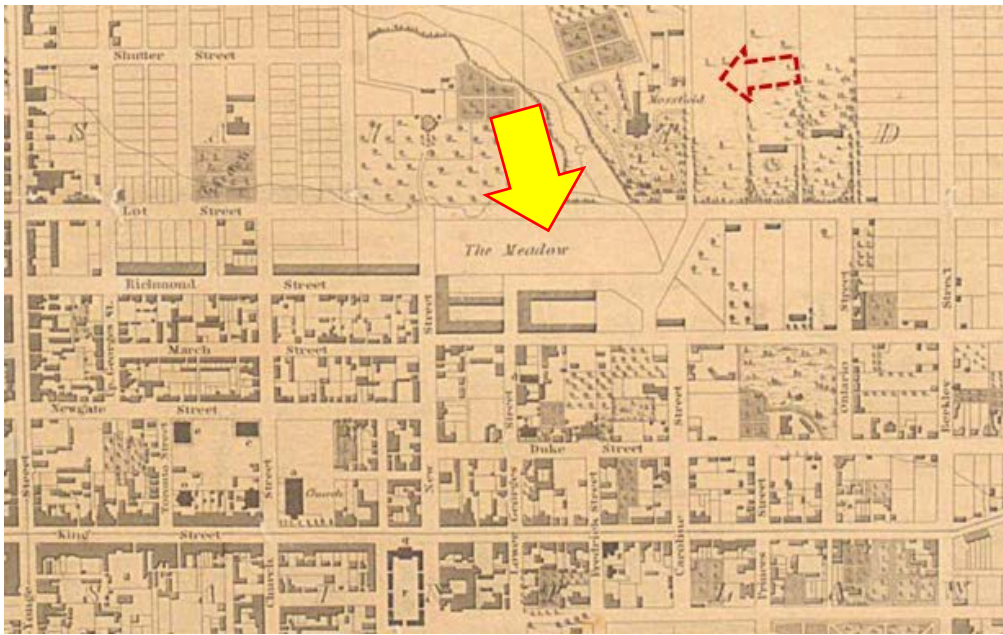


Image 2. James Cane, Topographical Plan of the City and Liberties of Toronto, 1842, showing the subject property when Queen Street was impassible due to Taddle Creek and the land of the subject property was known as The Meadow. (Ng)



Image 3. Browne, Plan of the City of Toronto. 1862, showing the subject properties as Lots 1-4 on Plan 14 opposite the estate of Moss Park. (Ng)

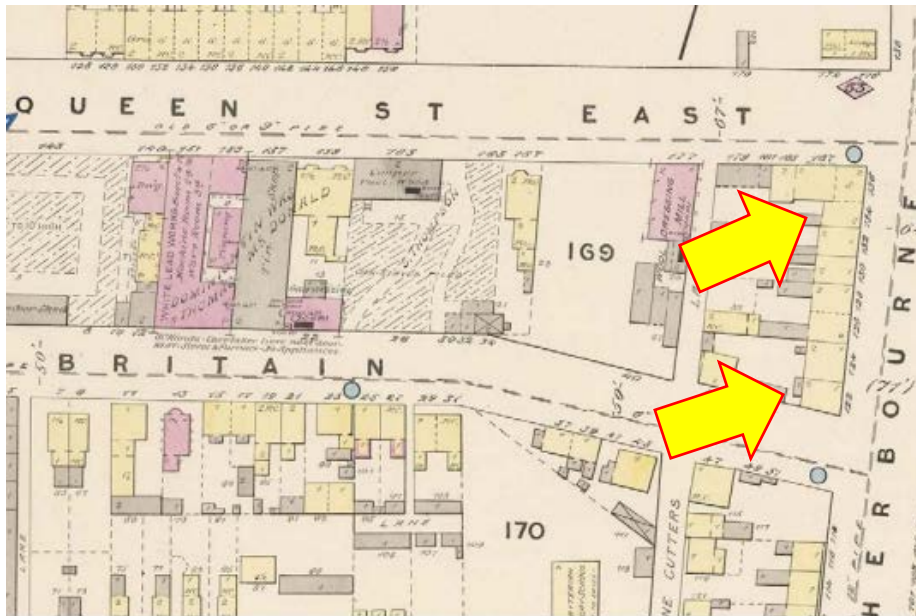


Image 4. Goads Atlas, 1880 showing the future location of the subject properties, and occupied at the time by a row of wood frame buildings fronting onto Sherbourne Street.

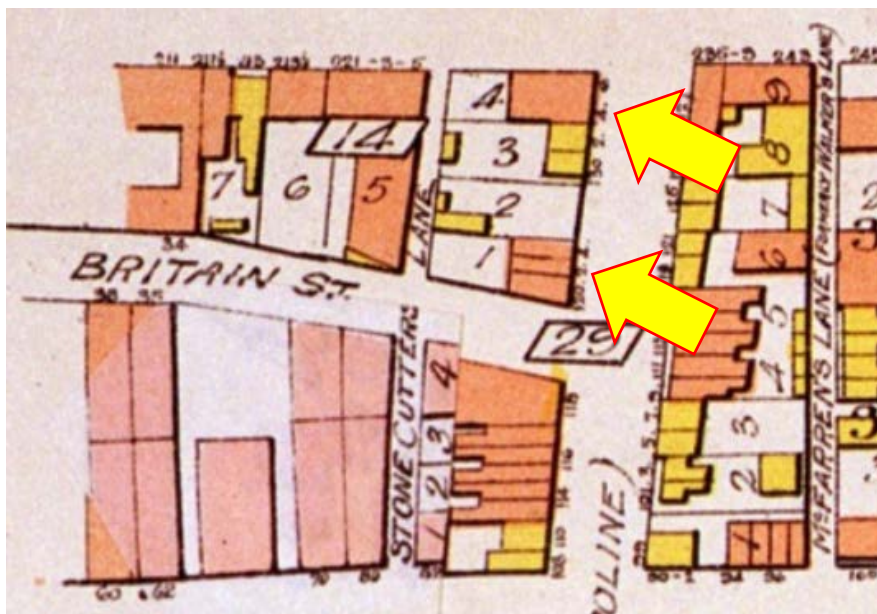


Image 5. Goads Atlas, 1913 showing the brick-clad subject properties occupying Lots 1 and 4 of Plan 14.



Image 6. 1913 archival photo looking south on Sherbourne Street and showing the storefront at 120 Sherbourne, at right. (City of Toronto Archives)



Image 7. 1917 archival photo looking west on Queen Street East and showing part of the Kormann House Hotel at left. (City of Toronto Archives)



Image 8. 1972 archival photo looking west along Britain Street from Sherbourne and showing part of 120 Sherbourne Street at right. (City of Toronto Archives)



Image 9. 1972 archival photo looking south-west at the subject property at 229 Queen Street East, then known as Canada House Tavern. (City of Toronto Archives)

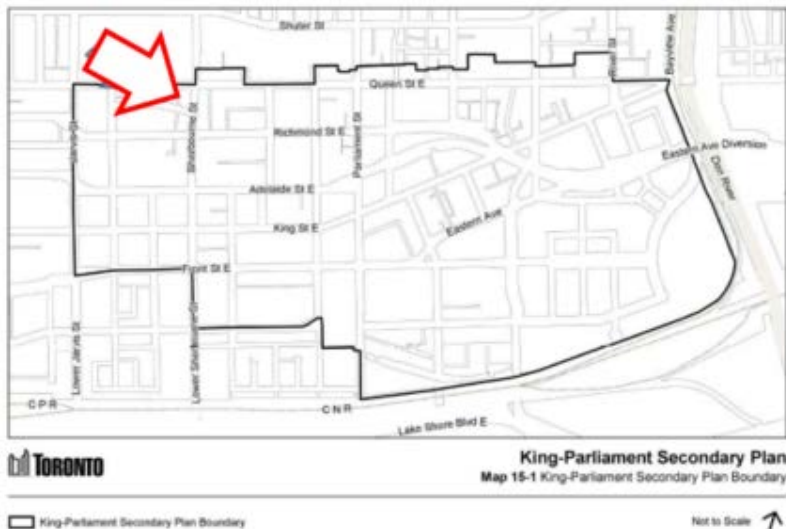


Image 10. King Parliament Secondary Plan Area Boundary, August 2019 (City Planning)



Image 11. Current contextual photo showing the north-east corner of Queen and Sherbourne with the heritage properties at 216-242 Queen Street East. (Heritage planning, 2022)



Image 12. Current contextual photo looking west and showing the historic Andrew McFarren Building in the foreground near the southeast corner of Queen and Sherbourne. (Heritage Planning, 2022)



Image 13. Current photo of the historic Kormann House Hotel, looking south-west. (Heritage Planning, 2022)



Image 14. Current photo showing the north elevation of the historic Kormann House Hotel (Heritage Planning, 2002)



Image 15. Current photo showing the east elevation of the historic Kormann House Hotel (Heritage Planning, 2022)



Image 16. Current photo showing the east elevation of 120-122 Sherbourne Street (Heritage Planning, 2022)



Image 17. Current photo looking north-west and showing the chamfered corner of the property at 120 Sherbourne Street (Heritage Planning, 2022)



Image 18. Current photo showing the south elevation of the property at 120 Sherbourne Street (including entrance address at 52 Britain Street). (Heritage Planning, 2022)



Image 19. Current photo showing the main entry to the properties at 120-122 Sherbourne Street, with their shared, centre arch brick entryway containing two raised and recessed doorways. (Heritage Planning, 2022)

229 QUEEN STREET EAST & 120-122 SHERBOURNE STREET**Archival Sources**

- Abstract Index of Deeds, Plan 14, Lots 1-4
- Archival maps and atlases
- Archival Photographs, City of Toronto Archives
- City of Toronto Building Records
- City of Toronto Directories

Secondary Sources

- Arthur, Eric. Toronto: No Mean City. 1964.
- Biographical Dictionary of Architects in Canada. Entry on John Wilson Sidall <https://www.dictionaryofarchitectsincanada.org/node/1303>
- Brown, Ron. Toronto's Lost Villages. 1997
- Careless, James M.S. Toronto to 1918: An Illustrated History. Toronto: James Lorimer & Co. 1984.
- City of Toronto, T.O.IView Map. <https://insideto-map.toronto.ca/toinview/>
- ERA Architects Inc, 120-134 Sherbourne Street and 225-229 Queen Street East: Heritage Impact Assessment, November 16, 2021
- Historica Research Limited, a Heritage Study of Toronto's Railways. 1983.
- Kalman, Harold, A History of Canadian Architecture, Volume 2, 1995
- Lundell, Liz. The Estates of Old Toronto. 1997.
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
- Ng, Nathan. Historical Maps of Toronto. <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

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

The property at 229 Queen Street East (including entrance address at 227 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/physical, historical/associative and contextual value.

Description

Completed in 1897, the three-storey hotel located at the south-west corner of Queen Street East and Sherbourne Street was completed for property owner George J. Foy who oversaw a wholesale wine, liquors and cigars business on Front Street East. According to the 1898 city directory, hotel keeper Frantz J. Kormann operated the “Kormann House” on-site. The subject property was listed on the City's Heritage Register in 2007 as the Kormann House Hotel. Many residents may better know the building by its later name, Canada House Hotel or Tavern, which it maintained for nearly 80 years before closing its doors for good in the early 1990s.

Statement of Cultural Heritage Value

Physical and Design Value

The Kormann House Hotel has design value as a representative example of a late-19th century corner hotel, typical of those found at major intersections in Toronto. Its design is highlighted by a chamfered corner, the application of Classical detailing, and the varied fenestration associated with the late-19th century Renaissance Revival style. Defining architectural features include the building's cornice, stepped parapet above the roofline and decorative corbelled brickwork.

Historical and Associative Value

The Kormann House Hotel is valued for its association with the late-19th century community which developed around this section of Queen Street as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary between the ten-block Town of York established in 1793 and the Park Lots estates to the north, and for its association with the history and development of the King-Parliament neighbourhood in the late-19th century.

The building at 229 Queen Street East is valued for its association with the architect, John Wilson Sidall. Between 1893 and 1932, Sidall designed numerous institutional, ecclesiastical, commercial and residential buildings in Toronto between 1893 and 1932 and made significant contributions to the City's built form. Siddall's works are

characterized by their blended styles, as is also evidenced in the design of the subject property at 229 Queen Street East.

Contextual Value

Contextually, this three-storey, Victorian-era brick hotel maintains the scale, form and massing and materiality of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located on the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late-nineteenth-century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls.

Situated prominently at the south-west corner of Queen Street East (originally known as Lot Street), which separated the Town to the south from Park Lot estates to the north, and Sherbourne Street, the Kormann House Hotel anchors this historically important intersection and is physically, visually and historically linked to its surroundings alongside the neighbouring heritage properties at the Thomas J. Wilkie Block (167-185 Queen Street East, 1886-1887) and the Carlyle Block (234-242 Queen Street East, 1892-1893).

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the corner hotel building at 229 Queen Street East (entrance address at 227 Queen Street East) as being a representative Late-Victorian era example of the type are:

- The setback, placement and orientation of the building on its corner lot at the southwest corner of Queen Street East and Sherbourne Street
- The three-storey scale, form and massing on a rectangular plan with raised foundation and flat roof
- The materials, with the red brick cladding (currently painted) and the brick and stone detailing
- The corbelled brick chimney on the north elevation
- The brick parapet wall above the roofline on the primary north and east street-fronting elevations, which is stepped at the outer bays as well as over the northeast corner
- On the north and east elevations, the decorative, corbelled brickwork beneath the cornice that wraps around the northeast corner of the building
- The north and east elevations of the building, including the chamfered northeast corner bay containing the original main entrance at street level
- The existing arrangement of varied flat-headed and round-arched openings on the upper storeys, which are divided vertically into bays by raised brick pilasters

Contextual Value

Attributes that contribute to the value of the corner hotel building at 229 Queen Street East (entrance address at 227 Queen Street East) as defining, supporting and maintain the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The setback, placement and orientation of the building on its corner lot at the southwest corner of Queen Street East and Sherbourne Street
- The three-storey scale, form and massing on a rectangular plan with raised foundation

Note: the one-storey addition to the property fronting onto Sherbourne Street (entrance address 134 Sherbourne Street) is not considered a heritage attribute

**120-122 SHERBOURNE STREET
(ENTRANCE ADDRESS AT 52 BRITAIN STREET)**

ATTACHMENT 4

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

The property at 120-122 Sherbourne Street (entrance address at 52 Britain Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and physical, historical and associative, and contextual value.

Description

Located at the northwest corner of Sherbourne and Britain streets, the property at 120-122 Sherbourne Street comprises a Main Street Commercial Row building with residential above. The building was identified through the King-Parliament Secondary Plan Review (2019), is included in the King-Parliament Historic Context Statement and listed on the City's Heritage Register in 2020.

Statement of Cultural Heritage Value

Physical and Design Value

Built in 1892, the property at 120-122 Sherbourne Street has design and physical value as a fine representative example of a late-19th century, Victorian-era main street commercial and residential row. Clad in red brick on its street-fronting Sherbourne and Britain Street elevations, the corner building blends elements of the Romanesque and Classical Revival styles as expressed through the varied architectural elements, including the articulated brickwork, arched window openings and entrance, and rusticated stone foundation. The Sherbourne Street elevation is organized into three bays separated by brick pilasters, with architectural details including flat-headed and rounded-arch window openings, stone sills, corbelled brickwork and a recessed entrance beyond a grand, three-centred arch entryway.

Historical and Associative Value

The corner Main Street Commercial Row type building at 120-122 Sherbourne Street is valued for its association with the late-19th century community which developed around this section of Queen Street as an urban townscape combining industrial, commercial and residential functions, lining one of the city's major cross-routes. It is valued for its historic association with Queen Street, the original boundary between the ten-block Town of York established in 1793 and the Park Lots estates to the north, and for its association with the history and development of the King-Parliament neighbourhood in the late 19th century.

Contextual Value

Contextually, this three-storey Victorian-era brick commercial row maintains the scale, form and massing, materiality and patterns of use of this section of Queen Street East, particularly between Mutual Street and Seaton Street. Located within the north edge of the King-Parliament Secondary Plan Area which contains the historic 1793 Town of York, it supports the character of the area as it represents the late-nineteenth-century development of the neighbourhood with commercial/residential and industrial buildings and consistent urban street walls.

Situated at the north-west corner of Sherbourne and Britain Streets, just south of Queen Street (originally known as Lot Street) which separated the Town to the south from Park Lot estates to the north, the row is physically, visually and historically linked to its surroundings alongside the neighbouring heritage properties at the Thomas J. Wilkie Block (167-185 Queen Street East, 1886-1887), the Carlyle Block (234-242 Queen Street East, 1892-1893) and the adjacent corner properties identified in the King-Parliament Secondary Plan Review at 112-118 Sherbourne Street (1903-1910).

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the corner Main Street Commercial Row at 120-122 Sherbourne Street (entrance address at 52 Britain Street) being a fine representative example of the type with Victorian era styling:

- The scale, form and massing of the three-storey building on a raised foundation
- The setback, placement and orientation of the building on its lot at the north-west corner of Sherbourne and Britain streets
- The materials, with the red brick cladding and the brick and stone detailing
- On the east elevation, the two symmetrical bays with a recessed entrance beyond a grand, three-centred arch entrance
- The chamfered bay at the south-east corner of the building with its corbelled upper storey pilasters and commercial shopfront with corner entrance at street level
- On the east elevation, the decorative corbelled brickwork, stringcourses and pilasters
- On the street-fronting elevations, the arrangement of the flat-headed and rounded arch window openings
- On the Sherbourne Street elevation, the rusticated stone foundation and raised, segmental-arched basement window openings with their brick headers

Contextual Value

Attributes that contribute to the value of the corner Main Street Commercial Row at 120-122 Sherbourne Street (entrance address at 52 Britain Street) as defining, supporting and maintain the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The scale, form and massing of the three-storey building on a raised foundation
- The setback, placement and orientation of the building on its lot at the north-west corner of Sherbourne and Britain streets