

1702 Queen Street East – Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: April 5, 2022

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Beaches-East York - 19

SUMMARY

This report recommends that City Council state its intention to designate the property at 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act.

The property at 1702 Queen Street East is located on the northwest corner of Queen Street East and Kingston Road in the Woodbine Beach precinct of the Woodbine Corridor 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 in 2001.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, staff have determined that the property at 1702 Queen Street East merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design and physical, historical and associative, and contextual values.

The property is currently the subject of a Zoning By-law amendment application and a Site Plan Approval application to permit a 6-storey mixed-use development on the site. The Imperial Bank of Canada Building will be integrated into the new development while respecting its basic scale, form, and massing.

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 application currently under review was deemed complete prior to the amended legislation coming into force.

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 1702 Queen Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1702 Queen Street East (Reasons for Designation) attached as Attachment 3 to the report (April 5, 2022) from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

In May 2014, City Council adopted the Queen Street East Visioning Study (Coxwell Avenue to Nursewood Road) – City Initiated Official Plan Amendment–Final Report. This City-initiated Official Plan Amendment proposes the introduction of an Area Specific Official Plan Amendment for the lands at 1614 to 1702, 1824 to 2362, 1525 to 1535, 1595 to 1661, 1733 to 1989 and 2163 to 2505 Queen Street East and 1 Kingston Road. The area-specific policy would reinforce the existing development permissions for the area and provide guidance for future development to achieve compatibility with the existing character of the area.

<https://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-69696.pdf>

At its meeting of November 27, 2012, City Council adopted Urban Design Guidelines for Queen Street East between Coxwell Avenue and Nursewood Road. The Woodbine Beach precinct noted a number of buildings in this precinct are of heritage interest and could be studied for possible inclusion in the City's inventory of listed and designated buildings.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE20.22>

Toronto Preservation Board, at its meeting of April 5, 2022 adopted the recommendations in the report from the Senior Manager, Heritage Planning to designate the property at 1702 Queen Street East.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB33.2>

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-toolkit)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

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

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

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

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

COMMENTS

The property is currently the subject of a Zoning By-law amendment application and a Site Plan Approval application to permit a 6-storey mixed-use development on the site.

The Imperial Bank of Canada Building located on the property at 1702 Queen Street East has cultural heritage value as an early-20th century bank building with classical detailing designed by the Toronto archival firm of Sharp & Brown. As a rare surviving example of an early-20th century commercial building in the area, with its two-storey scale on a raised basement with a one-storey wing at the southwest corner and its square form and massing, the subject property supports the historic character of the area. The property at 1702 Queen Street East is also physically, functionally, visually and historically linked to its setting, where it anchors the northwest corner of Queen Street East and Kingston Road through its placement, setback, and orientation.

The Imperial Bank of Canada Building at 1702 Queen Street East is situated at the northwest corner of Queen Street East and Kingston Road opposite the site of the Greenwood/ Woodbine Racecourse. It is one of the few properties that remains from the early-20th century when the area became more accessible and accelerated development due to the draining of the northern parts of Ashbridges Bay, and the construction of streetcar tracks on both Queen Street East and Kingston Road. The first permanent settlements in the Beach were in the Woodbine Park Precinct in the area of Small's Corners at Queen and Kingston Road (1829), and at Norway Village on Kingston Road at Woodbine Avenue (1835-1851).

The property at 1702 Queen Street East was noted in the City's 2012 Urban Design Guidelines for Queen Street East between Coxwell Avenue and Nursewood Road and identified as having potential cultural heritage value by the Beach and East Toronto Historical Society in their in the Beach Heritage Conservation District Committee nomination to Heritage Preservation Services in October 2013.

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 1702 Queen Street East, it should be noted that the City of Toronto Archives remained closed during the preparation of this report due to the ongoing COVID-19 pandemic, and that new and additional relevant information on the subject property further expanding on its heritage value may be forthcoming following public access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

1702 Queen Street East (Imperial Bank of Canada Building)
Research and Evaluation according to Ontario Regulation 9/06



Northwest corner of Queen Street East and Kingston Road (Heritage Planning, 2022)

1. DESCRIPTION

1702 Queen Street East: Imperial Bank of Canada Building	
ADDRESS	1702 Queen Street East
WARD	Beaches-East York – 19
LEGAL DESCRIPTION	PLAN E435 LOT 1
NEIGHBOURHOOD/COMMUNITY	Woodbine Beach
HISTORICAL NAME	Imperial Bank of Canada
CONSTRUCTION DATE	1911-12
ORIGINAL OWNER	Imperial Bank of Canada
ORIGINAL USE	Bank/ residential
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law

ARCHITECT/BUILDER/DESIGNER	Sharp & Brown
DESIGN/CONSTRUCTION/MATERIALS	Buff brick and ashlar cut limestone cladding with limestone detailing
ARCHITECTURAL STYLE	Classical
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design and Physical, Historical and Associative, and Contextual
HERITAGE STATUS	N/A
RECORDER	Loryssa Quattrociocchi
REPORT DATE	March 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 1702 Queen Street East, 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.
August 24, 1796	Township Lot 7, where the subject property would eventually be built, was granted to Paul Wilcott by the Crown and consisted of 200-acres.
July 18, 1801	Wilcott's land was granted to John Small.
c. early-1800s	The southern portion of Small's settlement (Berkeley/Norway) near Queen Street and Kingston Road become known as Small's Corner.
September 12, 1829	Small granted the entire 200-acres of his land to his son, Charles C. Small. This was when Small's Pond was created that ran through the property.
1855 & 1860	Small grants a portion of his land to the Grand Trunk Railway Co. of Canada and Michael Fitzgerald, respectively.
1862	Small grants his land to his sons John and Charles C. Small.

1876	A portion of the Small property was leased to the Toronto Golf Club.
September 15, 1911	The building permit for the subject property at 1702 Queen Street East was submitted to construct a branch of the Imperial Bank of Canada.
1912	The property was completed and the address was originally 1690 Queen Street East.
1913	The address of the subject property changed to 1702 Queen Street East.
1991	The bank closes.
2000	The property at 1702 Queen Street East briefly operates as Brancos Restaurant.
2001	The property operates as Murphy's Law Pub and Kitchen.
Present	The property is owned by Queen Kingston Holdings Inc.

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.

Queen Street (originally Lot Street) was laid out by Lieutenant Governor John Graves Simcoe in the 1790s as the baseline for the lot and concession system in the Town of York. The Town of York was located just south of Queen between the present day perimeter of George, Berkeley, Front and Adelaide Streets. King Street was York's "main street" and it extended to the east then turned north-east on a diagonal to converge with Queen at the bridge crossing the Don River. All traffic from York would traverse the bridge and head along the Kingston Road (as it was known until the late 1880s and is now known as Queen Street East). The land east of the Don River was divided into 100 acre lots with John Scadding being the first landowner just across the river.

The section of Queen Street East between the Grand Trunk Railway Bridge and Leslie Street was to the east of John Scadding's lands, and was part of York Township. The land where the subject property would eventually be built was located outside of the town boundaries to the east. Colonial surveyors created Township Lots on land situated east the Don River on 200-acre lots that stretched between today's Danforth Avenue down to Queen Street. The subject property would be built on land that was originally part of Township Lot 7. This lot consisting of 200-acres was granted to Paul Wilcott by the Crown on August 24, 1796 (Figure 3).¹

Wilcott's land was granted to John Small on July 18, 1801.² Small was a clerk of the Executive Council of Upper Canada and he held this position from 1793 until his death in 1831. Small is best known for the duel on January 3, 1800 in which he mortally wounded the attorney general, John White. Small mainly resided on his property in

¹Ontario Land Registry, METRO TORONTO (66 & 64) (80), BOOK 544-1, TOWNSHIP LOT 1 TO 9; CONCESSION 1; PAGE 1 TO 306.

²Idem.

Corktown and sub-let smaller plots at his country lot to create a small settlement. He named the settlement Berkeley, although inhabitants preferred the name Norway and the southern portion near Queen Street and Kingston Road became known as Small's Corner. The village was concentrated at the south end of the subject site and contained various farms, a saw mill, and an inn (Figure 4). Small also appeared to have run a private toll booth on the road near the intersection of Queen Street and Kingston Road, charging a fee for the route's upkeep.³

On September 12, 1829, Small granted the entire 200-acres of land to his son, Charles C. Small.⁴ This was when Small's Pond was created, which ran through the property. Small granted a portion of his land to the Grand Trunk Railway Co. of Canada in 1855 and Michael Fitzgerald in 1860.⁵ The land owned by Small can be seen in Tremaine's Map of the County of York, Canada West (1860) and consisted of Lots 6 and 7 east of the Ashbridge land (Figure 5). After his death in 1862, his land was granted to his sons John Small and Charles C. Small.

Although development remained slow during the last few decades of the 19th century, the land near the subject site became attractive for recreational activities. The original Woodbine Racecourse was opened south of Queen Street in 1874 and continued to operate until 1993, changing its name to the Greenwood Race Track in 1963 (Figure 6). Additionally in 1876, a portion of the Small property was leased to the Toronto Golf Club. It was the third to be founded in North America and it was started by a Scotsman named James Lamond Smith.⁶ The club played at various location in the area before settling on land near Gerrard Street and Coxwell Avenue.⁷

By the 1880s, Queen Street was extended to the east towards Scarborough Township. Transit improvements also occurred when the rail line was electrified by the Toronto Railway Company, which allowed residents to reside further from the centre of the city, which created seasonal resort villages in the Beach neighbourhood. These villages eventually became year-round communities during the first few decades of the 20th century.

1702 Queen Street East

It wasn't until after 1903 that the land east of Greenwood Avenue and south of the railway tracks began to be developed. A small cluster of commercial properties began to be constructed on the north side of Queen Street East at this time 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 (Figure 7).

³"John Small," *The Queen's York Rangers and the 100 Days* (February 24, 2017), <https://www.qyrang.ca/blog/2017/2/24/john-small>

⁴Ontario Land Registry, METRO TORONTO (66 & 64) (80), BOOK 544-1, TOWNSHIP LOT 1 TO 9; CONCESSION 1; PAGE 1 TO 306.

⁵Idem.

⁶Gene Domagala, "Beach Memories: Ontario golf history was made in the Beach," *Beach Metro* (February 15, 2022), <https://beachmetro.com/2022/02/15/beach-memories-ontario-golf-history-was-made-in-the-beach/>

⁷Heritage Toronto Historic Plaque (2018).

The building permit for the subject property at 1702 Queen Street East was submitted on September 15, 1911 to construct a branch of the Imperial Bank of Canada.⁸ The property was completed in 1912 and listed at the address in the Assessment Rolls. William Galbraith was listed as the Manager.⁹ This was also the first time it appeared in the Toronto City Directory (1913) (Figure 8). The address at the time was 1690 Queen Street East and Donald G. McKay, physician, was listed as occupying the residential dwelling. The property address changed to 1702 Queen Street East the following year, which was the first time the brick structure appeared in the Goad's Atlas Maps (Figure 9). The property continued as a banking institution for much of the 20th century until its closure in 1991 (Figure 10). In 2000, it briefly operated as Brancos Restaurant¹⁰ before becoming Murphy's Law Pub and Kitchen in 2001.¹¹

Sharp & Brown, Architects:

Andrew Sharp was born in Scotland on May 25, 1875 and articulated with John Hutchison in Glasgow from 1891-96. He also studied at the Glasgow School of Art and was employed as an assistant to Sir John J. Burnet, who was one of Glasgow's leading architects, from 1896-1900. In 1900, he emigrated to Canada and settled in Montreal where he worked as the chief assistant to Robert Findlay until 1902, after which point he moved to Toronto to join Darling & Pearson. He remained there until 1910. It was at Darling & Pearson's firm that he met James H. Brown. Brown was born on January 14, 1881, in Dundee Scotland and attended the Technical School there. He emigrated to Canada in 1904 and spent 6-years as a draftsman with Darling & Pearson until 1910, when both Sharp and Brown left the firm to form a partnership, which lasted until 1919.

Sharp was particularly interested in the design of bank buildings while working under the supervision of Frank Darling and Darling & Pearson. While in partnership with Brown, the two men designed six banks together and in 1919 when Sharp opened a new office with Herbert Horner, he continued to specialize in the design of classically inspired bank buildings. He withdrew from Canada in 1923 to take a practice in Los Angeles, California and later become a set designer with the Warner Brothers Studios.

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.

The property at 1702 Queen Street East contains a two-storey bank building on a raised basement and a one-storey wing at the southwest corner with classical details (Figure 11). The building is clad in buff brick with an ashlar cut limestone base and limestone detailing throughout. The property is oriented to respond to its position at the junction of

⁸Robert G. Hill, "Sharp, Andrew, " *Biographical Dictionary of Architects in Canada 1800-1950*, <https://www.dictionarofarchitectsincanada.org/node/436>

⁹Assessment Roll, Ward No.1, Div. No.2, City of Toronto, Made in 1912 for Taxes of 1913.

¹⁰City of Toronto Building Permit #00.161400 (2000)

¹¹City of Toronto Building Permit #01-201510 (2001)

Queen Street East and Kingston Road, with the principal (south) elevation facing the intersection (Figure 12). Classical elements can be seen throughout the subject property. In the principal elevation, they are apparent 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 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 (Figure 13).

In the rear (north) elevation, the classical detailing is more subdued and is limited to brick quoining at the northeast corner and flat- and segmental-arched openings with stone sills (Figures 14 and 15).

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 are segmental-arched and flat-headed window openings with stone sills, 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 (Figure 16).

The subject property presently contains a roof-top and rear patio that were added at later dates with the conversion of the building into Murphy's Law Pub and Kitchen.

A building permit from 1980 to conduct alterations to the stairs in the principal (south) elevation illustrates the interior layout of the first floor of the bank. The interior landing of the entrance stairs was flanked by offices on either side and stairs on the left (west) side. At the centre of the building was the public area, which was sectioned off from the banking areas surrounding the perimeter. The vault was located at the northwest corner of the property adjacent to another staircase.

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 Imperial Bank of Canada Building at 1702 Queen Street East is situated at the northwest corner of Queen Street East and Kingston Road. By the 1920s, the subject property stood adjacent to other brick properties of a similar scale that established the main street commercial character on the north side of Queen Street East, opposite the Woodbine Racecourse. To the west of the subject property at 1684 was the rebuilt

Orchard Park Hotel (1935) and later the Orchard Park Tavern, which was converted to a Days Inn Hotel in the 1990s. The neighbouring property at 1700 Queen Street East has been demolished.

The area surrounding the corner of Queen Street East and Kingston Road has undergone significant changes towards the end of the 20th century with numerous infill developments coming to the area. The property at 1702 Queen Street East is one of the few properties that remains from the early-20th century. Nearby buildings on the City's Heritage Register include the Ashbridge's Bay Treatment Plant Pumping Stations at 1091 Eastern Avenue (1911 and 1971) and Corpus Christ Church at 1810 Queen Street East (1926-27; designed by J. Gibb Morton).

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.

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

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

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

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

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

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

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

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.

Physically, functionally, visually or historically linked to its surroundings

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.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 1702 Queen Street East and determined that the property meets 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 and that it is a significant built heritage resource.

The Imperial Bank of Canada Building located on the property at 1702 Queen Street East has cultural heritage value as an early-20th century bank building with classical detailing designed by the Toronto archival firm of Sharp & Brown. As a rare surviving example of an early-20th century commercial building in the area, with its two-storey scale on a raised basement with a one-storey wing at the southwest corner and its square form and massing, the subject property supports the historic character of the area. The property at 1702 Queen Street East is also physically, functionally, visually and historically linked to its setting, where it anchors the northwest corner of Queen Street East and Kingston Road through its placement, setback, and orientation.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, staff have determined that the property at 1702 Queen Street East merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design and physical, historical and associative, and contextual values.

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SIGNATURE

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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): 1702 Queen Street East

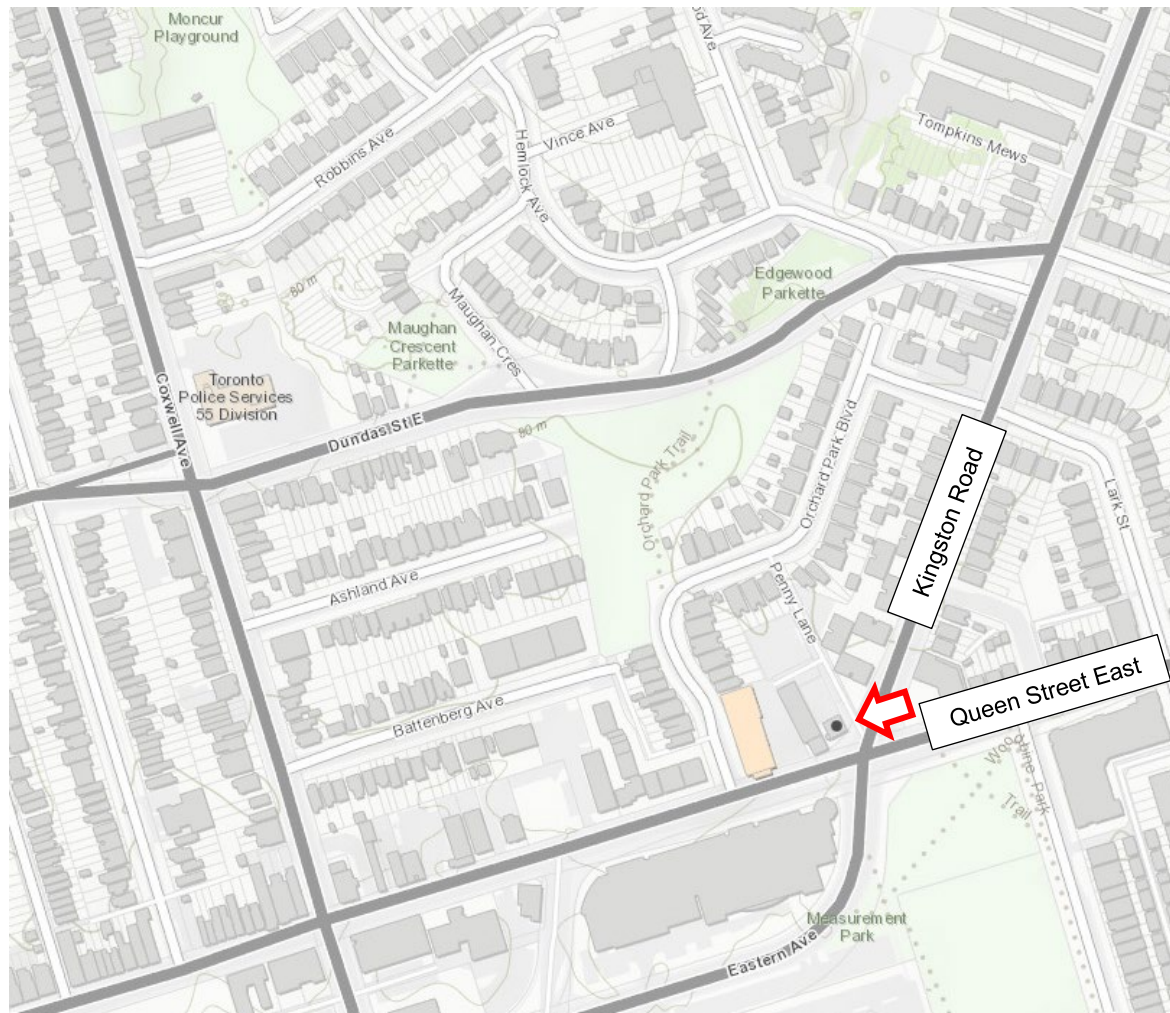


Figure 1. Location map showing the subject property's location at 1702 Queen Street East anchoring the northwest corner of Queen Street East and Kingston Road. This location map is for information purposes only; the exact boundaries of the property are not shown

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 2. Aerial view of the property at 1702 Queen Street East (Google Maps, 2022)

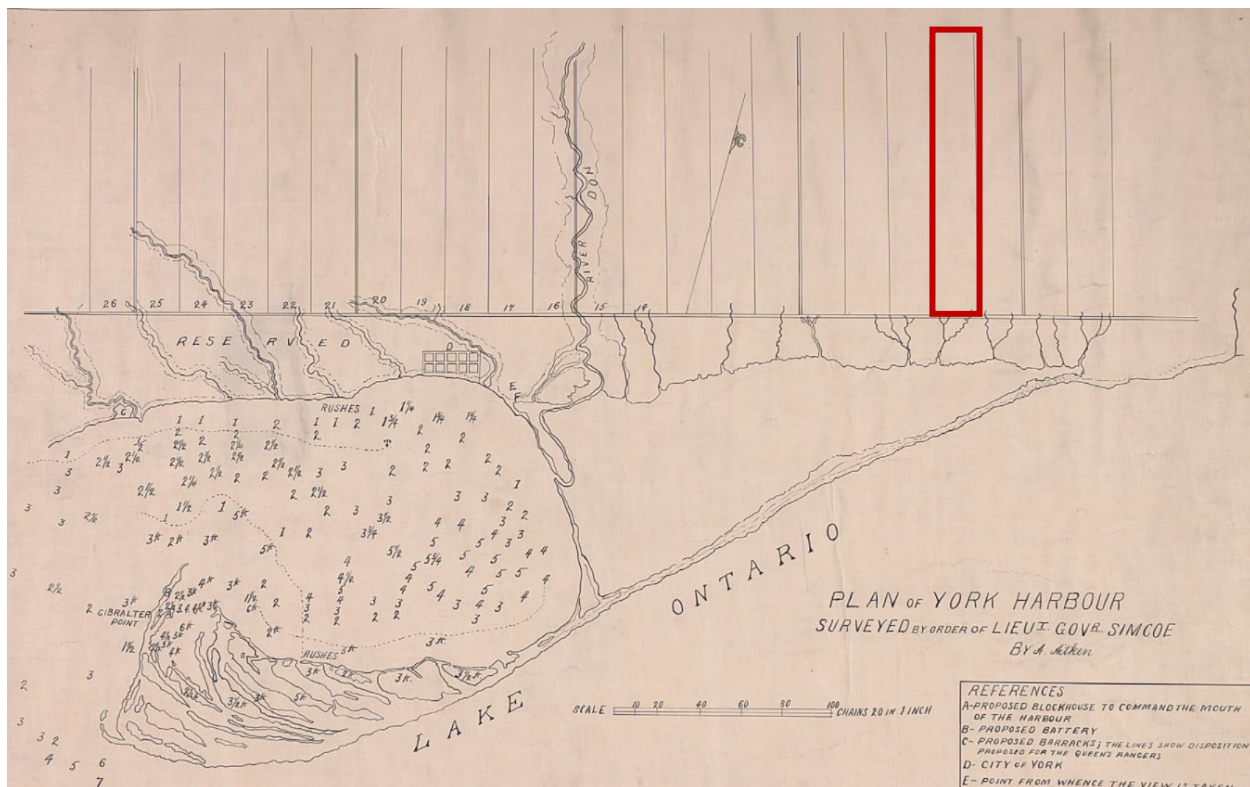


Figure 3. 1793 Alexander Aitken's Plan of York Harbour Surveyed by Order of Lt. Gov. Simcoe, showing the location of Lot 7 (Old Toronto Maps)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST

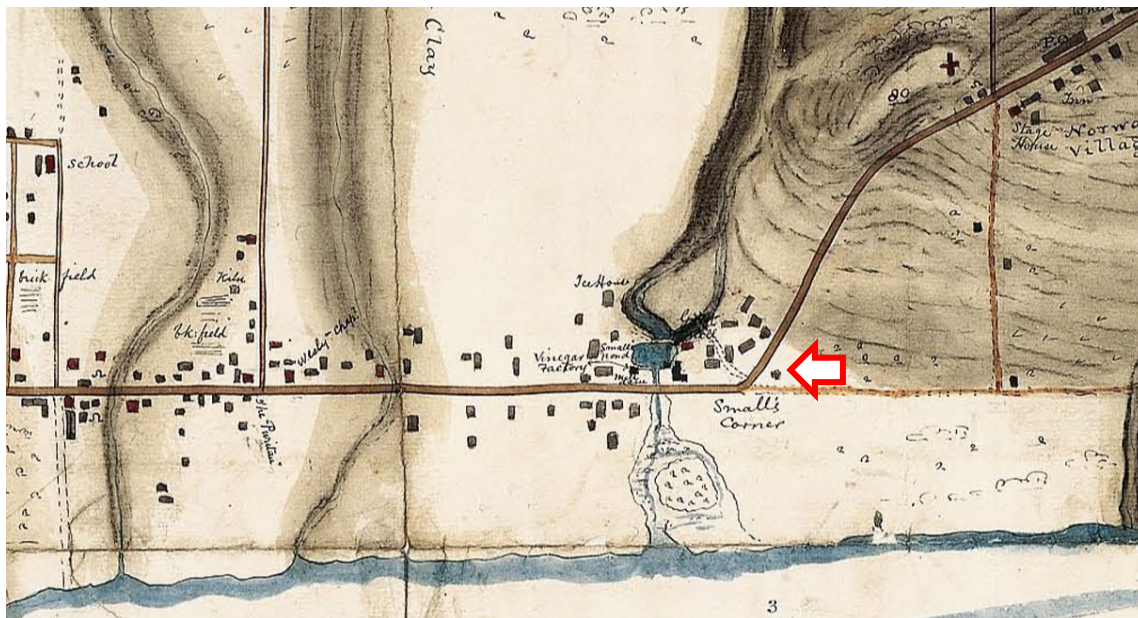


Figure 4. 1868 Gehle, Fawkes & Hassard: Reconnaissance Sketches of Toronto Area, showing the location of the village of Small's Corner (Old Toronto Maps)



Figure 5. 1860 Tremaine's Map of the County of York, Canada West, showing the locations of Charles C. Smalls' land (Old Toronto Maps)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST

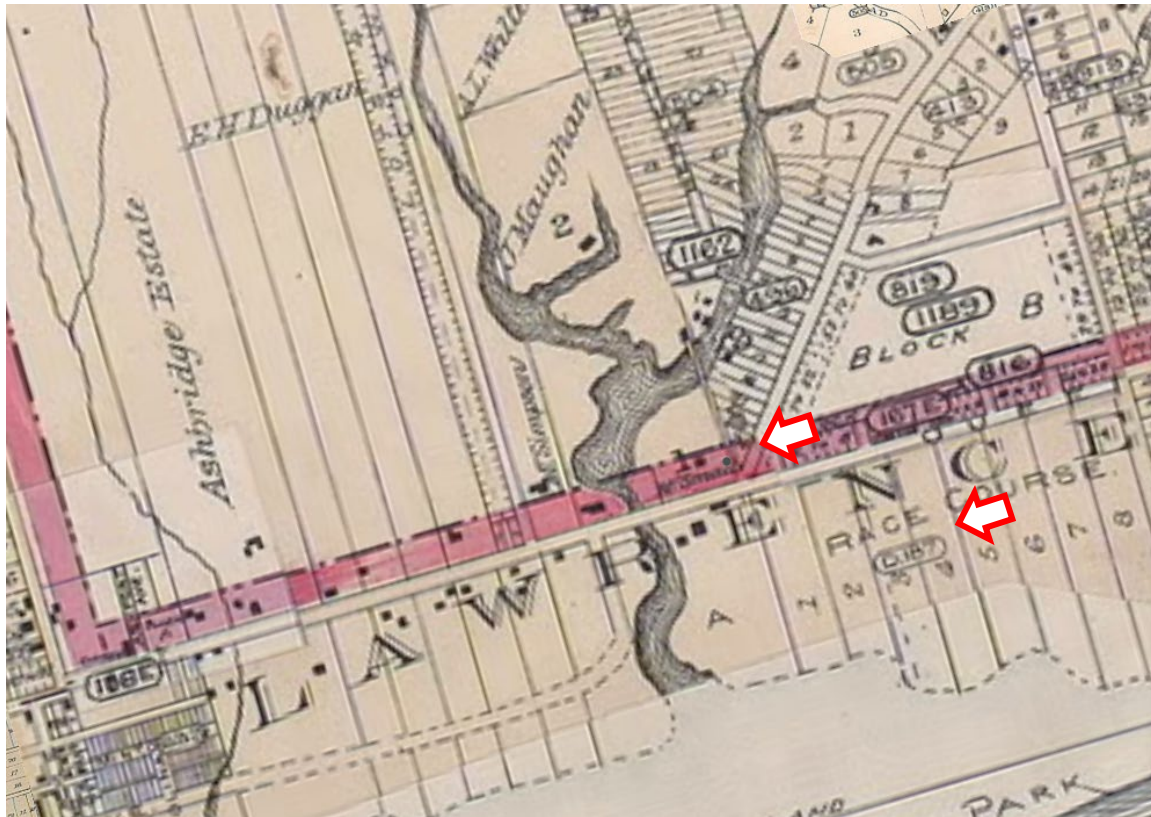


Figure 6. 1889 Goad's Atlas Map showing the future location of 1702 Queen Street East (top) and the Woodbine Racecourse (bottom) (City of Toronto)

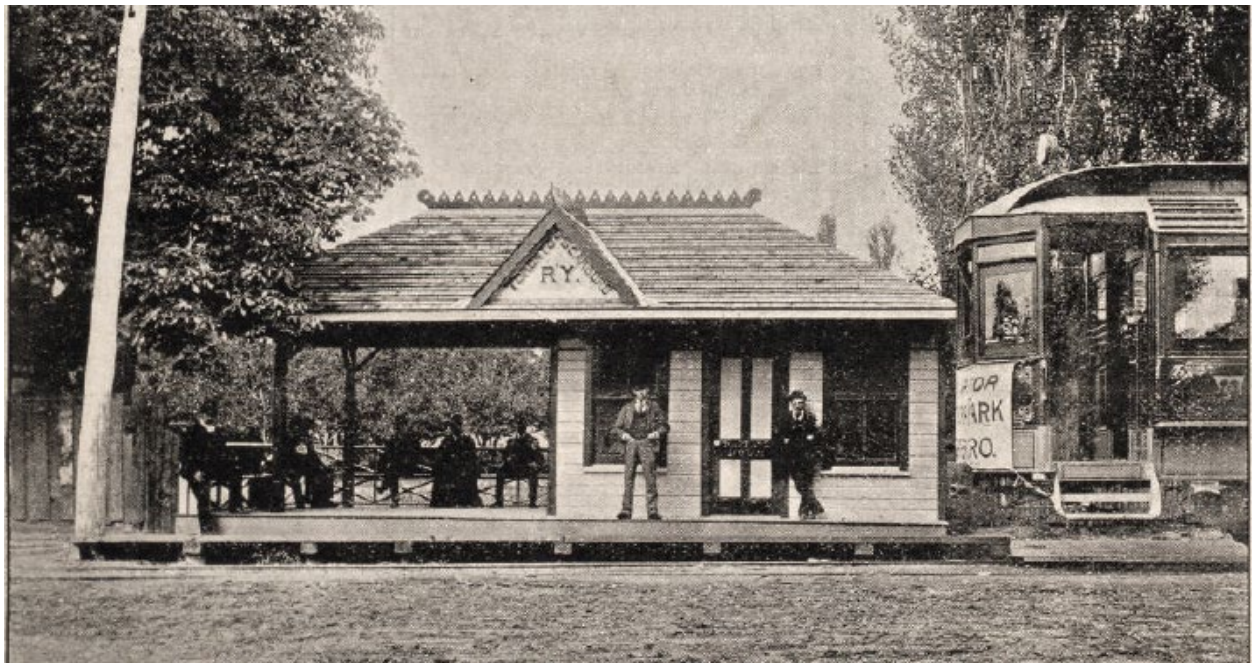


Figure 7. Archival photograph of Woodbine Station at Queen Street East and Kingston Road in 1894 (ERA's Heritage Impact Assessment, 1684-1702 Queen Street East)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 8. 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)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST

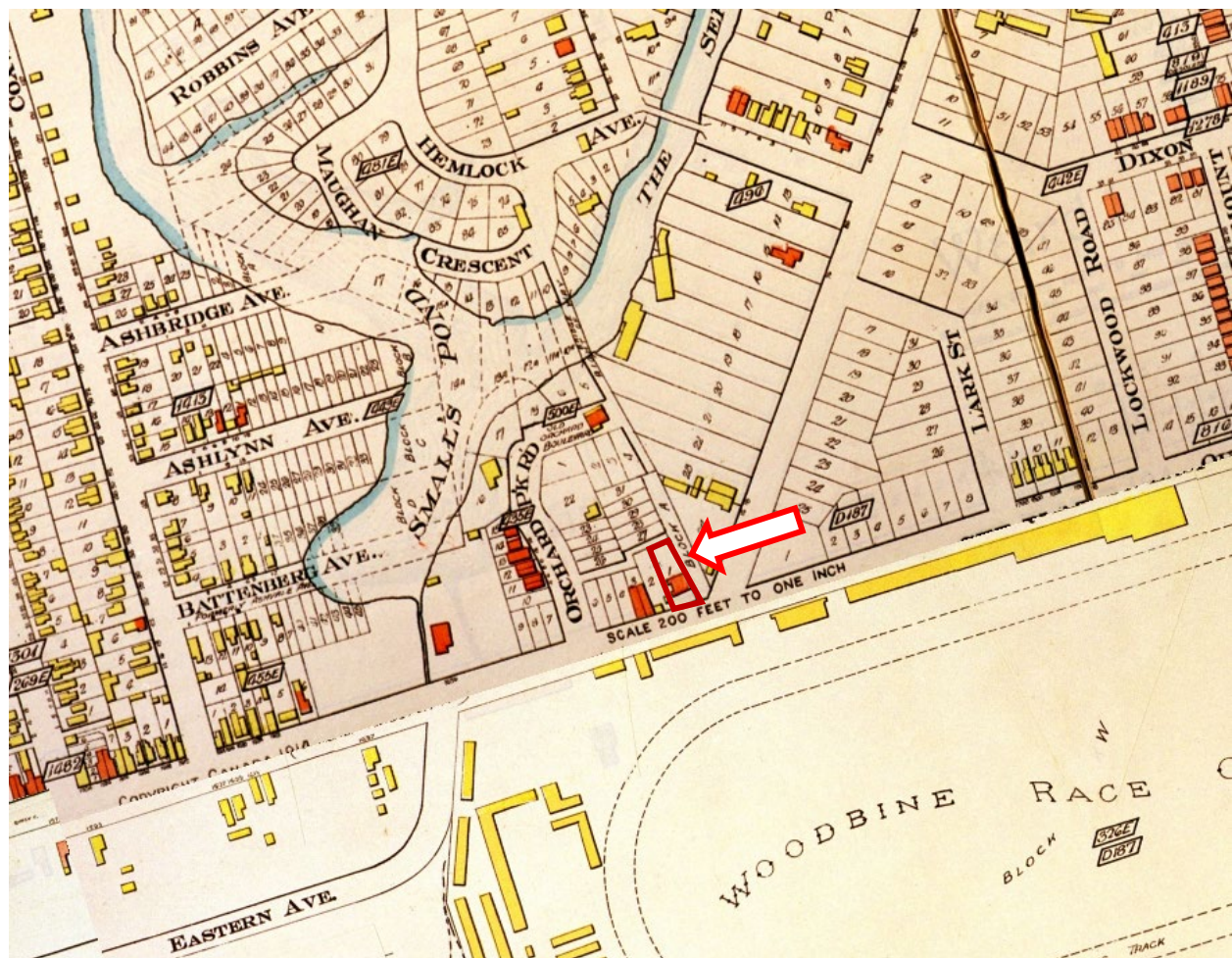


Figure 9. 1913 Goad's Atlas Map, showing the location of the subject property at 1702 Queen Street East (City of Toronto)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 10. Archival photograph looking west on Queen Street East in 1977. 1702 Queen Street East can be seen on the right along with 1698 Queen Street East to its left (demolished) (ERA's Heritage Impact Assessment, 1684-1702 Queen Street East)



Figure 11. View of the principal (south) elevation at 1702 Queen Street East (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 12. View of the southeast corner of 1702 Queen Street East (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 13. View of the side (east) elevation of 1702 Queen Street East (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 14. View of the rear (north) elevation of 1702 Queen Street East (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 15. Detail of the corner quoining in the rear (north) elevation of 1702 Queen Street East (Heritage Planning, 2022)

MAPS AND PHOTOGRAPHS: 1702 QUEEN STREET EAST



Figure 16. View of the side (west) elevation of 1702 Queen Street East (Heritage Planning, 2022)

Archival Sources

1793 Alexander Aitken's Plan of York Harbour Surveyed by Order of Lt. Gov. Simcoe
1868 Gehle, Fawkes & Hassard: Reconnaissance Sketches of Toronto Area
1860 Tremaine's Map of the County of York, Canada West
Goad's Atlas Maps, 1889-1924
Ontario Land Registry, METRO TORONTO (66 & 64) (80), BOOK 544-1, TOWNSHIP LOT 1 TO 9; CONCESSION 1; PAGE 1 TO 306.
Assessment Rolls, City of Toronto, Ward No.1, Div. No.2, 1912-1999
Building Records, Toronto and East York, 1949-2001
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Secondary Sources

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Heritage Impact Assessment: 1684-1702 Queen Street East, ERA Architects Inc. (October 28, 2019)
Heritage Planning, Report for Action: Inclusion on the City of Toronto's Heritage Register – Queen Street East - Leslieville Properties (March 1, 2021), <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.14>
Hill, Robert G., "Sharp, Andrew," *Biographical Dictionary of Architects in Canada 1800-1950*, accessed on February 24, 2022, at <https://www.dictionaryofarchitectsincanada.org/node/436>
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**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

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